



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: 413 & 415 Arthur Ashe Blvd.

Current Zoning: R-48

Historic District: Boulevard Historic District

Application is submitted for: (check one)

- ☐ Alteration
☐ Demolition
☒ New Construction

Project Description (attach additional sheets if needed):

This project includes two attached new construction garage structures. They will be two stories, with an Accessory Dwelling Unit on the upper floor. Each garage will be 880 sf - 440 sf on each story. The facades will be composed of cementitious siding with parged concrete foundations. **+**

Applicant/Contact Person: Caroline Eddy

Company: Center Creek Homes

Mailing Address: 421A N 33rd St

City: Richmond State: VA Zip Code: 23223

Telephone: (717) 475-9886

Email: caroline@centercreekhomes.com

Billing Contact? No Applicant Type (owner, architect, etc.): Contractor

Property Owner: Greg Shron

If Business Entity, name and title of authorized signee: Center Creek Homes, COO

Mailing Address: 421A N 33rd St

City: Richmond State: VA Zip Code: 23223

Telephone: (804) 998-9999

Email: greg@centercreekhomes.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.

Digitally signed by Gregory Shron
DN: C=US, E=greg@centercreekhomes.com, O=Center Creek Homes,
CN=Gregory Shron

Property Owner Signature: Date: 2024.06.05 15:34:35-0400 8-5-2024

PROJECT CONTACTS:

DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644



TWO NEW ATTACHED GARAGES WITH A.D.U.
IN RICHMOND'S HISTORIC THE FAN NEIGHBORHOOD

413-415 N. ARTHUR ASHE GARAGES

413-415 N. ARTHUR ASHE BOULEVARD
RICHMOND, VIRGINIA 23220

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DRAWINGS	
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GI.1	GARAGE FOUNDATION, FLOOR PLAN, & ROOF PLANS
G2.1	GARAGE EAST (ALLEY) & NORTH EXT. ELEVATIONS & EXT. FINISH SCHEDULE
G2.2	GARAGE WEST (HOUSE-FACING) & SOUTH EXTERIOR ELEVATIONS

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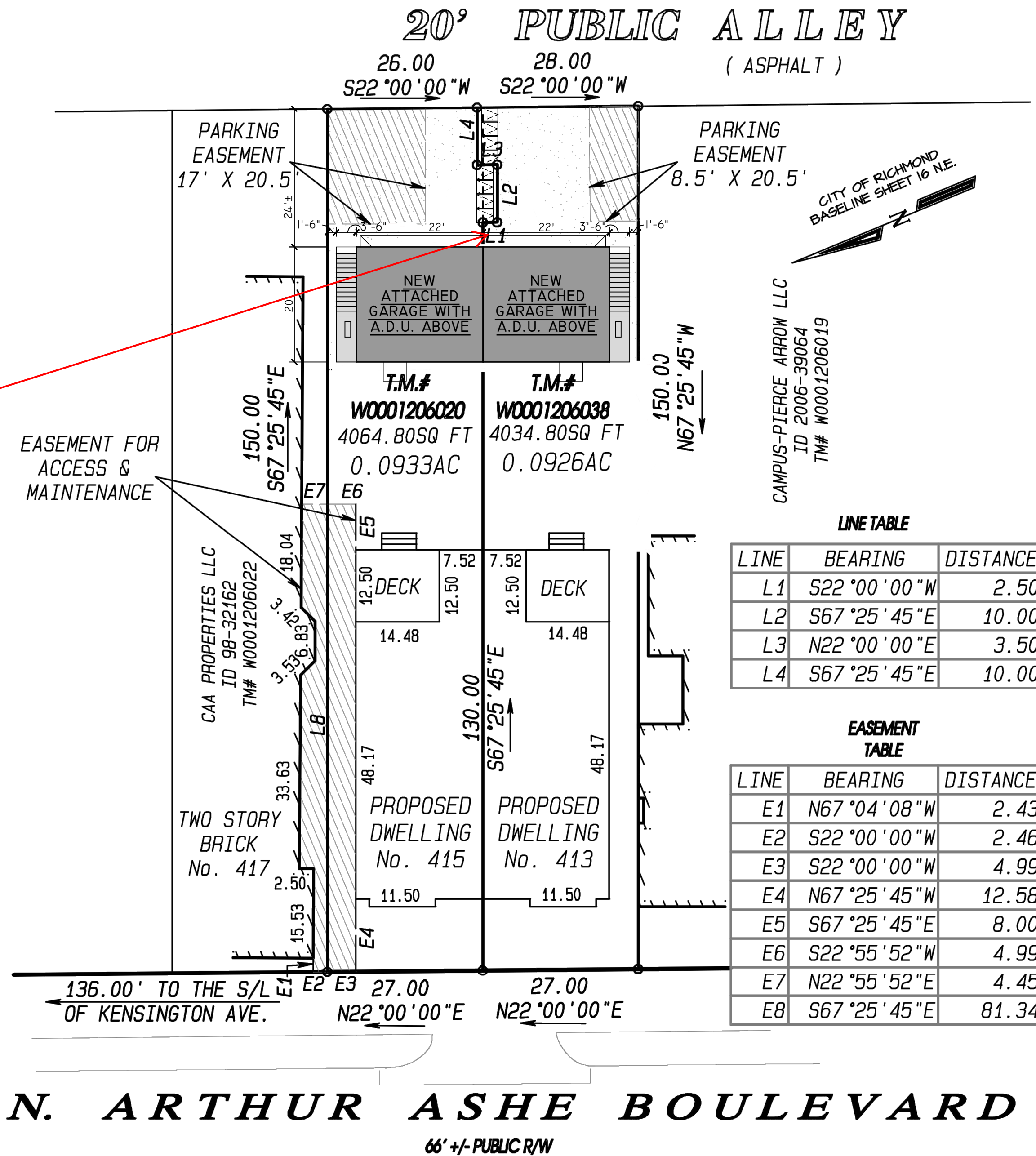
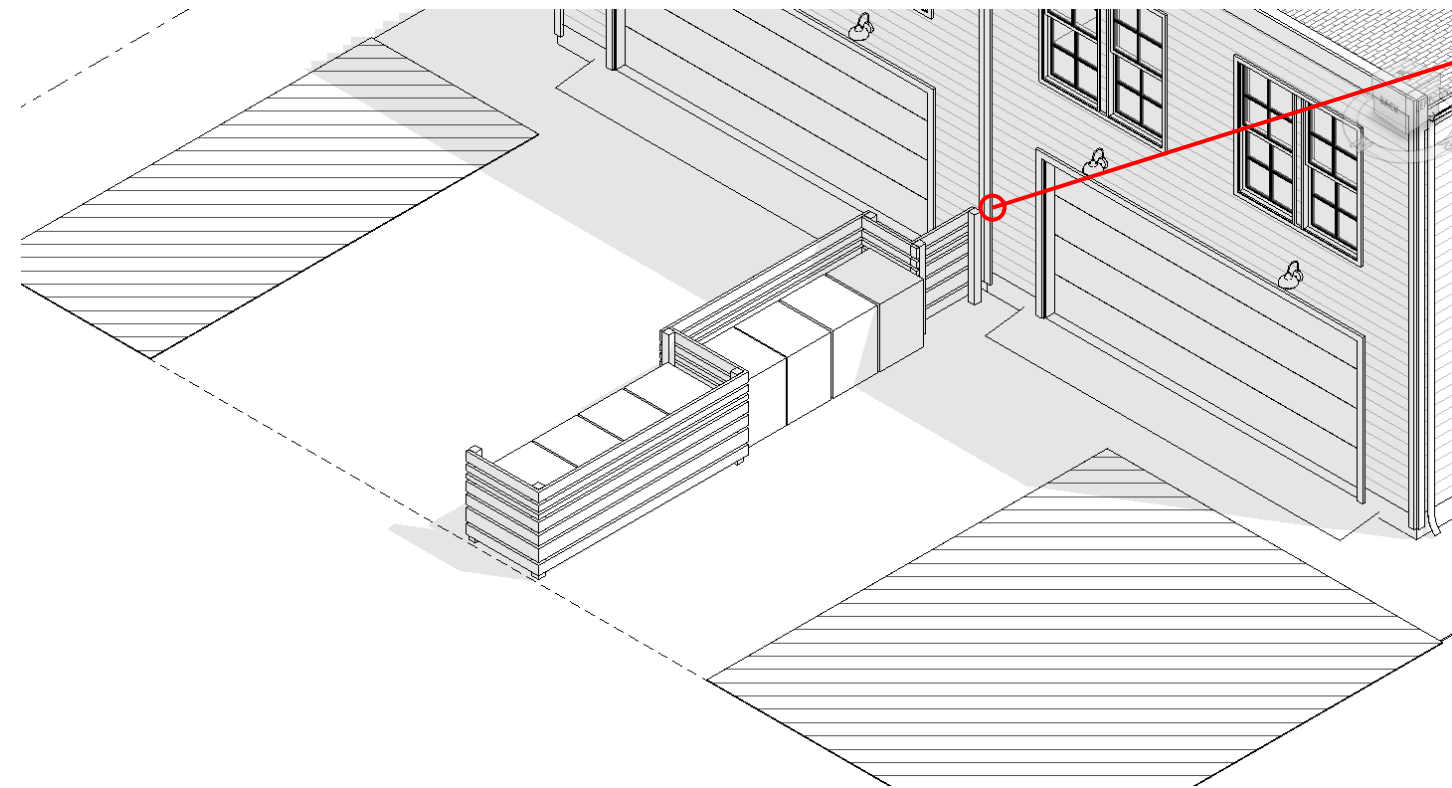
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C.A.R. SECOND SUBMITTAL

DATE/MARK:
08.05.2024

COVER SHEET

CS

TRASH ENCLOSURE: PRESSURE TREATED MODERN STYLE SCREEN WITH HORIZONTAL DIMENSIONAL LUMBER IN VARYING HEIGHTS AND 4X4 POSTS.



01 | ARCHITECTURAL SITE PLAN
1" = 15'

PROPOSED CONSTRUCTION OVERLAID ON PLAT BY OTHERS



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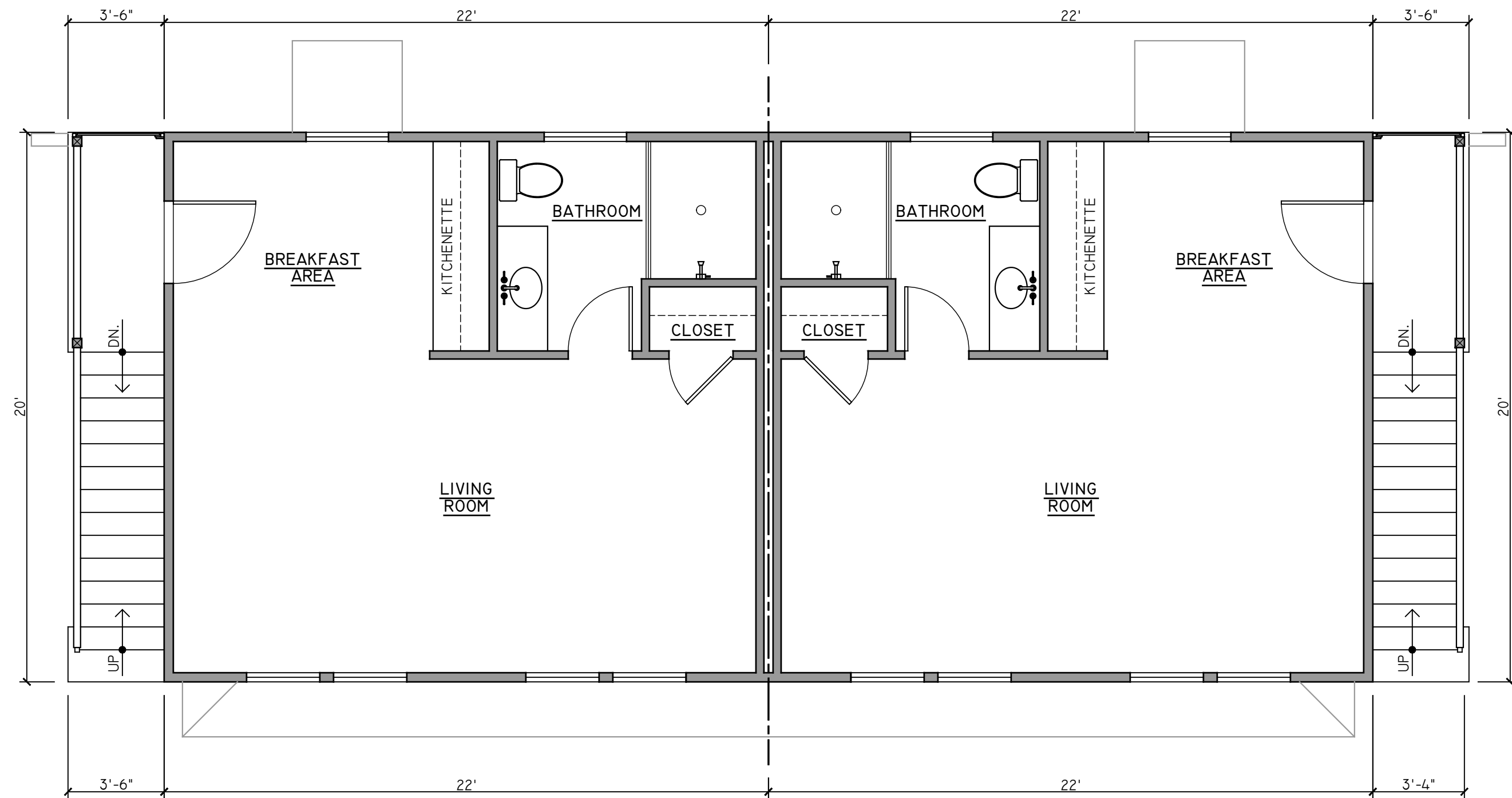


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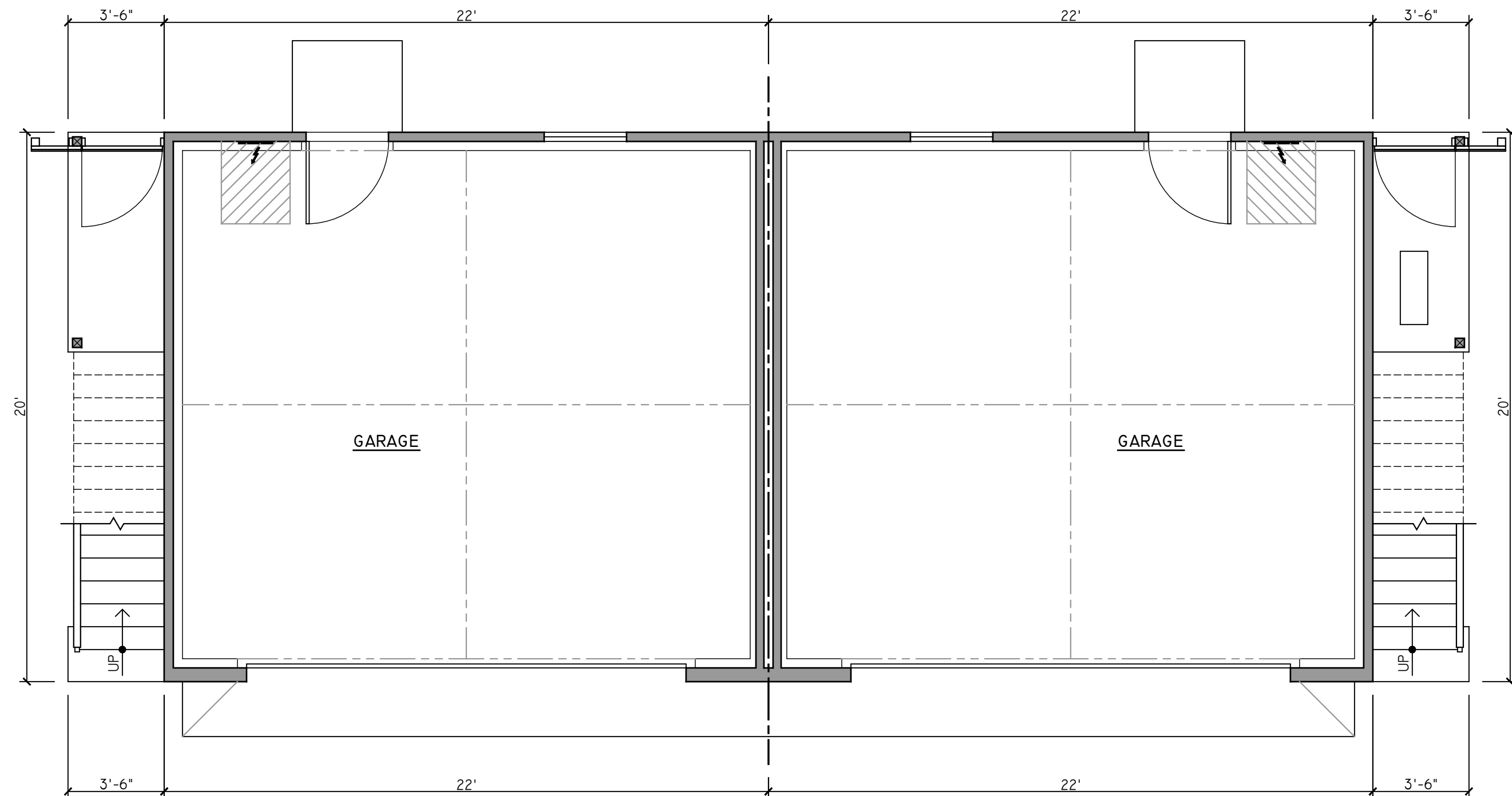
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ARCHITECTURAL
SITE PLAN

CI.I



02 | A.D.U. FLOOR PLAN
1/4" = 1'



01 | GARAGE FLOOR PLAN
1/4" = 1'



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GARAGE FLOOR PLANS
GI.1

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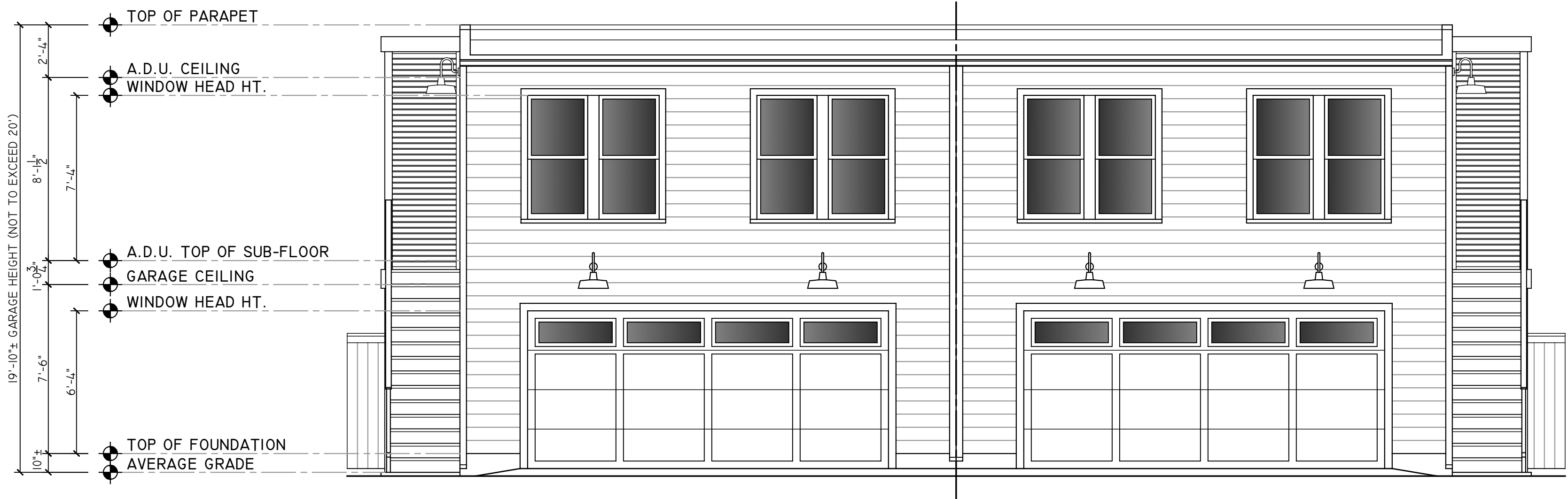
NOT FOR
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GARAGE EAST & NORTH
EXTERIOR ELEVATIONS

G2.1



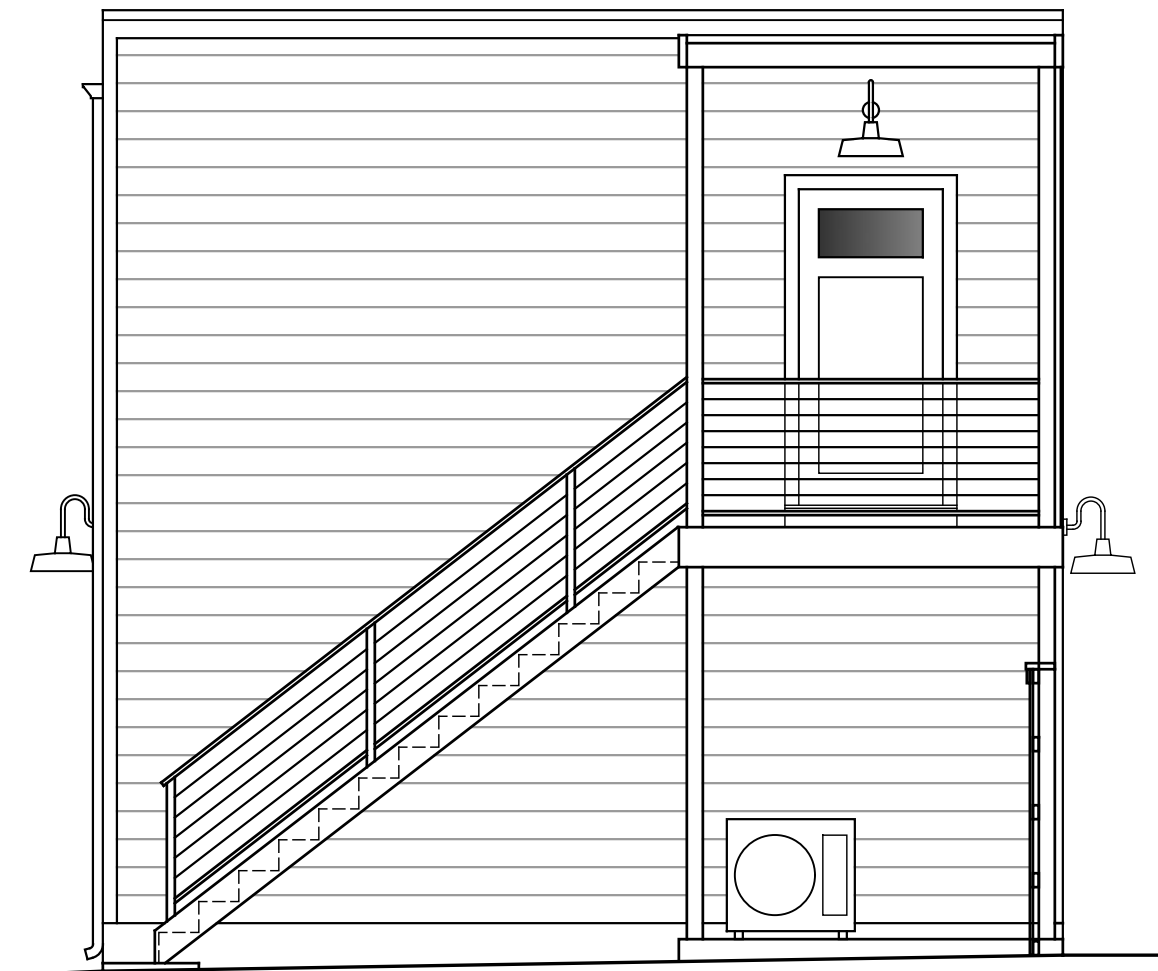
01 | EAST (ALLEY) ELEVATION
1/4" = 1'

NOTE: MATERIALS & COLORS GENERALLY TO MATCH CORRESPONDING HOUSES
APPROVED BY C.A.R. & CURRENTLY UNDER CONSTRUCTION.

GARAGE EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/BLACK TO MATCH HOUSE
02	HARDIE 7" EXPOSURE LAP SIDING	COLOR TO MATCH HOUSE
03	COMPOSITE/HARDIE TRIM	COLOR TO MATCH HOUSE
04	DOORS	WOOD & GLASS
05	WINDOWS	ALUM. CLAD WOOD
06	MAIN ROOF - TPO	FACTORY WHITE
07	ALUMINUM GUTTER & DOWNSPOUTS	MATCH HOUSE
08	COVERED EXT. STEEL STAIRS WITH HORIZONTAL RAILING	PAINTED BLACK
09	WALL-MOUNTED GOOSE-NECK LIGHTS	BLACK
10	STAIR SCREEN	STAINED WOOD SLATS

- ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
- EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
- GRADES SHOWN APPROXIMATE. V.I.F.



02 | NORTH SIDE ELEVATION
1/4" = 1'

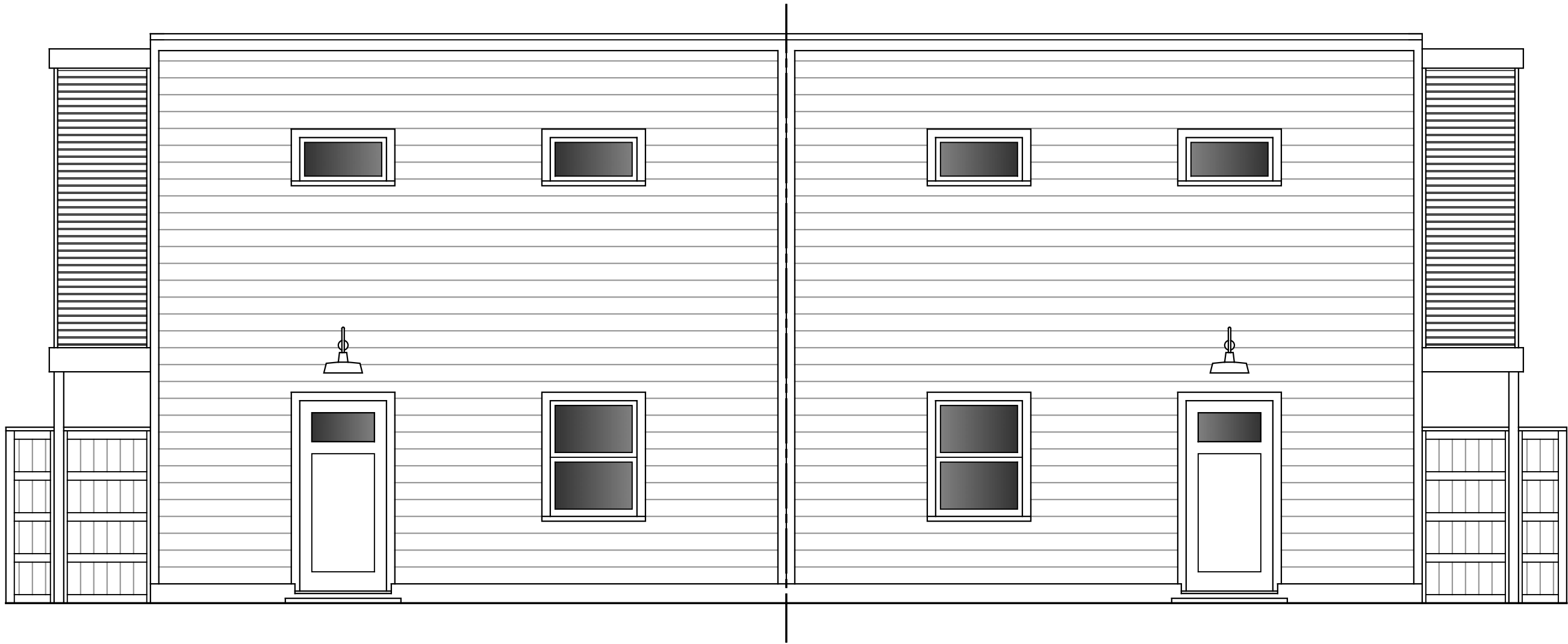
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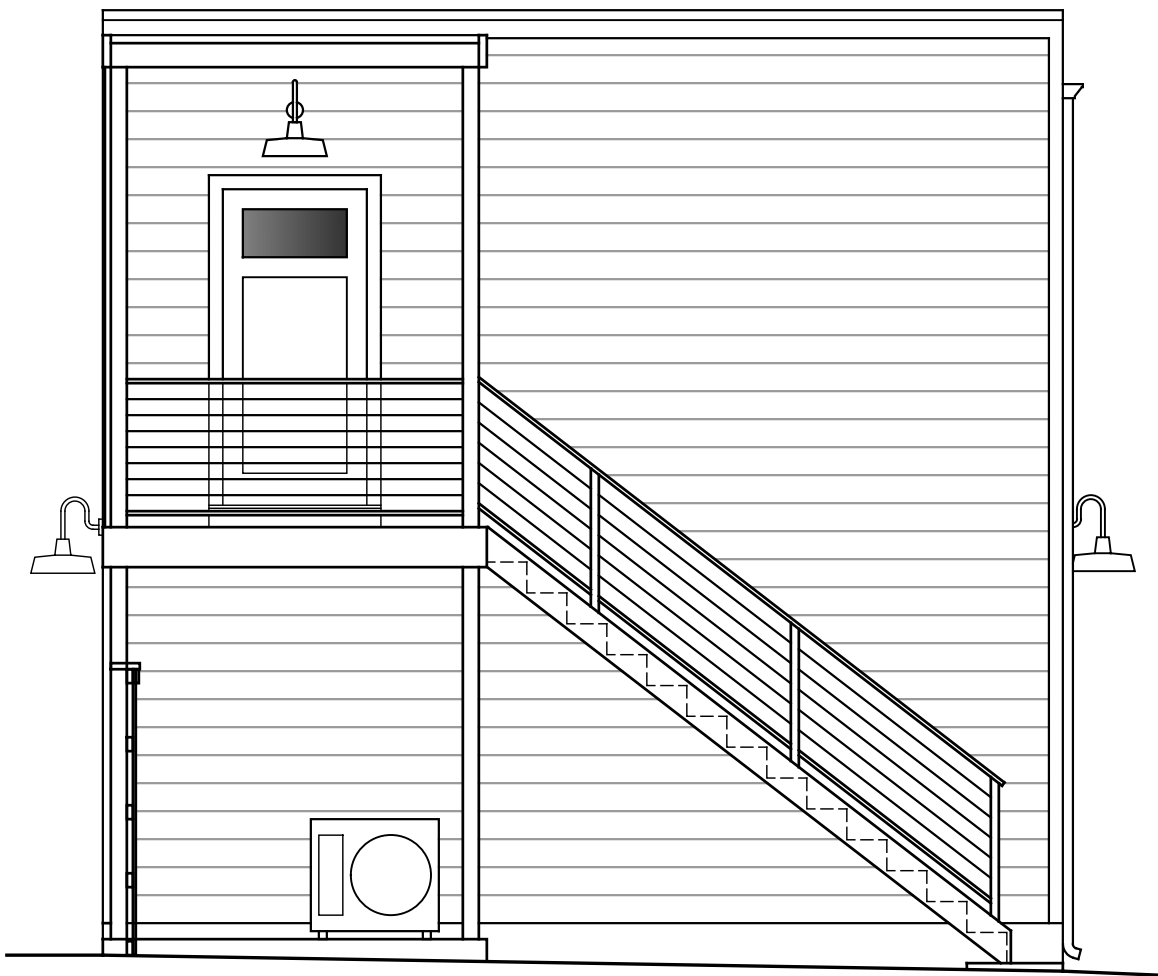
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GARAGE WEST & SOUTH
EXTERIOR ELEVATIONS
G2.2



01 | WEST (HOUSE-FACING) ELEVATION
1/4" = 1'



02 | SOUTH SIDE ELEVATION
1/4" = 1'



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CONTEXTUAL
ELEVATION



01 | ELEVATION OF HOUSE WITH GARAGE
1" = 10'