



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 803 Jessamine St

Historic district Union Hill

Date/time rec'd: _____

Rec'd by: _____

Application #: _____

Hearing date: _____

APPLICANT INFORMATION

Name Gregory Shron

Phone 804.362.7727

Company CCR II Holdings LLC, c/o Center Creek Homes

Email greg@centercreekhomes.com

Mailing Address 11 S 12th St, Ste 115
Richmond, VA 23219

Applicant Type: Owner Agent
 Lessee Architect Contractor
 Other (please specify): Contract Purchaser

OWNER INFORMATION (if different from above)

Name _____

Company _____

Mailing Address _____

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)

New single-family detached dwelling; see attached narrative

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 **3-8-2021**



803 JESSAMINE STREET

NEW SINGLE-FAMILY DETACHED RESIDENCE

UNION HILL HISTORIC DISTRICT

RICHMOND COMMISSION OF ARCHITECTURAL REVIEW – 2nd SUBMISSION

PREPARED: MARCH 8, 2021

APPLICANT: CENTER CREEK HOMES c/o Greg Shron

PROJECT DESCRIPTION:

This narrative serves to accompany the drawing package dated 03.08.2021 and provide supplemental information regarding the application for Certificate of Appropriateness for the proposed 3-story, 2,020 square-foot single-family home at 803 Jessamine Street. In response to staff comments and the feedback received from the Commission at the February 23rd concept review hearing, we have made a number of revisions:

1. Reconfigured front elevation with greater emphasis on horizontal expression and consistency with datum lines formed by surrounding contributing single-family houses in the District; replaced bay projection geometry with single-plane façade punctuated by recessed front entry portico.
2. Simplified rear elevation, eliminating projecting bay element.
3. Simplified material palette, eliminating stained siding accents and replacing board-and-batten siding on 3rd floor with reveal panel system.
4. Lightened primary lap siding color, eliminated contrasting coping and door color from 3rd floor composition.
5. Lowered house elevation approximately 12”.

ADDITIONAL NOTES

1. Maintained set-back third floor with rooftop terrace to provide usable outdoor living space, given limitations of lot configuration.
2. Primary exterior materials are 7” exposure fiber-cement smooth lap siding, smooth fiber-cement panel with aluminum reveal channels, prefinished aluminum 1-over-1 double-hung windows, painted trim / built-up cornice and prefinished aluminum canopy and coping.



3. Maintained distinct 3rd floor cladding with subtler palette.
4. Neighboring structure context information now shown in site plan.

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

NEW 3-STORY, SINGLE-FAMILY, DETACHED HOUSE
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

803 JESSAMINE ST. HOUSE

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DRAWING INDEX	
DRAWINGS	
NO.	SHEET TITLE
CS	COVER SHEET
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XI.1	AREA PHOTOS
AI.1	FLOOR PLANS
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COVER SHEET

CS

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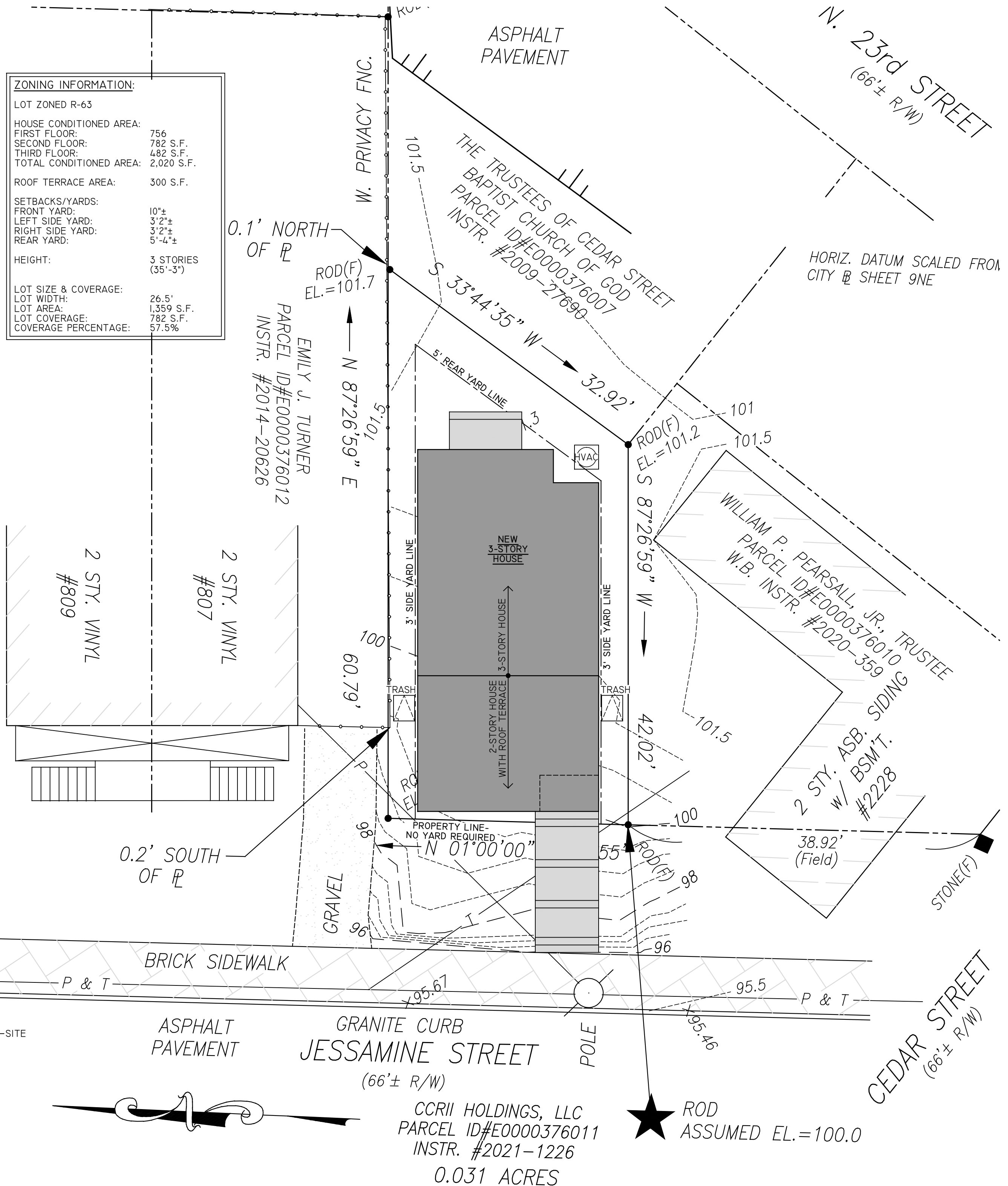
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ARCH. SITE PLAN,
SITE MAP, ZONING INFO

CI.2



ZONING INFORMATION:

LOT ZONED R-63	
HOUSE CONDITIONED AREA:	
FIRST FLOOR:	756
SECOND FLOOR:	782 S.F.
THIRD FLOOR:	482 S.F.
TOTAL CONDITIONED AREA:	2,020 S.F.
ROOF TERRACE AREA: 300 S.F.	
SETBACKS/YARDS:	
FRONT YARD:	10'±
LEFT SIDE YARD:	3'2"±
RIGHT SIDE YARD:	3'2"±
REAR YARD:	5'-4"±
HEIGHT: 3 STORIES (35'-3')	
LOT SIZE & COVERAGE:	
LOT WIDTH:	26.5'
LOT AREA:	1,359 S.F.
LOT COVERAGE:	782 S.F.
COVERAGE PERCENTAGE:	57.5%



CCR II HOLDINGS, LLC
PARCEL ID#E0000376011
INSTR. #2021-1226
0.031 ACRES

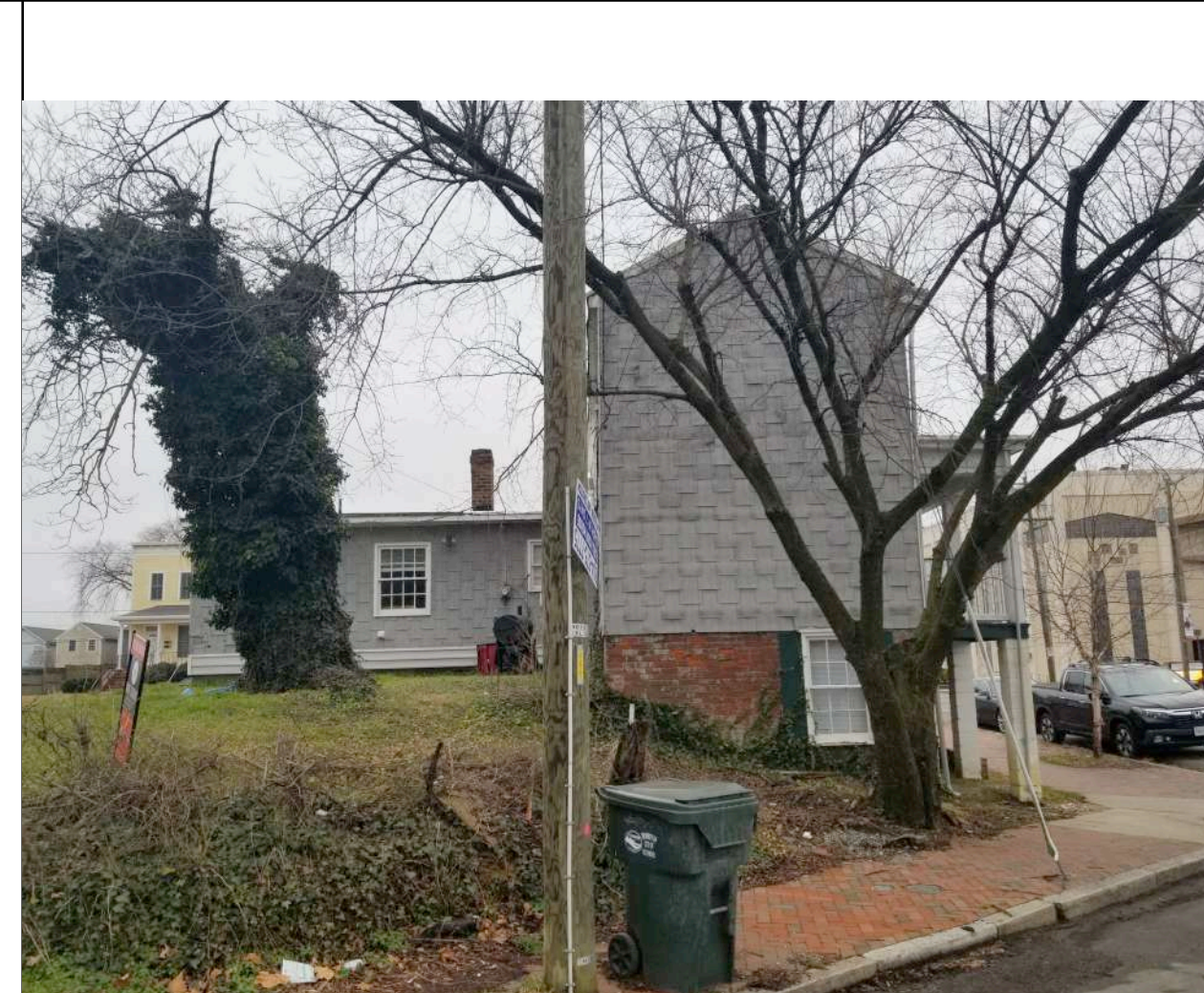
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ASSUMED EL.=100.0



807-809 JESSAMINE - LEFT OF PROJECT LOT



PROJECT LOT - STREET VIEW



2228 CEDAR ST. - RIGHT OF PROJECT LOT



807-813 JESSAMINE ST. - LEFT OF LOT



PROJECT LOT - REAR VIEW



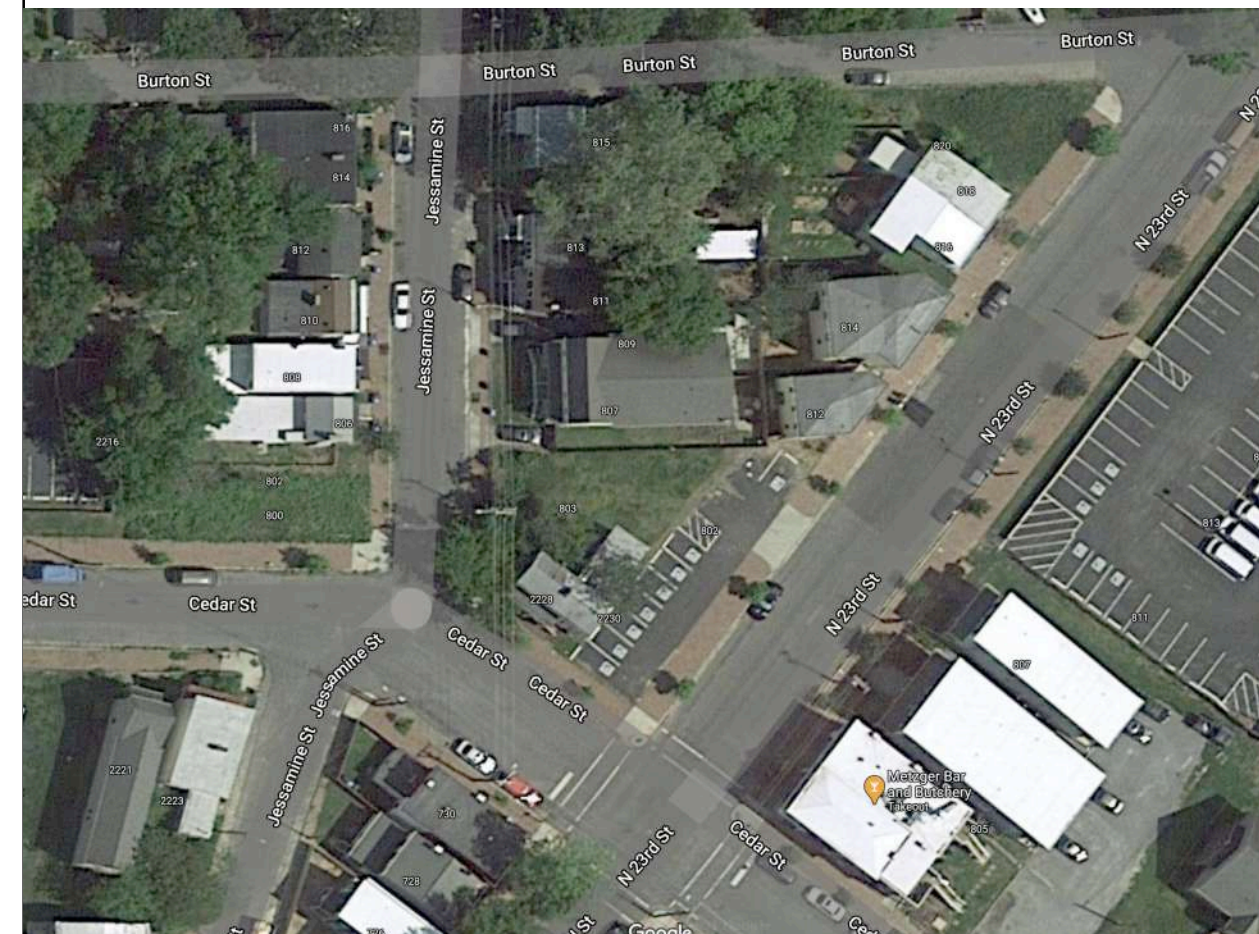
2228 CEDAR ST. - VIEW OF FRONT



815 JESSAMINE ST.



HOUSES ACROSS JESSAMINE ST. FROM LOT



SATELLITE VIEW OF PROJECT LOT



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AREA PHOTOS
XI.1

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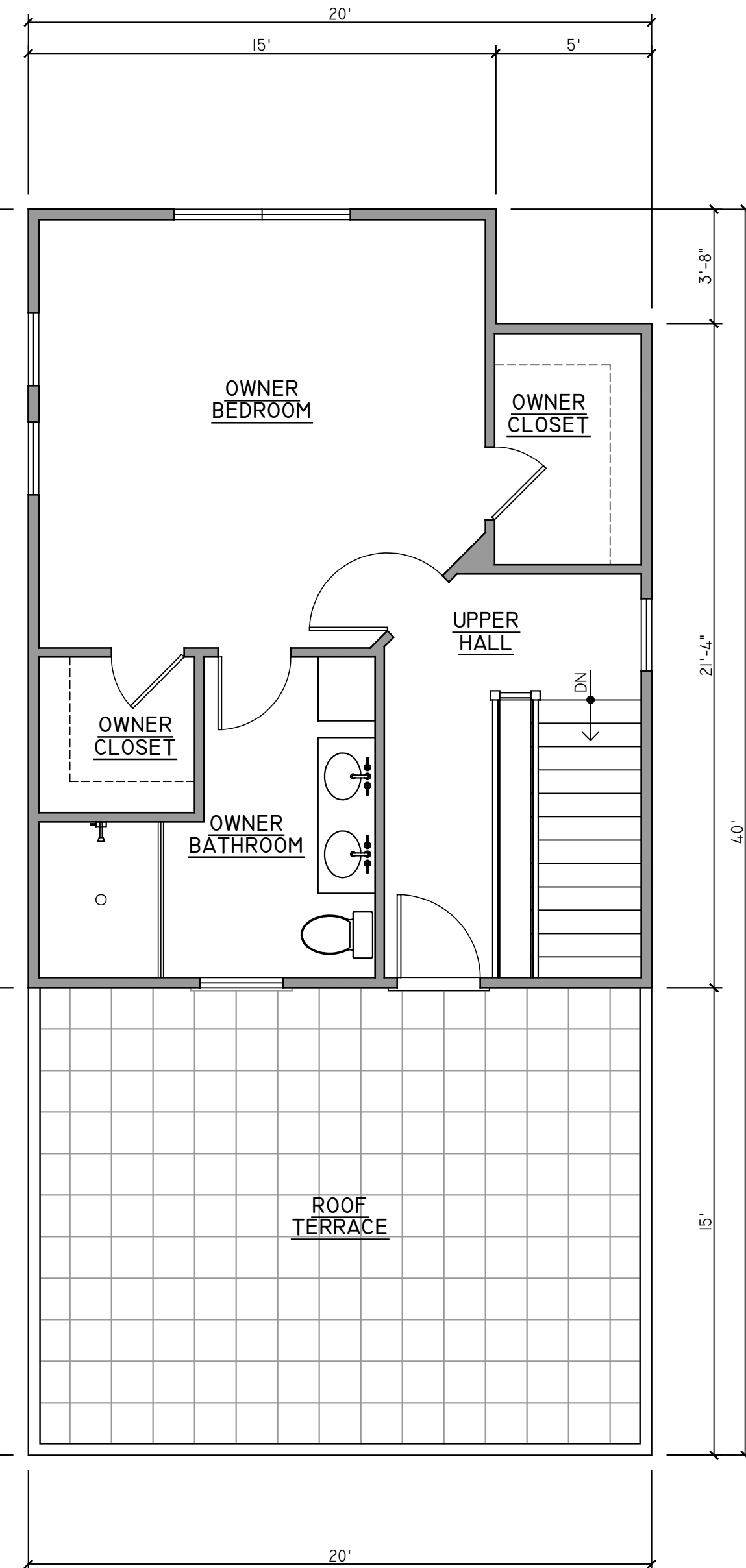
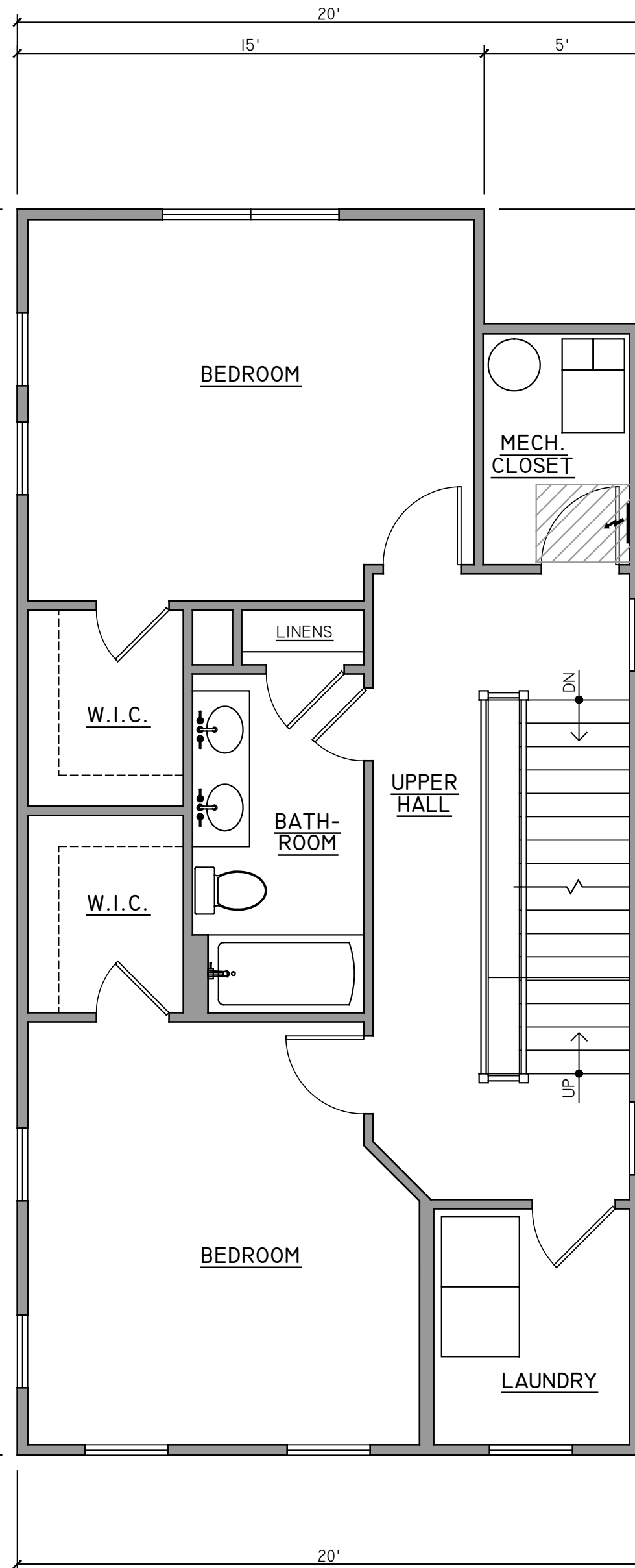
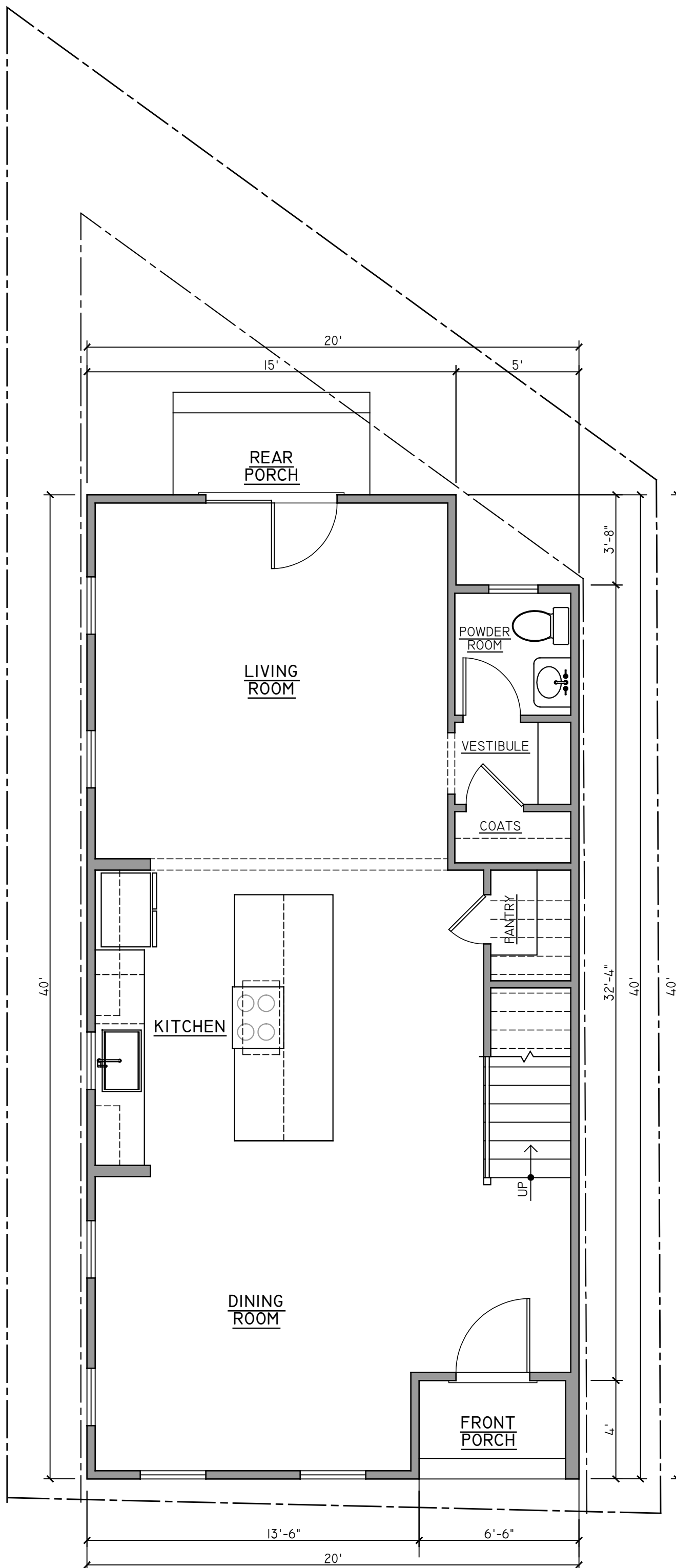
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FLOOR PLANS

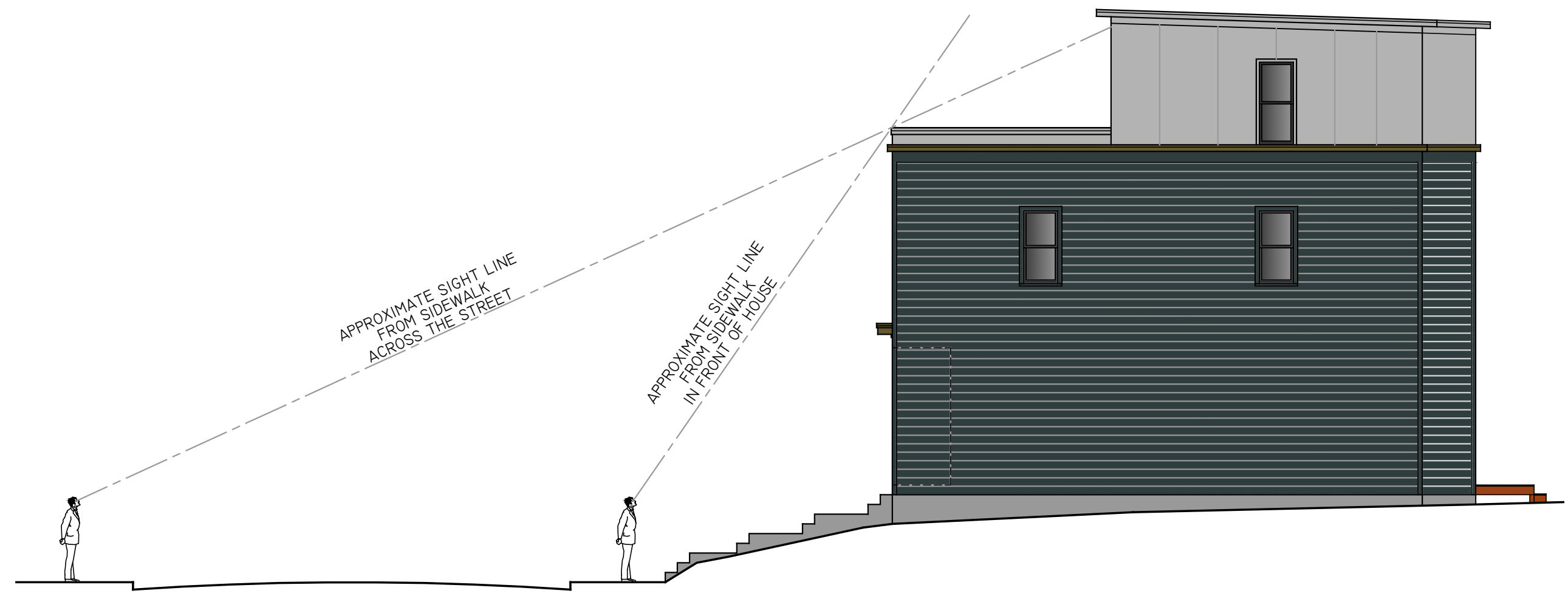
AI.1

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 CONTEXT ELEVATION
 & SIGHT LINE STUDY
A2.0



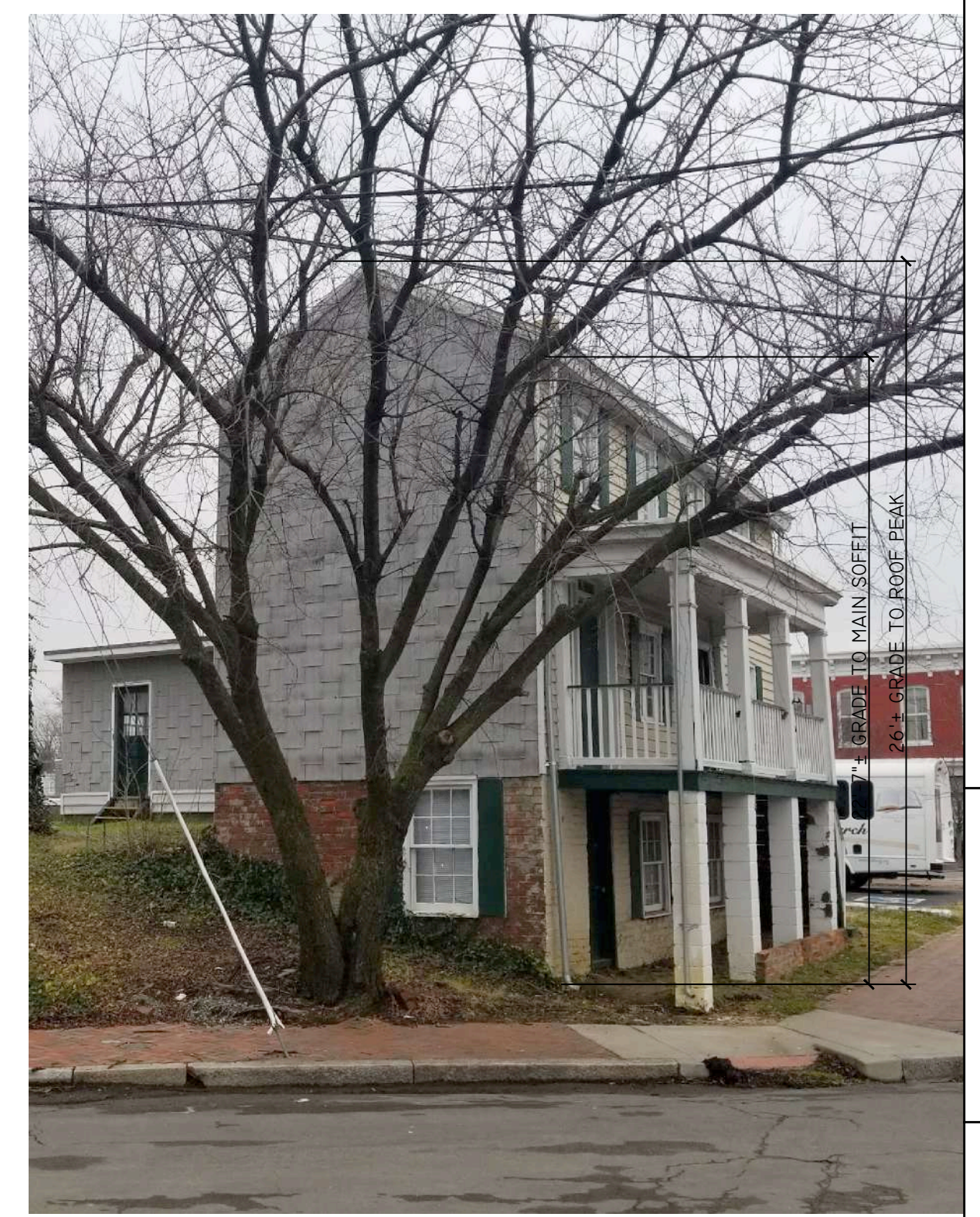
02 | SIGHT LINE STUDY
 1/8" = 1'



24'-± GRADE TO MAIN SOFFIT
 30'-1"± GRADE TO ROOF PEAK



01 | CONTEXT ELEVATION
 N.T.S.



EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	DARK GRAY/BLACK
02	FRONT STAIRS/SIDEWALK - CONCRETE	NATURAL CONCRETE
03	HARDIE SMOOTH LAP SIDING - 7" EXPOSURE	IRON GRAY
04	HARDIE-PANEL SMOOTH SIDING	LIGHT GRAY
05	COMPOSITE/HARDIE TRIM	MATCH SURROUNDING SIDING
06	COMPOSITE/HARDIE SOFFITS	PETERSON AGED BRONZE
07	DOORS - SOLID WOOD	PAINTED DEEP RED / TERRACE DOOR BATTLESHIP GRAY
08	WINDOWS - CLAD WOOD	FACTORY BLACK
09	FRONT PORCH: P.T. WOOD FRAMING WRAPPED IN COMPOSITE TRIM, T&G COMPOSITE DECKING	FRAMING WRAP MATCH SIDING WITH DARK GRAY DECKING
10	FRONT PORCH ROOF - WRAPPED METAL	PETERSON AGED BRONZE
11	FASCIAS, SOFFITS, ROOF EDGING	PETERSON AGED BRONZE
12	MAIN ROOF - TPO	FACTORY WHITE
13	ALUMINUM GUTTER & DOWNSPOUTS	FACTORY BLACK
14	FRONT PORCH RAILING: HORIZONTAL STEEL	PAINTED BLACK
15	REAR DECK: P.T. WOOD FRAMING & DECKING	NATURAL TREATED WOOD

ALL MATERIALS & COLORS MUST BY APPROVED BY C.A.R..

DOOR/WINDOW SCHEDULE (PER UNIT)

NO.	QTY.	SIZE (NOM.)	TYPE	REMARKS
101	01	3'x6'8" + 16" TRANSOM (8')	FULL GLASS	PAINTED PER EXT. FINISH SCHEDULE
102	01	PAIR 2'8"x6'8"	FULL GLASS	PAINTED PER EXT. FINISH SCHEDULE
201	01	2'8"x6'8" + 12" TRANSOM (7'8")	FULL GLASS	PAINTED PER EXT. FINISH SCHEDULE
A	-	2'8"x6'4"	DOUBLE HUNG	BATTLESHIP GRAY
B	-	2'8"x5'8"	DOUBLE HUNG	BATTLESHIP GRAY
C	-	2'8"x5'6"	DOUBLE HUNG	BATTLESHIP GRAY
D	-	2'x4'	DOUBLE HUNG	BATTLESHIP GRAY
E	-	PAIR 2'8"x5'8"	DOUBLE HUNG	BATTLESHIP GRAY
F	-	2'4"x5'0"	DOUBLE HUNG	BATTLESHIP GRAY
G	-	2'4"x5'8"	DOUBLE HUNG	BATTLESHIP GRAY
H	-	2'4"x6'4"	DOUBLE HUNG	BATTLESHIP GRAY
H	-	-	-	NOT USED FOR CLARITY
J	-	2'4"x4'	DOUBLE HUNG	BATTLESHIP GRAY
K	-	2'4"x2'4"	FIXED	BATTLESHIP GRAY

ALL WINDOWS & DOORS SELECTIONS MUST BE APPROVED BY C.A.R..



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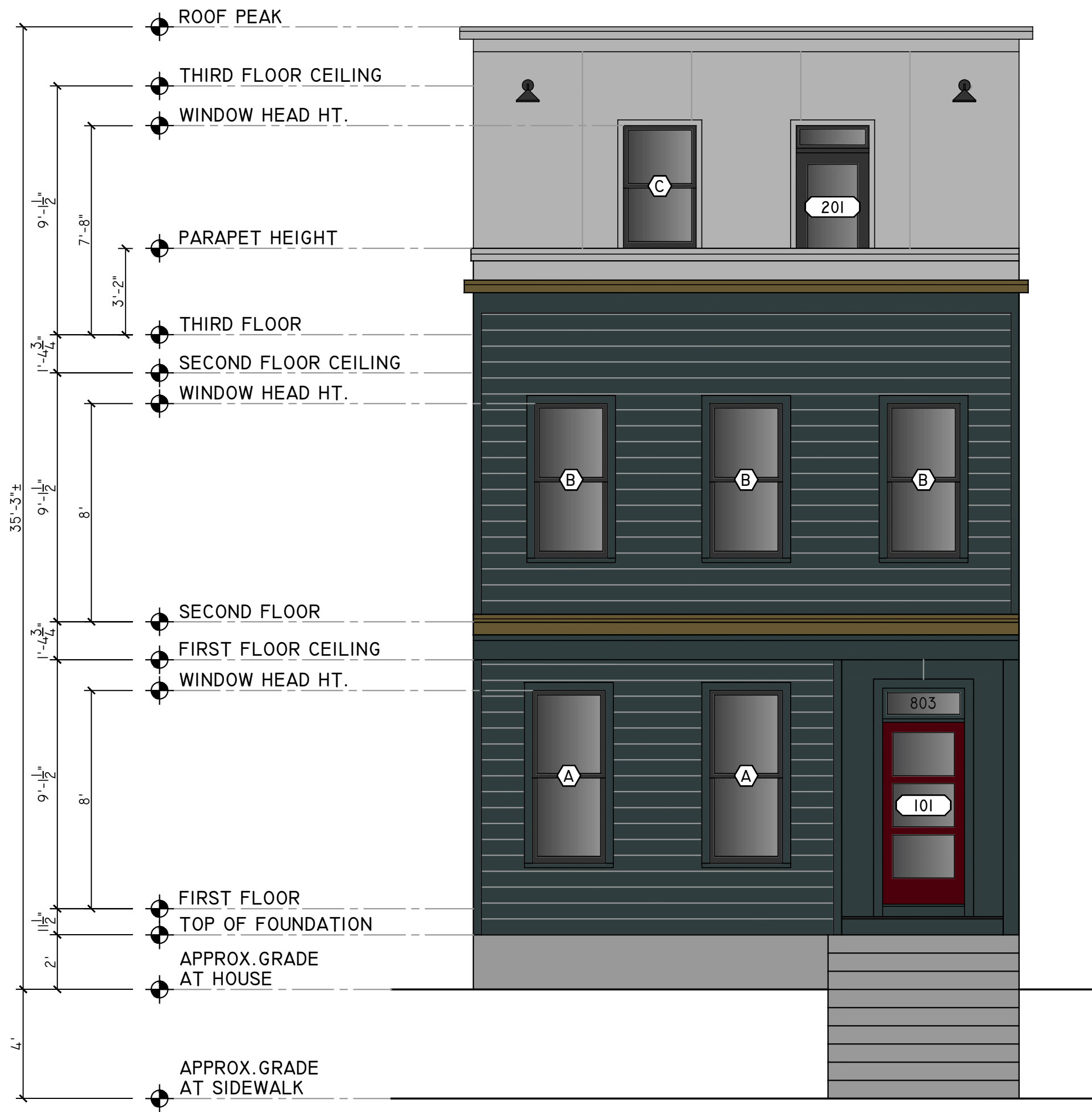


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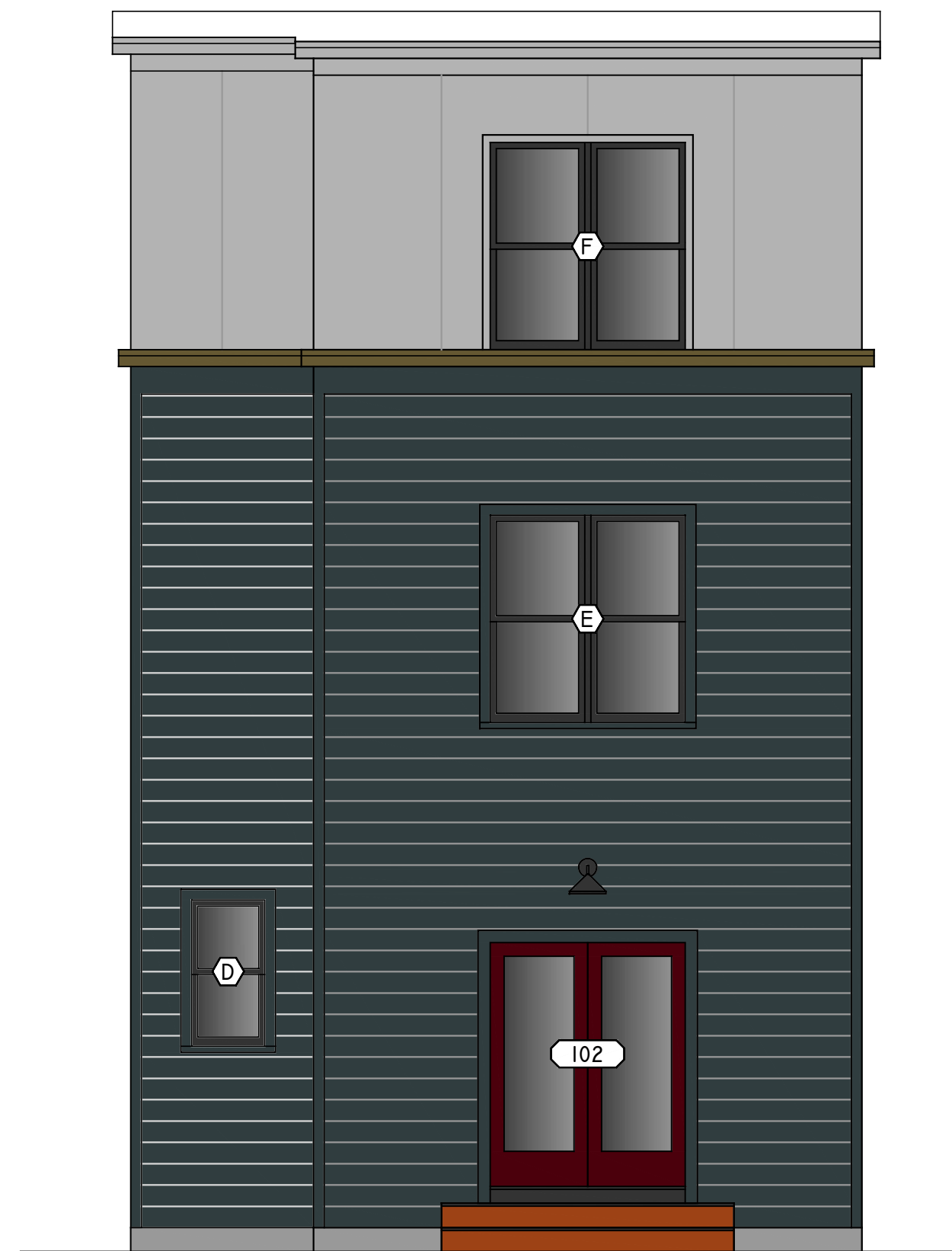
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FRONT & REAR
EXTERIOR ELEVATIONS

A2.1



01 | FRONT ELEVATION
1/4" = 1'



02 | REAR ELEVATION
1/4" = 1'

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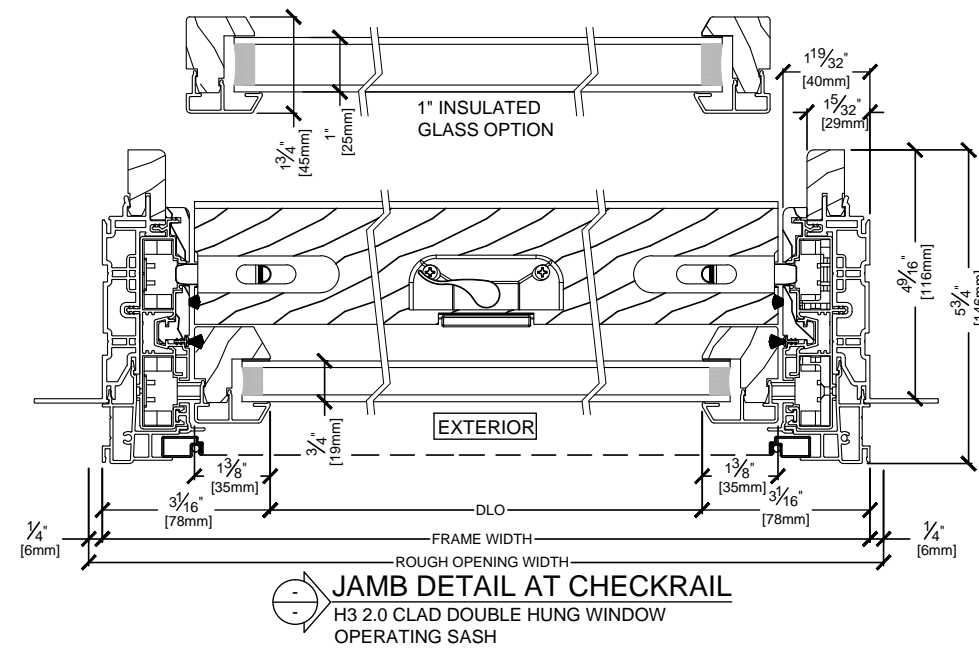
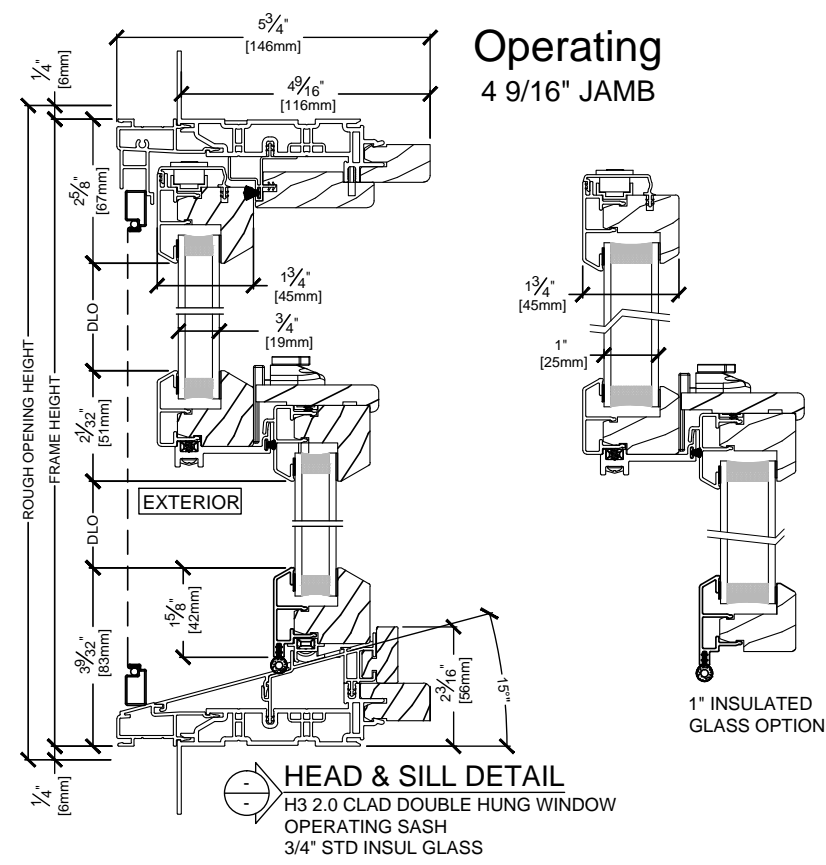
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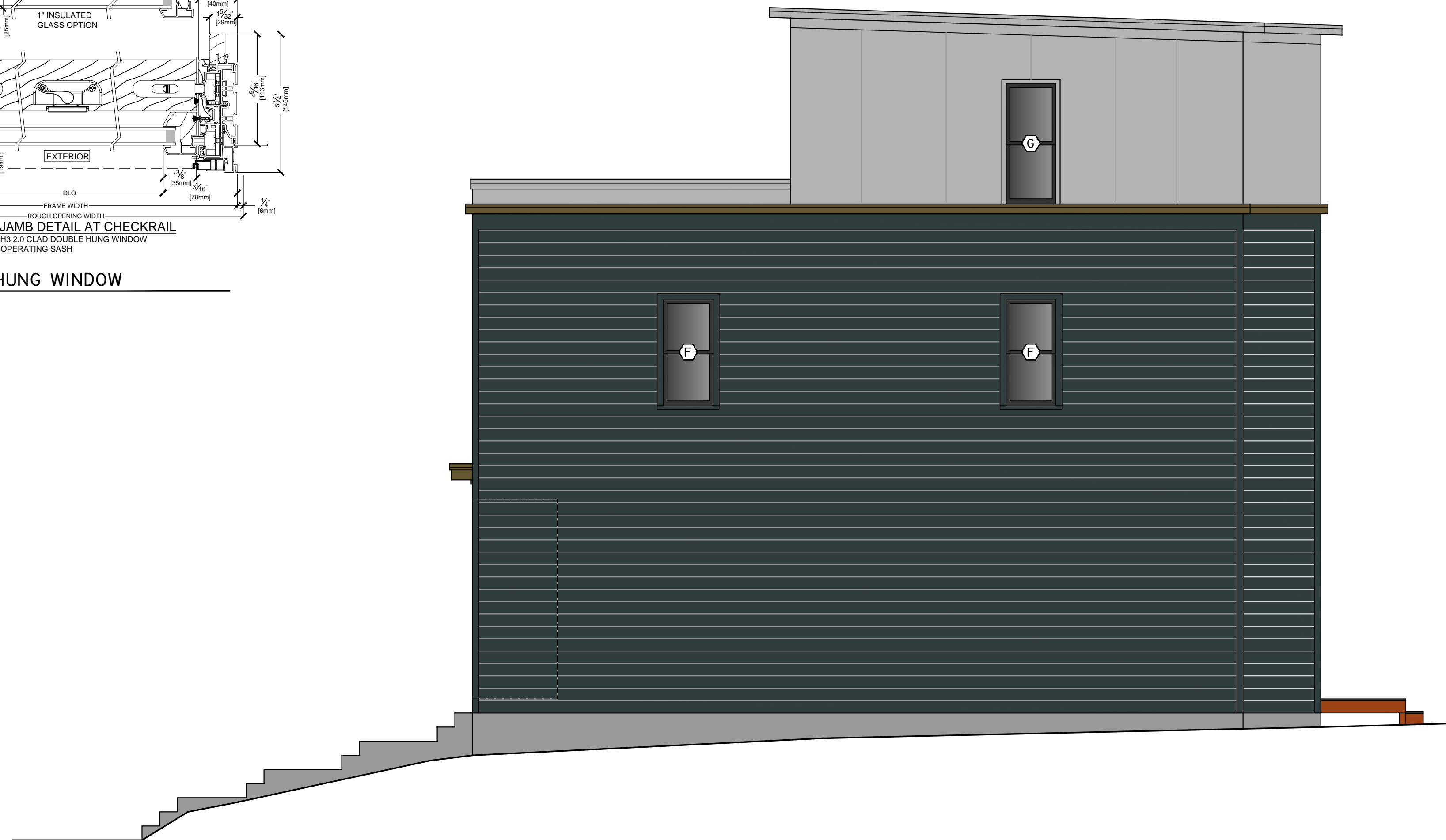
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RIGHT SIDE
EXTERIOR ELEVATION

A2.2



02 | CLAD DOUBLE-HUNG WINDOW
N.T.S.



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

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

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LEFT SIDE ELEVATION
& WINDOW DETAIL

A2.3