DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW

Commission of Architectural Review
Certificate of Appropriateness Application
900 E. Broad Street, Room 510
Richmond, VA 23219
804-646-6569

Property (location of work)
Property Address: 309 N 28th STREET Current Zoning: R-6
Historic District: SAINT JOHN'S

Application is submitted for: (check one)
- ☐ **Alteration**
- ☐ **Demolition**
- ☒ **New Construction**

Project Description (attach additional sheets if needed):
SEE ATTACHED

Applicant/Contact Person: BILL LAFFOON
Company:
Mailing Address: 3716 MOSS SIDE AVE
City: RICHMOND State: VA Zip Code: 23222
Telephone: (804) 269-1174
Email: RML303@AOL.COM
Billing Contact? OWNER Applicant Type (owner, architect, etc.): ARCHITECT

Property Owner: ROMED LLC
If Business Entity, name and title of authorized signee: W RUSSELL JONES III MEMBER MANAGER
Mailing Address: 2618 E BROAD ST
City: RICHMOND State: VA Zip Code: 23223
Telephone: (804) 218-2361
Email: russelljones2618@gmail.com
Billing Contact? OWNER
****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:** 11-26-25

Project Description for New Garage at 309 N 28 Street

This is a new construction project, a small 2-story garage built at the rear of a new house where construction is nearing completion. This new house with a 1-story garage design (architect Scott Broaddus) was approved by the CAR in 2022 (application no COA-100313-2021). The owner wants the option to build a 2-story garage and that makes this application necessary.

The new house design is compatible with Italianate dwellings in the historic district, and the approved 1-story rear garage is a simple design with some same features as the new dwelling. At the 1-story garage, on the alley, there is a masonry foundation with lapped siding on the exterior and a low sloped roof. The 2-story garage design is similar with the same lapped siding and low sloped roof. On the alley elevation there is a wide garage door with double-hung windows in the 2 bays on the second floor.

The 2-story garage design follows the Historic District Design Guidelines (page 51) where the garage is compatible with the primary building on the site. The 2-story form is similar to other 2-story garages in the district. The garage is also smaller and to the rear of the site emphasizing that it is a secondary structure.

Photos for the adjacent properties showing neighborhood and alley context are included with the drawings and specification sheets for major materials.

Materials

The foundation is to be parged masonry for a stucco appearance, to match the foundation at the new house.

Exterior cladding is to be Hardie Plank Lap Siding factory painted to match the siding on the new house. (see attached specifications)

Windows are to be PlyGem double hung, aluminum clad wood with 1/1 sashes to match windows at the new house. (see attached specifications)

Garage Door is to be Overhead Door Corp, aluminum heavy duty frame, anodized finish with translucent glass. (see attached specifications)

Attachments

Surveyors Plat

Drawings:
A1 Site Plan and Survey Plat
A2 Building Elevations
A3 Perspective
A4 Photo Map

Material Specifications:
Hardie Plank Lap Siding
PlyGem Windows
Overhead Door Corp Garage Door

Photo Log
Photos 1 thru 18 on 9 pages

rml

3716 moss side ave richmond virginia 23222 rml303@aol.com 269-1174
architecture pllc

November 28, 2025

Members of the Richmond Commission of Architectural Review CAR
Alex Dandridge, Secretary to the CAR
Planning and Preservation
Floor 5
900 East Broad Street
Richmond, VA 23219 via email

REF: New Garage at 309 N 28 Street Application

Dear Mr. Dandridge and Members of the CAR:

The application package, due to size, is provided in 2 parts, via 2 emails. The application with project description, drawings and supporting documents are included in PART-1 with this cover letter. Photos are included in PART-2, in the second email. If there are any questions or if any other information is needed, please let me know.

With kindest regards,

Bill Laffoon RA

Copy to: William Russell Jones III
and to The Church Hill Association

Photo-1. East side of 2811 E Marshall St

Photo-2 East side 2811 E Marshall St backyard and cmu garage (no roof)

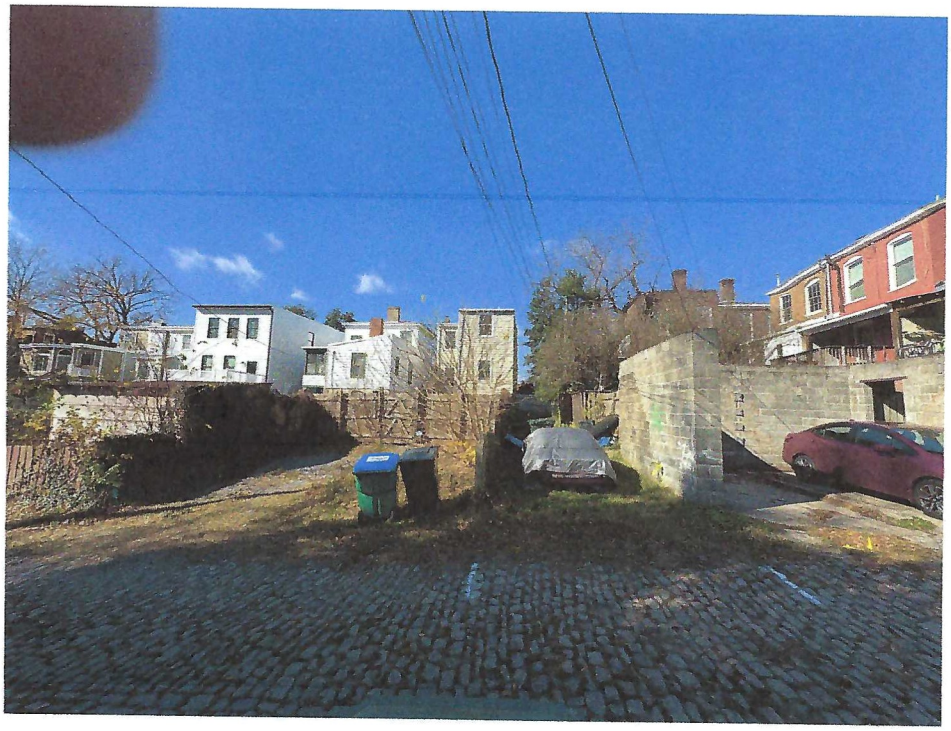


Photo-3 East side 2811 E Marshall St cmu garage (no roof) city alley and rear of 313 N 28 St

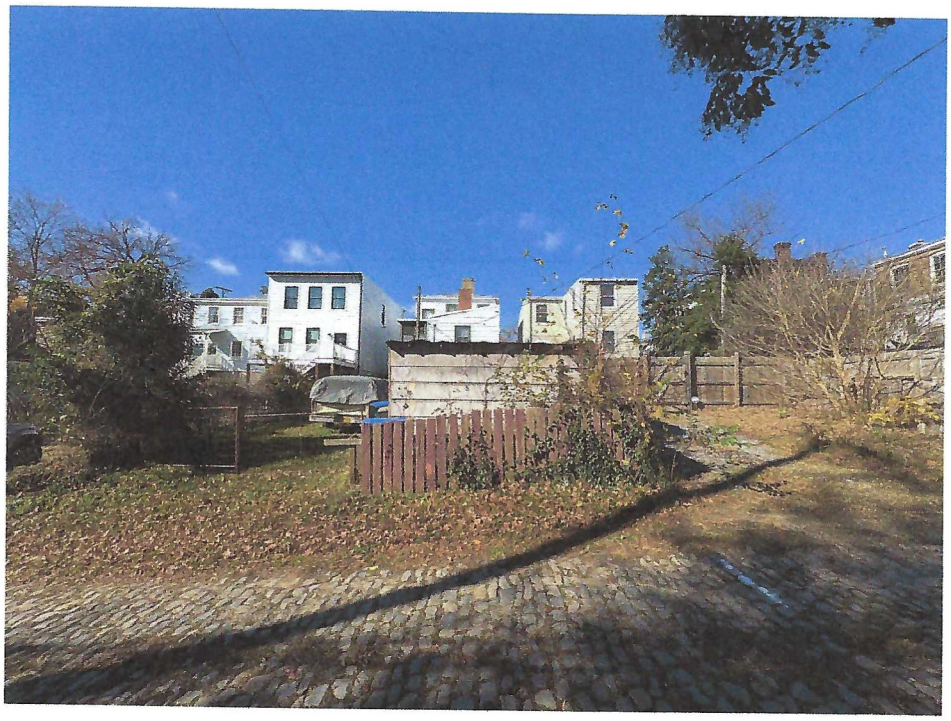


Photo-4 Rear of 311 N 28 St with shed

Photo-5 Rear of 309 N 28 St site of proposed 2-story garage

Photo-6 Rear of 307 N 28 St

Photo-7 Rear of 305 N 28 St

Photo-8 East side 2812 E Broad St fenced back yard

Photo-9 East side 2812 E Broad St with rear porch

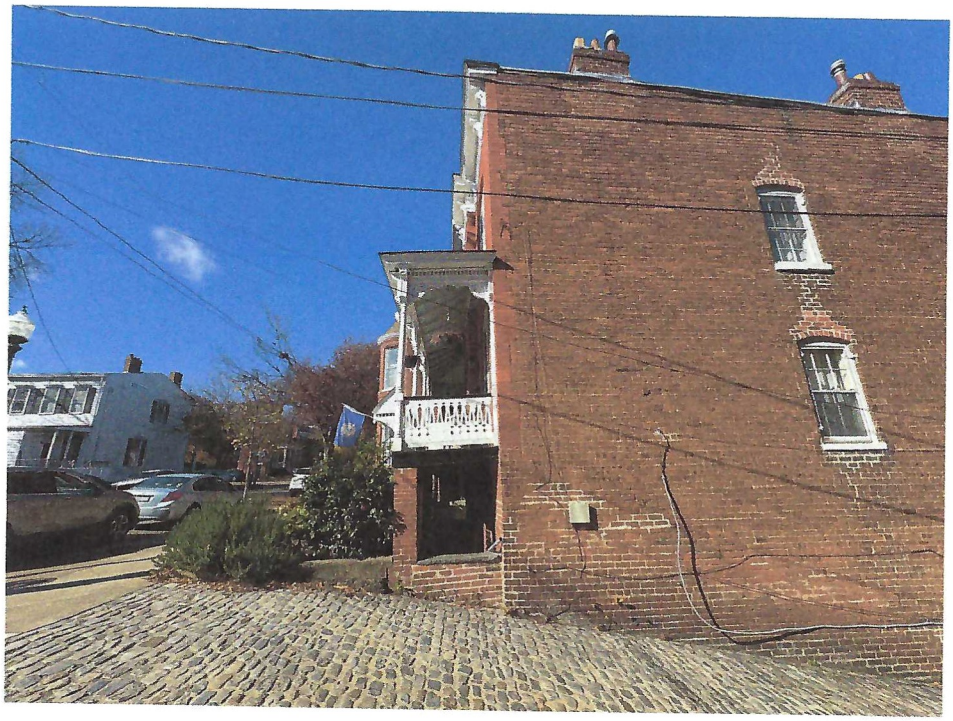


Photo-10 East side 2812 E Broad St with front porch

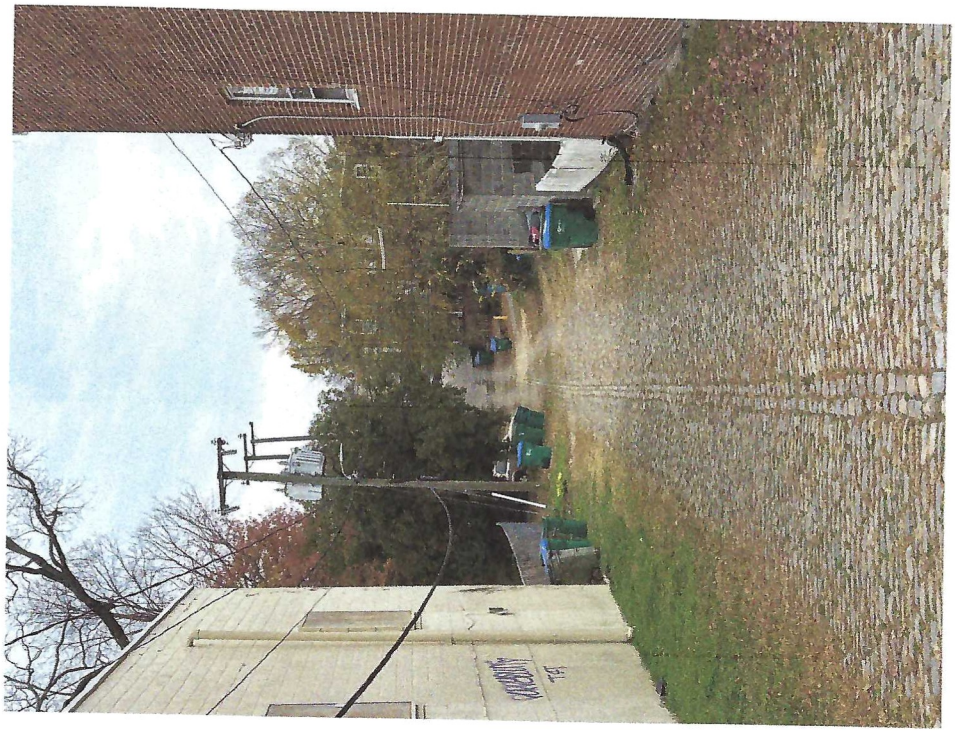


Photo-11 North end of alley on the east side 2811 E Marshall St looking south

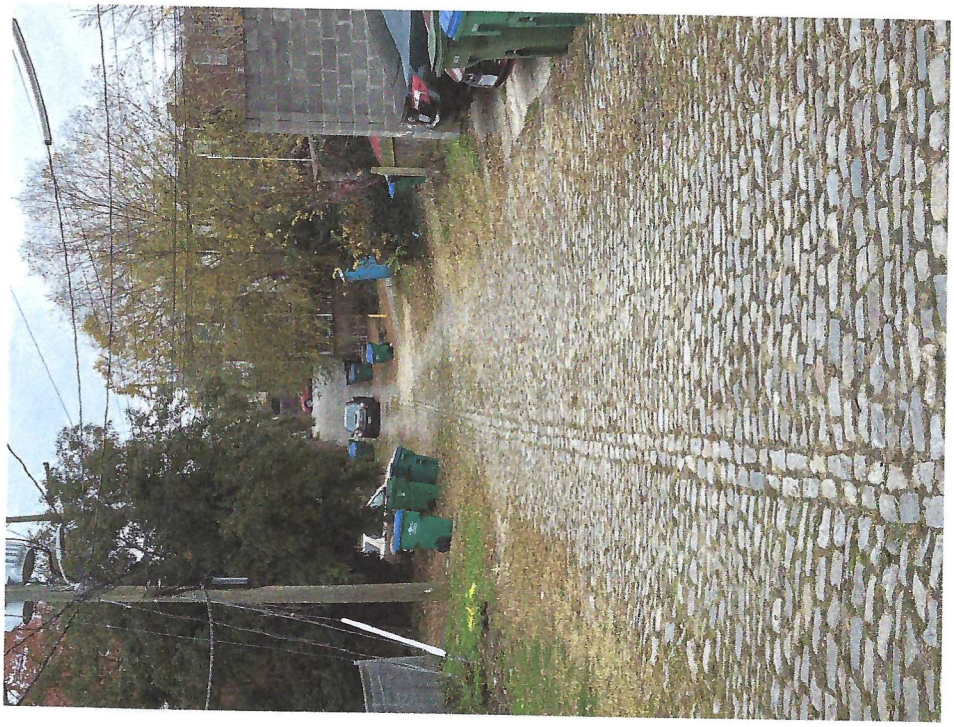


Photo-12 North end of alley on the east side 2811 E Marshall St cmu garage w/o roof looking south

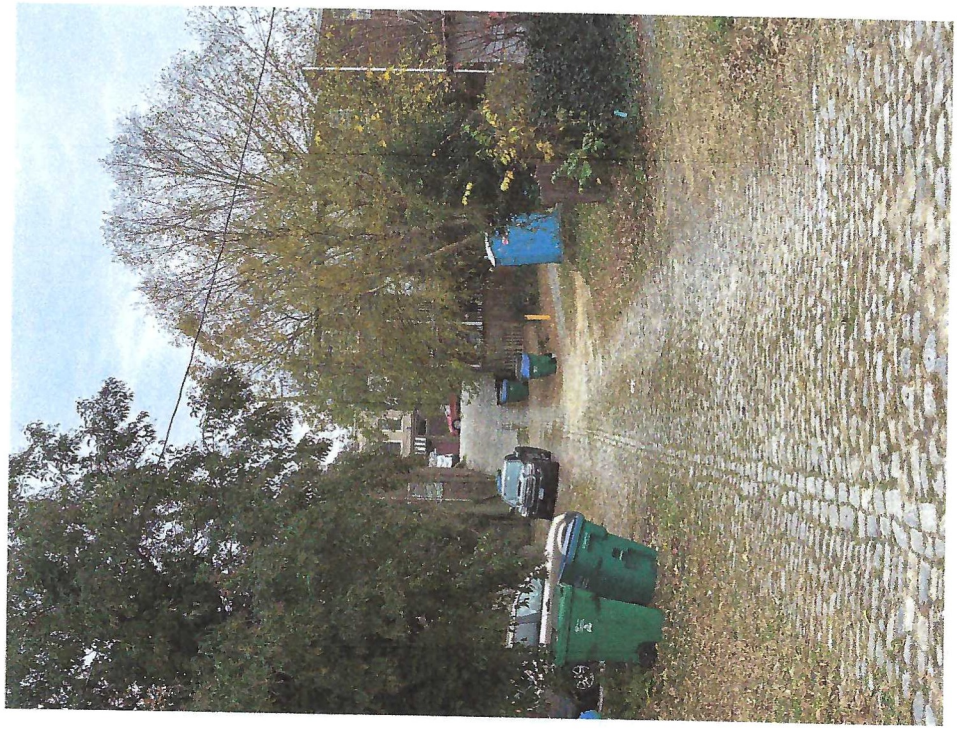


Photo-13 North end of alley behind 313 N 28 St, looking south

Photo-14 South end of alley behind 305 N 28 St, looking north

Photo-15 South end of alley on the east side 2812 E Broad St rear looking south

Photo-16 South end of alley on the east side 2812 E Broad St looking south

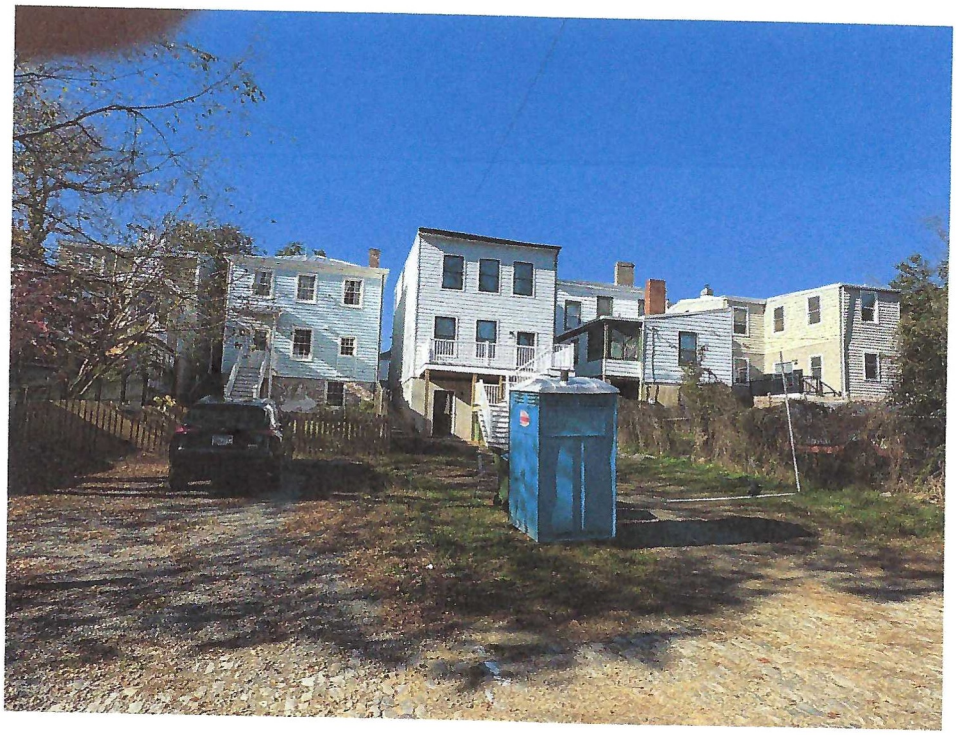


Photo-17 Alley view of proposed garage site from behind 307 N 28 Street. See perspective dwg A3 for new work.

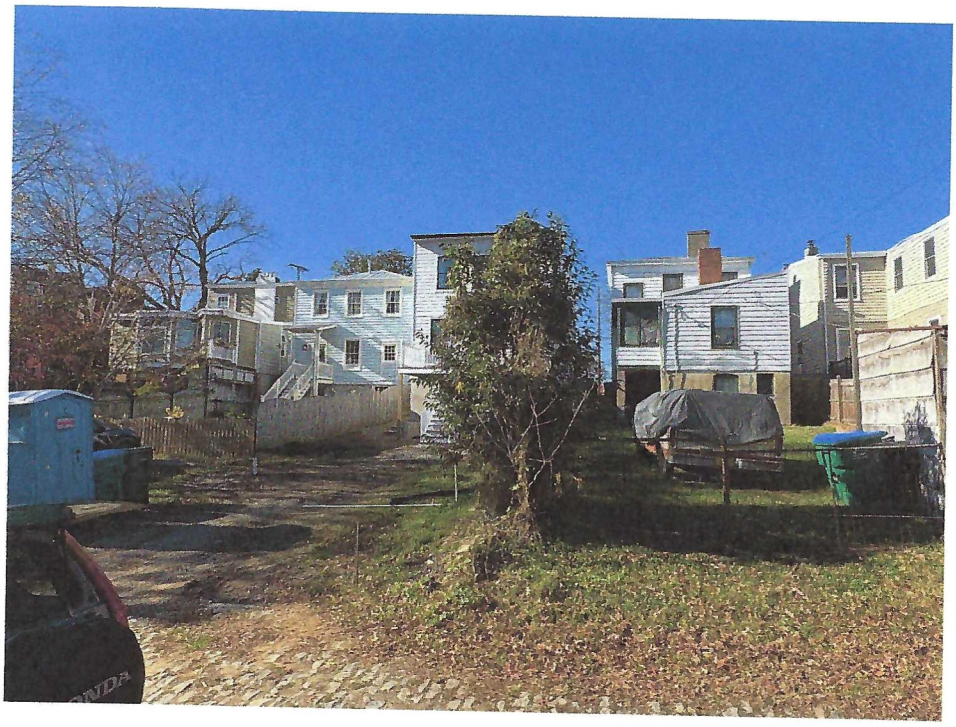
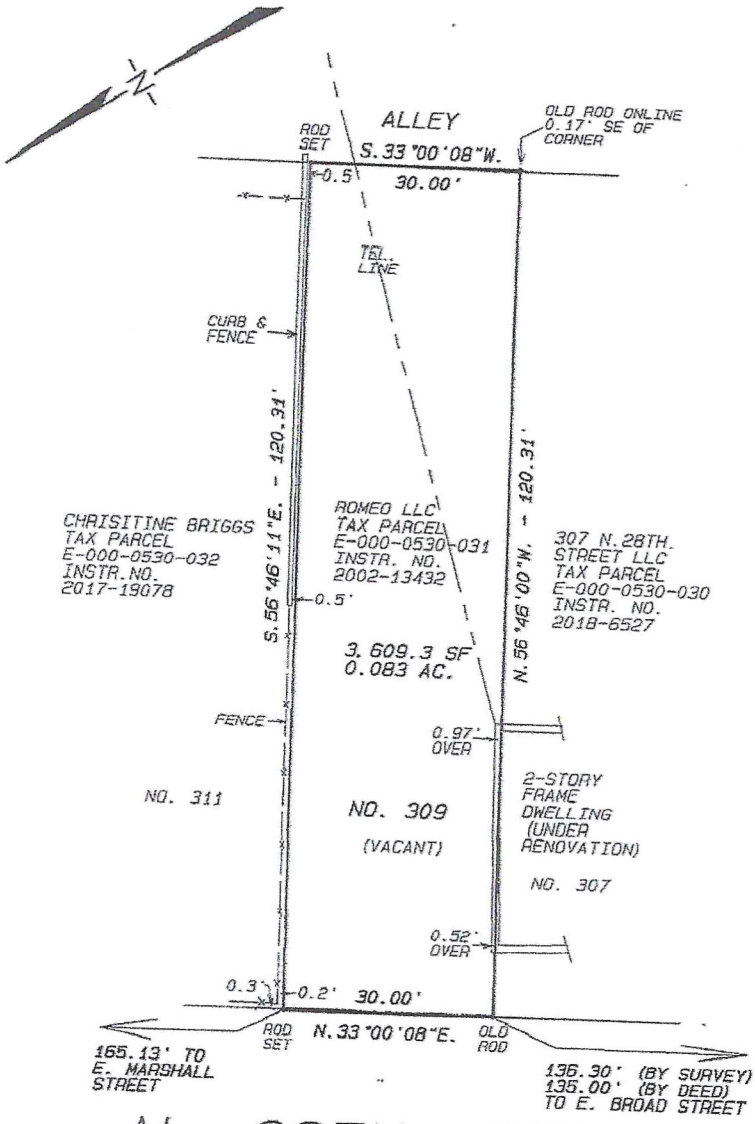


Photo-18 Alley view of proposed garage site from behind 311 N 28 Street



N. 28TH. STREET

NOTE:
THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

PLAT OF PROPERTY SITUATED ON THE EASTERN LINE OF N. 28TH. STREET AND NORTH OF E. BROAD STREET CITY OF RICHMOND, VIRGINIA MAY 21, 2018 SCALE: 1"=20'

COMMONWEALTH OF VIRGINIA
Steven B. Kent
CERTIFICATE No. 1686
5-21-18
LAND SURVEYOR

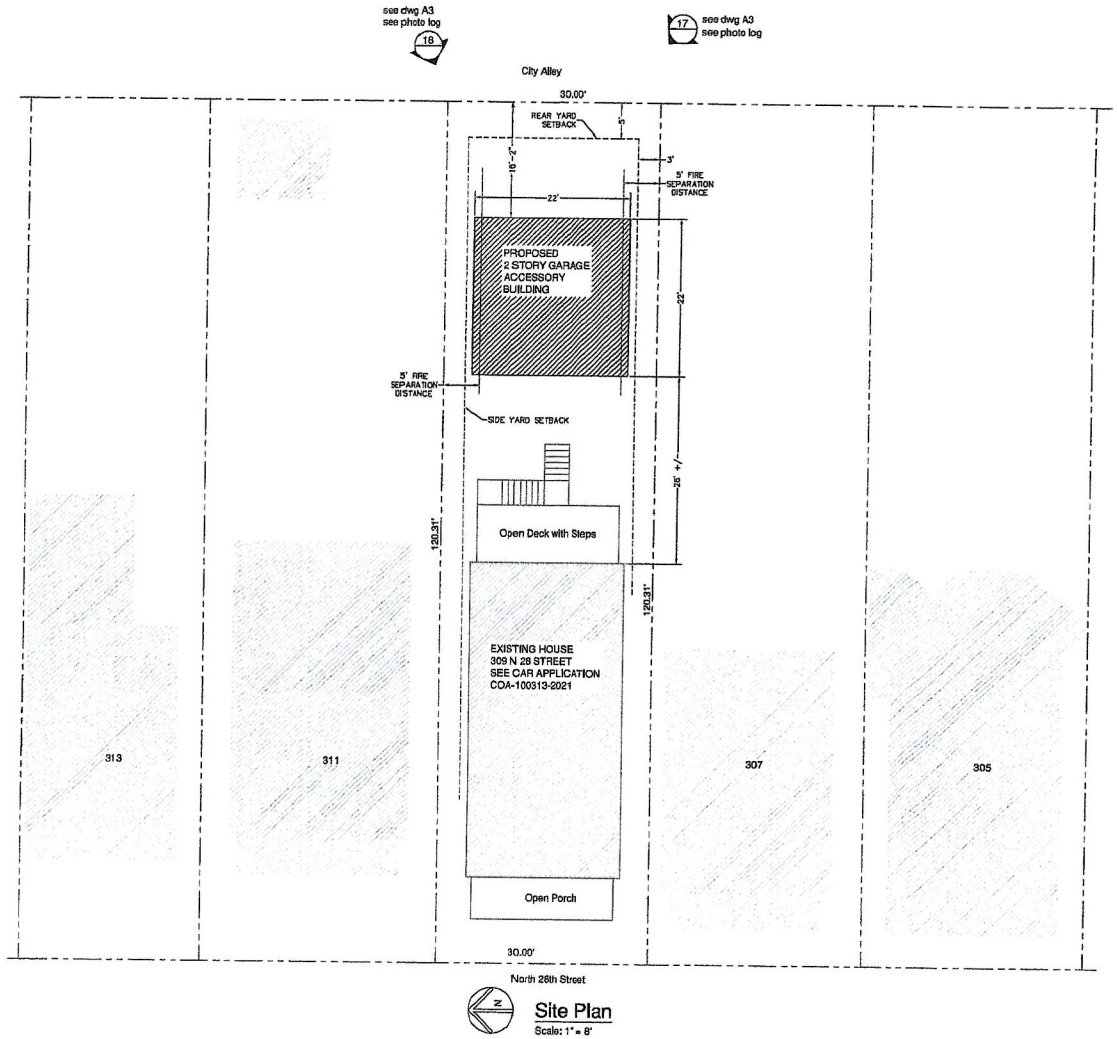
STEVEN B. KENT & ASSOCIATES, P.C.
LAND SURVEYORS
1521 Brook Road
Richmond, VA 23220
PH. 804-643-6113

CERTIFICATION

THIS IS TO CERTIFY THAT WE MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON, THAT ALL IMPROVEMENTS AND VISIBLE EASEMENTS ARE SHOWN HEREON, THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES, OR FROM SUBJECT PREMISES, OTHER THAN SHOWN HEREON.

FILE: E-530

BK. 126-17



Site Plan

Scale: 1" = 8'

CAR Application

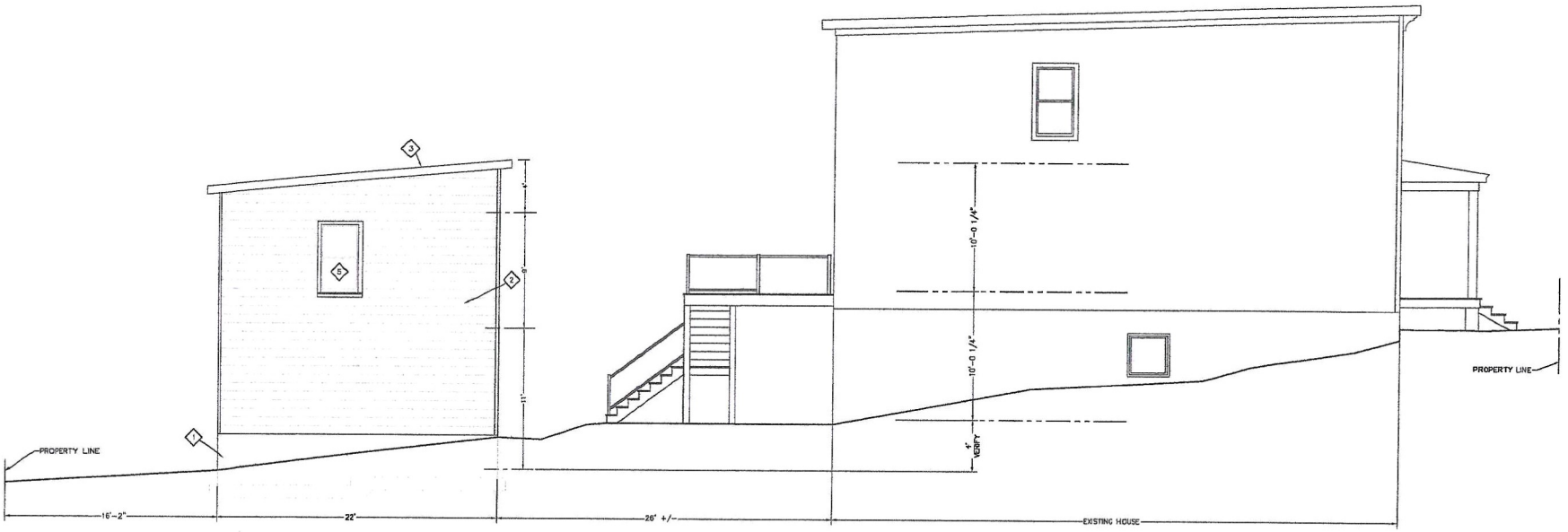
A1

New Garage

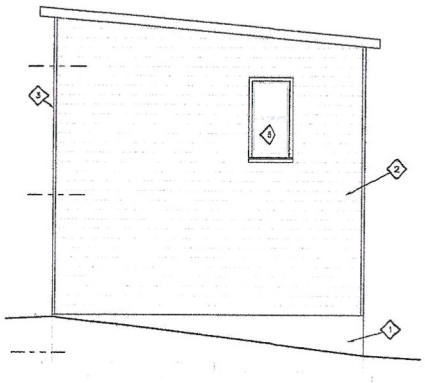
309 NORTH 28 STREET
RICHMOND, VIRGINIA 23223

NOVEMBER 14, 2025

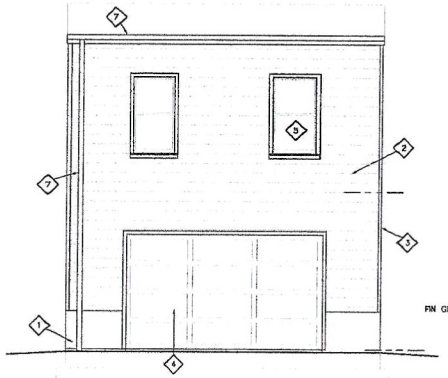
rmi architecture pllc
3716 moss side ave
richmond 23222
269-1174



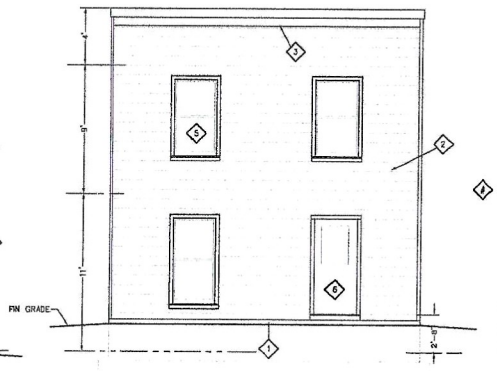
North Elevation
Scale: 1/4" = 1'-0"



South Elevation
Scale: 1/4" = 1'-0"



East Elevation
Scale: 1/4" = 1'-0"



West Elevation
Scale: 1/4" = 1'-0"

Elevation Notes

1. PARGE FOUNDATION CMU FOR STUCCO LIKE FINISH TO MATCH EXISTING HOUSE FOUNDATION.
2. HARDIPLANK LAPPED SIDING SMOOTH FINISH WITH SQUARE EDGE, NO BEAD.
3. HARDIPLANK FIBER CEMENT TRIM.
4. SECTIONAL OVERHEAD ROLL UP GARAGE DOORS. METAL WITH TRANSLUCENT PANELS.
5. DOUBLE HUNG WINDOWS TO MATCH STYLE AND TRIM OF WINDOWS AT EXISTING HOUSE.
6. HALF GLASS ENTRY DOOR AND FRAME TO MATCH STYLE AND TRIM OF EXTERIOR DOORS AT EXISTING HOUSE.
7. METAL GUTTER AND DOWNSPOUT.

CAR Application
A2

New Garage
309 NORTH 28 STREET
RICHMOND, VIRGINIA 23223
NOVEMBER 14, 2025

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CAR Application
A3

New Garage
309 NORTH 28 STREET
RICHMOND, VIRGINIA 23223
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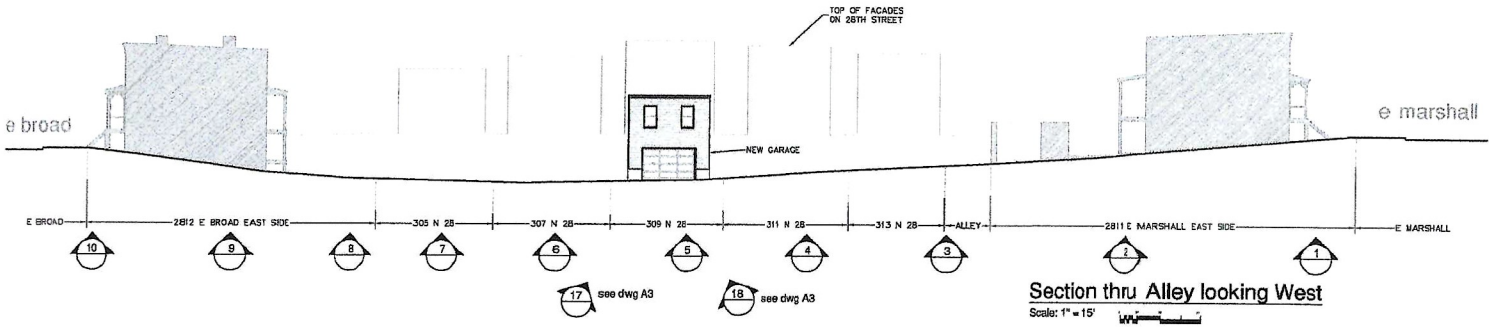
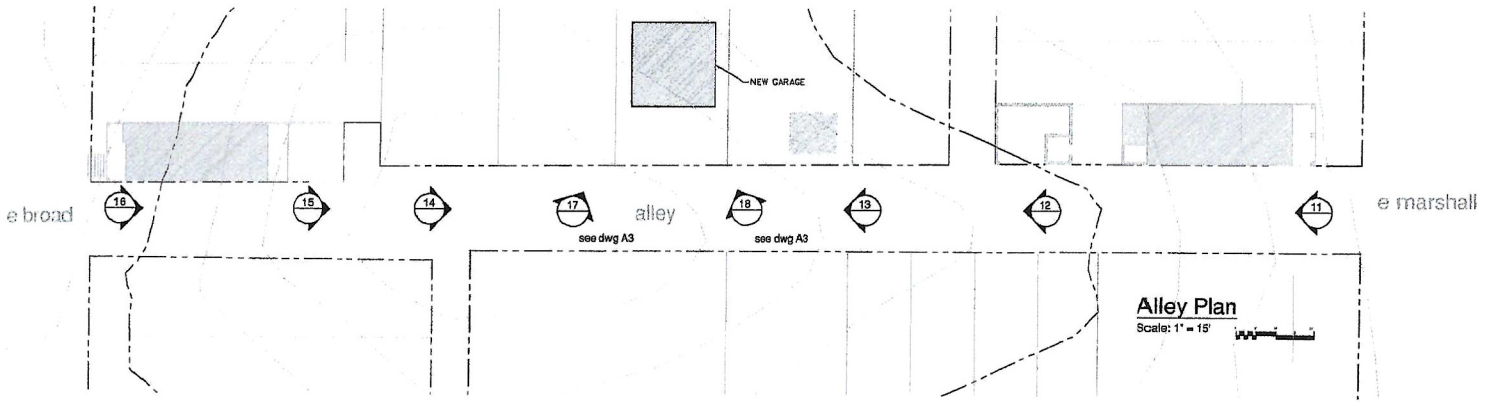


Section thru Alley looking West

Scale: 1" = 15'



Alley Plan

Scale: 1" = 15'

Photo Map
CAR Application
A4

New Garage
309 NORTH 28 STREET
RICHMOND, VIRGINIA 23223
NOVEMBER 14, 2025

rml architecture pllc
3716 moss side ave
richmond 23222
269-1174

JHinsite™
Building design. Streamlined.

FEBRUARY 2024

JamesHardie™

Hardie® Plank Lap Siding — Submittal Form 01

Submitted to: .....

Project Name: .....

Submitted by: .....

Date: .....

☐ HZ5® Product Zone ☐ HZ10® Product Zone

Product Width: ☐ 5-1/4in ☐ 6-1/4in ☐ 7-1/4in ☐ 8in ☐ 8-1/4in ☐ 9-1/4in ☐ 12in

Product Finish: ☐ Primed ☐ ColorPlus® Technology

Product Texture: ☐ Smooth ☐ Select Cedarmill® ☐ Colonial Roughsawn® ☐ Colonial Smooth® ☐ Rustic Cedar

Hardie® Plank Lap Siding — Specification Sheet 01

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION | SECTION: 07 46 46 FIBER CEMENT SIDING

HARDIE® PLANK LAP SIDING

Manufacturer

James Hardie Building Products, Inc.

The products are manufactured at the following locations, with quality control inspections by ICC-ES:

- Cleburne, Texas
- Plant City, Florida
- Reno, Nevada
- Waxahachie, Texas
- Prattville, Alabama
- Peru, Illinois
- Pulaski, Virginia
- Tacoma, Washington
- Fontana, California
- Summerville, South Carolina

Compliance with the following codes

- 2006 thru 2021 International Building Code (IBC)
- 2006 thru 2021 International Residential Code (IRC)

For more information about other compliances and applicable uses, refer to ICC-ES ESR-2290

Features

- Noncombustible
- Dimensionally Stable
- Resists damage from pests
- Weather Resistant-Engineered for Climate®
- Impact resistant
- Sustainable

Use

Hardie® fiber-cement lap siding is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC)

Description

Hardie® Plank lap siding is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Plank lap siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (in)	Length	Thickness (in)
Hardie® Plank lap siding*	5-1/4, 6-1/4, 7-1/4, 8, 8-1/4, 9-1/4, 12	12 feet	5/16

** HZ5: 9-1/4, 12 only available primed HZ10: 5-1/4, 9-1/4, 12 only available primed.*

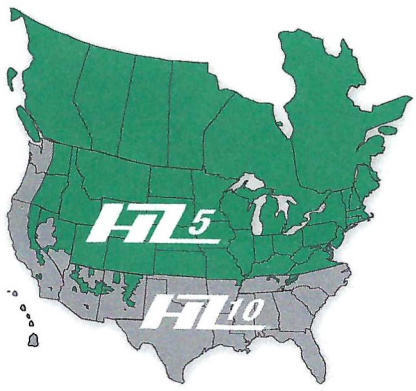
Weight2.31 lbs. per square foot

Texture & Finish

Hardie® Plank lap siding comes in a variety of textures and finishes. The product is available in smooth or wood grain texture. Additional textures are available on a regional basis. Finish options are primed for field paint, or factory finished with ColorPlus® Technology. Color availability varies by region.

Engineered for Climate®

Hardie® Plank lap siding is engineered for performance to specific weather conditions by climate zones as identified by the following map.



Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.04 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft³	ASTM C1185		As reported	83
	Water Absorption, % by mass	ASTM C1185		As reported	36
	Water Tightness	ASTM C1185	Physical Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
THERMAL	Thermal Conductivity	ASTM C177	(BTU/(hr·ft°F))/inch	As reported	2.07
	Actual Thermal Conductivity		(K_{eff})		6.62
	Thermal Resistance		$R=1/K_{eff}$		0.48
	Actual Thermal Resistance		(R)		0.15
DURABILITY	Warm Water Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Physical Observations	No visible cracks or structural alteration	Pass
			Mass Loss, %	≤ 3.0%	
			Freeze/Thaw, % strength retention	≥ 80%	
	UV Accelerated Weathering Test	ASTM G23	Physical Observations	No cracking, checking, or crazing	Pass
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class		A
			Uniform Building Code Class	As reported	1
			International Building Code® class		A
	Noncombustibility	ASTM E136	Noncombustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Note 1: listed on Warnock Hersey and ESR 2290

Installation

Install Hardie® Plank lap siding in accordance with:

- Hardie® Plank lap siding installation instructions
- ICC-ES ESR 2290
- Requirements of authorities having jursidiction

Warranty

Hardie® Plank lap siding: 30-year, Non-Prorated, Limited Warranty
ColorPlus® Technology: 15-year Limited Finish Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Compliance

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800)426-4051

Ply Gem® WINDOWS & DOORS

MIRA®

WINDOWS & PATIO DOORS

DOUBLE HUNG

Let your windows reflect your exquisite style and taste. Designed with superior craftsmanship and one-of-a-kind details, **Ply Gem MIRA Aluminum-Clad Wood Windows** make the best possible statement bringing your unique vision to life. Built for energy efficiency and long lasting quality in mind, these double hung windows offer peace of mind as well as lasting beauty.

DOUBLE HUNG

plygem.com/windows-doors

STANDARD FEATURES

- Tilt-in sash design for easy cleaning from the safety of inside your home
- Sash interlock provides superior structural performance
- Stepped jambliner design for superior structural performance while maximizing available daylight opening
- Three-piece jambliner allows for different interior and exterior jambliner colors
- 6/4 sash construction for historically accurate wood window look
- 4⁹⁄₁₆" jambs made of clear wood eliminate extensive drywall work
- Sash and interior made with select clear wood; ready for paint or stain to match any interior décor (also available in primed or prefinished in white, black and off-white)
- Integral face groove allows for easy mulling and exterior accessory application
- Pre-punched nailing fin for simple installation
- AAMA 2604 paint finish provides superior resistance to chalking and fading
- Energy-efficient Warm Edge insulating HP glass reduces energy costs while reducing fabric fading
- Vacuum-treated, solid wood components resist damage from water and fungus
- Durable .050 extruded aluminum cladding on all exterior frame surfaces resists dings and dents while providing structural integrity

STANDARD EXTERIOR OPTIONS

WHITE | DARK BRONZE | BLACK

Additional Signature and Radiance color options available ranging from dark bold hues to vibrant metallics.

PERFORMANCE

NFRC THERMAL PERFORMANCE				
	R Value	NFRC CERTIFIED		
		U Factor	SHGC	VT
WITH WARM EDGE				
¾" Low-E	2.78	0.36	0.29	0.51
¾" Low-E^{SC}	2.70	0.37	0.21	0.40
¾" Low-E2+	3.13	0.32	0.28	0.49
¾" HP	2.70	0.37	0.28	0.51
¾" HP^{SC}	3.03	0.33	0.21	0.40
¾" HP^{PS}	2.94	0.34	0.42	0.51
¾" HP2+	3.33	0.30	0.27	0.49
¾" HP^{SC} 2+	3.33	0.30	0.20	0.39
¾" HP^{PS} 2+		N/A		
WITH WARM EDGE*				
¾" Low-E	2.86	0.35	0.29	0.51
¾" Low-E^{SC}	2.86	0.35	0.21	0.40
¾" Low-E2+	3.23	0.31	0.28	0.49
¾" HP	3.13	0.32	0.28	0.51
¾" HP^{SC}	3.13	0.32	0.21	0.40
¾" HP^{PS}	3.13	0.32	0.42	0.51
¾" HP2+	3.45	0.29	0.27	0.49
¾" HP2+^{SC}	3.45	0.29	0.20	0.39
¾" HP2+^{PS}		N/A		

All units rated in accordance with NFRC 100/200 standards by a NAMI Accredited lab. Performance values reflect the performance of units tested with the following configuration: ¾" IGU, 3mm glass, no grilles and Warm Edge spacer system and Warm Edge+ spacer system.

R VALUE: Restrictive ambient air flow; U FACTOR: Rate of heat loss; SHGC: Solar Heat Gain Coefficient; VT: Visible Transmittance

Most unit sizes ENERGY STAR® qualified in most zones and may be eligible for LEED for Homes* credits.

*LEED for Homes is a rating system of the U.S. Green Building Council that promotes the design and construction of high-performance green homes.

OPTIONS

GLASS OPTIONS:

HP^{SC}, HP2+, HP2+^{SC}, HP^{PS}, HP2+^{PS}, (Low-E, Low-E^{SC}, and Low-E2+ for high altitude applications), Warm Edge+, tinted, tempered, obscure, laminated and black spandrel

GRILLE OPTIONS:

Color-coordinated grilles-between-the-glass (GBG) in ⅝" and ⅞" flat, ⅝" sculptured and 1" contoured in white only; simulated-divided-lite (SDL) available in ⅞" and 1¼"; ⅞" full surround removable wood grilles

EXTERIOR CASING:

180 Brick Mould, 3¼" Williamsburg, 3½" Flat, J-Channel and Sill Nose available factory or field applied

EXTENSION JAMBS:

Custom from 4⁹⁄₁₆" to 8⁹⁄₁₆" in prefinished white, prefinished black, prefinished off-white, primed or natural "clear" wood

HARDWARE FINISHES:

White, taupe, beige, bright brass, black antique brass, satin nickel and oil rubbed bronze

PRODUCT CONFIGURATION:

Twins, fixed, combinations, bays, circle heads, quarter circles, ellipticals, transoms, true radius, arches and various architectural shapes

1. Most units are rated LC50 straight out of the box.
2. HP glass combines Low-E with argon gas fill for high performance.
3. Optional Warm Edge+ spacer upgrade for enhanced performance.
4. Optional Impact Rated units are available in select sizes and configurations.

ASK ABOUT ENERGY STAR

Modern Aluminum COLLECTION

Crisp lines and sleek design formed from durable corrosion-resistant aluminum and light-filtering glass.

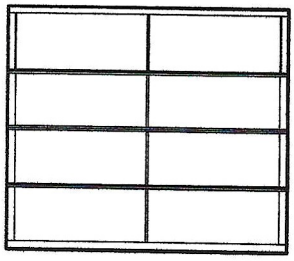
The Genuine. The Original.

OVERHEAD DOOR®

Modern Aluminum COLLECTION
Door Designs

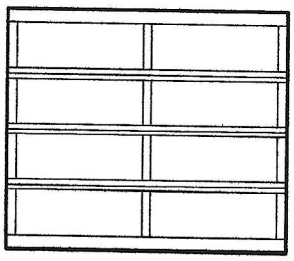
Select your Door Panel Style and Glass

1 Choose a Frame Option



Model 9910†
Standard Frame

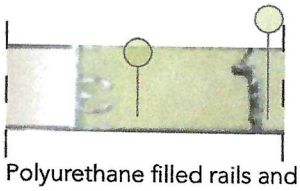
- Narrow rails and stiles
- An array of frame finishes and special custom options
- Door sizes **up to 16' 2" wide by 16' 1" high**



Model 9920†
Heavy-duty Frame

- Wide, heavy-duty rails and stiles
- An array of frame finishes and special custom options
- Door sizes **up to 26' 2" wide by 20' 1" high**
- Joint seal between sections for additional weather-resistance
- **Wind load and impact rated door** Door can be built to withstand a variety of wind conditions
- Optional **polyurethane** insulation for rails and stiles up to 18'2" wide

1/2" Insulated Glazing Unit	U-factor*	R-value**
DSB- Clear, Tempered, Obscure	0.30	2.87
Clear Polycarbonate		2.93
DSB - Solar Bronze		3.17
DSB - Low E coating	0.28	3.43
SolarBan 70XL Argon Filled		4.09
Multi-wall Polycarbonate	**U-factor**	**R-value**
1/4" Thick Unit		2.75
3/8" Thick Unit		3.21
5/8" Thick Unit		3.48
Insulated Panels	**U-factor**	**R-value**
3/8" EPS solid panels		2.60



Polyurethane filled rails and stiles

Note: Previous model numbers and panel styles are noted in parentheses in gray.

† Section height varies dependent on door height.

* U-factor is independently tested and verified per ANSI/DASMA 105 using doors with full glazing and specific product sizes.

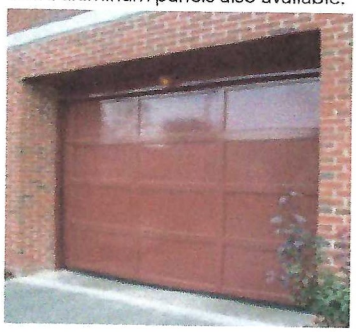
** Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

2 Choose a Glass Type

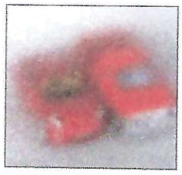
Specialty Glass
- Laminated White – privacy
- Low E Glass** – thermal efficiency
- Tempered Glass – enhanced safety
- Tinted Glass** – color options: Green, Gray, Bronze

Glass Alternatives
- Clear Lexan® Polycarbonate** – shatter resistant
- Multi Wall Polycarbonate – superior strength with UV protection; color options: Clear, White, Bronze
- Plexiglas® Acrylic** – shatter resistant
- Impact Clear and Frosted Polycarbonate - 0.250" minimum

Solid aluminum panels also available.



Double Strength DSB** (Standard)



Obscure

Satin Etched

Gray Tint

Green Tint

Bronze Tint

Impact Frosted Polycarbonate

Actual glass may vary from brochure photos due to fluctuations in the printing process. Check with your Overhead Door™ Distributor to view a glass sample.

** Insulated options available.