



**Property** (location of work)

Property Address: 3110 E Broad Current Zoning: R6

Historic District: Chimborazo

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

**Project Description** (attach additional sheets if needed):

Decaying secondary structure needs a major intervention to avoid collapse. Converting the garage into an ADU.

**Applicant/Contact Person:** [Redacted]

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Telephone: (\_\_\_\_) [Redacted]

Email: [Redacted]

Billing Contact? [Dropdown] Applicant Type (owner, architect, etc.): owner [Dropdown]

**Property Owner:** [Redacted]

If Business Entity, name and title of authorized signer: \_\_\_\_\_

Mailing Address: [Redacted]

City: Richmond State: va Zip Code: 23223

Telephone: (\_\_\_\_) \_\_\_\_\_

Email: rosenthal.mix@gmail.com

Billing Contact? [Dropdown]

**\*\*Owner must sign at the bottom of this page\*\***

**Acknowledgement of Responsibility**

**Compliance:** If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request and payment of associated fee.

**Requirements:** A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Zoning Requirements:** Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required. Application materials should be prepared in compliance with zoning.

Property Owner Signature:  Date: 5/26/26

# 3110 East Broad Street

## CAR Application Plans

### Owner

Michael Rosenthal Mix  
3110 East Broad Street  
Richmond, VA, 23223

### Engineer

Obsidian, Inc.  
Charles R. Field, P.E.  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589  
obsidianrva@gmail.com

### Property Information

Parcel ID E0000731020  
Zoning R-6  
Use Residential  
Setbacks Front Yard = 15 feet  
Side Yard = 5 feet  
Rear Yard = 5 feet  
Lot Coverage < 55%

### Scope of Work

Scope of work will generally consist of the renovation of an existing carriage house in accordance with these plans and the Virginia Residential Code, 2018.

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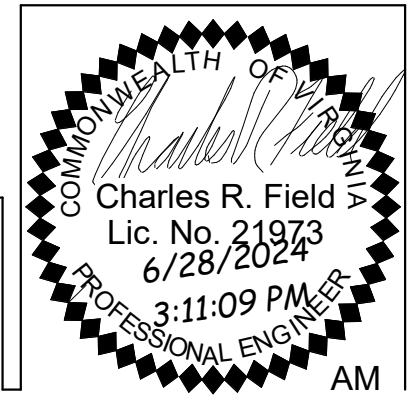
Sheet Number	Sheet Name
CAR 1	CAR Cover Sheet
CAR 2	First Floor Plans
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CAR 4	Roof Plan
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CAR 7	East Elevations
CAR 8	South Elevations

Print plans at 11" x 17", Tabloid

Rev.	Date	Description

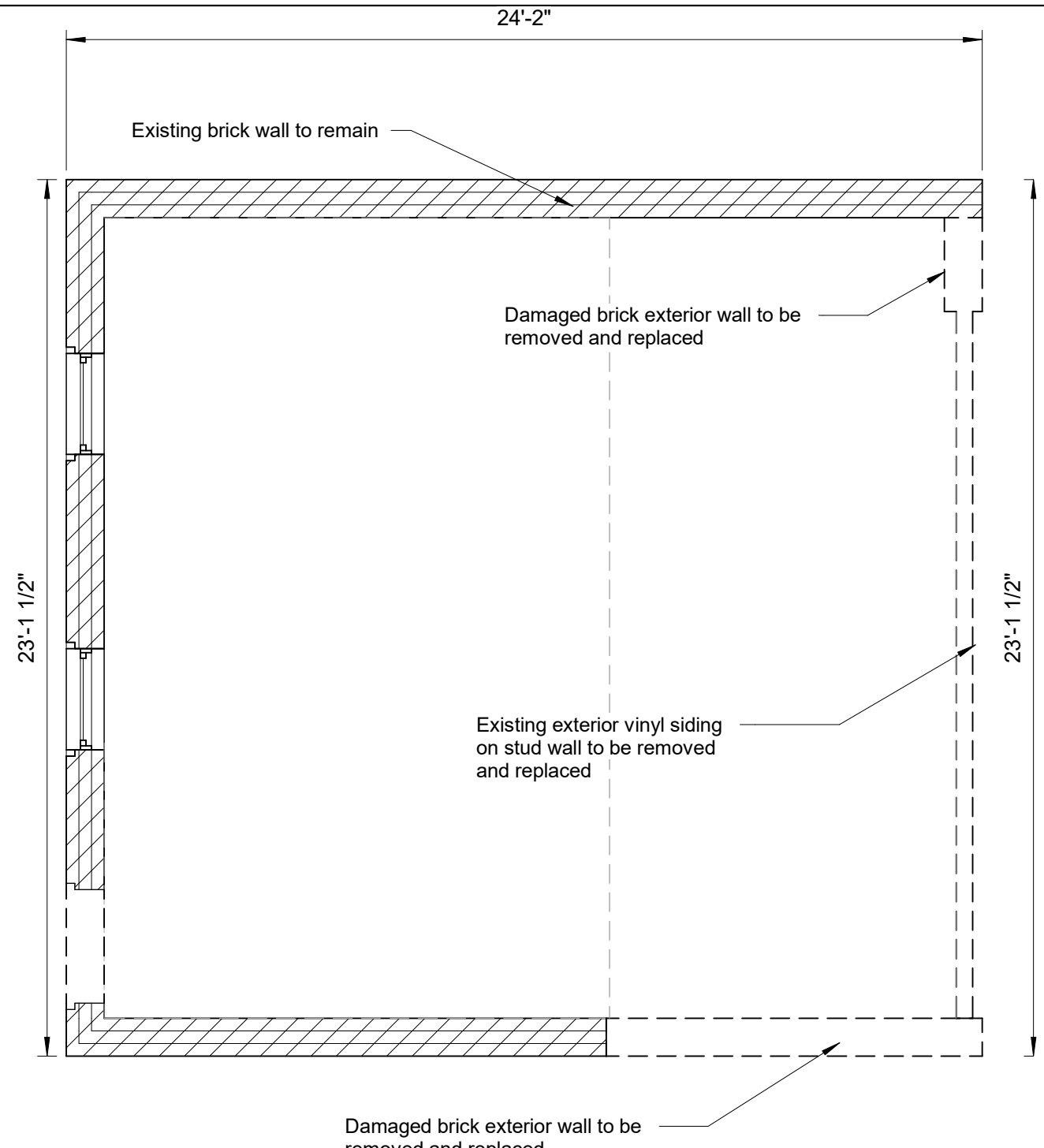
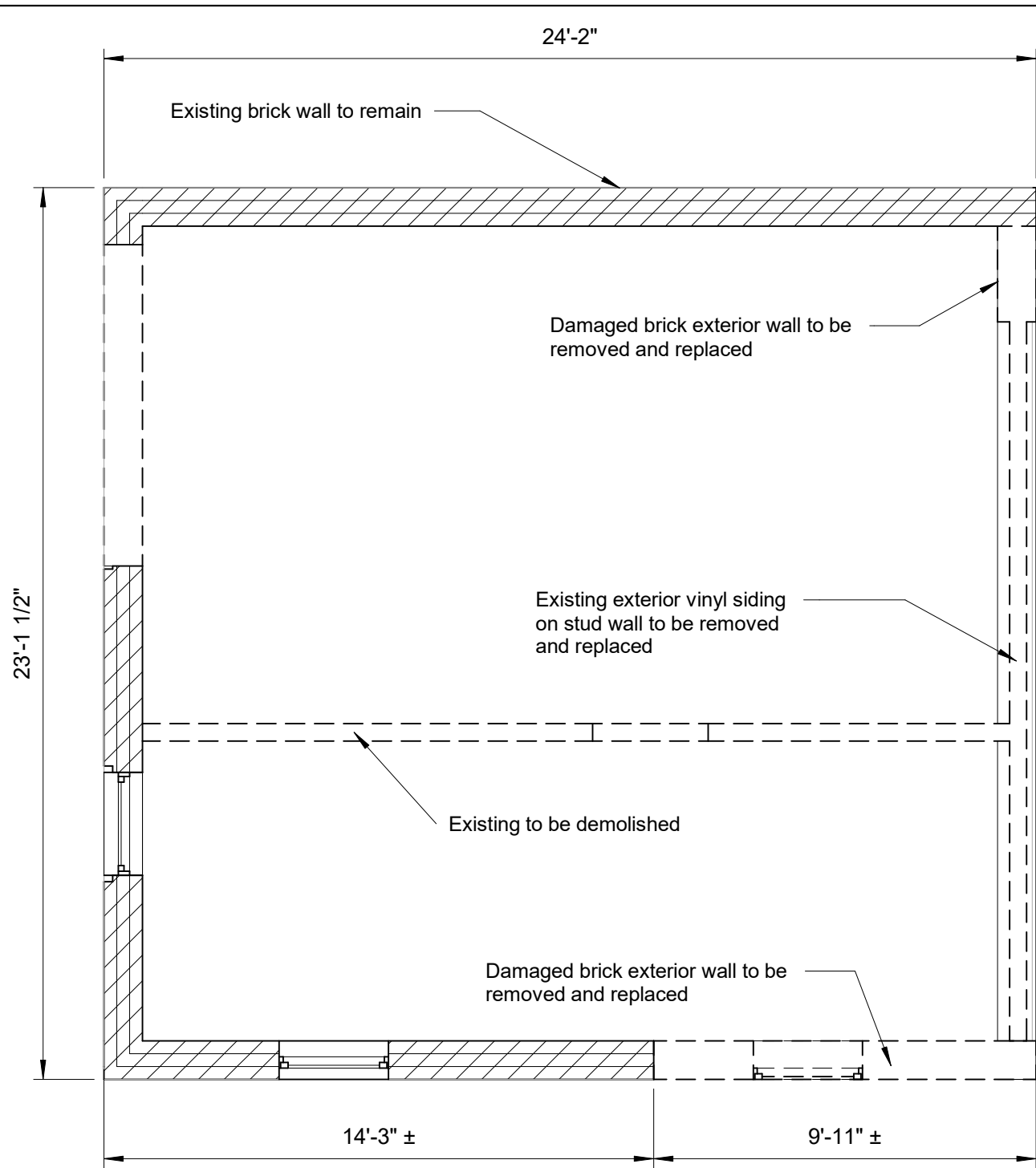
**Obsidian, Inc.**  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589  
obsidianrva@gmail.com

**CAR Cover Sheet**  
**3110 E Broad St Carriage House Renovation**  
**Mixed Designs**  
June 28, 2024



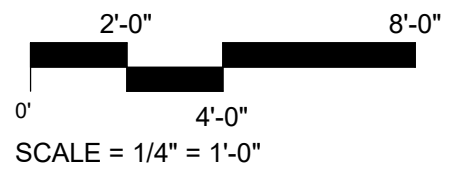
CAR 1

AM



1 1st Floor - Existing  
1/4" = 1'-0"

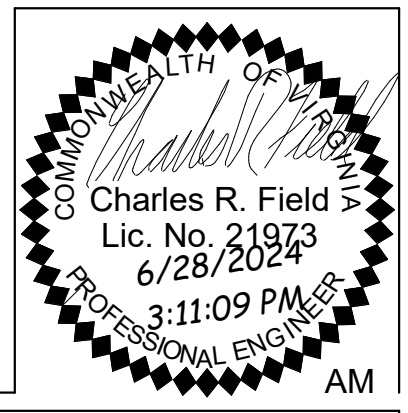
1 2nd Floor - Existing  
1/4" = 1'-0"



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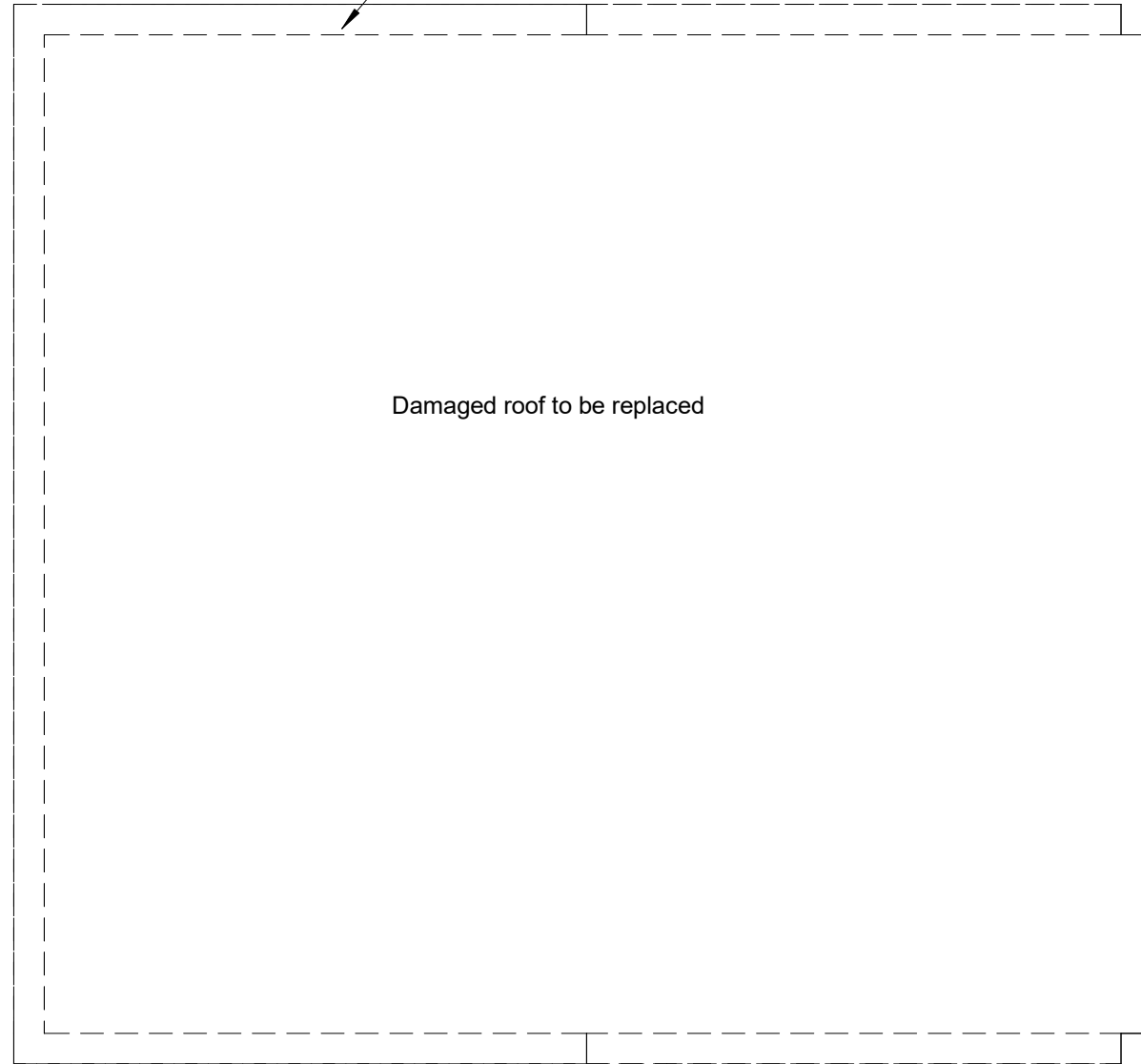
**First Floor Plans**  
**3110 E Broad St Carriage House Renovation**  
**Mixed Designs**  
June 28, 2024



Print plans at 11" x 17", Tabloid

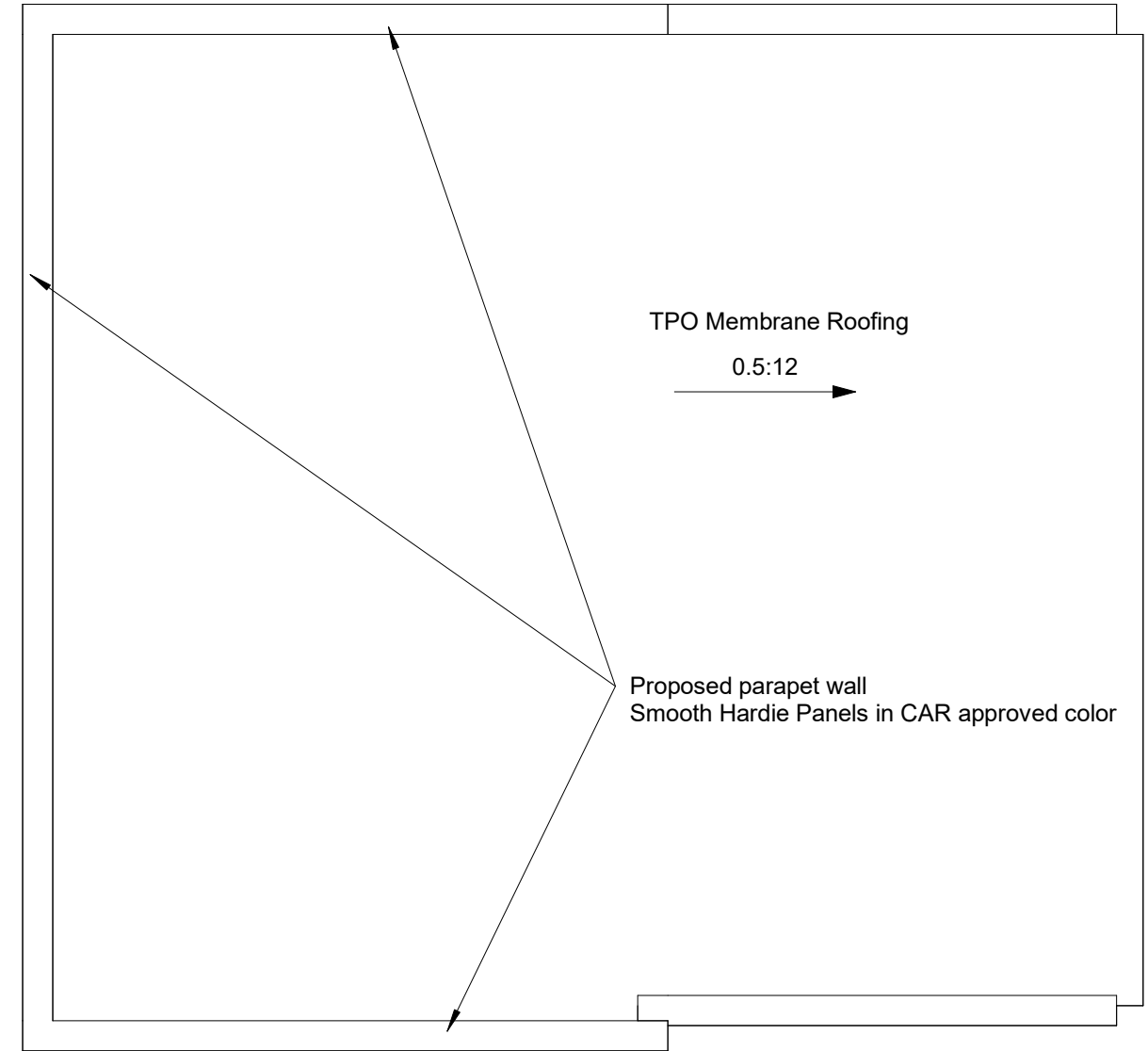
CAR 2

Damaged brick parapet walls to be removed



Damaged roof to be replaced

1 Roof - Existing  
1/4" = 1'-0"



TPO Membrane Roofing

0.5:12

Proposed parapet wall  
Smooth Hardie Panels in CAR approved color

2 Roof - Proposed  
1/4" = 1'-0"

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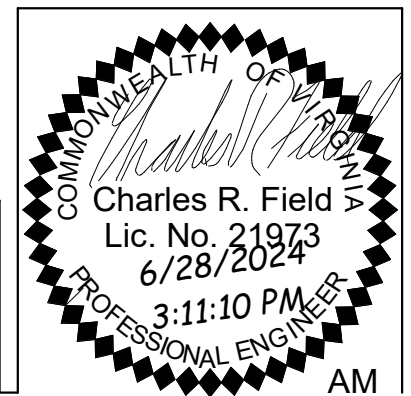
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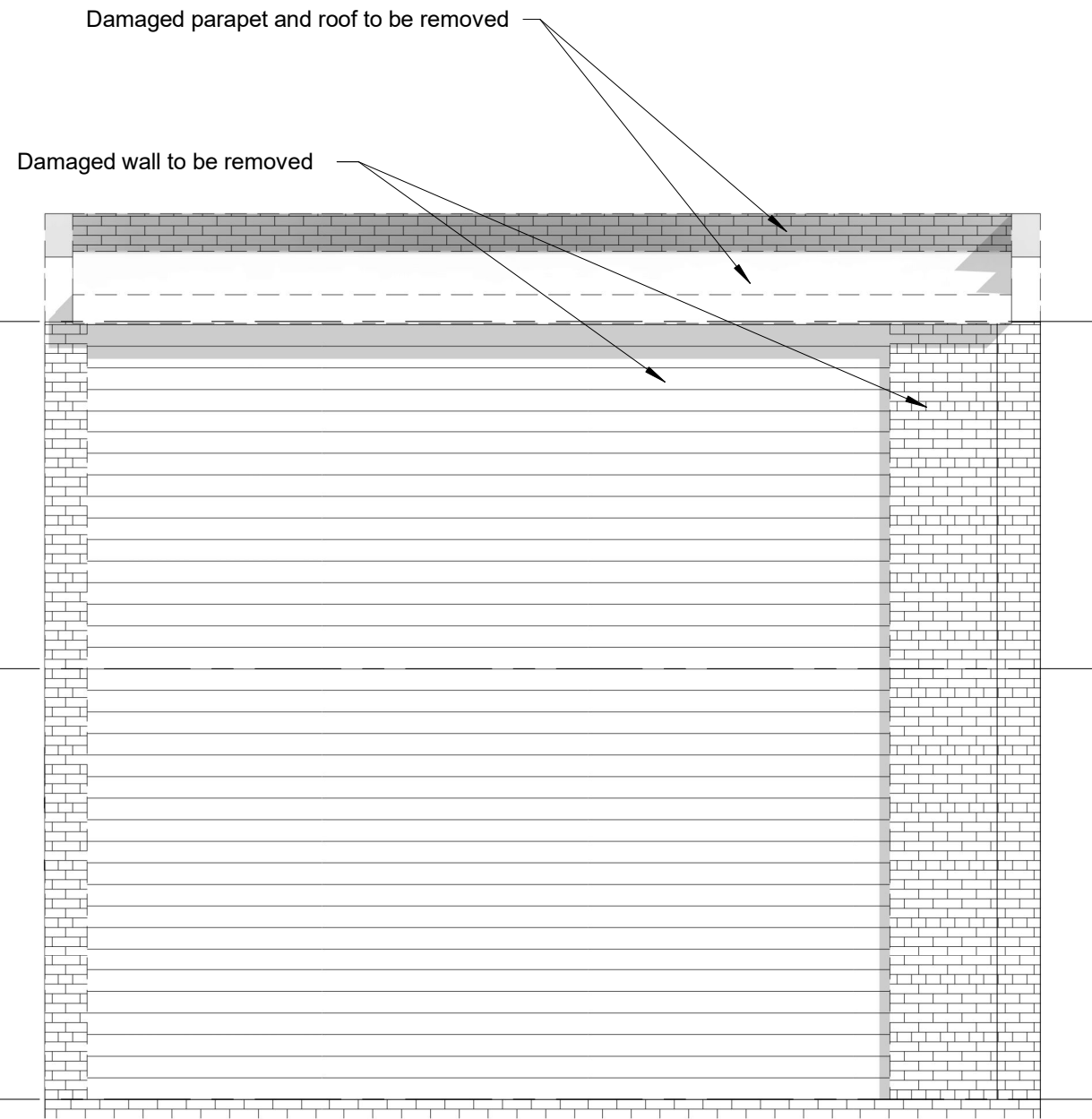
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**Roof Plan**  
**3110 E Broad St Carriage House Renovation**  
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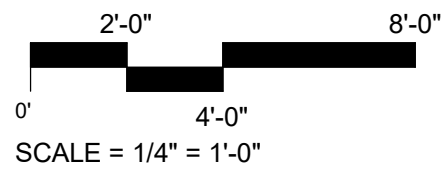
CAR 4





1 Existing Alley Wall Elevation  
1/4" = 1'-0"

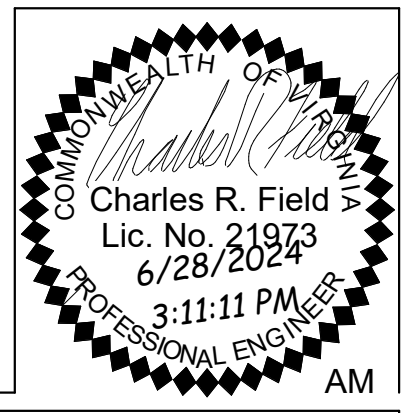
2 Proposed Alley Wall Elevation  
1/4" = 1'-0"



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**North Elevations**  
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CAR 5

Print plans at 11" x 17", Tabloid



Figure 3: Historic photograph of the carriage house

Compare the alignment of the windows on the second floor in the reference image to the design.

This structure is a secondary outbuilding, built after the main house & in a different style. It is not intrinsically of any historic merit; nor is it a major presence on a main street scape. As such it should be reviewed leniently. The initial staff report allowed that siding would be an appropriate material substitute for brick. I have continued to specify siding as brick would make the cost of the repair unaffordable. I consulted with the Virginia office handling historic renovation work, and it was their belief that no matter what the material choice the project would not be able to use tax credits. If this structure is to be preserved at all, my cost concerns must be given deference.

The commission's concerns regarding fenestration are unfounded. The top courses of brick are in much worse shape than the rest of the building, and a wandering line of repair would be more disruptive than a single line and transition in material. Other brick outbuildings in Church Hill have a similar mix of modern materials at the roof line, this one would not be out of place. Please see the provided pictures of a brick garage at 3310 E Broad as a reference.



Figure 1: Sanborn Map, 1905

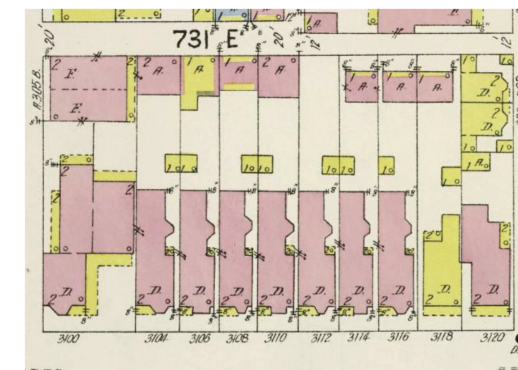


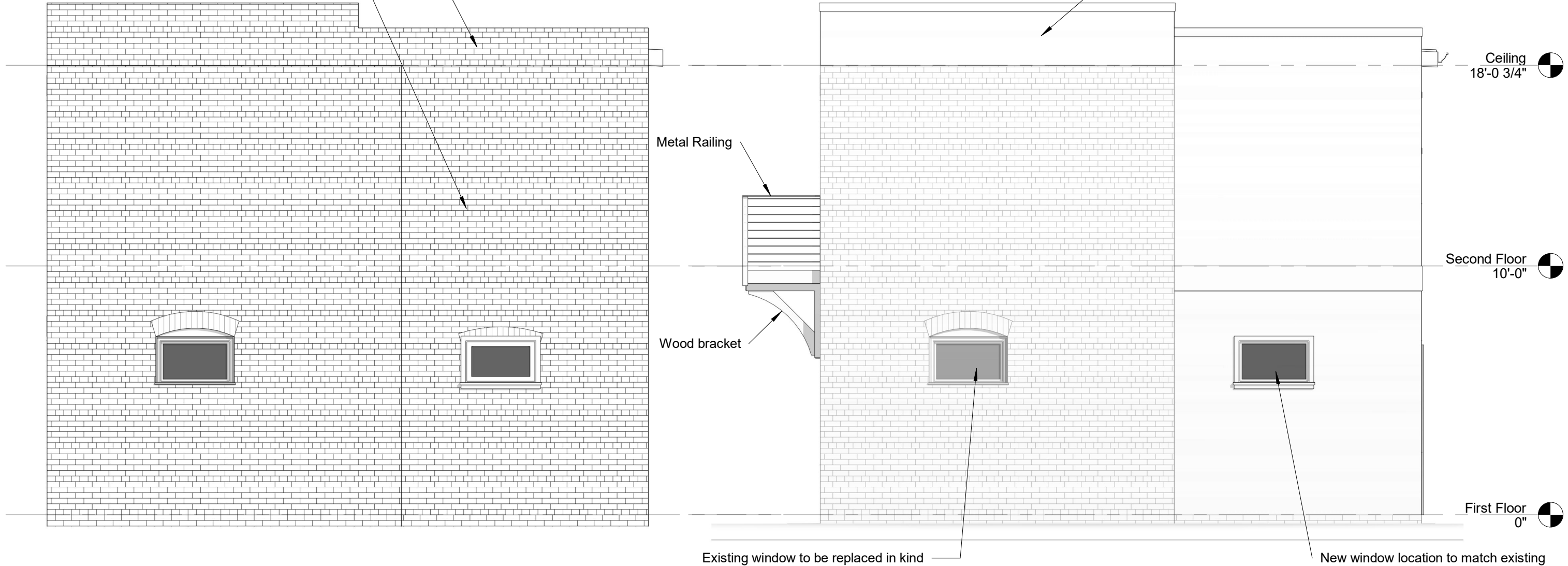
Figure 2: Sanborn Map, 1925

The alley scape has changed over time, and none of the outbuildings are architecturally relevant to the main houses.

Damaged Parapit to be removed and replaced with smooth Hardie Panel

Damaged wall to be removed and replaced with smooth Hardie Panel

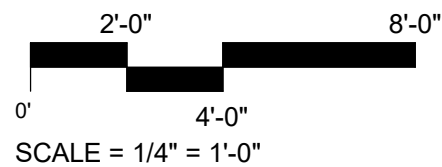
Smooth Hardie Panel in CAR approved color



1 Existing West  
1/4" = 1'-0"

2 Proposed West  
1/4" = 1'-0"

Print plans at 11" x 17", Tabloid



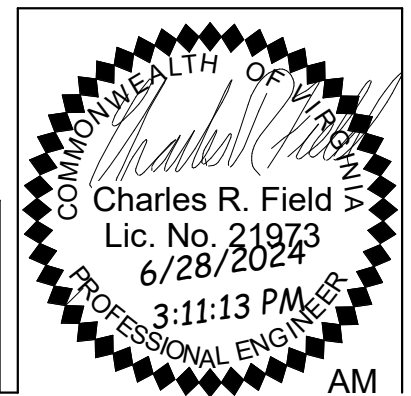
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**West Elevations**  
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CAR 6



Damaged brick parapet to be removed

Smooth Hardie Panel in CAR approved color

Existing brick wall to remain

Existing brick wall to remain

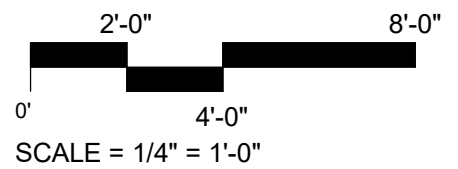
Ceiling  
18'-0 3/4"

Second Floor  
10'-0"

First Floor  
0"

1 Existing East  
1/4" = 1'-0"

2 Proposed East  
1/4" = 1'-0"



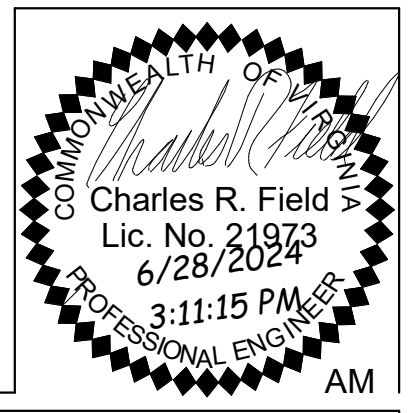
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**East Elevations**  
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CAR 7

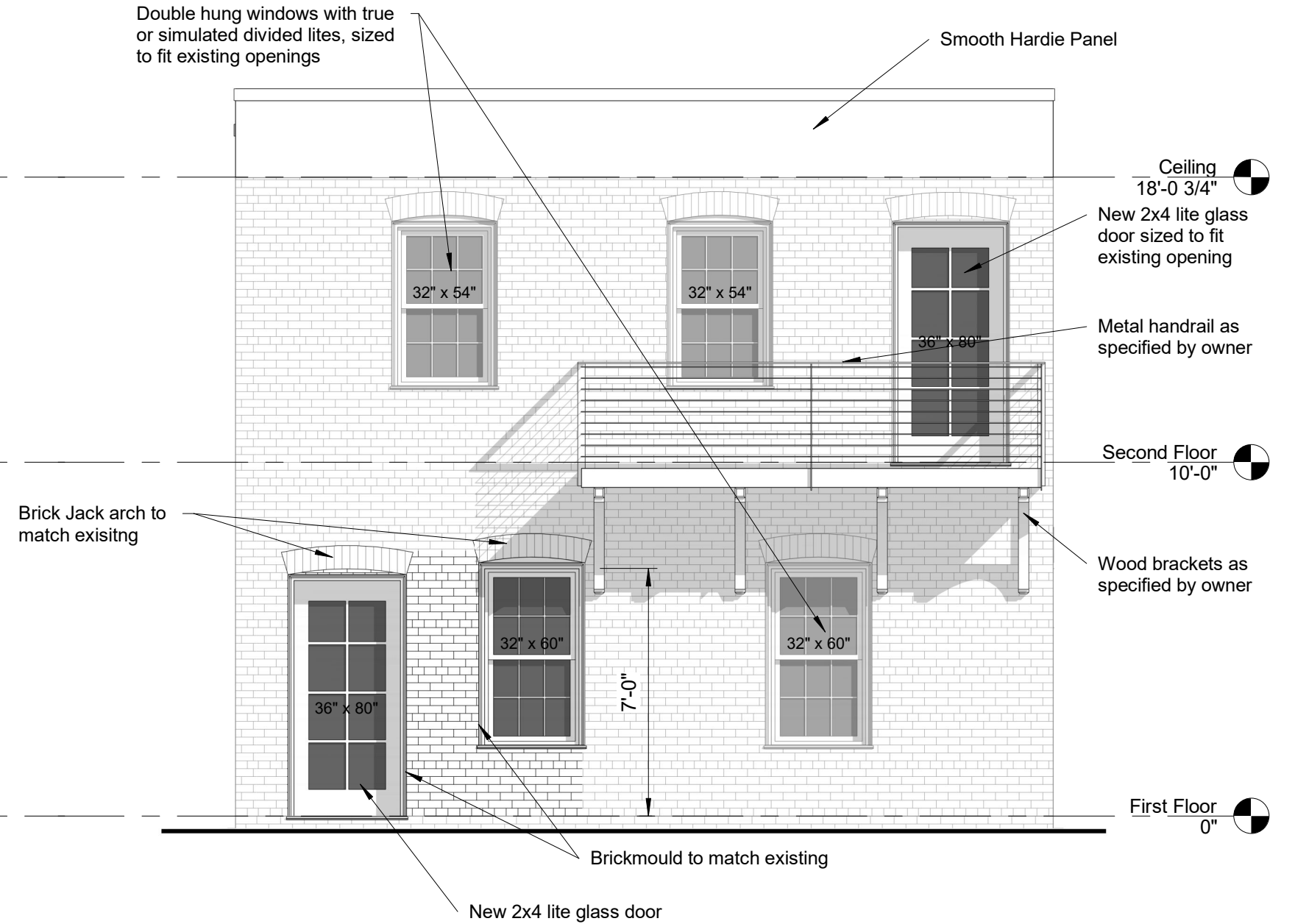
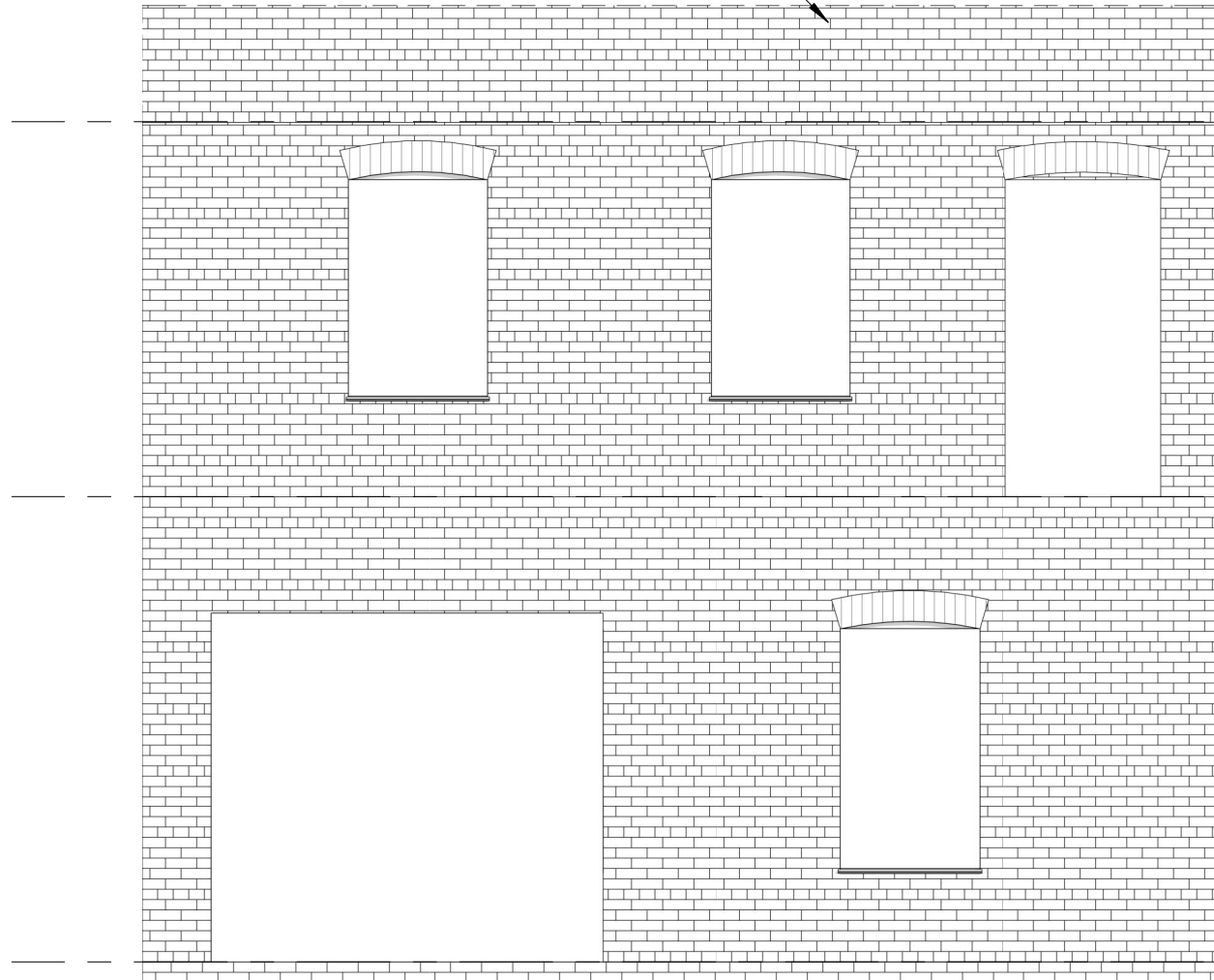


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Damaged Parapit to be removed and replaced with smooth Hardie Panel

Double hung windows with true or simulated divided lites, sized to fit existing openings

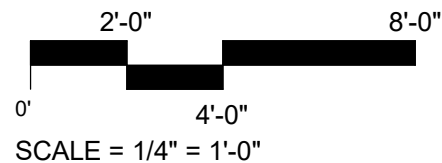
Smooth Hardie Panel



1 Existing Garden Wall Elevation  
1/4" = 1'-0"

2 Proposed Garden Wall Elevation  
1/4" = 1'-0"

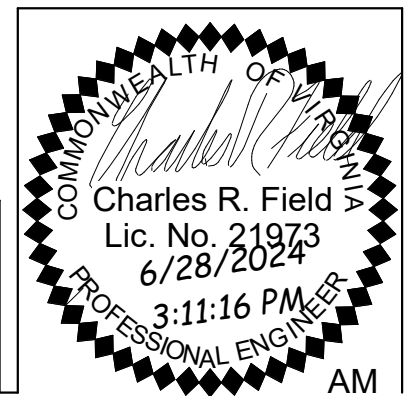
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**South Elevations**  
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CAR 8





Carriage House at 3301 E Broad St



NO PARKING  
IN  
ALLEY