



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 3408 E Broad St

Historic district Chimborazo Park

Date/time rec'd: 6/7/18 2 pm
Rec'd by: CJ
Application #: COA-036774-2018
Hearing date: 6/26/18

APPLICANT INFORMATION

Name Joshua and Alexandra Pardue

Phone 3362131775

Company N/A

Email joshcpardue@outlook.com

Mailing Address 301 Virginia St #1101
Richmond, VA 23219

Applicant Type: Owner Agent
 Lessee Architect Contractor
Other (please specify): _____

OWNER INFORMATION (if different from above)

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

PROJECT INFORMATION

Review Type: Conceptual Review Final Review

Project Type: Alteration Demolition New Construction
(Conceptual Review Required)

Project Description: (attach additional sheets if needed)

ACKNOWLEDGEMENT OF RESPONSIBILITY

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and CAR approval. Failure to comply with 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.

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

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

Signature of Owner Josh Pardue

Digitally signed by Josh Pardue
Date: 2018.06.07 08:45:16 -04'00' Date 6/7/18

To Whom it May Concern:

We are very excited about the opportunity to build our new home in the Chimborazo Park Historical District. In these documents, you will find our proposed building plans that have evolved from our conceptual review on 5/2/18. We worked diligently to design plans that combine the feedback the Staff and Commission provided at that meeting with our desire to build a home that we will enjoy living in for many years to come.

The overall design of the project was guided by the Richmond Old and Historic Districts Handbook and Design Review Guidelines in many ways. Primarily, we approached our home's design in a way that enabled us to fulfill the following provision from the Handbook and Design Review Guidelines:

"To protect the context of the surrounding historic district, new construction should reference the materials, features, size, scale, proportions, and massing of the existing historic building or buildings in its setting. However, compatibility does not mean duplicating the existing buildings or environment. In order to avoid creating a false sense of history, new construction should also be discernible from the old. Perhaps the best way to think about a compatible new building (or addition) is that it should be a good neighbor; one that enhances the character of the existing district and respects its historic context, rather than being an exact (and misleading) reproduction of another building."

In addition to this approach, we incorporated the feedback received from the Staff notes and the Commission's discussion. Below is how we've addressed these comments:

- 1) **Window Fenestration on Front** – The grouping of three windows on the front was discussed in the staff comments and at the meeting. However, this same window configuration was shown to be on the original home built on this lot. Therefore, we have left this fenestration on the front as we believe it is historically accurate and fits our personal tastes the most.
- 2) **Window Fenestration on Rear** – To note for the Commission, we changed the far-right window on the rear bedroom (third from ground in the rear) from a full-size window to a transom. After conceptual review, we realized we had drawn a full-size window in the middle of our owner's shower. Since it's incompatible to have a full-size window directly in the shower – and this window is on the rear of the home – we hope the commission will agree with this change. The second door that was previously located on the rear of the home, coming from the family room, has been replaced with three windows with transoms above.
- 3) **Third-floor railing and rooftop** – In order to follow the feedback given on this element, we made several significant changes. We changed the railing to a more historical design which reflects

the same look found on structures in the district. 2300 East Grace Street (located in the St. John's Church District) and the Chimborazo Historic Hospital (in the Chimborazo Park District) use very similar elements of rooftop railings in a more historical style. We also changed the sides of the rooftop area to parapet walls, eliminating the appearance of a rooftop element from sidewalk and street level. Finally, we moved the roof line back four feet, which eliminates sightlines from both the sidewalk and far-side of the street in front of the home. These sightlines are shown in this packet. We believe this addresses the Commission and community's feedback and comments provided at conceptual review.

- 4) **Cornice Design** – It was noted that our submission included two forms of this (as opposed to just one), which is not found in the district. We left this on the design, as we feel it enhances the character of the district and stays within context of the other homes on the street – yet doesn't duplicate historic designs. If the commission would like us to remove this, we will make that change.
- 5) **Building Height** – The Staff commented the height of the building is taller than the adjacent buildings due to its third floor. The Commission recommended we move the third-floor roof back. We accommodated this request by moving it back four additional feet. This has a large impact on the visibility of this element as shown by the sightlines depicted on the right-side elevation drawing within this packet.
- 6) **Porch and Cornice Height compatibility with adjacent buildings** – It was requested that a contextual drawing be included to help illustrate the compatibility of these elements of our design. This is included in this packet.
- 7) **Combination of materials used on the structure** – It was noted that our design has a brick façade with no brick return on the sides. We explored adding additional brick to the sides of the property but were unable to do so without sacrificing on the width of the interior space of the home. Since we are already submitting for an administrative variance with the city to reduce the setback on the Eastern side of our property, we face construction challenges to build in such a narrow space already and the interior space is narrow already, we do not feel we are able to accommodate this change. We would like for the Commission to note the proximity of our home to the adjacent homes (3 ft on the Western side and 2 ft 4 in on the Eastern side) and subsequently the reduced visual impact of the sides of the home. If the commission is not in agreement with this, we ask we be granted the option of an administrative review for a new submission changing the front of the home from brick to siding.

8) **Front Brick Screening** – This was discussed as not being found in the district but our interpretation of the meeting was that it was an okay addition as new construction. After revisiting this element by viewing the other homes on the block, we still felt that this simply looked superior to the lattice and open-air configurations found.

We would like to thank everyone at the city's office and the Commission Members for all of their help in getting us to this point. We hope the Commission will find this project a great addition to this district and allow these few items that we have requested.

Sincerely,

Alexandra and Josh Pardue

3408 E Broad St – CAR Conceptual Review Color Selections – 4.25.18

Selections:

Main Colors:

1. Brick Color – Southside Blend OS – Basic Red Brick – Sample provided to CAR Administrator
2. Front Brick Lattice – Pattern shown on Exterior plan – color same as rest of home – Southside Blend OS – Same Sample provided to CAR Administrator
 - a. No brick or lattice on either side of front porch.
3. Siding Color – Sandstone Beige James Hardie Cement Board Siding – Smooth finish without beading – located on either side of home above basement level, rear of home from basement level – Sample provided to CAR Administrator – Please note this sample is not the smooth finish, we apologize for not being able to acquire a smooth sample quickly enough
4. Front Door and Door Frame – Brown Synthetic or Wood Stained – to match front porch decking
5. Windows – Fiberglass material on rear of home, no divisors - White in Color
 - a. Wooden windows with simulated divided light on front of home – white in color
6. Lintels – will be concrete in material and beige in color, similar to other homes on the street
7. Side and Rear Wall Foundation Material – Gray Splitface Block located only on basement foundation wall.

Exterior Trim Details:

1. Cornice – design shown on exterior plan – color is white
2. Exterior Trim – design shown on exterior plan – color is white
3. Downspouts – Design shown on exterior plan – color is white
4. Columns – Design shown on exterior plan – color is white
5. Porch Roof Cornice and trim – design shown on exterior plan – color is white
6. Front Porch Railing – Design shown on exterior plan – color is white

7. Hand Rail from front porch to sidewalk – basic black metal handrail to match the rest of the street

Decking Details:

1. Front Porch Decking – Brown Synthetic Tongue and Groove Decking
2. Front Steps – Decking material made from synthetic decking – brown color to match front porch decking – risers will be synthetic and white in color
3. Rear Decking – Synthetic brown tongue and groove decking to match front porch – Railings and trim to be synthetic material and white in color

Roof Details:

1. Main Roofing Material – Black Membrane
2. Porch Roofing Material – Black Membrane
3. Rooftop Living Space Decking/Roofing – Floating Roof/Deck System resembling synthetic brown decking
4. Rooftop Railing – Design similar to front exterior plan drawing – Wood ballusters painted white or synthetic ballusters also painted white – TBD but look should be the same.

HVAC Equipment – all located in back of home as shown adjacent to steps from main floor to backyard

Fence – located around entire backyard of property – material to be stained wood – style to be 6ft tall with horizontal boards

Lighting Fixtures – Exact selection TBD but style to resemble front exterior plan drawing – dark metal in color

PROJECT CONTACTS:
 DEVELOPER:
 ALEX & JOSH PARDUE
 810-931-2095
 ARCHITECT:
 CHRISTOPHER WOLFE
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

NEW 3-STORY DETACHED SINGLE-FAMILY RESIDENCE
 IN THE CHIMBORAZO NEIGHBORHOOD OF HISTORIC CHURCH HILL

THE PARDUE HOUSE

3408 EAST BROAD STREET
 RICHMOND, VIRGINIA 23223

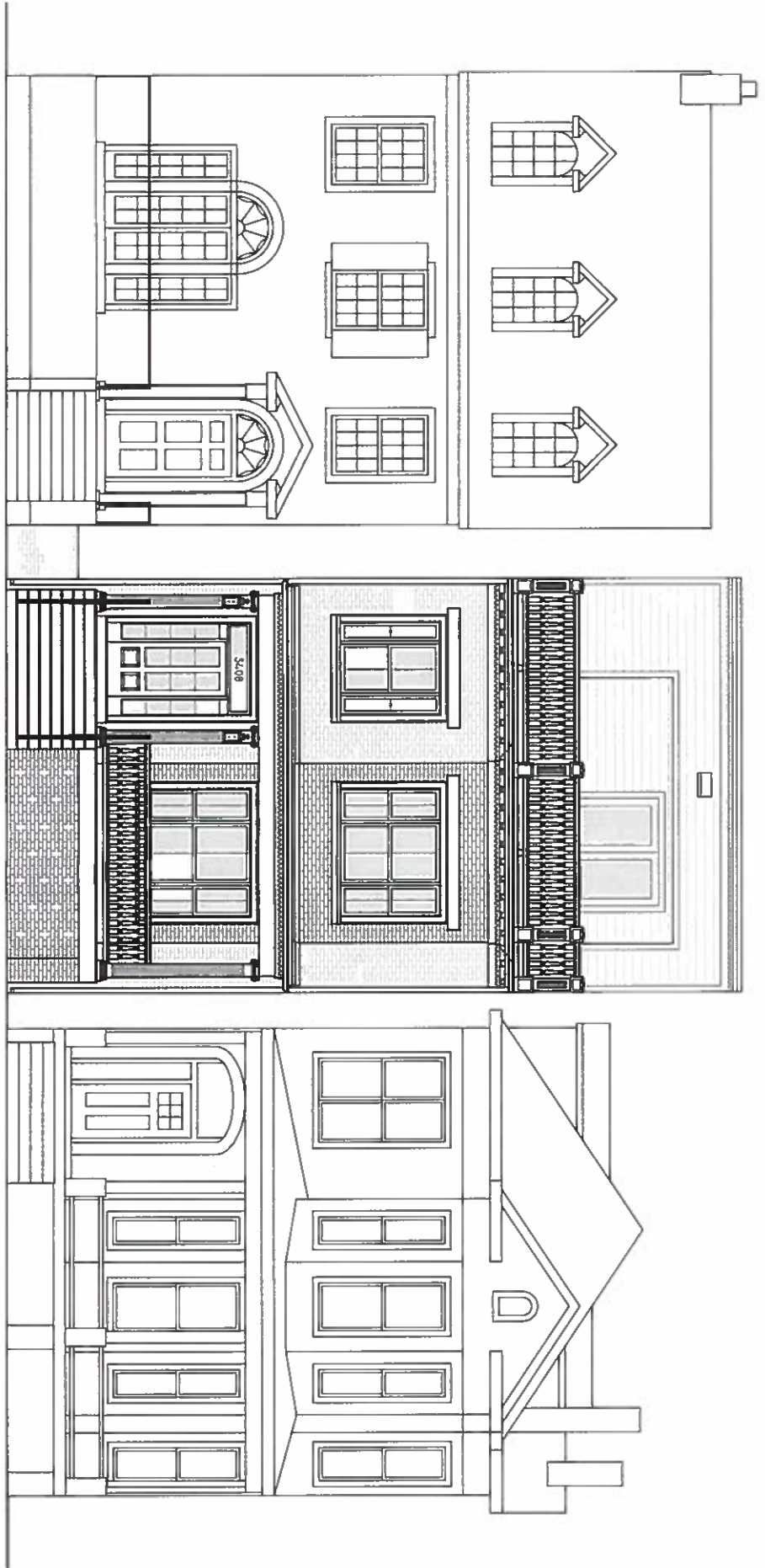
NOT FOR
 CONSTRUCTION

SET/REVISION
 CAR SUBMITTAL SET

DATE/MARK
 06.07.2018

CONTEXTUAL
 FRONT ELEVATION

A2.0



3406 EAST BROAD ST.
 APPROXIMATE ELEVATION

3408 EAST BROAD ST.
 PROPOSED ELEVATION

3410 EAST BROAD ST.
 APPROXIMATE ELEVATION

01 | CONTEXTUAL BROAD ST. ELEVATION

1/8" = 1'

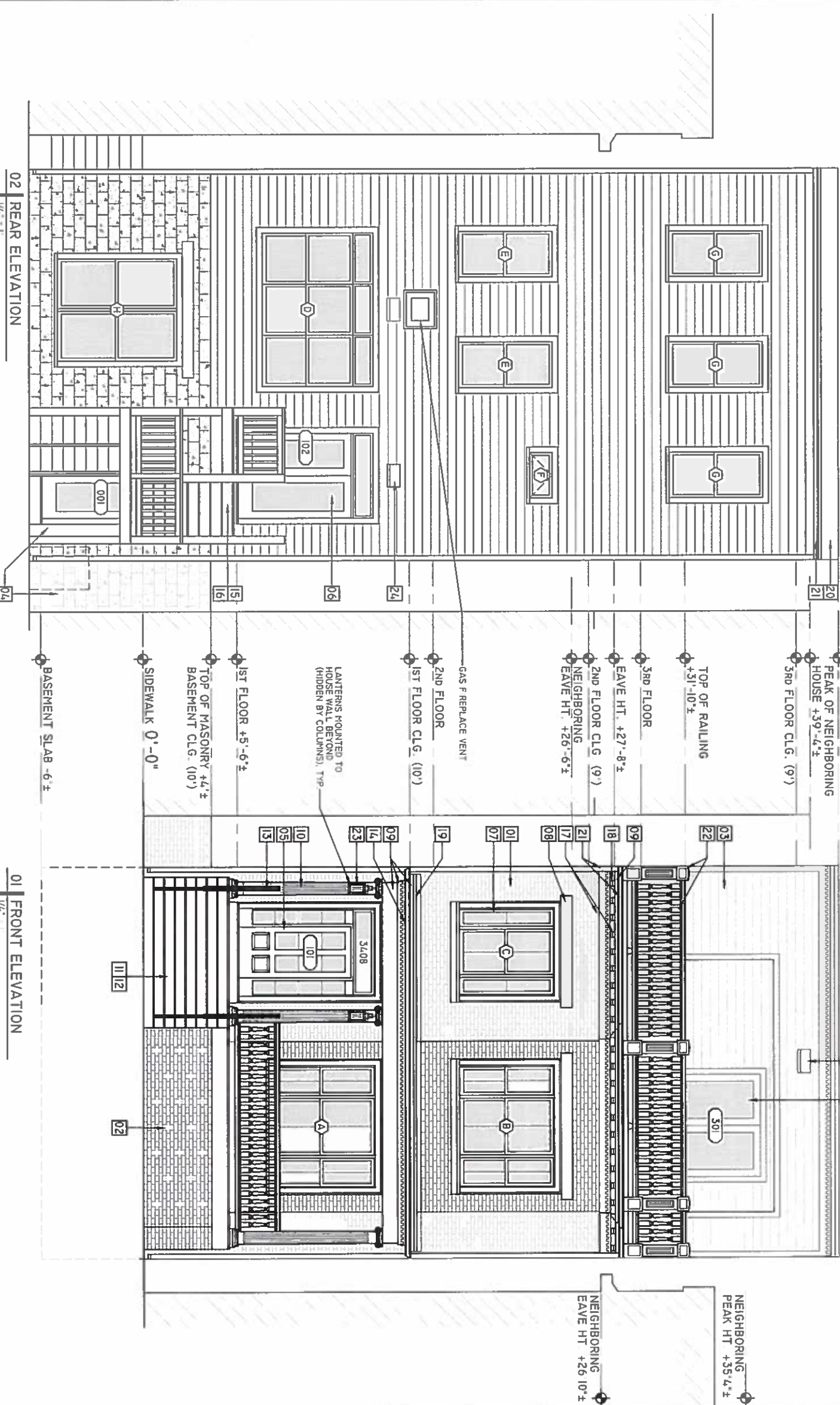
DOOR/WINDOW SCHEDULE

NO.	QTY.	SIZE (NOM.)	HEAD	TYPE	REMARKS
001	-	PR. 2'-6" x 10'-0" WITH 1/4" TRANSOM	8"	FRENCH DOOR	PAINTED FIBERGLASS
101	-	3'-6" x 10'-0" & 1/2" SIDELITES & 1/4" TRANSOM	8"	GLASS ENTRY DOOR	PAINTED FIBERGLASS
102	-	PR. 2'-6" x 10'-0" W/ 1/4" TRANSOM	8"	FRENCH DOOR	PAINTED FIBERGLASS
201	-	PR. 3'-6" x 10'-0"	6'-10"	FRENCH DOOR	PAINTED FIBERGLASS
A	-	3'-2" x 6'-2" W/ 1'-8" x 6'-2" EA. SIDE	8"	DOUBLE HUNG	PAINTED WOOD - SIM. DIVIDED LITE
B	-	3'-2" x 6'-2" W/ 1'-8" x 6'-2" EA. SIDE	8"	DOUBLE HUNG	PAINTED WOOD - SIM. DIVIDED LITE
C	-	2'-8" x 5'-6" DH W/ 1'-3" x 6'-0" FIX EA. SIDE	8"	COMBINATION	PAINTED WOOD - SIM. DIVIDED LITE
D	-	(3) 3'-2" x 7'-2" W/ 1/4" TRANSOMS	8"	DOUBLE HUNG	PAINTED FIBERGLASS
E	-	2'-8" x 5'-6"	7"	DOUBLE HUNG	PAINTED FIBERGLASS
F	-	2'-8" x 5'-6"	7"	AWNING/FIXED	PAINTED FIBERGLASS
G	-	2'-8" x 5'-6"	7"	DOUBLE HUNG	PAINTED FIBERGLASS
H	-	(2) 3'-2" x 7'-2"	8"	DOUBLE HUNG	PAINTED FIBERGLASS
J	-	NOT USED	8"	DOUBLE HUNG	PAINTED FIBERGLASS
K	-	2'-8" x 5'-6"	8"	DOUBLE HUNG	PAINTED FIBERGLASS

EXTERIOR FINISH LIST

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	BRICK VENEER	SOUTHSIDE BLEND (RED)
02	BRICK SCREEN WALL UNDER PORCH. PERFORATED PATTERN	SOUTHSIDE BLEND (RED)
03	HAND PAINTED LAMP SLIDING	SANDSTONE BEIGE
04	SPRIT FACE BLOCK FOUNDATION/DWABASEMENT WALL	FACTORY GRAY
05	FRENCH DOOR	PAINTED PER CLAR. COLORS. SEE DOOR SCHEDULE
06	WINDOW, DOUBLE HUNG EXCEPT AS NOTED OTHERWISE	PAINTED WHITE. SEE WINDOW SCHEDULE
07	WINDY, DOUBLE HUNG EXCEPT AS NOTED OTHERWISE	PAINTED WHITE. SEE WINDOW SCHEDULE
08	STONE OR STAINLESS STEEL MASONRY LINER	PAINTED WHITE
09	LEAST SQUARE FLUTED COLUMN. SCHEDULE CAR. ATTIC BASE	PAINTED WHITE
10	FRONT PORCH. PAINTED WOOD FRAMING/RAILING	PAINTED WHITE
11	FRONT PORCH. COMPOSITE DECKING	BROWN
12	FRONT PORCH. 304 STAINLESS STEEL RAILING	FACTORY FINISHED OR PAINTED BLACK
13	FRONT PORCH. FRAMING/RAILING VINYL WRAPPED WOOD	BEADBOARD
14	DECKING - TREX OR SIMILAR COMPOSITE	WHITE
15	DECKING - TREX OR SIMILAR COMPOSITE	FACTORY BROWN BIEGE/TAN
16	DENTIL MOULDING - FYPON OR 3 MILLAR	PAINTED WHITE
17	ROOF BRACKET/CORBEL - FYPON OR 3 MILLAR	PAINTED WHITE
18	ROOF ROOF MEMBRANE	BLACK EPDM
19	MAIN ROOF MEMBRANE	BLACK EPDM OR WHITE TPO
20	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
21	WOOD PILASTERS & RAILING	PAINTED WHITE
22	WALL MOUNTED LANTERN (ON WALL BEHIND COLUMN)	PAINTED WHITE
23	WALL MOUNTED LIGHT FIXTURE	
24		

EXTERIOR FINISH NOTES:
 1. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
 2. GRADES SHOWN APPROXIMATE. V.F. PEAK ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.



PROJECT CONTACTS:
 DEVELOPER:
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 ARCHITECT:
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 CHRISTOPHER WOLFF ARCHITECTURE, PLLC
 804-514-7644

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 IN THE CHIMBORAZO NEIGHBORHOOD OF HISTORIC CHURCH HILL

THE PARDUE HOUSE

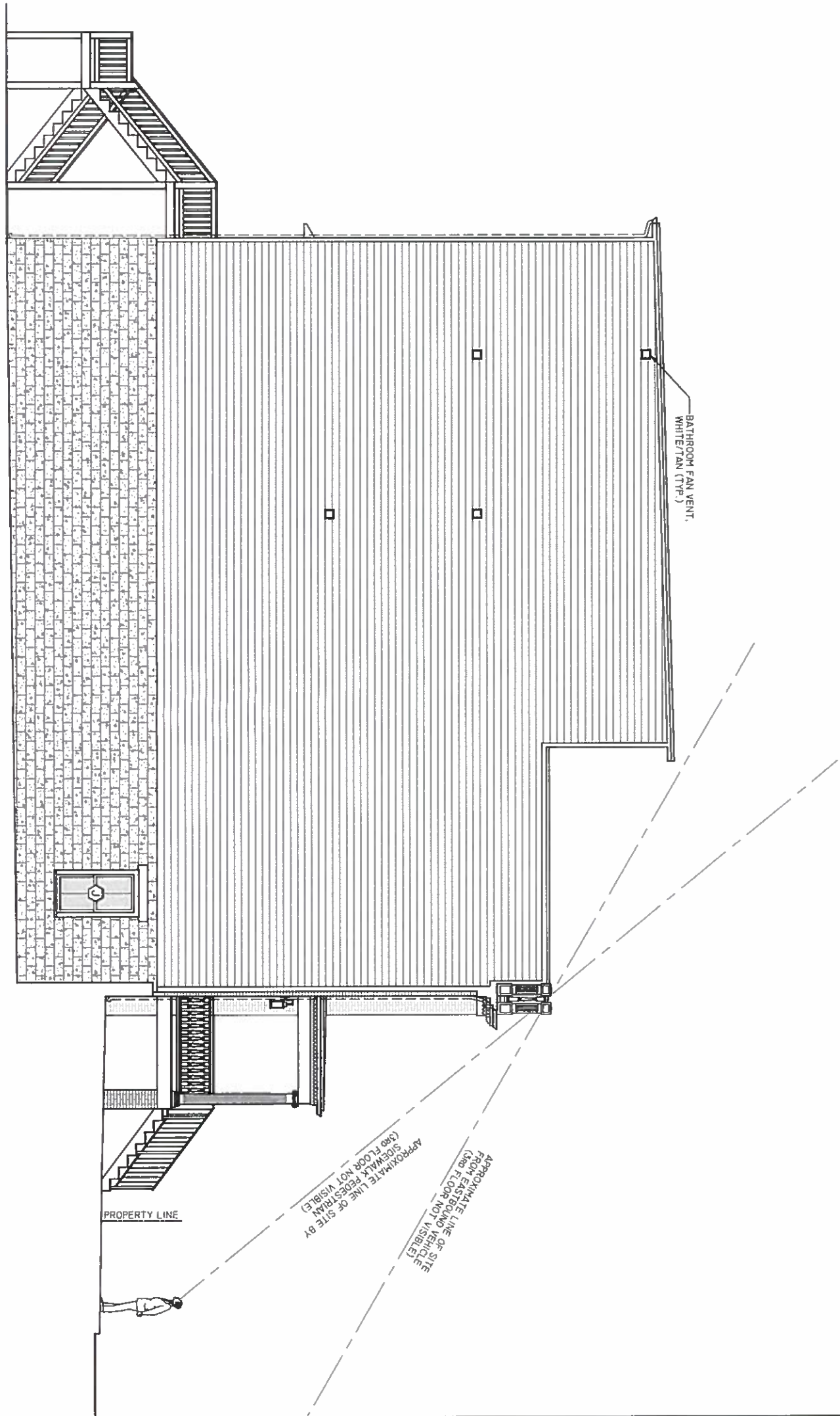
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 RICHMOND, VIRGINIA 23223

NOT FOR CONSTRUCTION

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DATE/MARK:
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FRONT & REAR
 EXTERIOR ELEVATIONS
A2.1



01 LEFT SIDE ELEVATION
3/16" = 1'

PROJECT CONTACTS:
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**NOT FOR
 CONSTRUCTION**

SET/REVISION:
 CAR SUBMITTAL SET

DATE/MARK:
 06.07.2018

LEFT SIDE
 EXTERIOR ELEVATION

A2.2

PROJECT CONTACTS:

DEVELOPER
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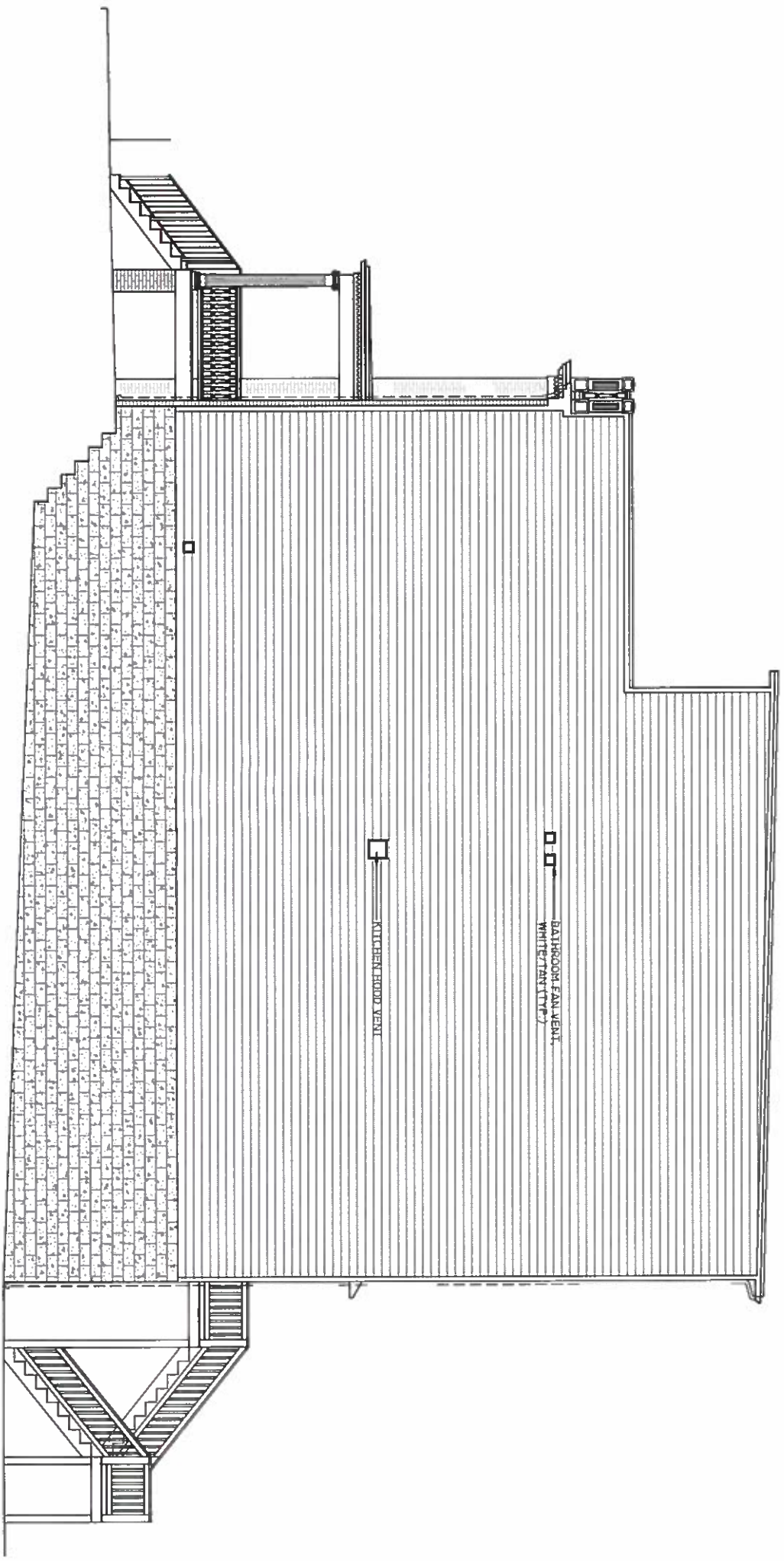
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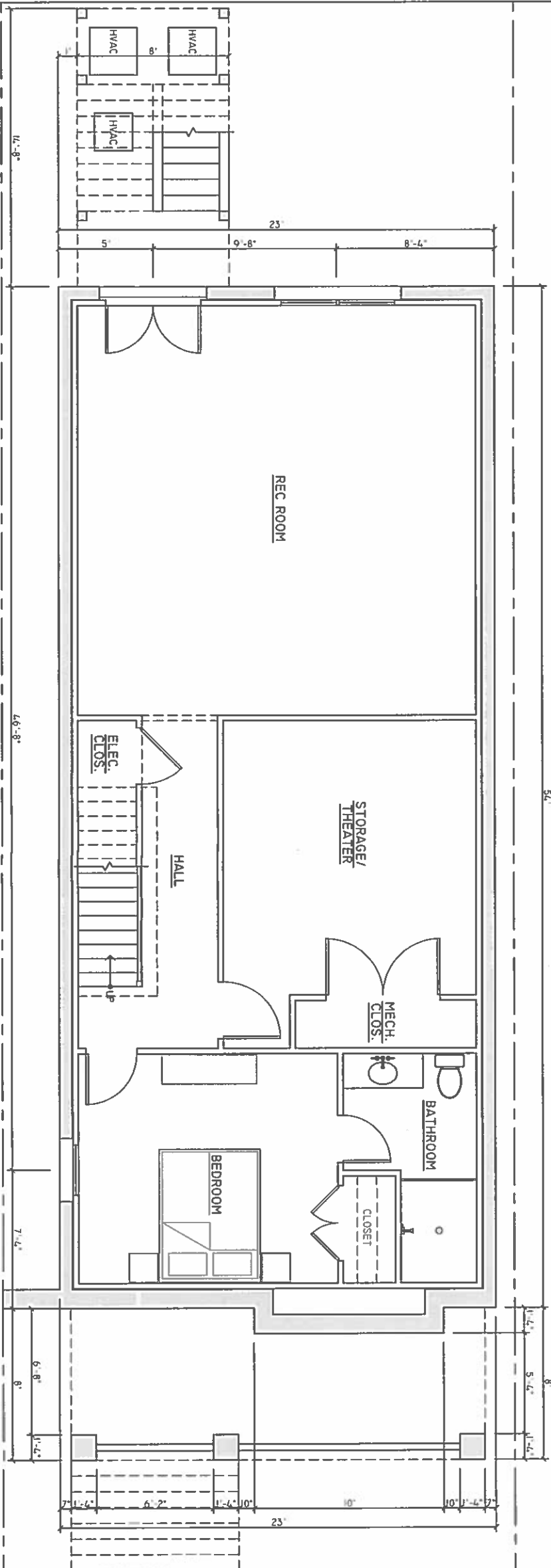
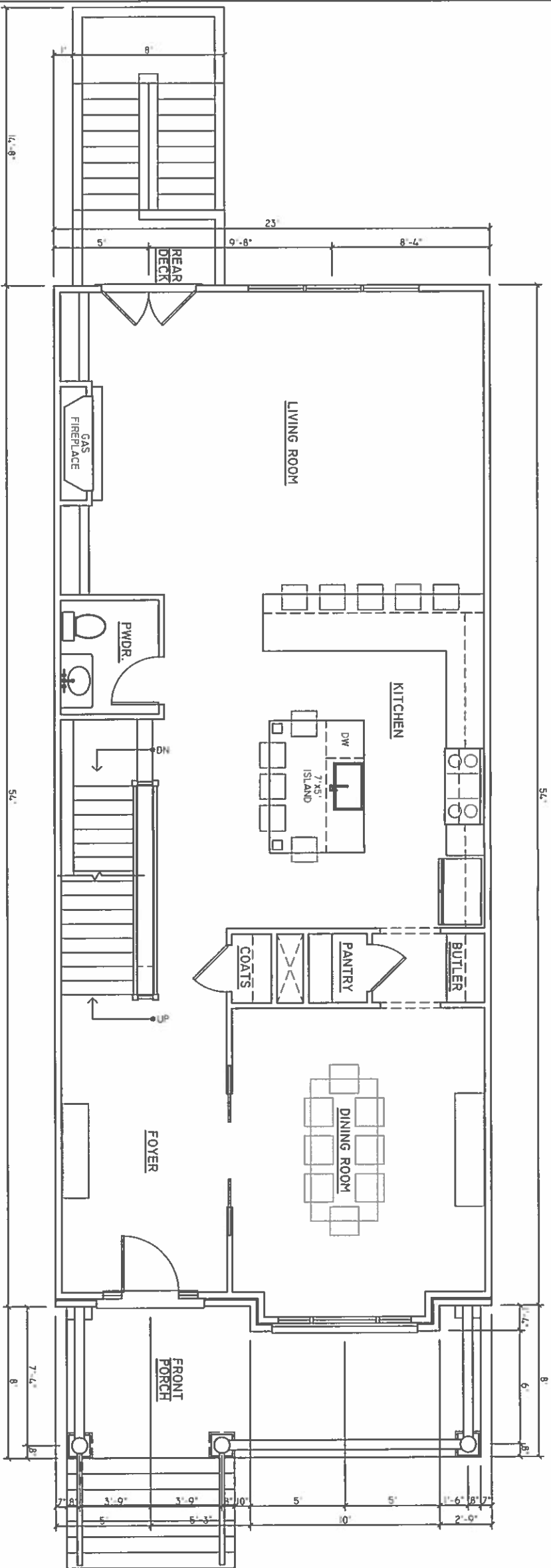
DATE/MARK
06.07.2018

RIGHT SIDE
EXTERIOR ELEVATION

A2.3



01 RIGHT SIDE ELEVATION
3/16" = 1'



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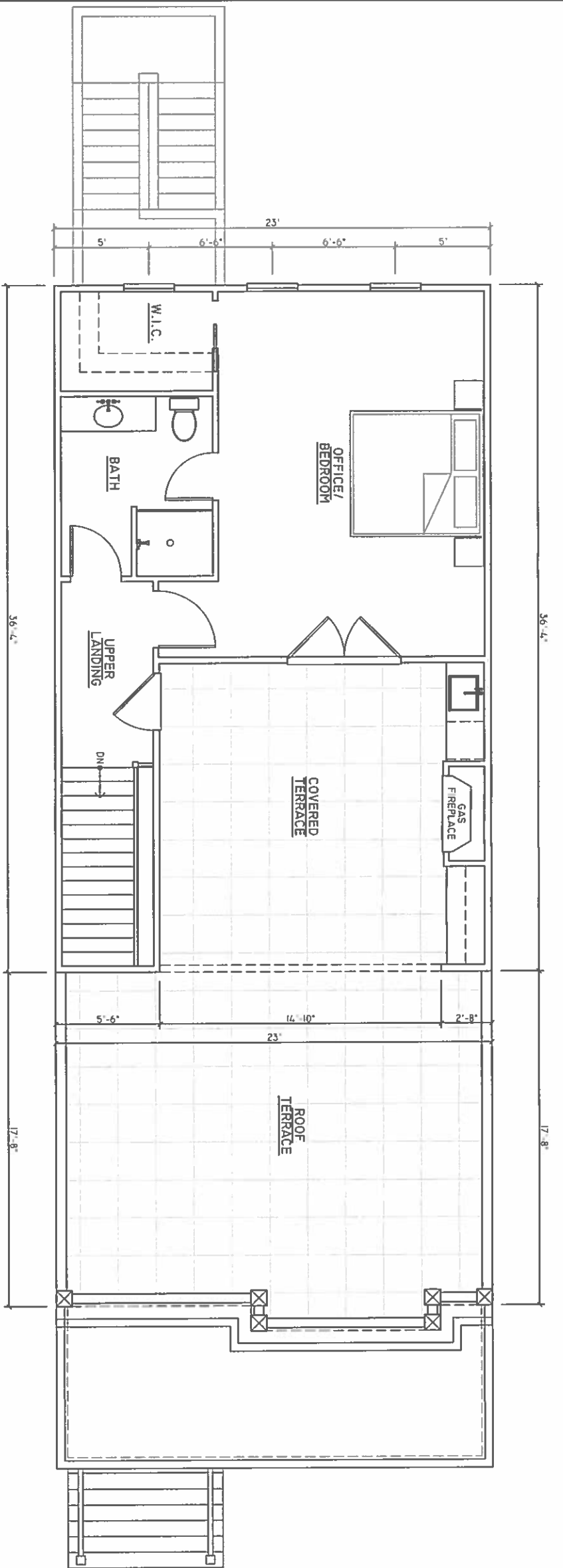
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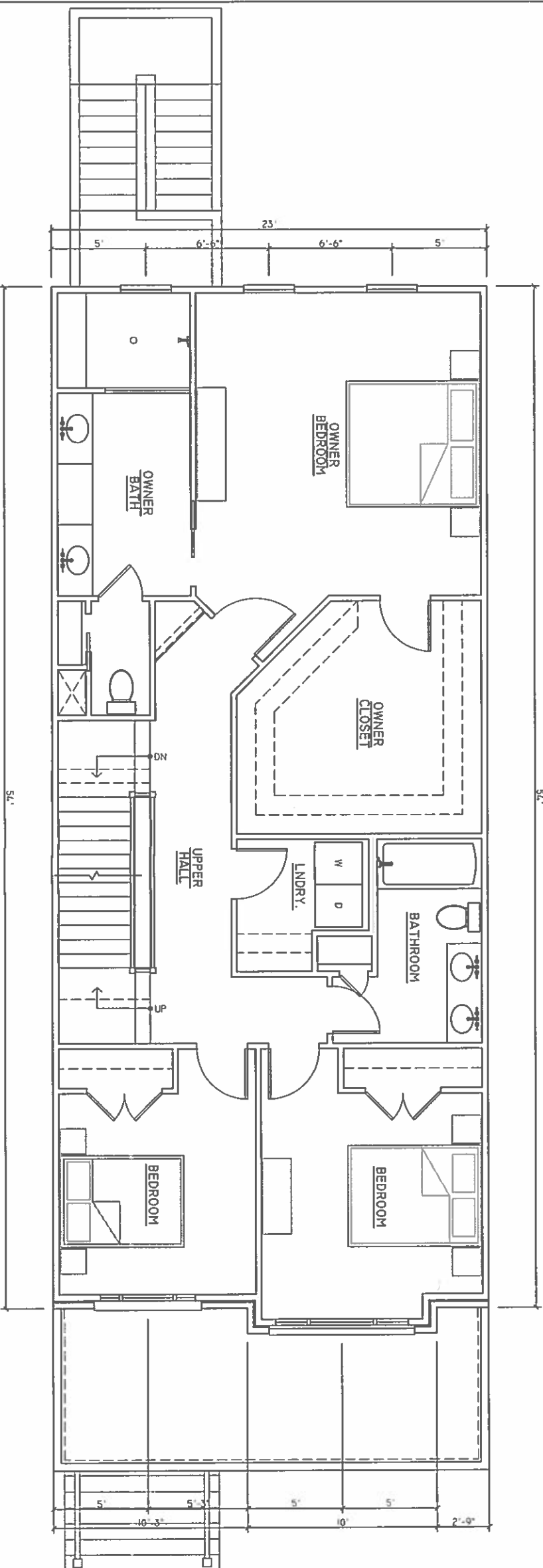
BASEMENT &
FIRST FLOOR PLANS

A.I.1





03 | THIRD FLOOR PLAN
1/4" = 1'



02 | SECOND FLOOR PLAN
1/4" = 1'

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SECOND & THIRD
 FLOOR PLANS
A1.2

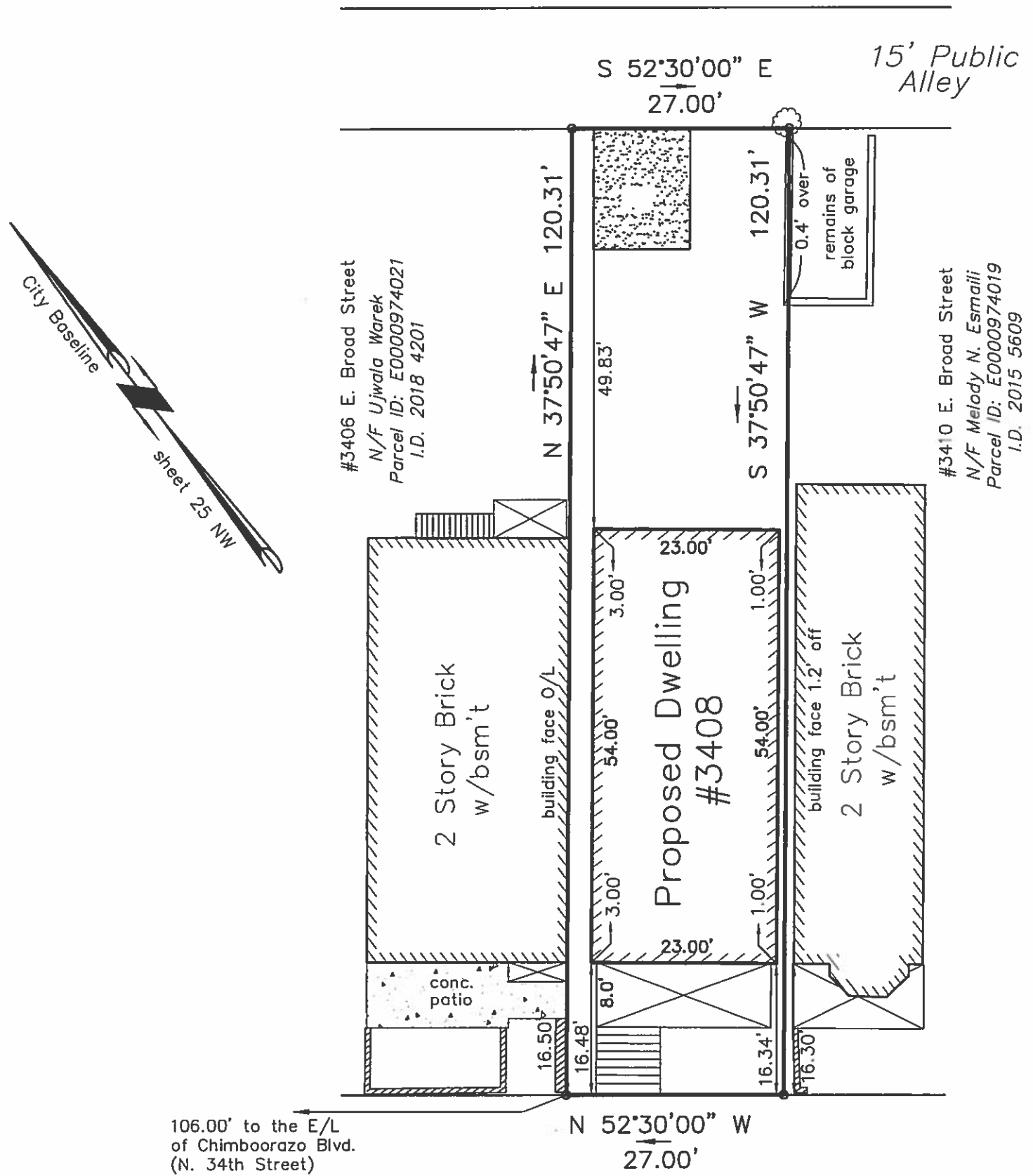


Address: #3408 E. Broad Street
 Current Owners: Ronald E. & Carole Renmark
 Parcel ID: E0000974020
 I.D. 2018 641
 Area: 0.075 acre (3248.31 sq.ft.)

Code Section 30-360.2 "Exception to Required Front Yard" allow for a non-conforming front yard to match front yard of adjacent buildings.

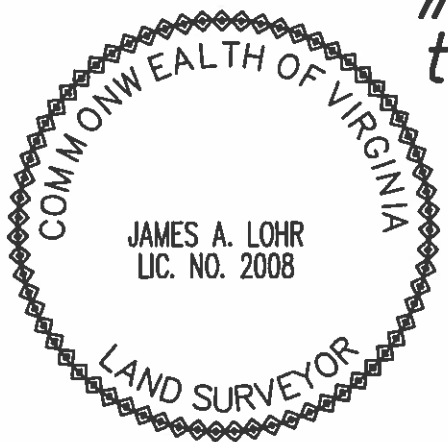
R-8 Zoning Setbacks:
 Front Yard - 10' min.; 18' max.
 Rear Yard - 5'
 Side Yard - 3' or "zero-lot-line"

Note: Bearings protracted from City Baseline sheet 25 NW.



E. BROAD STREET

Building Permit Plat for
 The Property Known as
 #3408 E. Broad Street in
 the City of Richmond, VA



Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

1900 Byrd Avenue, Suite 103
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290043E effective date of 07/16/14. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

Scale: 1"=20'
 Drawn: TCJ
 Job: 1157-18

Date: 04/23/18
 Checked: JAL