



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 3019-3021 E Marshall St
Historic district St. John's Church

Date/time rec'd: _____
Rec'd by: _____
Application #: _____
Hearing date: _____

APPLICANT INFORMATION

Name Gregory Shron
Company Center Creek Homes
Mailing Address 11 S 12th St, Ste 108
Richmond, VA 23219

Phone 804.362.7727
Email greg@centercreekhomes.com
Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): _____

OWNER INFORMATION (if different from above)

Name _____
Mailing Address _____

Company _____
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)

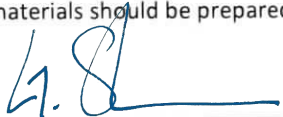
Two new single-family attached dwellings

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. Applicants 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 and application materials should be prepared in compliance with zoning.

Signature of Owner 

Date 5.28.2019



3019-3021 E MARSHALL STREET TWO NEW SINGLE-FAMILY ATTACHED RESIDENCES

ST. JOHN'S CHURCH HISTORIC DISTRICT

RICHMOND COMMISSION OF ARCHITECTURAL REVIEW - CONCEPT REVIEW

PREPARED: MAY 28, 2019

APPLICANT: CENTER CREEK HOMES c/o Greg Shron

PROJECT DESCRIPTION:

The submission depicts a pair of new attached, 2-story, 2,375 square foot single-family homes at 3019 and 3021 E Marshall Street, proposed for the currently vacant parcel of land at the corner of N 31st Street.

The design aims to bring a modern interpretation of the semi-detached, narrow-lot home so typical of the immediate vicinity to this empty lot, and provide a distinctly new yet seamless extension of the existing E Marshall Street block face.

Primary exterior materials are: 6" exposure fiber-cement smooth lap siding in white; painted or prefinished aluminum 2-over-2 double-hung windows in black; painted trim and built-up cornice in white; and prefinished aluminum standing seam metal roofing in "Aged Bronze". Additional materials include dark gray parged foundation and black metal horizontal porch rails.

We look forward to working with the CAR and staff towards approval for this project.

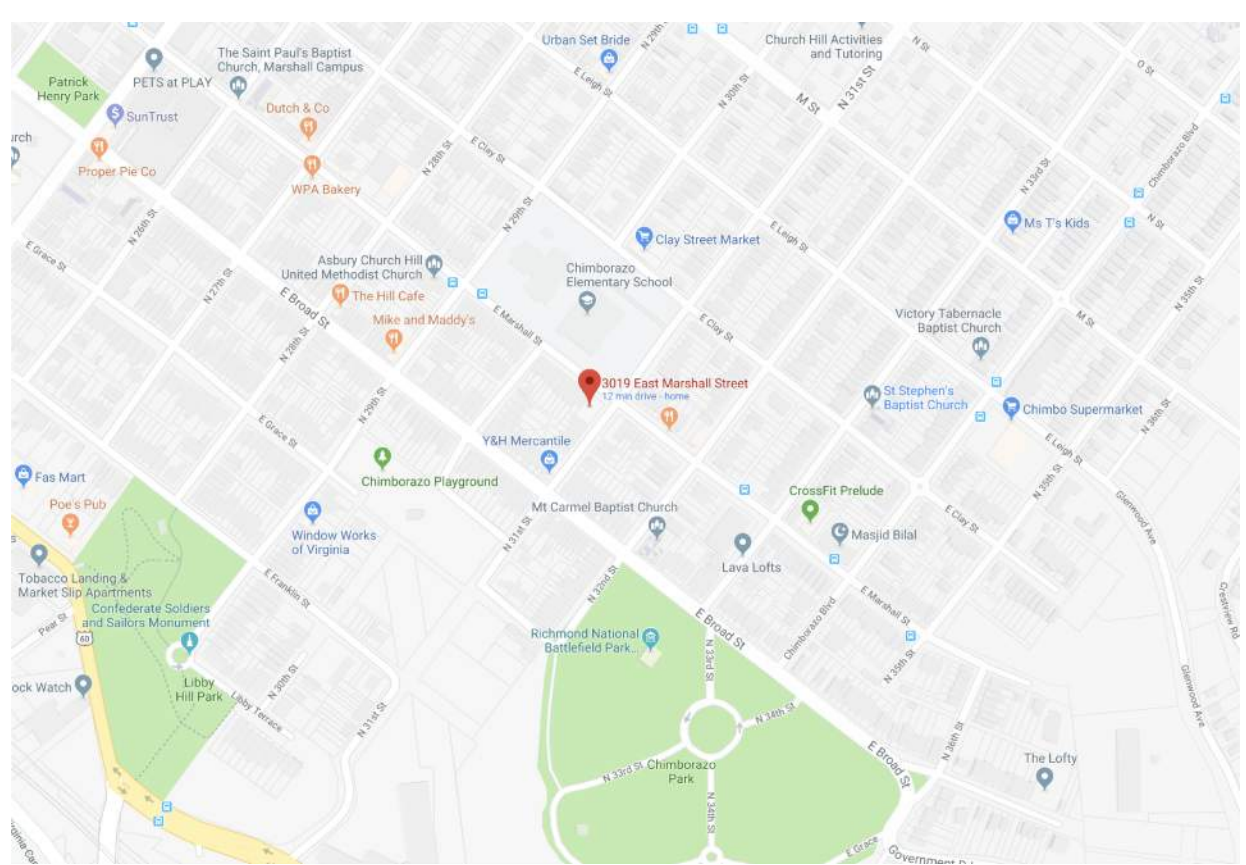
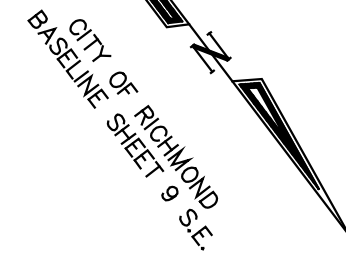
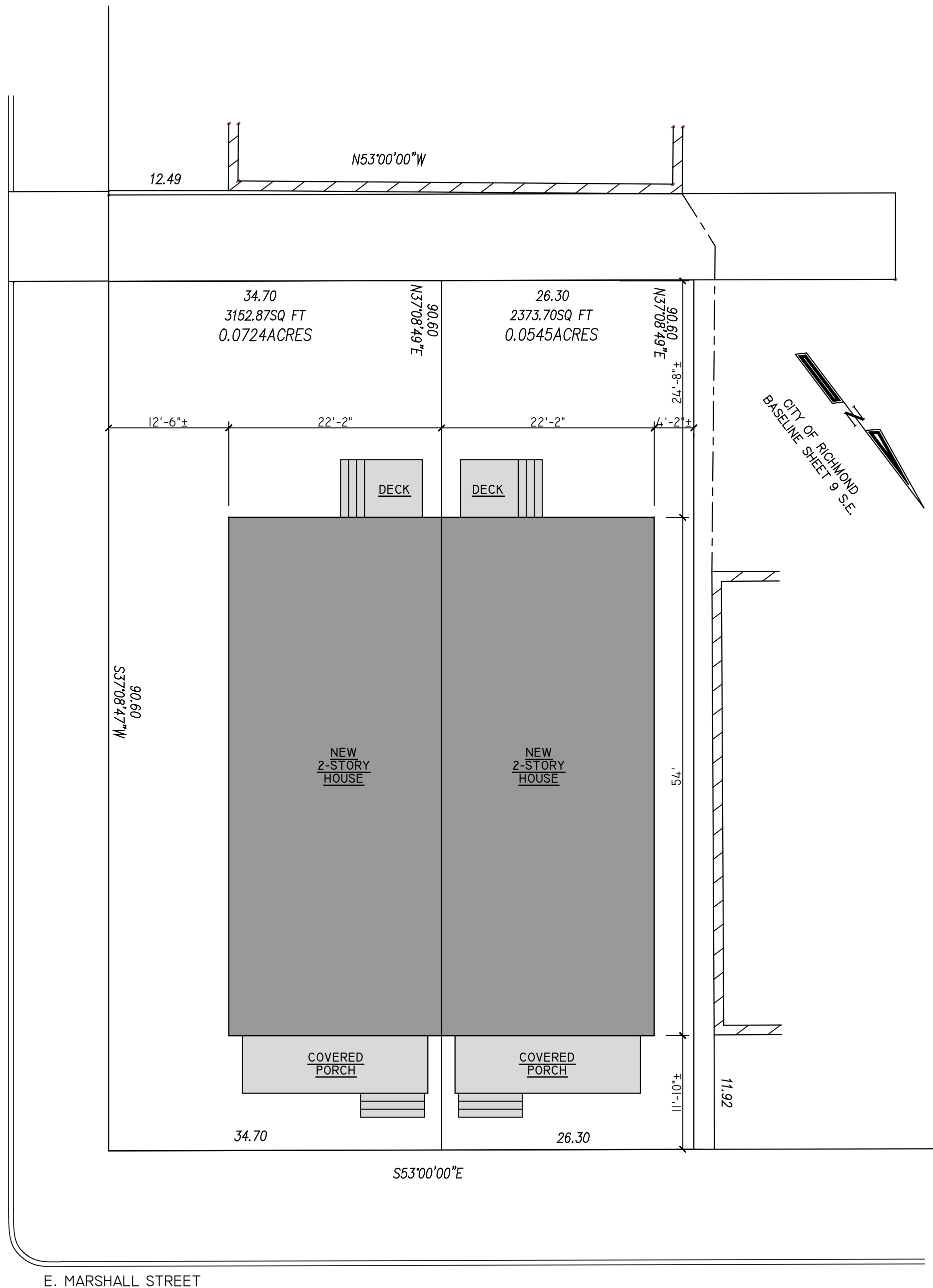
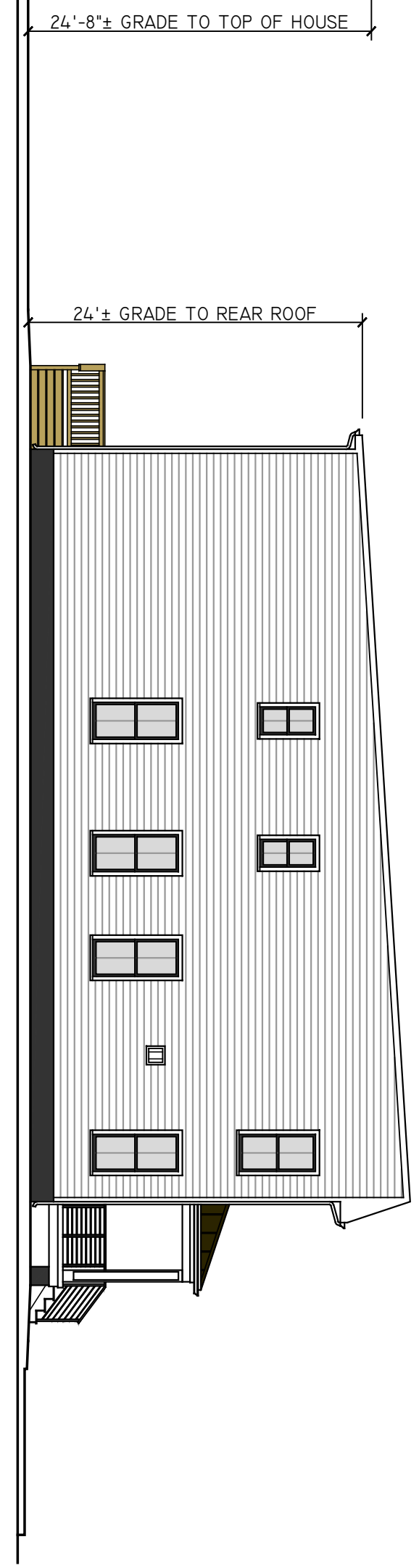
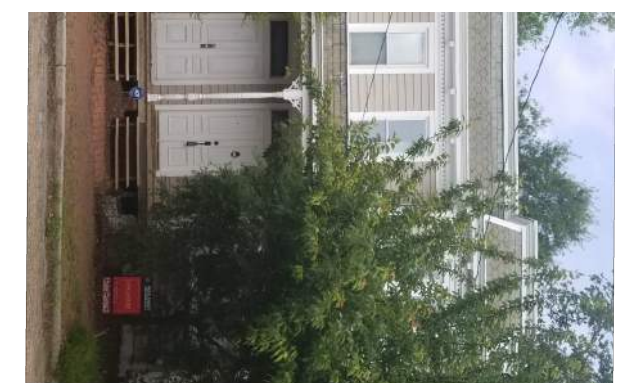


PROJECT CONTACTS:
 DEVELOPER:
 CC RICHMOND II, LP
 C/O CENTER CREEK HOMES
 GREG SHRON
 804-362-7727
 ARCHITECT:
 CHRIS WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

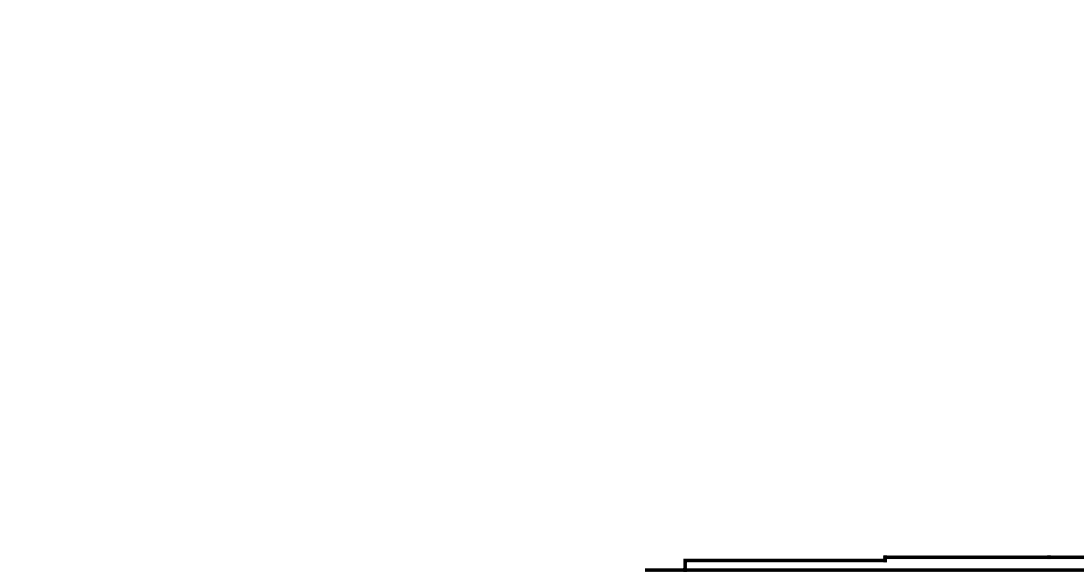
TWO NEW 2-STORY ATTACHED SINGLE-FAMILY RESIDENCES
 IN THE ST. JOHN'S CHURCH HISTORIC DISTRICT
3019/3021 E. MARSHALL HOUSES
 3019 & 3021 EAST MARSHALL STREET
 RICHMOND, VIRGINIA 23223



SET/REVISION:
 C.A.R. CONCEPTUAL REVIEW
 DATE/MARK:
 05.28.2019
 SITE PLAN & CONTEXT
 ELEVATIONS



02 | BASIC SITE MAP
 N.T.S.



01 | SITE PLAN & CONTEXT ELEVATIONS
 1" = 10'

PROPOSED CONSTRUCTION OVERLAID ON PLAT BY OTHERS
 FORMAL LOT DIVISION BY OTHERS



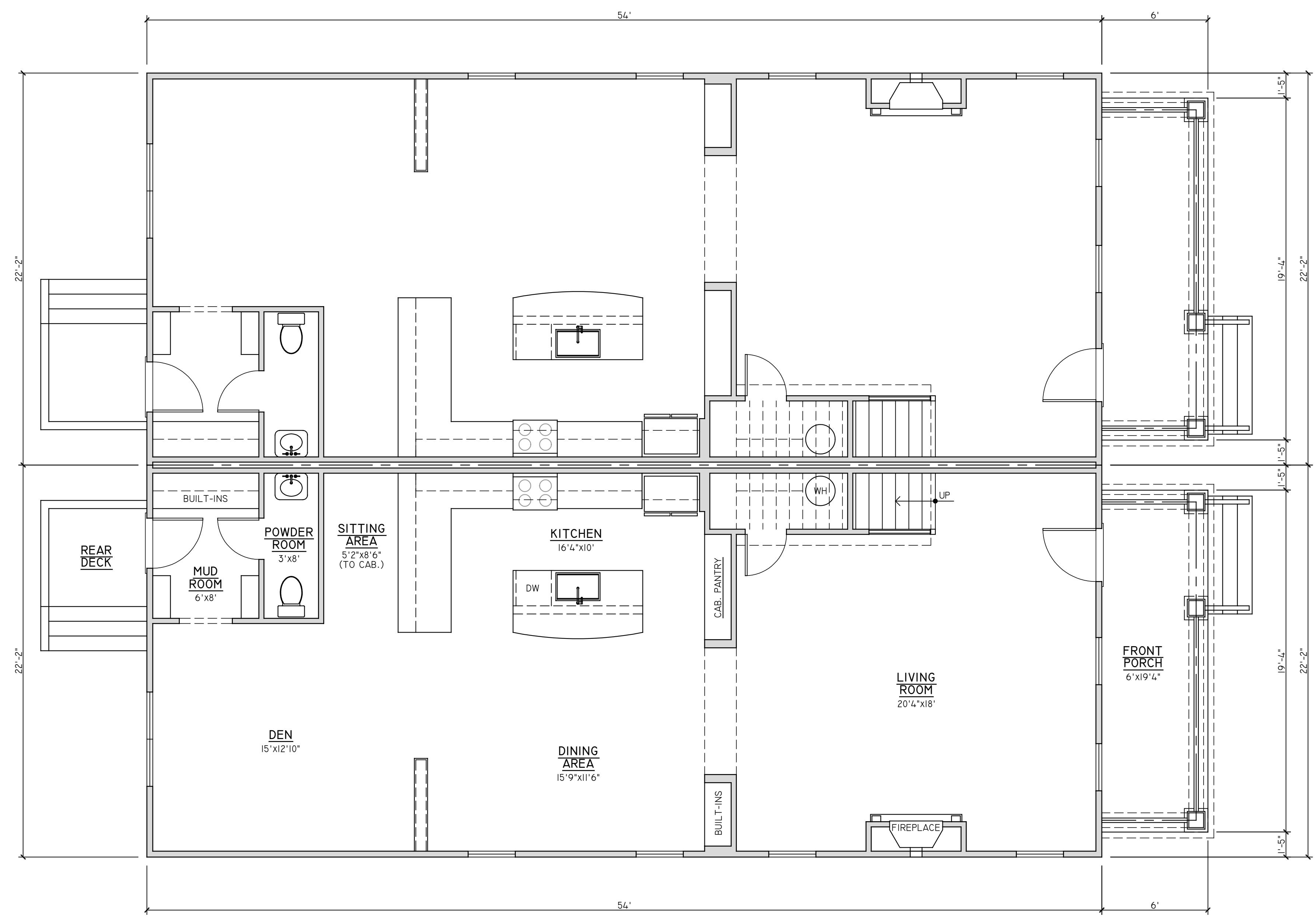
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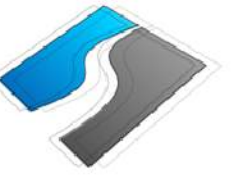


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FIRST FLOOR PLANS
AI.1



01 | FIRST FLOOR PLANS
 1/4" = 1'



CENTER CREEK
CAPITAL GROUP

PROJECT CONTACTS:

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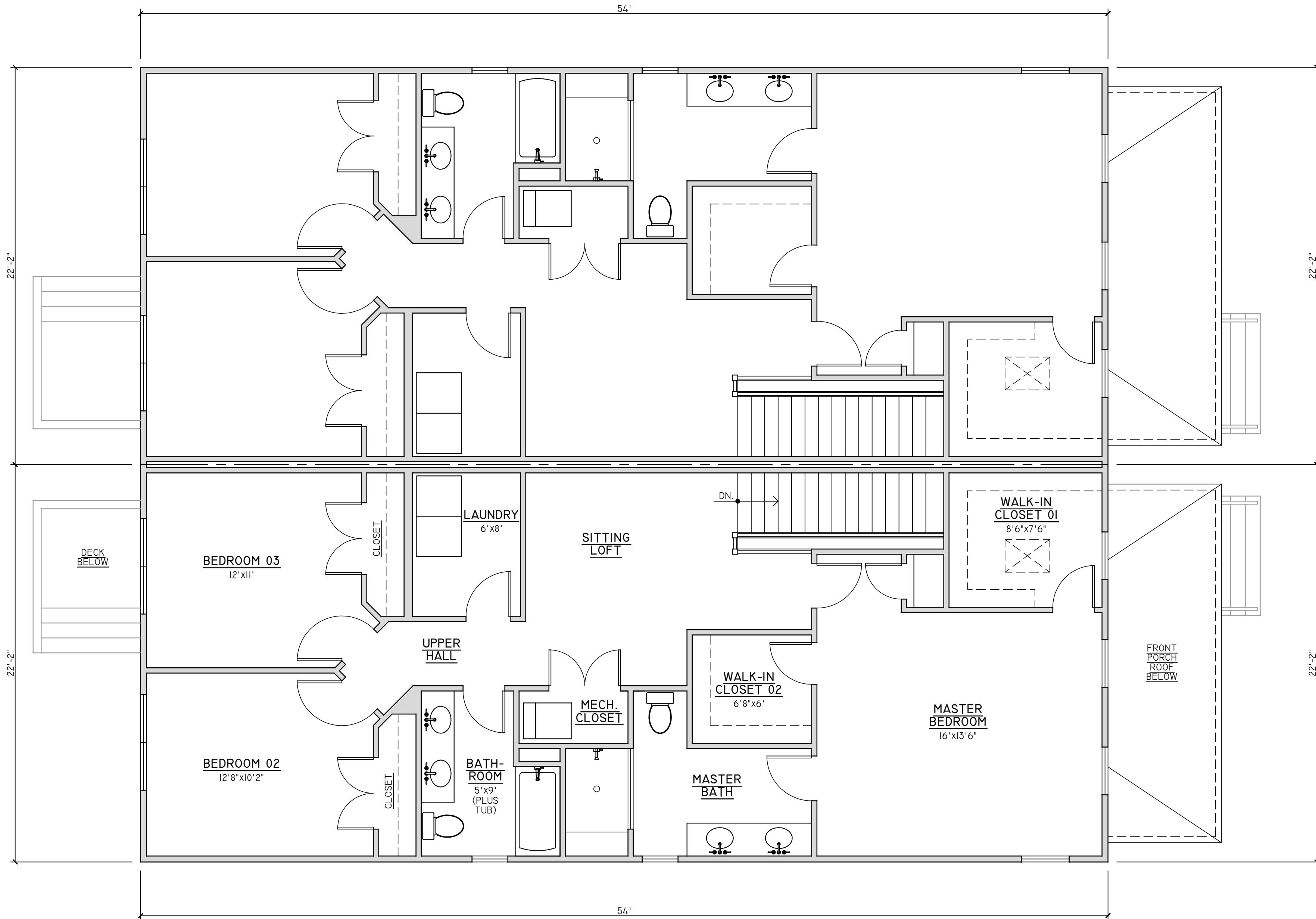
NOT FOR
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SECOND FLOOR PLANS

AI.2



01 | SECOND FLOOR PLANS
1/4" = 1'



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01 | FRONT ELEVATION
 1/4" = 1'

DOOR/WINDOW SCHEDULE				
DOORS (FULL GLASS)				
NO.	QTY.	SIZE (NOM.)	TYPE	REMARKS
101-A	-	3'x6'8" + 16" TRANSOM (8' TOTAL)	HALF GLASS	PAINTED SW7585
101-B	-	3'x6'8" + 16" TRANSOM (8' TOTAL)	HALF GLASS	PAINTED SW6230
102-A	-	2'10"x6'8"	HALF GLASS	PAINTED SW7585
102-B	-	2'10"x6'8"	HALF GLASS	PAINTED SW6230
A	-	2'8"x6'2"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
B	-	PAIR 2'8"x6'2"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
C	-	2'8"x5'6"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
D	-	PAIR 2'8"x5'6"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
E	-	2'x4'	DOUBLE HUNG	PAINTED/PREFINISHED BLACK

ALL WINDOWS PLYGEM 200 SERIES.
 ALL WINDOWS & DOORS MUST MEET GENERAL C.A.R. REQUIREMENTS.

EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION & PORCH PIERS	DARK GRAY/BLACK
02	HARDIE 6" EXPOSURE LAP SIDING	ARCTIC WHITE
03	COMPOSITE/HARDIE TRIM	ARCTIC WHITE
04	COMPOSITE/HARDIE SOFFITS	ARCTIC WHITE
05	DOORS	PER SCHEDULE (THIS SHEET)
06	WINDOWS	PER SCHEDULE (THIS SHEET)
07	FRONT & PORCH ROOF - 16" WIDE STANDING SEAM	PETERSEN AGED BRONZE
08	MAIN ROOF - TPO	FACTORY WHITE
09	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
10	FRONT PORCH: P.T. WOOD FRAMING WRAPPED IN COMPOSITE TRIM, T&G COMPOSITE DECKING	WHITE FRAMING WRAP WITH PEWTER GRAY DECKING
11	FRONT PORCH RAILING: HORIZONTAL STEEL	PAINTED BLACK
12	FRONT PORCH COLUMNS: 10" BOX WITH RECESS	PAINTED WHITE
13	REAR DECK: P.T. WOOD FRAMING, DECKING, RAILING	NATURAL TREATED WOOD
14	WALL-MOUNTED LANTERNS AT DOORS	BLACK

ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.



02 | REAR ELEVATION
 1/4" = 1'

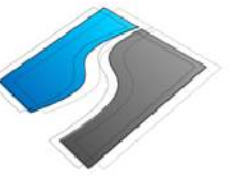


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FRONT & REAR
 EXTERIOR ELEVATIONS

A2.1



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LEFT & RIGHT SIDE
EXTERIOR ELEVATIONS

A2.2



01 | LEFT SIDE ELEVATION
1/4" = 1'



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