



Property (location of work)

Property Address: 2108.5 E. Broad St. Richmond, VA 23223 Current Zoning: R-8
Historic District: St. John's Church OHD

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

New construction 3-story, 2 bay single family home on a vacant lot with a single car garage off the rear alley. The home includes general characteristics of the neighborhood such as a flat roof, a raised full facade front porch, a rear deck and relative front and side yard setbacks **+**

Applicant/Contact Person: Ashleigh Brewer

Company: Johannas Design Group
Mailing Address: 1901 W. Cary St.
City: Richmond State: VA Zip Code: 23220
Telephone: (804) 358-4993
Email: ashleigh@johannasdesign.com
Billing Contact? No Applicant Type (owner, architect, etc.): Architect

Property Owner: April & Rishard Baldwin

If Business Entity, name and title of authorized signer: Neighborhood One Properties
Mailing Address: _____
City: _____ State: _____ Zip Code: _____
Telephone: (804) 267-0509
Email: vaproperitytips@gmail.com
Billing Contact? Yes

****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: 8/27/2024



2100 E BROAD REAR



2100 E MARSHALL REAR



ALLEY VIEW



2100 E. BROAD



2100 E MARSHALL



2200 E MARSHALL



2100 E. BROAD



2200 E. BROAD

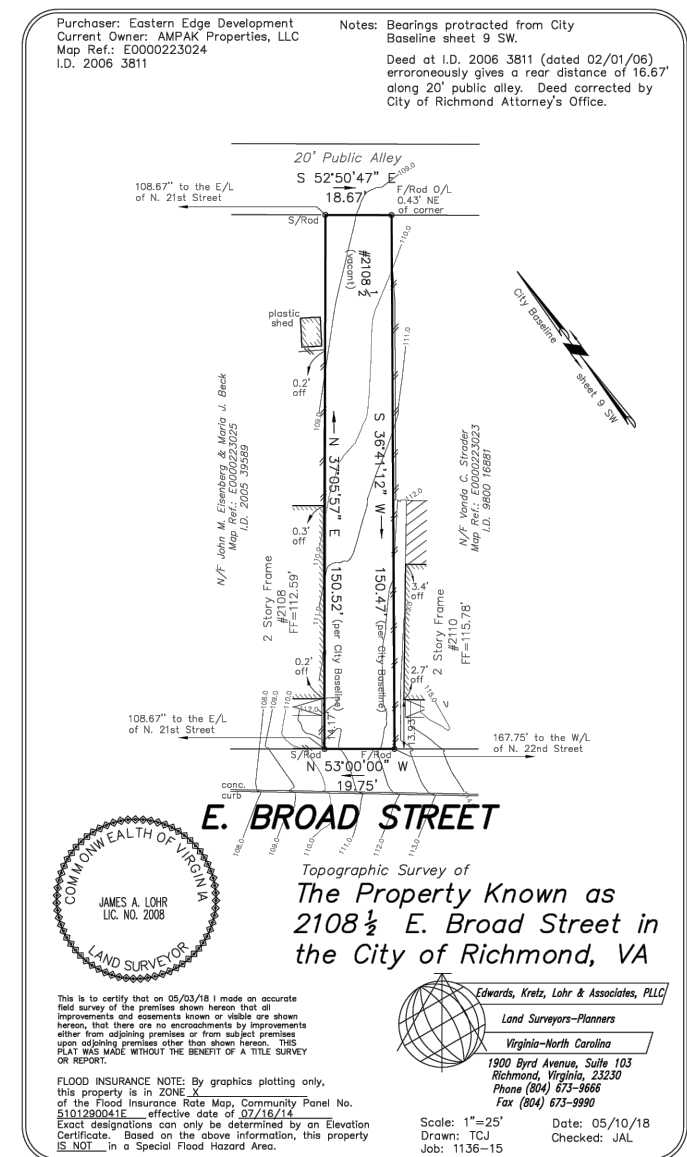
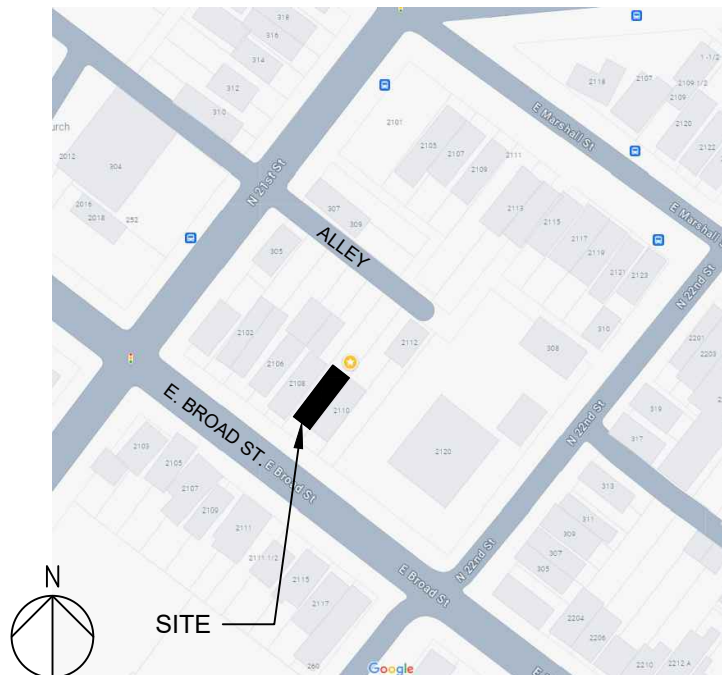
INFILL HOUSING 2108.5 E. BROAD ST. RICHMOND, VA 23223

COMMISSION OF ARCHITECTURAL REVIEW PRESENTATION

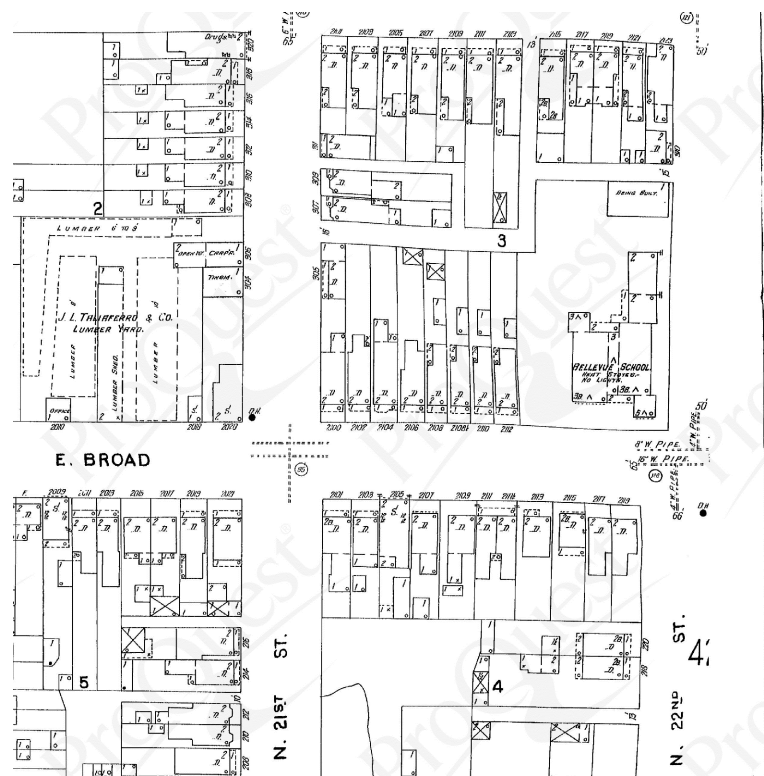
SHEET INDEX

- CAR 01 COVER SHEET
- CAR 02 SITE PLAN
- CAR 03 CONTEXT
- CAR 04 FLOOR PLANS
- CAR 05 ELEVATIONS
- CAR 06 WINDOW & DOORS

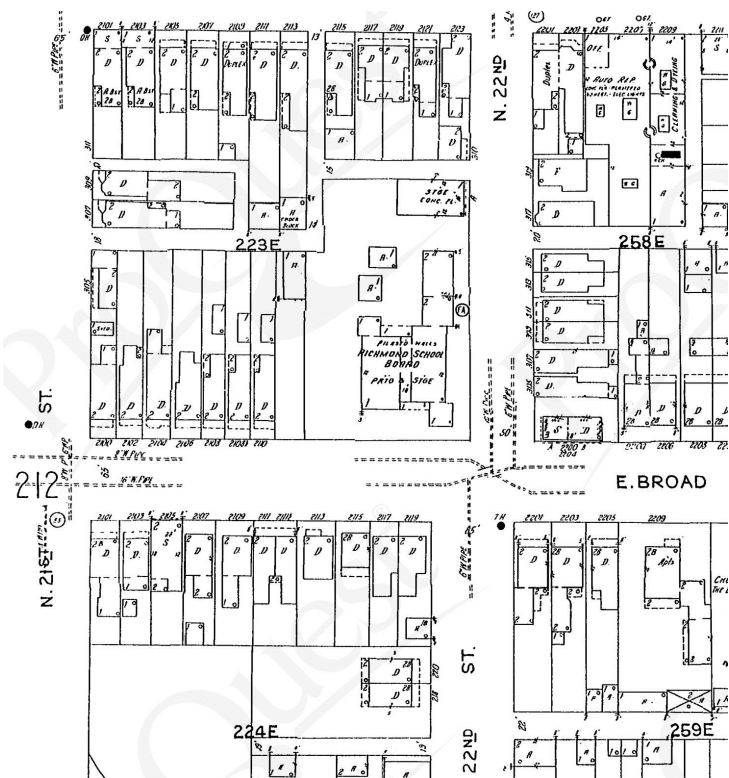
VICINITY MAP NTS



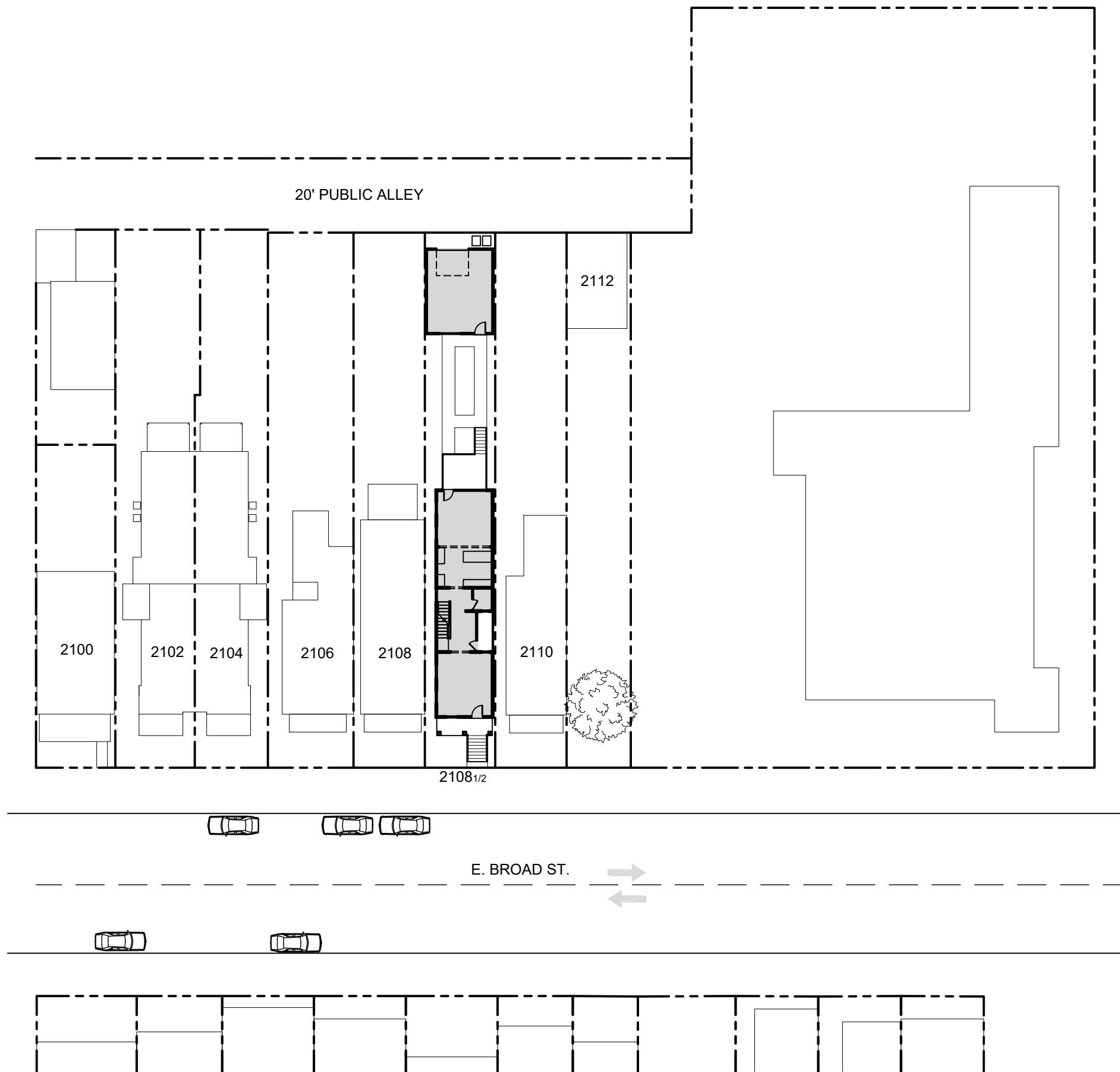
PLAT
NTS



RICHMOND MAP 1905



RICHMOND MAP 1952



1 SITE PLAN
1/32" = 1'-0"

22ND STREET



Street Facade - South

Broad Street

21ST STREET

2108.5 East Broad Street



Street Facade - North

Broad Street

22ND STREET

21ST STREET



2108.5 E. Broad St.

±37'-2"

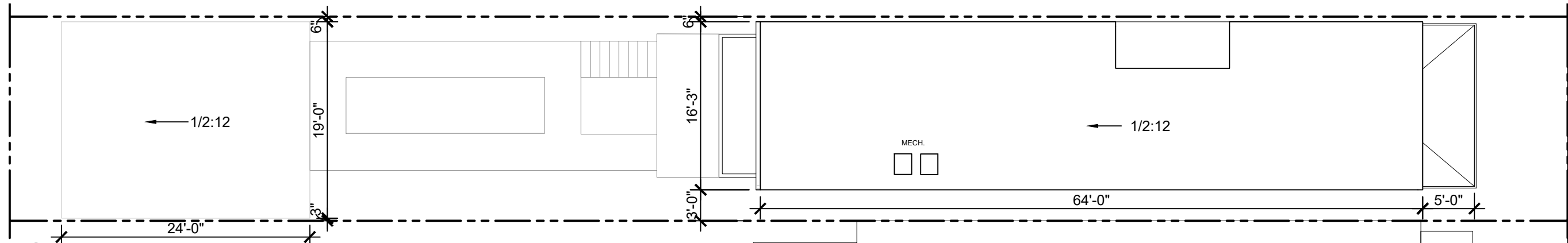
±25'-10"

±31'-6"

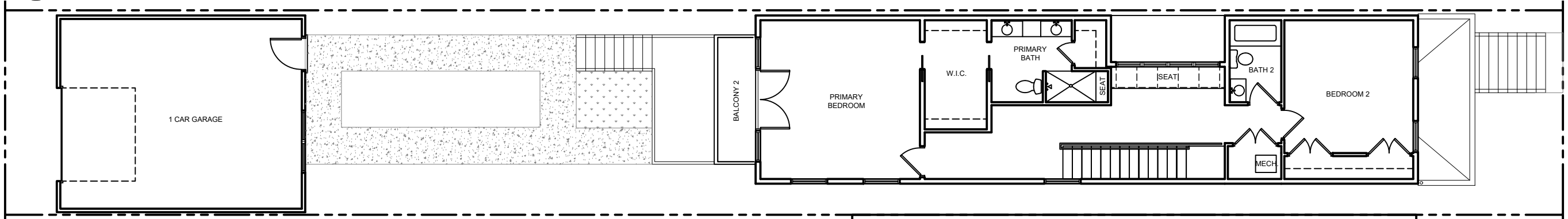
±29'-10"

±29'-6"

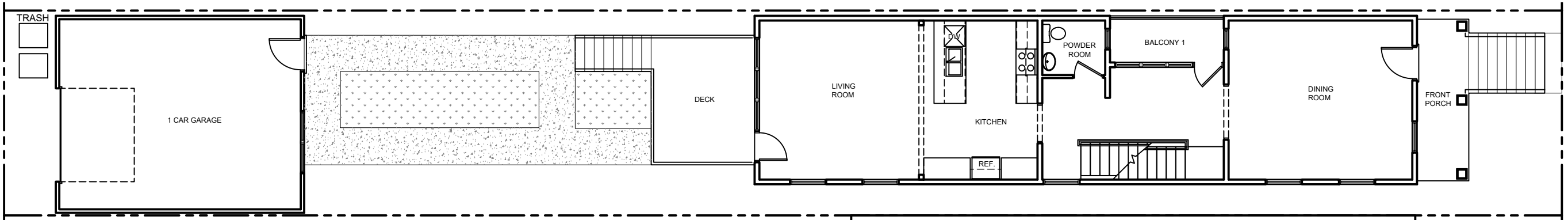
21st St.



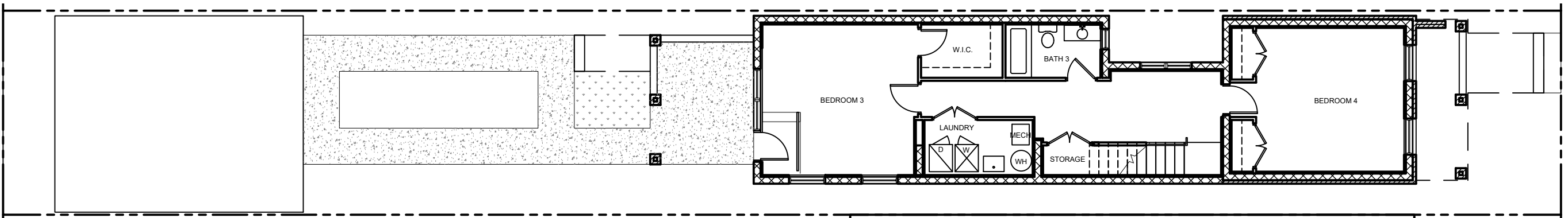
4 ROOF PLAN
3/32" = 1'-0"



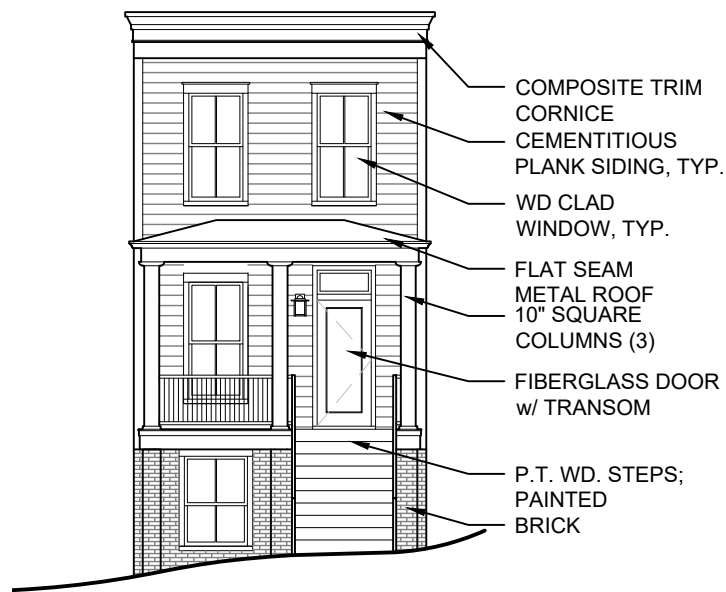
3 SECOND FLOOR PLAN
3/32" = 1'-0"



2 FIRST FLOOR PLAN
3/32" = 1'-0"

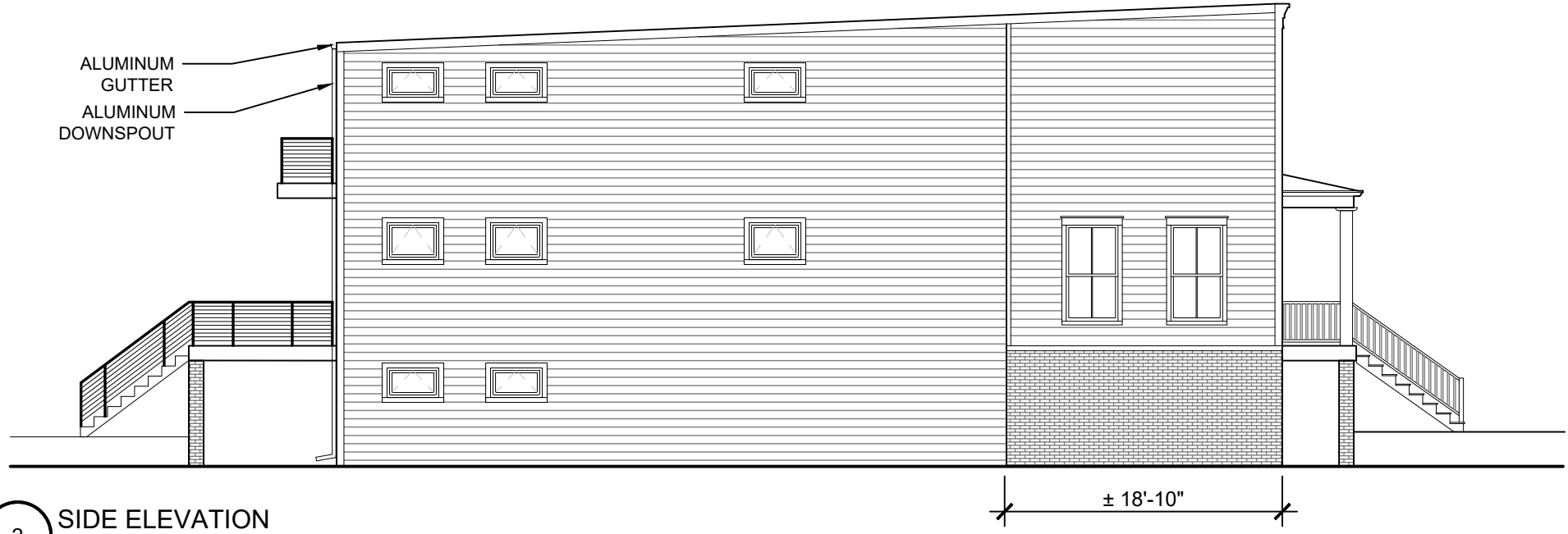


1 BASEMENT FLOOR PLAN
3/32" = 1'-0"



- COMPOSITE TRIM CORNICE
- CEMENTITIOUS PLANK SIDING, TYP.
- WD CLAD WINDOW, TYP.
- FLAT SEAM METAL ROOF
- 10" SQUARE COLUMNS (3)
- FIBERGLASS DOOR w/ TRANSOM
- P.T. WD. STEPS; PAINTED BRICK

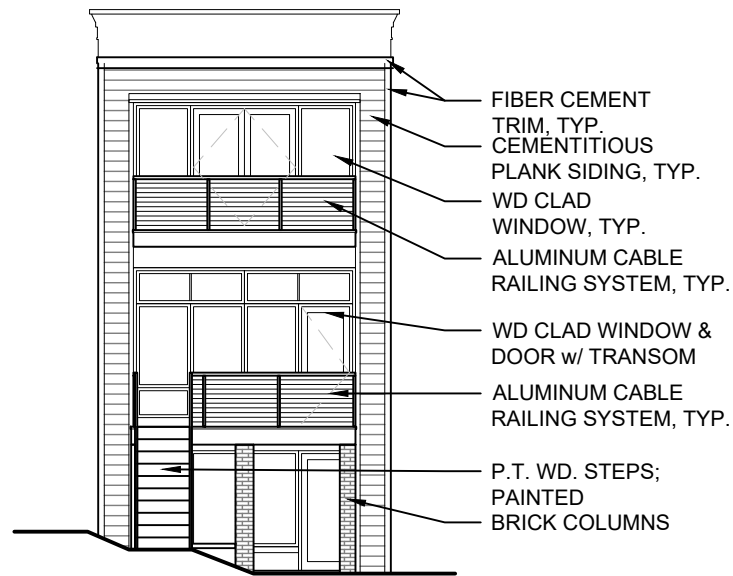
1 FRONT ELEVATION
3/32" = 1'-0"



- ALUMINUM GUTTER
- ALUMINUM DOWNSPOUT

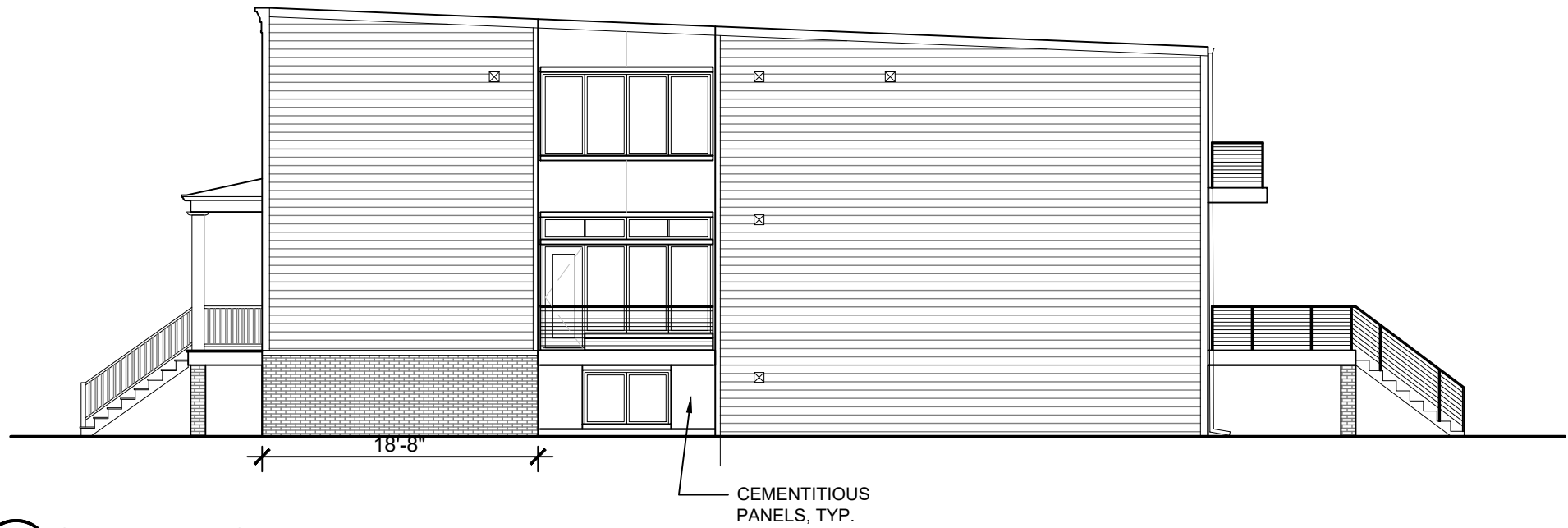
2 SIDE ELEVATION
3/32" = 1'-0"

± 18'-10"



- FIBER CEMENT TRIM, TYP.
- CEMENTITIOUS PLANK SIDING, TYP.
- WD CLAD WINDOW, TYP.
- ALUMINUM CABLE RAILING SYSTEM, TYP.
- WD CLAD WINDOW & DOOR w/ TRANSOM
- ALUMINUM CABLE RAILING SYSTEM, TYP.
- P.T. WD. STEPS; PAINTED BRICK COLUMNS

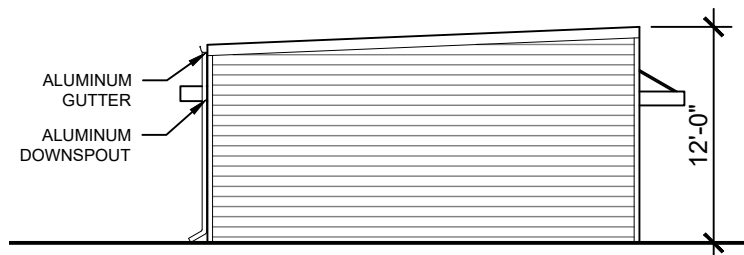
3 REAR ELEVATION
3/32" = 1'-0"



- CEMENTITIOUS PANELS, TYP.

4 SIDE ELEVATION
3/32" = 1'-0"

18'-8"



- ALUMINUM GUTTER
- ALUMINUM DOWNSPOUT

12'-0"

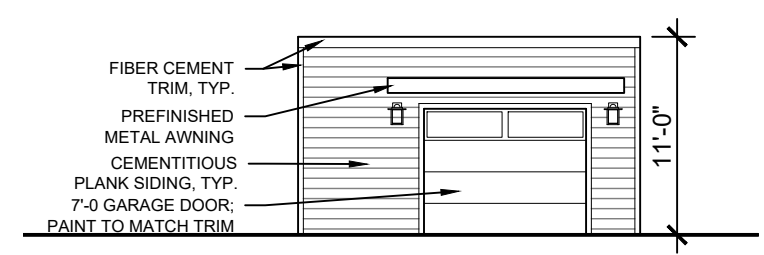
5 SIDE ELEVATION
3/32" = 1'-0"

GARAGE



6 SIDE ELEVATION
3/32" = 1'-0"

GARAGE



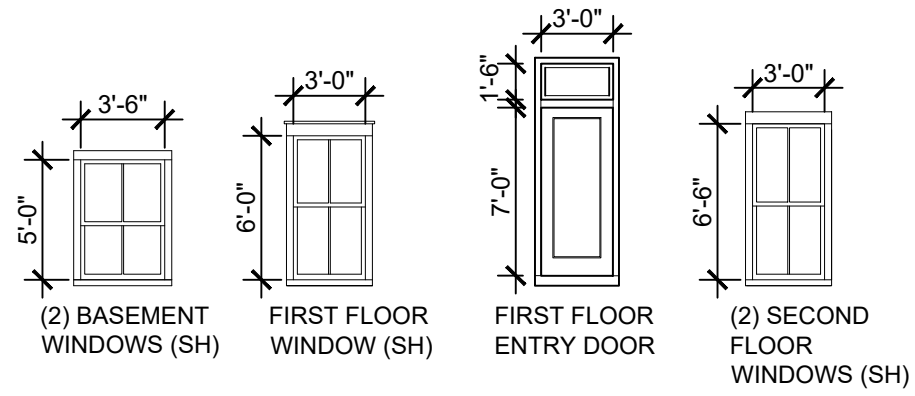
- FIBER CEMENT TRIM, TYP.
- PREFINISHED METAL AWNING
- CEMENTITIOUS PLANK SIDING, TYP.
- 7'-0 GARAGE DOOR; PAINT TO MATCH TRIM

11'-0"

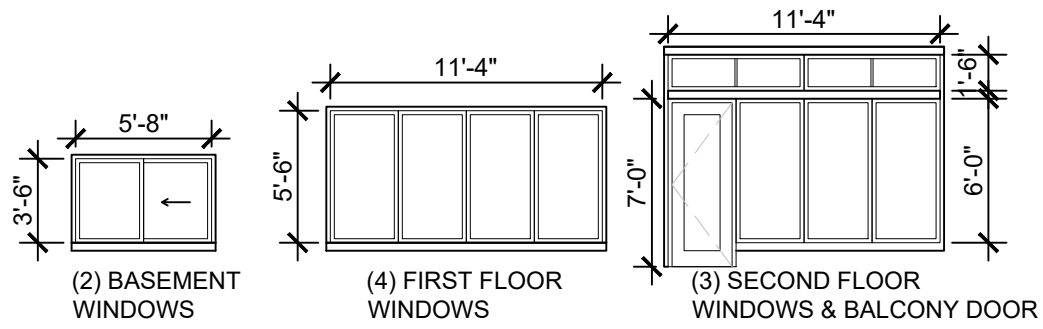
7 ALLEY ELEVATION
3/32" = 1'-0"

GARAGE

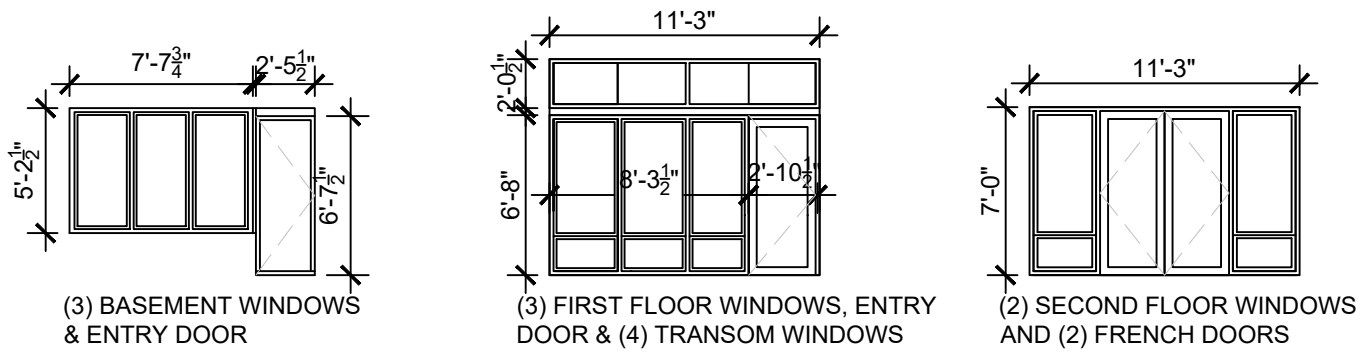
SOUTH FACADE



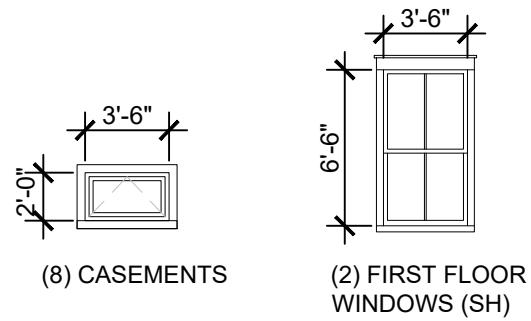
EAST FACADE



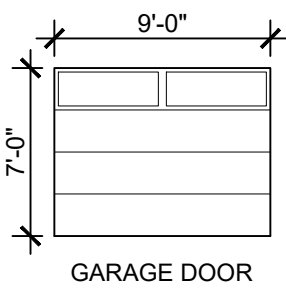
NORTH FACADE



WEST FACADE



GARAGE



EXTERIOR
COLOR
PALETTE

