



Commission for Architectural Review Application for Certificate of Appropriateness

900 E. Broad Street, Room 510
Richmond, VA 23219 | (804)-646-6569
www.rva.gov/planning-development-review/commission-architectural-review



Property (location of work)

Address: 309 N. 28th Street Richmond, VA 23223

Historic District: Church Hill

Applicant Information ☐ Billing Contact

Name: Scott Broaddus

Email: sctbrds@yahoo.com

Phone: 804 519-2976

Company: Broaddus Design Shop

Mailing Address: 2940 Halstead Rd.

Richmond, VA 23235

Applicant Type: ☐ Owner ☐ Agent ☐ Lessee

☒ Architect ☐ Contractor

Other (specify): _____

Owner Information ☐ Billing Contact

☐ Same as Applicant

Name: Russell Jones

Email: _____

Phone: _____

Company: Romeo, LLC

Mailing Address: 1618 E. Broad St.

Richmond, VA 23223

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

Project Information

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

Project Description (attach additional sheets if needed):

See attached

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 an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

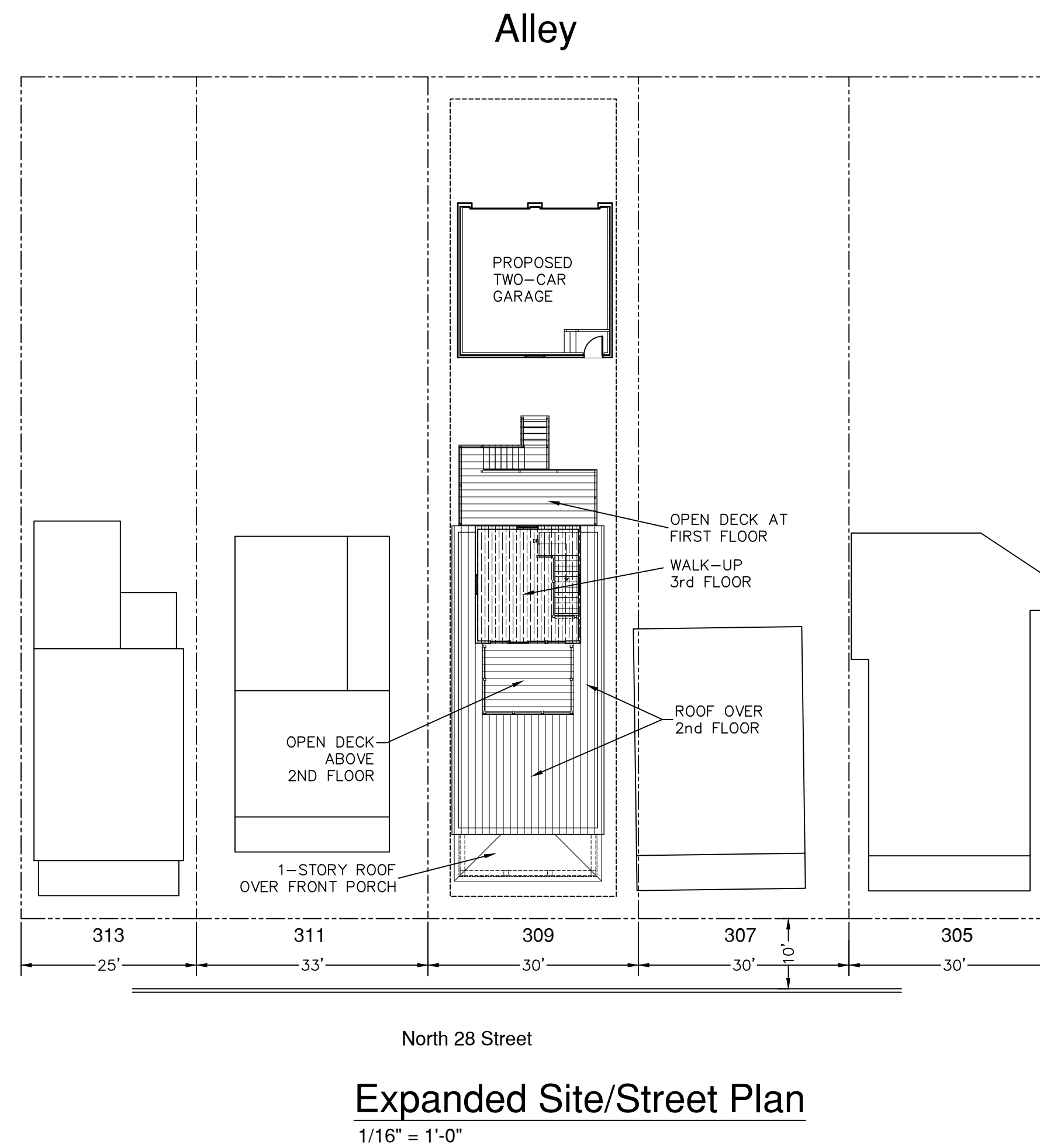
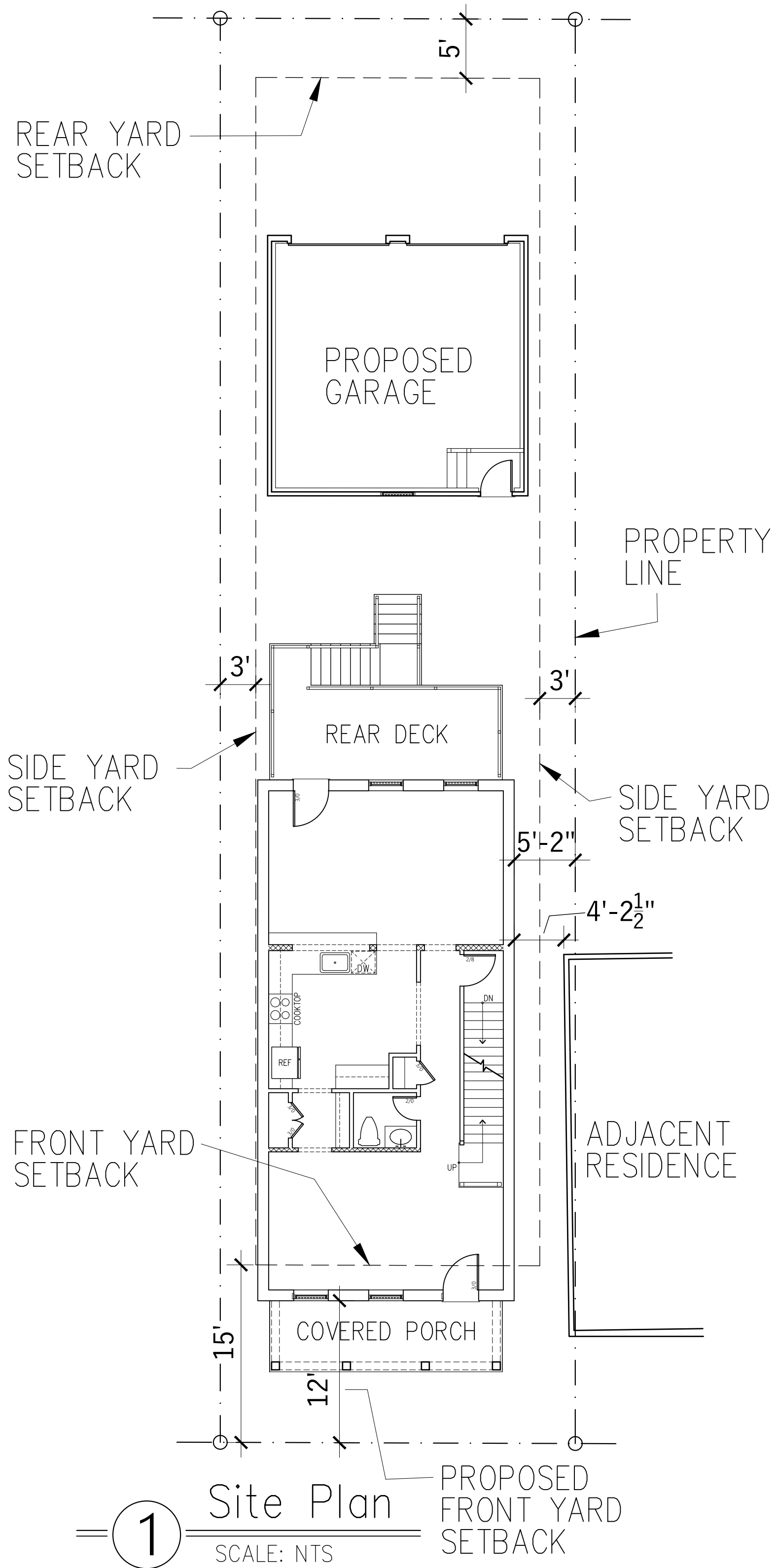
Zoning Requirements: Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required an application materials should be prepared in compliance with zoning.

Signature of Owner

Date 2-22-22

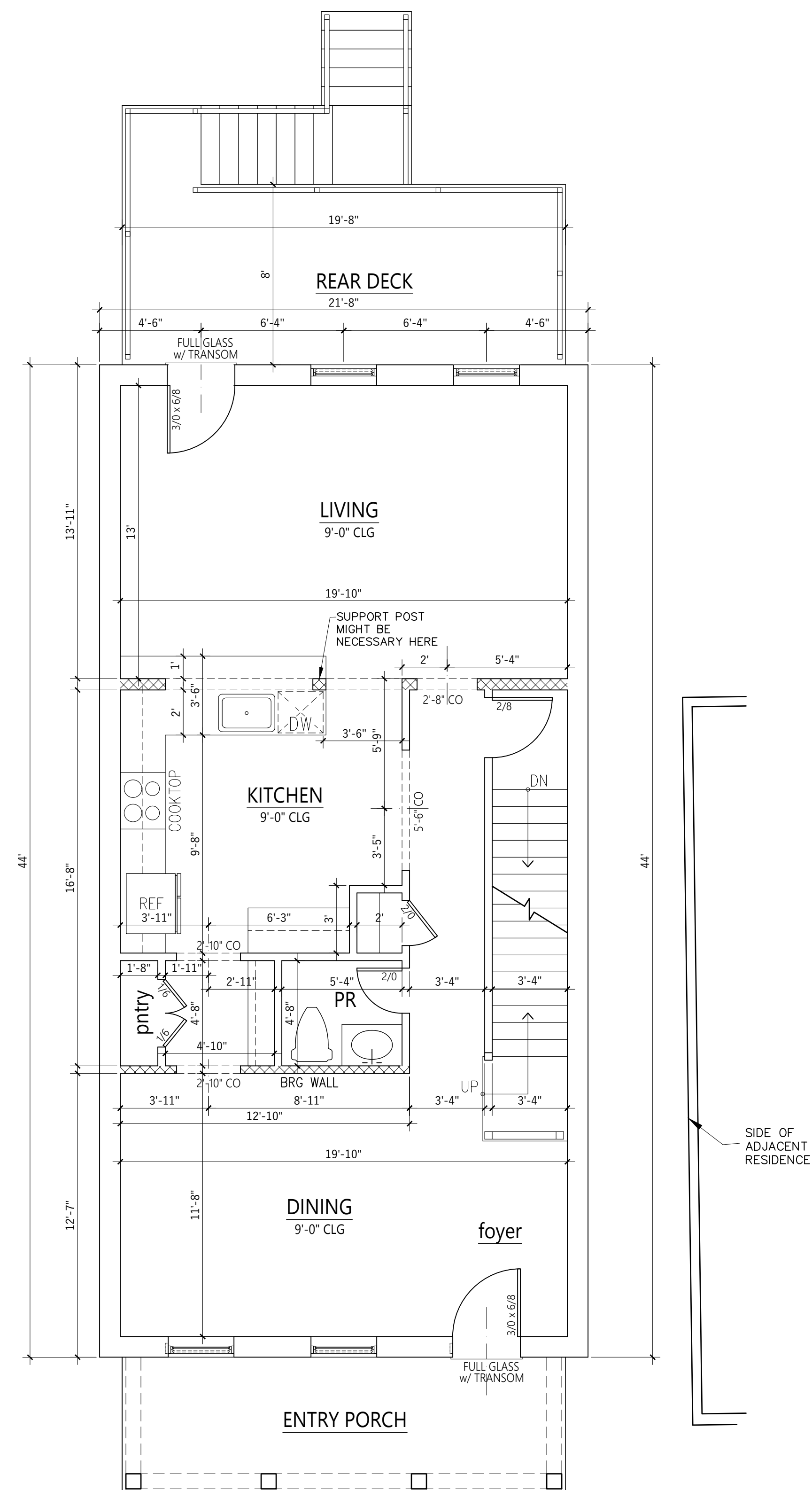
This is a follow-up to original CAR submission review of 10-26-21 (which was approved with conditions).

The footprint of the proposed has been made smaller by reducing the width of the house by two feet. This was done after a more thorough consideration of the over-dig necessary for the foundation as it relates to the neighboring house to the south (at 307 N. 28th St.), and the fact that it encroaches across the lot line and into this lot at its rear corner along the south side of this lot. The extra 2' gives us a more manageable distance from the existing house next door to facilitate our proposed construction.

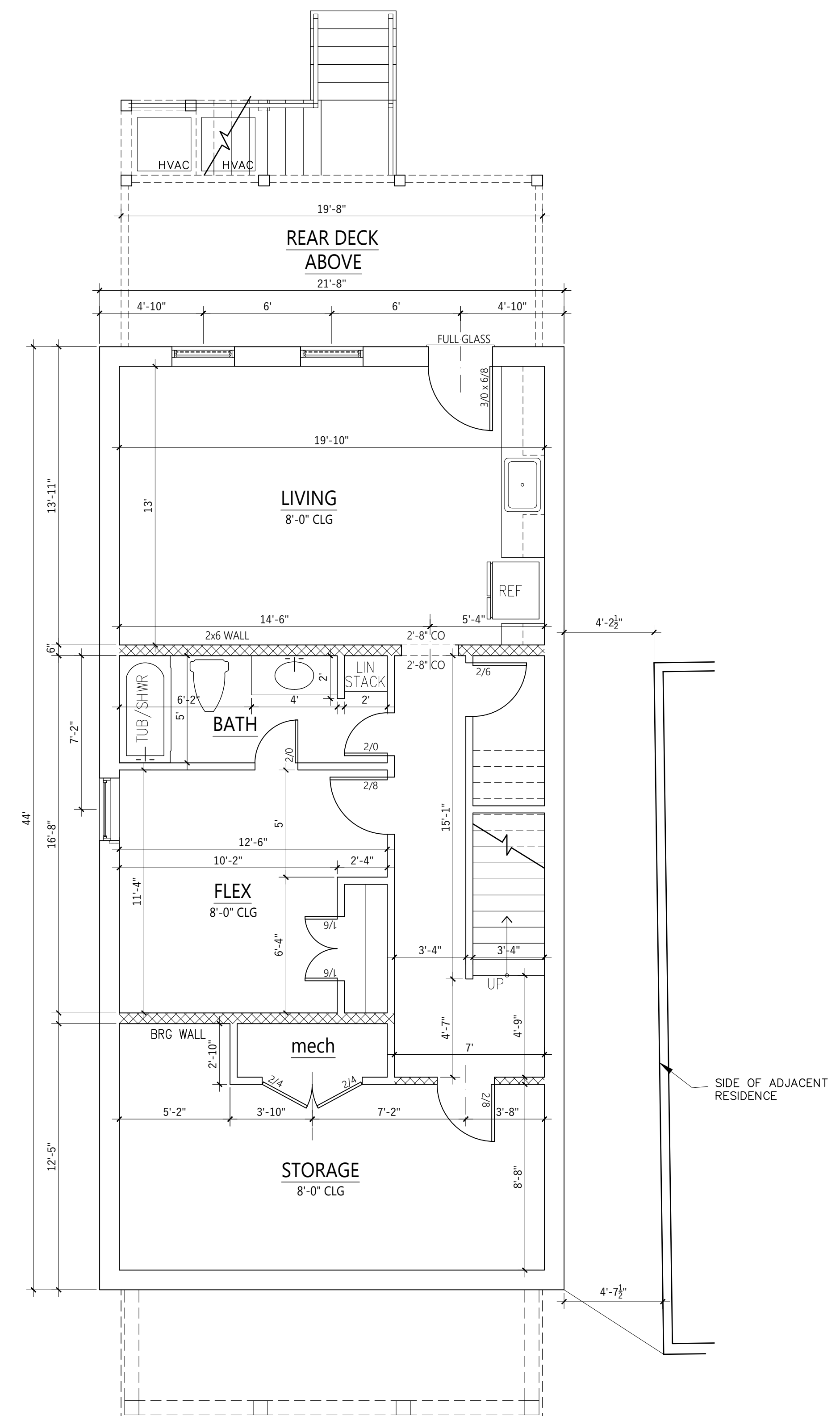


THIS REVISION REFLECTS A SWITCH (DUE TO RECENTLY RECEIVED FEEDBACK FROM SUPPLIERS) FROM MASONRY, CONCRETE, OR STUCCO OPTIONS FOR THE MATERIAL OF THE MAIN HOUSE TO FIBER CEMENT LAP SIDING FOR THE 1st AND 2nd FLOORS AND EITHER A BLOCK AND BRICK OR A CONCRETE/STUCCO TYPE FOUNDATION/WALK-OUT BASEMENT AS NOTED ON DRAWINGS 4-6

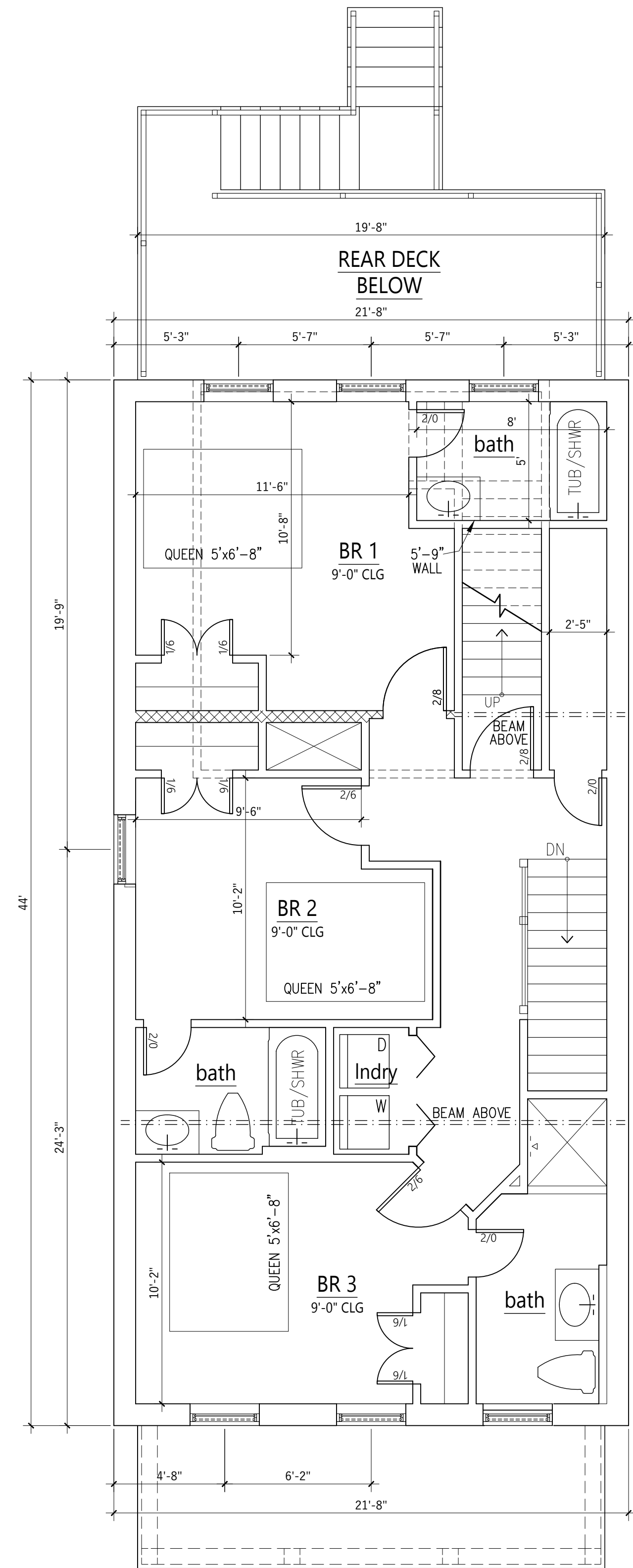
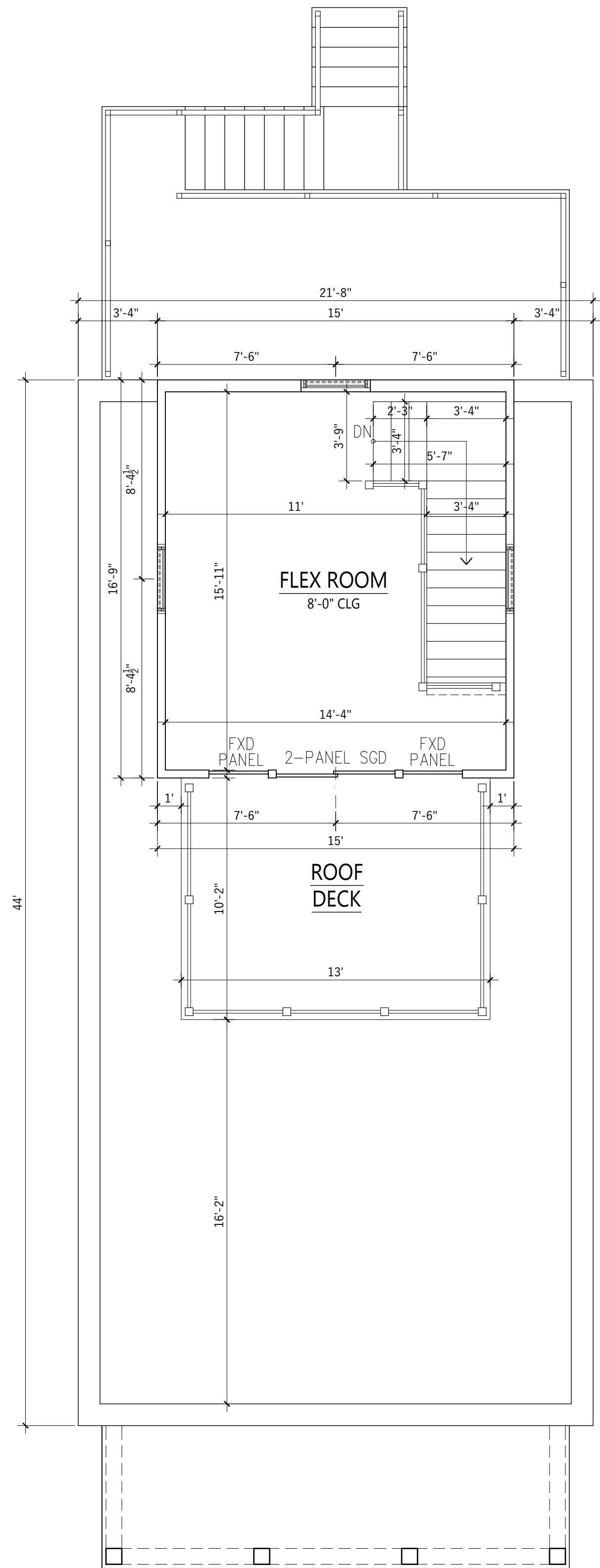
broadadus design shop	
2940 halstead road	
richmond, va 23235	
tel: 804 519-2976	
email: sclbrds@yahoo.com	
bds	
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309 N. 28 Street	
Richmond, VA	
SITE PLANS/ STREET ELEVATIONS	
△	REV 3-8-22
△	2-23-22 SCHEMATIC
1	



② 1st Floor Plan
SCALE: 1/4" = 1'-0"



1 Basement Floor Plan
SCALE: 1/4" = 1'-0"



309 N. 28 Street
Richmond, VA
ELEVATIONS

2-23-22 SCHEMATIC

3

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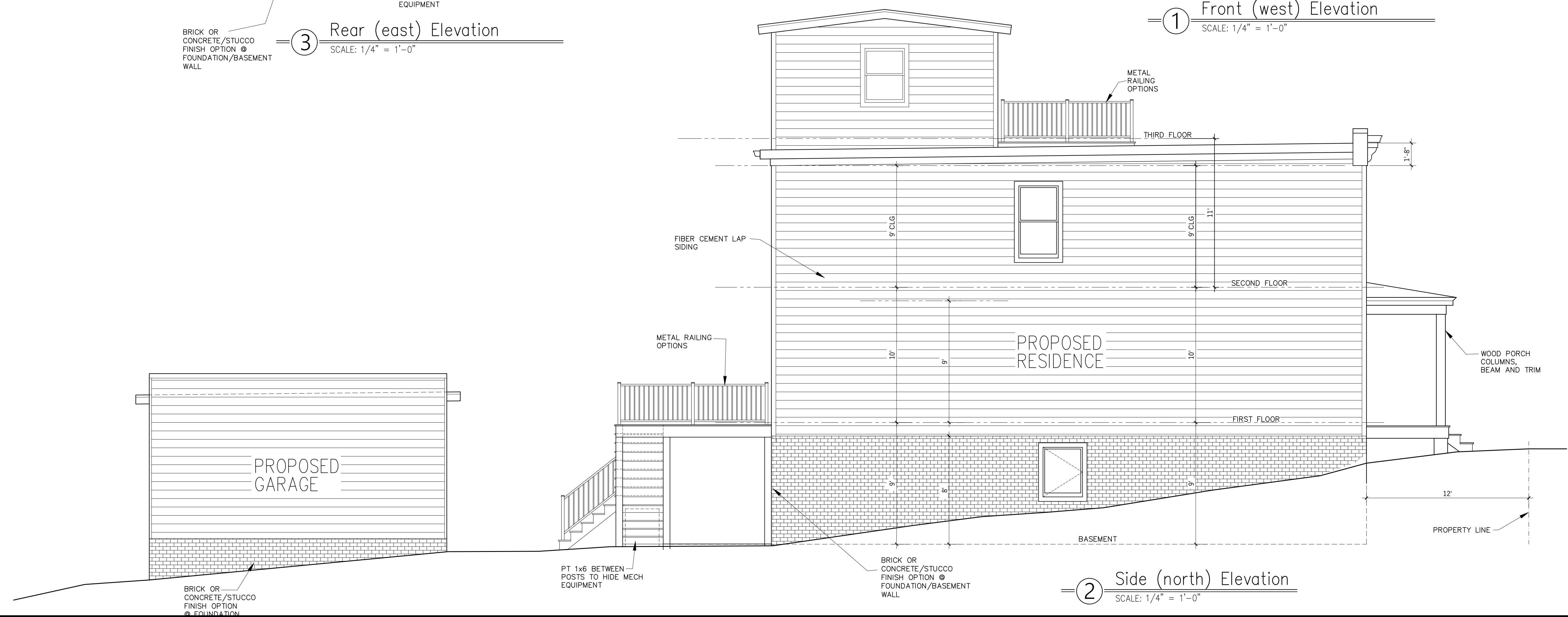


3 Rear (east) Elevation
SCALE: 1/4" = 1'-0"

BRICK OR
CONCRETE/STUCCO
FINISH OPTION @
FOUNDATION/BASEMENT
WALL



1 Front (west) Elevation
SCALE: 1/4" = 1'-0"



2 Side (north) Elevation
SCALE: 1/4" = 1'-0"

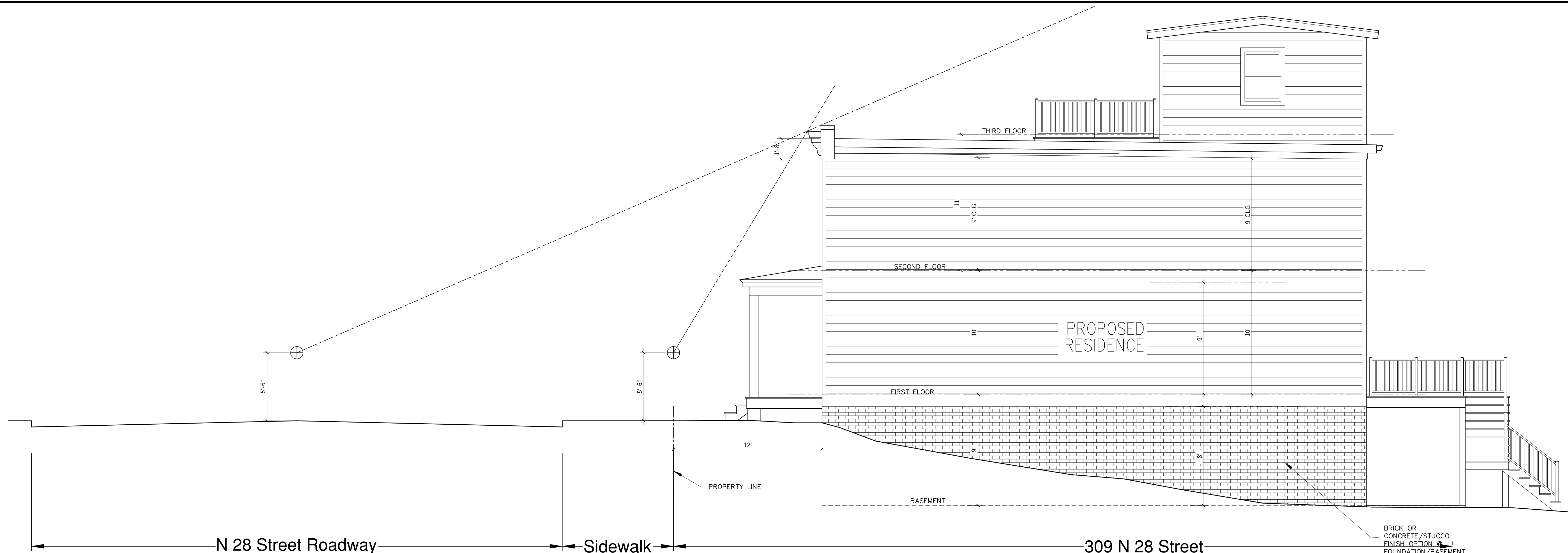
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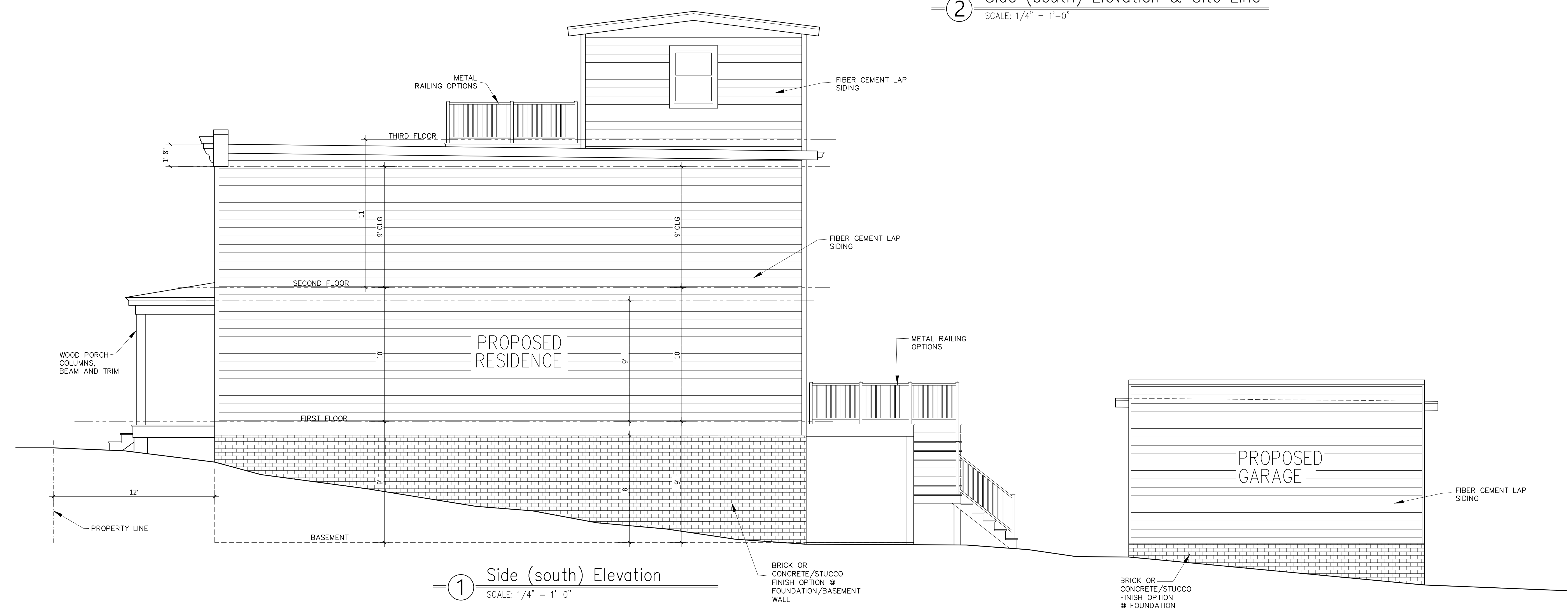
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309 N. 28 Street
Richmond, VA
ELEVATIONS

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② Side (south) Elevation & Site Line
SCALE: 1/4" = 1'-0"



① Side (south) Elevation
SCALE: 1/4" = 1'-0"

broaddus design shop

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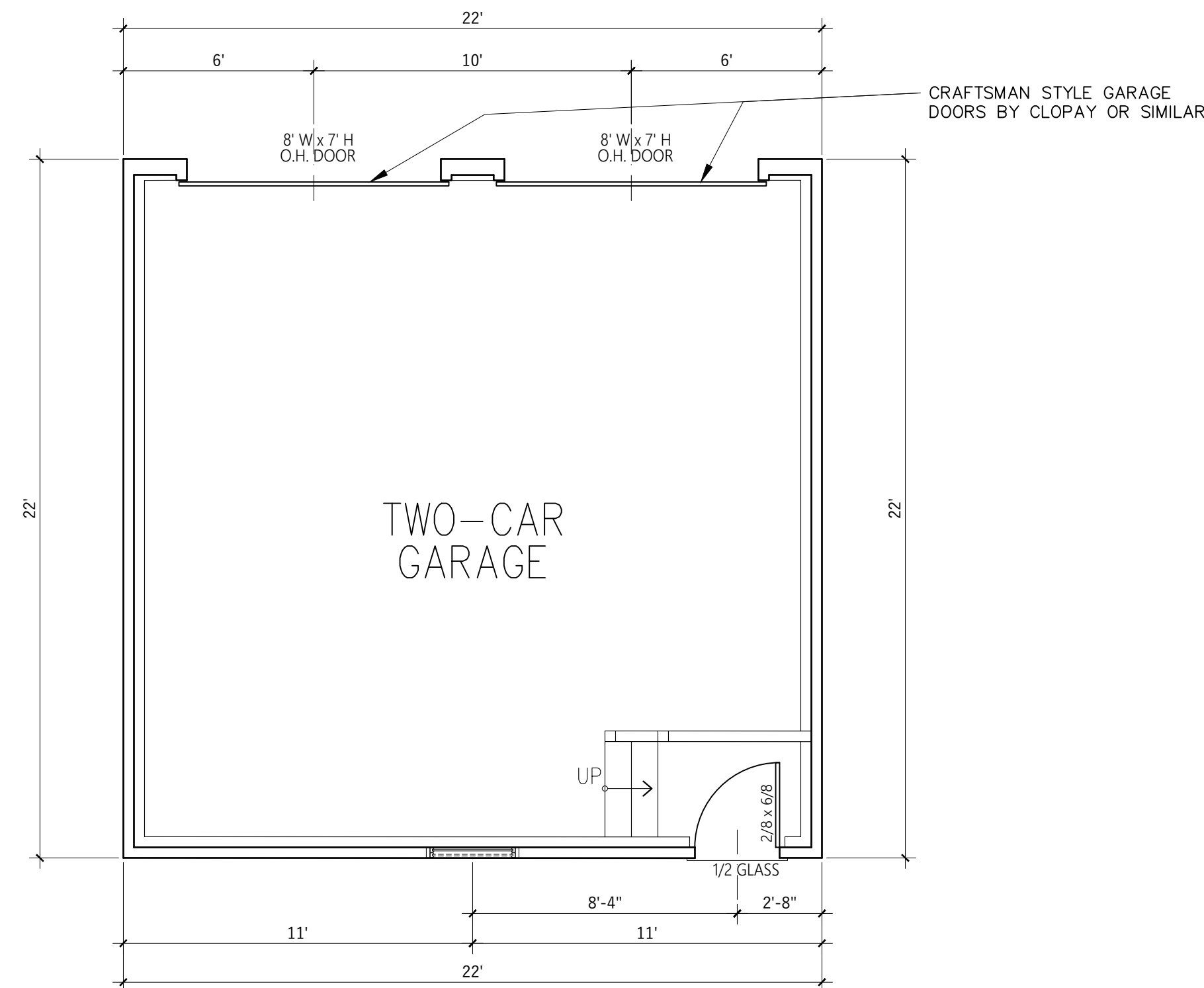
309 N. 28 Street
Richmond, VA
ELEVATIONS

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△	REV 3-8-22
△	2-23-22 SCHEMATIC

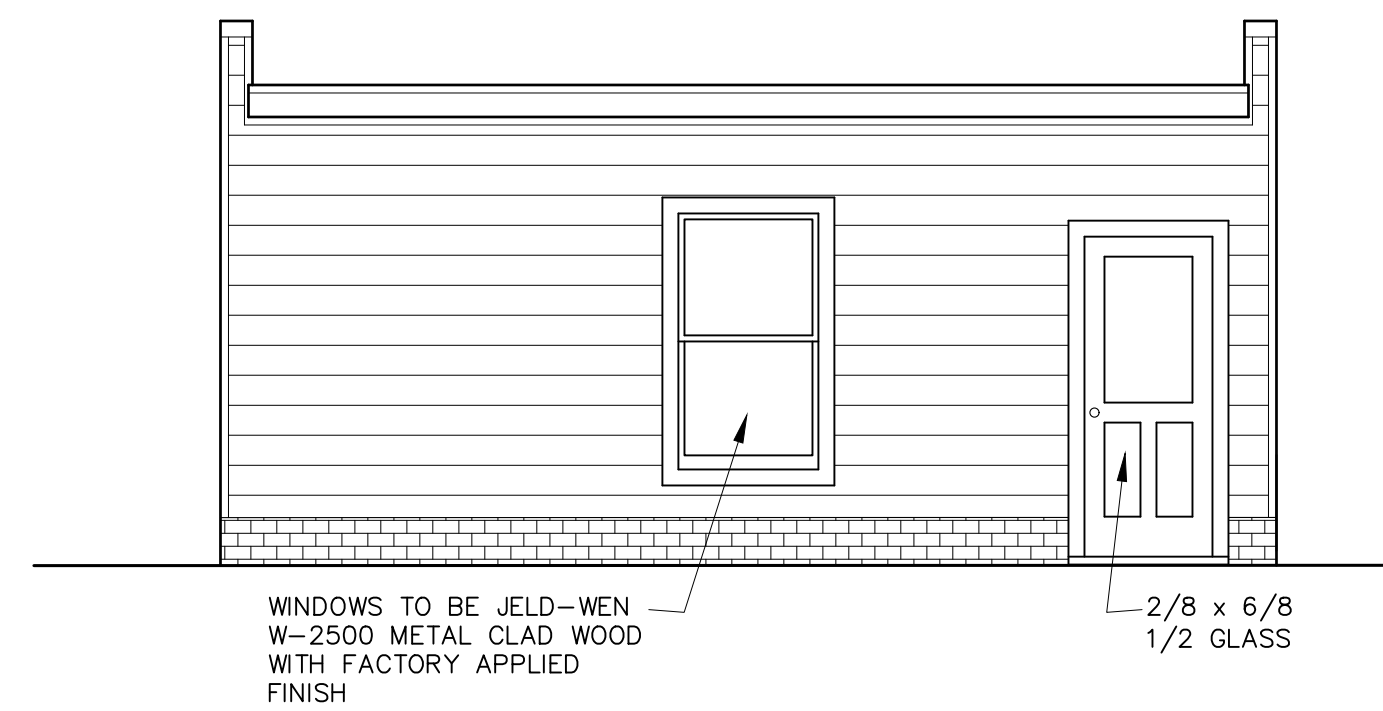
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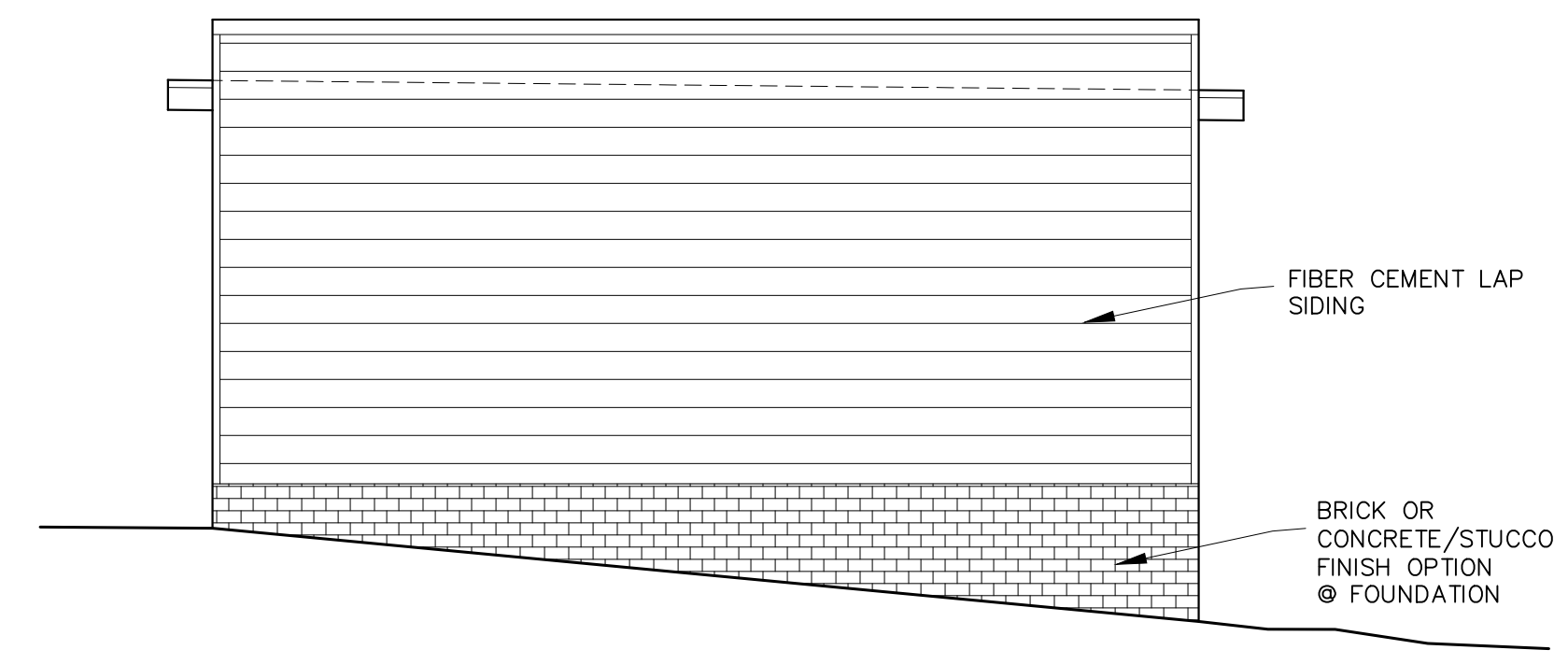
⑥ Rear (east) Elevation w/ Garage
SCALE: 1/4" = 1'-0"



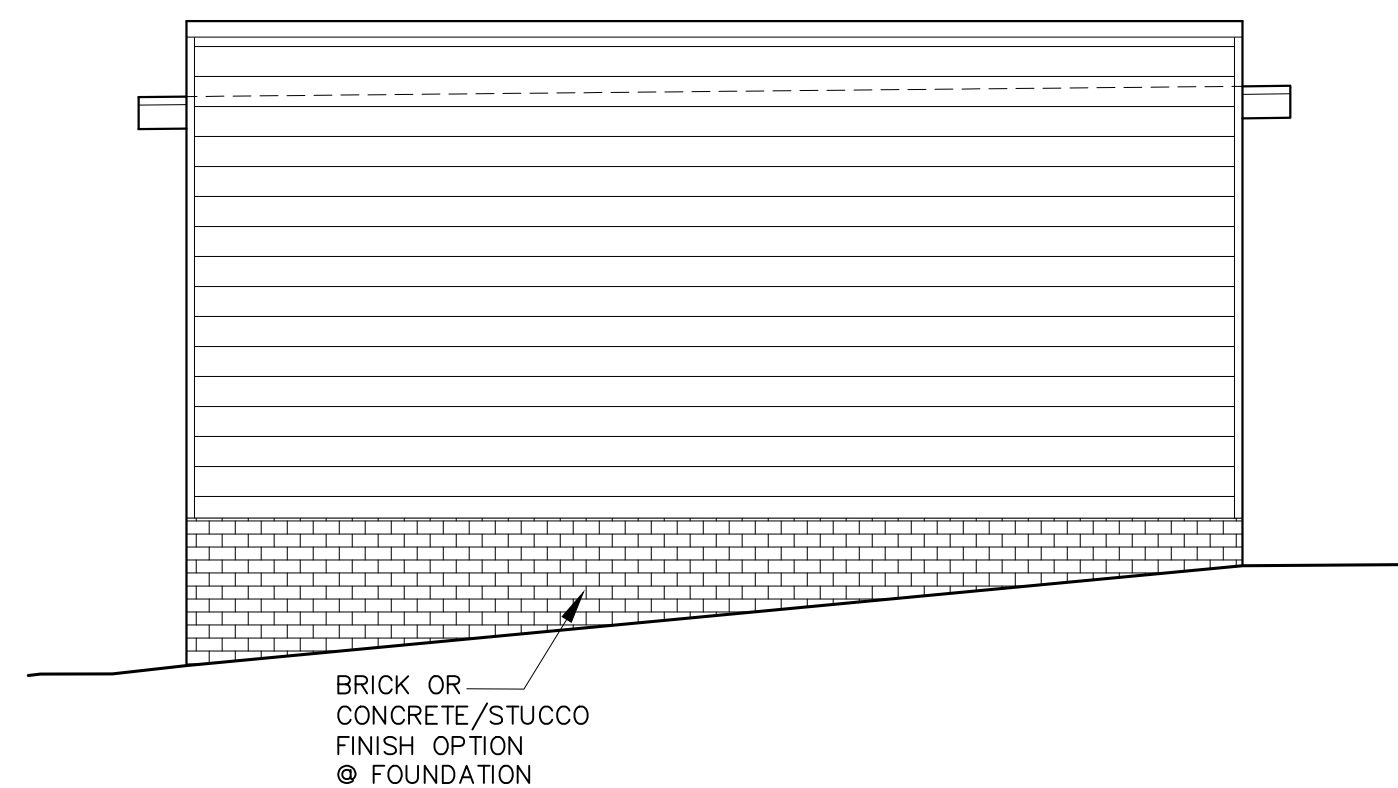
① Detached Garage Floor Plan
SCALE: 1/4" = 1'-0"



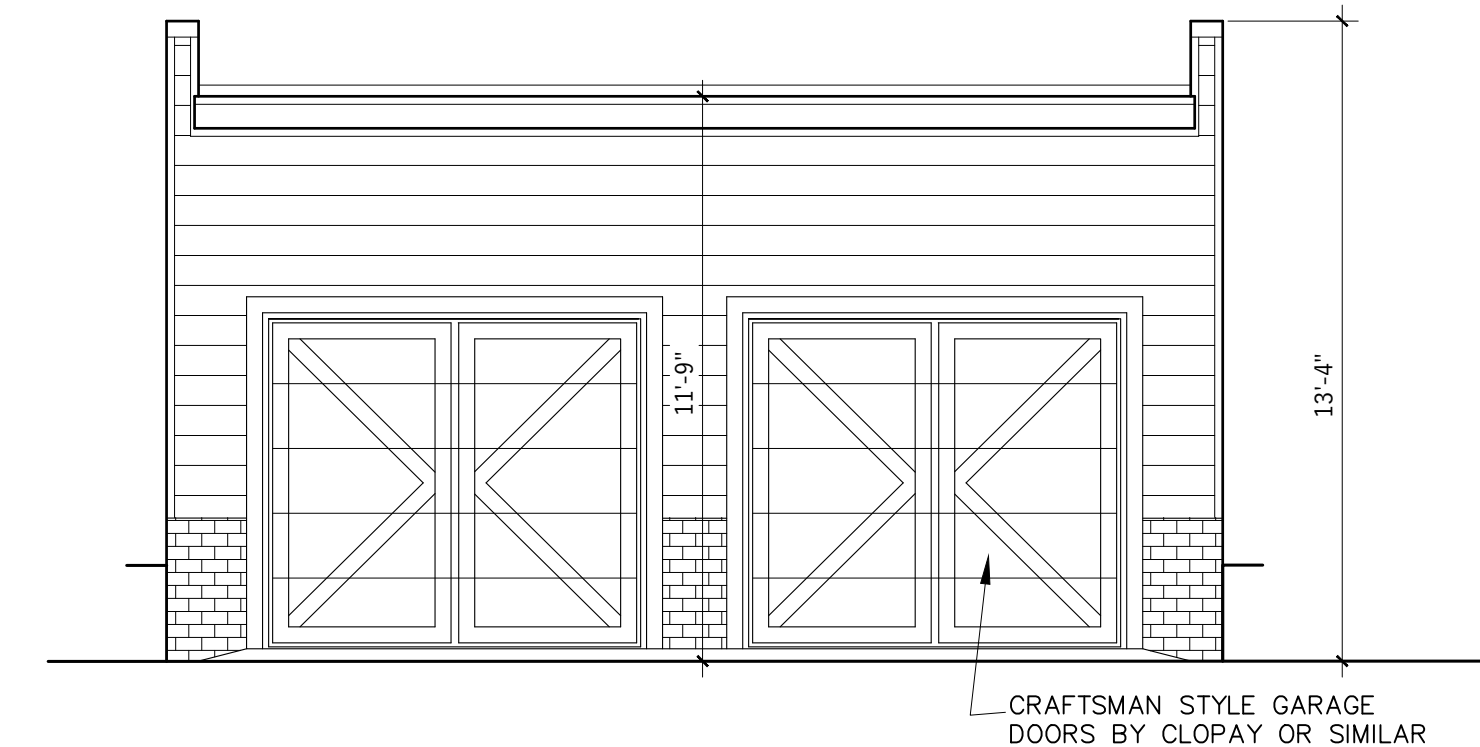
⑤ Front (west) Garage Elevation
SCALE: 1/4" = 1'-0"



④ Side (south) Garage Elevation
SCALE: 1/4" = 1'-0"



③ Side (north) Garage Elevation
SCALE: 1/4" = 1'-0"



② Rear (East) Garage Elevation
SCALE: 1/4" = 1'-0"

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GARAGE

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△ REV 2-28-22
2-23-22 SCHEMATIC