



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**PROPERTY** (location of work)

Address 413 & 415 Arthur Ashe Blvd.  
Historic district Boulevard Historic District

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

**APPLICANT INFORMATION**       Check if Billing Contact

Name Greg Shron      Phone (804) 362-7727  
Company Center Creek Homes      Email greg@centercreekhomes.com  
Mailing Address 11 S. 12th St #115      Applicant Type:  Owner  Agent  
Richmond, VA 23219       Lessee  Architect  Contractor  
 Other (please specify): \_\_\_\_\_

**OWNER INFORMATION** (if different from above)       Check if Billing Contact

Name \_\_\_\_\_      Company \_\_\_\_\_  
Mailing Address \_\_\_\_\_      Phone \_\_\_\_\_  
\_\_\_\_\_      Email \_\_\_\_\_

**PROJECT INFORMATION**

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

Project Description: (attach additional sheets if needed)

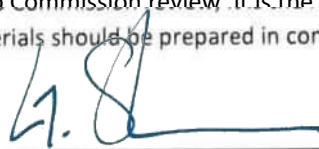
413 & 415 Arthur Ashe Blvd. will be an attached pair of single family homes located near the intersection of Kensington Ave and Arthur Ashe Blvd. It will be a three story structure, built with a rooftop deck on the front of the building. Each home will be 3,571 sf, and will be built with an optional elevator. The facade will be composed of brick and cementitious siding.

**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 payment of the application fee. 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 01/06/2022



# CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS

In advance of the application deadline please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on-site. The Commission of Architectural Review website has additional project guidance and required checklists:

<http://www.richmondgov.com/CommissionArchitecturalReview/index.aspx>

|                                                         |
|---------------------------------------------------------|
| Staff Contact: 804.646.6335 Carey.Jones@Richmondgov.com |
|---------------------------------------------------------|

## SUBMISSION INSTRUCTIONS

**Certain exterior work can be administratively approved by Staff. Please contact staff for a preliminary determination of the level of review required prior to submitting an application.**

Submit the following items to the Division of Planning and Preservation, 900 E. Broad Street, Rm. 510:

- One (1) signed and completed application – property owner's signature required
- One (1) copy of supporting documentation, as indicated on appropriate checklist, collated and stapled. All plans and elevations must be printed **11x17** and all text easily legible.
- One digital copy of the application and supporting documentation, submitted via email or OneDrive.
- Application fee, as required, will be invoiced. Payment of the fee must be received before the application will be scheduled. Please see fee schedule brochure available on the CAR website for additional information.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on the agenda.
- **A complete application** includes a signed application form, related checklist, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in Sec. 30-930.6(b).
- The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice if required.

## MEETING SCHEDULE AND APPLICATION DUE DATES

- The CAR meets on the fourth Tuesday of each month, except in December when it meets on the third Tuesday.
- The hearing of applications starts at 4:00 PM in the 5th floor conference room of City Hall, 900 E. Broad Street. The owner and/or applicant is *encouraged to attend* the meeting.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit: <http://www.richmondgov.com/CommissionArchitecturalReview> or contact staff.
- **Exception:** Revisions to applications that have been deferred or conceptually reviewed at a Commission meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.



## **413 & 415 N Arthur Ashe Blvd**

**TWO NEW SINGLE-FAMILY ATTACHED RESIDENCES**

**BOULEVARD HISTORIC DISTRICT**

**RICHMOND COMMISSION OF ARCHITECTURAL REVIEW - 2ND SUBMISSION**

**PREPARED: JAN 3, 2022**

**APPLICANT: CENTER CREEK HOMES c/o Greg Shron**

### **PROJECT DESCRIPTION:**

The submission depicts a pair of new attached, 3-story, 3,571 square-foot single-family homes with a setback third floor on an 8,100 square-foot vacant lot at 415 N Arthur Ashe Blvd. We have finalized the division of the lot, by right, into two 4,050 square foot lots. Each lot is rectangular in shape, is located between Kensington Ave and Stuart Ave in the Boulevard Historic District and is zoned R-48. Our proposed height is below the district's maximum height of 35'-0".

To provide additional high-quality outdoor living space and take advantage of the views overlooking the Virginia Museum of History and Culture's lawn, the design features a rooftop terrace above the third floor, and an additional rooftop terrace on the rear off the third-floor loft.

The exterior language is a modern take on the historic building form of many buildings in the Boulevard District. In response to the commission's comments during conceptual review, we have pushed the third floor forward, creating a three-story façade on Arthur Ashe Boulevard, with the front rooftop living area effectively screened behind the parapet wall. The three-story, two bay structure has been set back an additional 4' from the street, and utilizes the additional space to respond to the Commission's recommendation to enhance the transition between the public and private realms. The new design incorporates an elevated terrace that is protected from the street by raised planters, with ample space for furniture placement, engaging the street and sidewalk in a manner consistent with many other historic properties in the District.

Primary exterior materials are brick, smooth fiber-cement panel siding on the bay window element, prefinished aluminum windows in black, painted trim, and accents of cast stone at the terrace walls.

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



# 413 & 415 ARTHUR ASHE BLVD., RICHMOND, VA 23220

TWO SINGLE-FAMILY 3-STORY TOWNHOUSES IN RICHMOND'S BOULEVARD HISTORIC DISTRICT.

**CONTACTS**

**DEVELOPER**  
CCRI HOLDINGS, LLC  
C/O CENTER CREEK HOMES  
GREG SCHRON  
T 804.362.7727

**ARCHITECT**  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
T 804.514.7664

**CLIENT**  
CENTER CREEK HOMES  
11 S. 12TH ST., STE. 115  
RICHMOND, VA 23219

**PROJECT**

413 & 415 ARTHUR  
ASHE BLVD

RICHMOND, VA 23220

**SEAL**

**NOT FOR  
CONSTRUCTION**

PROJECT#: 21024  
DRAWN BY: CE  
DATE: 01/03/2022

**REVISIONS**

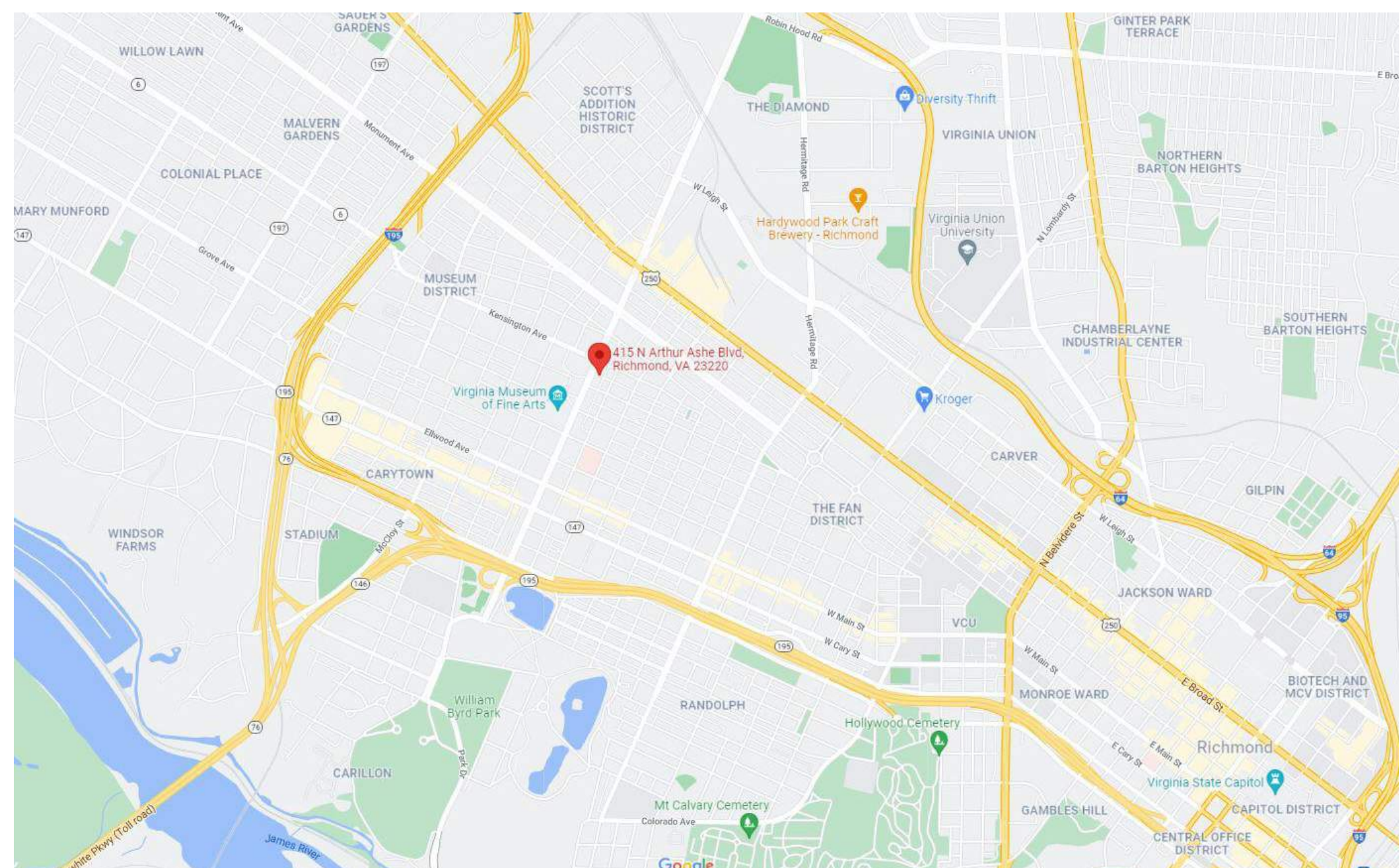
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|-----|------------|--------------------------|
| 1   | 11/23/2021 | CAR CONCEPT SUBMISSION   |
| 2   | 01/03/2022 | CAR CONCEPT SUBMISSION 2 |

**SHEET TITLE**

**COVER SHEET**

**SHEET NUMBER**  
**CAR-1**

## NEIGHBORHOOD MAP

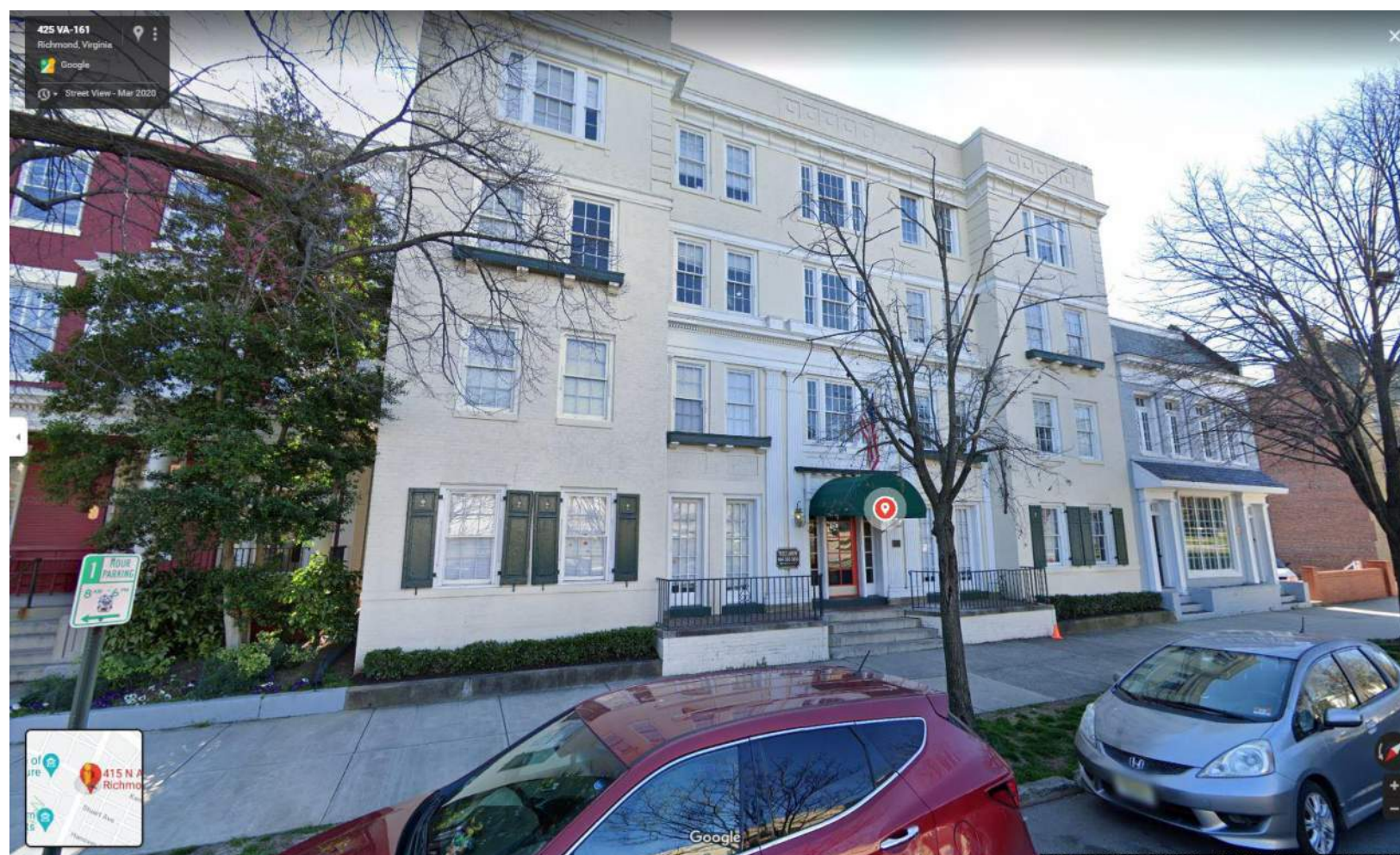


## DRAWING INDEX

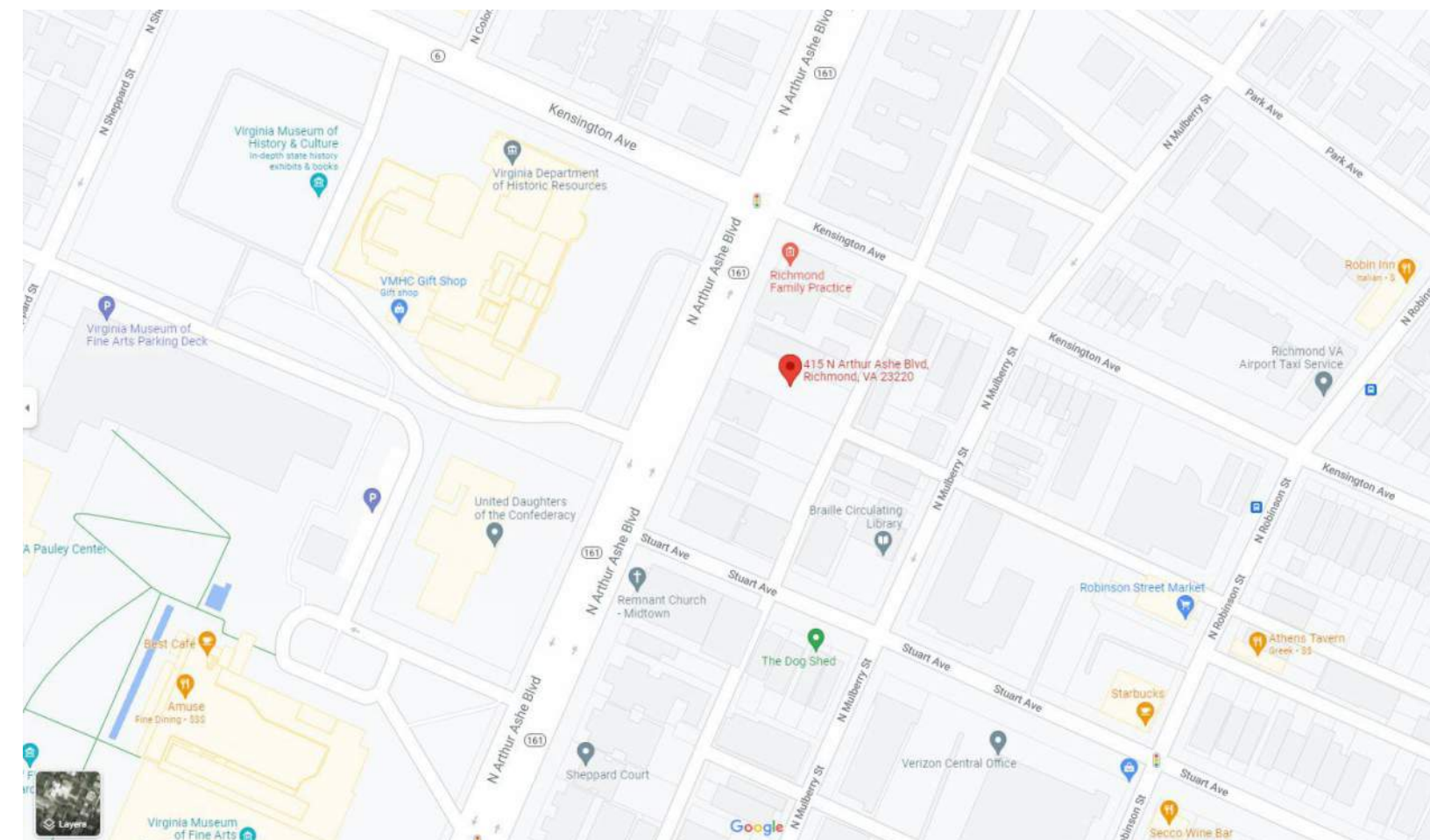
| SHEET NUMBER | SHEET NAME          |
|--------------|---------------------|
| CAR-1        | COVER SHEET         |
| CAR-2        | CONTEXT             |
| CAR-3        | 3D VIEWS            |
| CAR-4        | FLOOR PLANS         |
| CAR-5        | FLOOR PLANS         |
| CAR-6        | FLOOR PLANS         |
| CAR-7        | EXTERIOR ELEVATIONS |
| CAR-8        | EXTERIOR ELEVATIONS |
| CAR-9        | EXTERIOR ELEVATIONS |



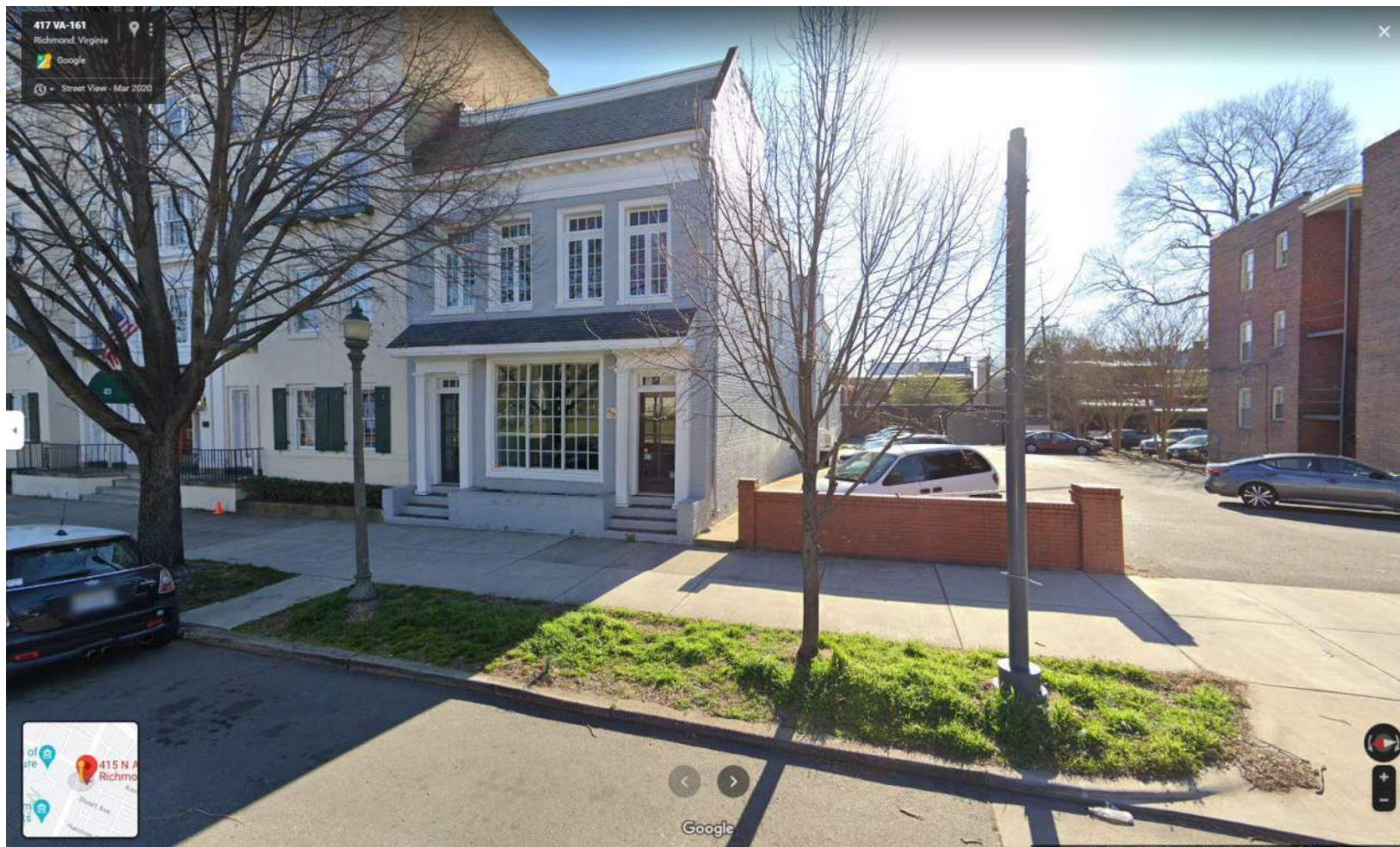
425 ARTHUR ASHE BLVD: ADJACENT CORNER



421 ARTHUR ASHE BLVD: GEORGIAN REVIVAL APARTMENT BUILDING WITH PROTRUDING BAYS



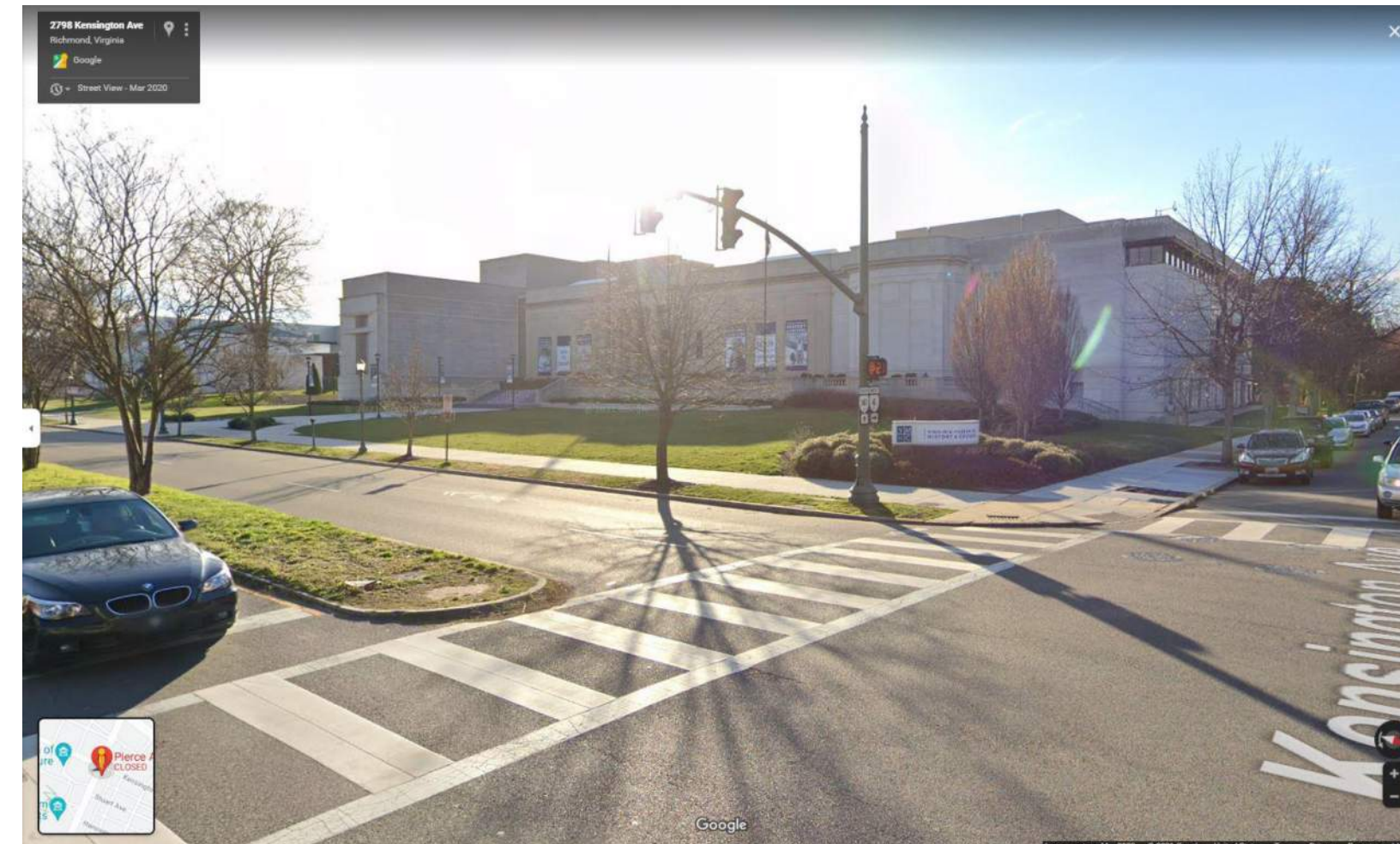
425 ARTHUR ASHE BLVD: ADJACENT CORNER



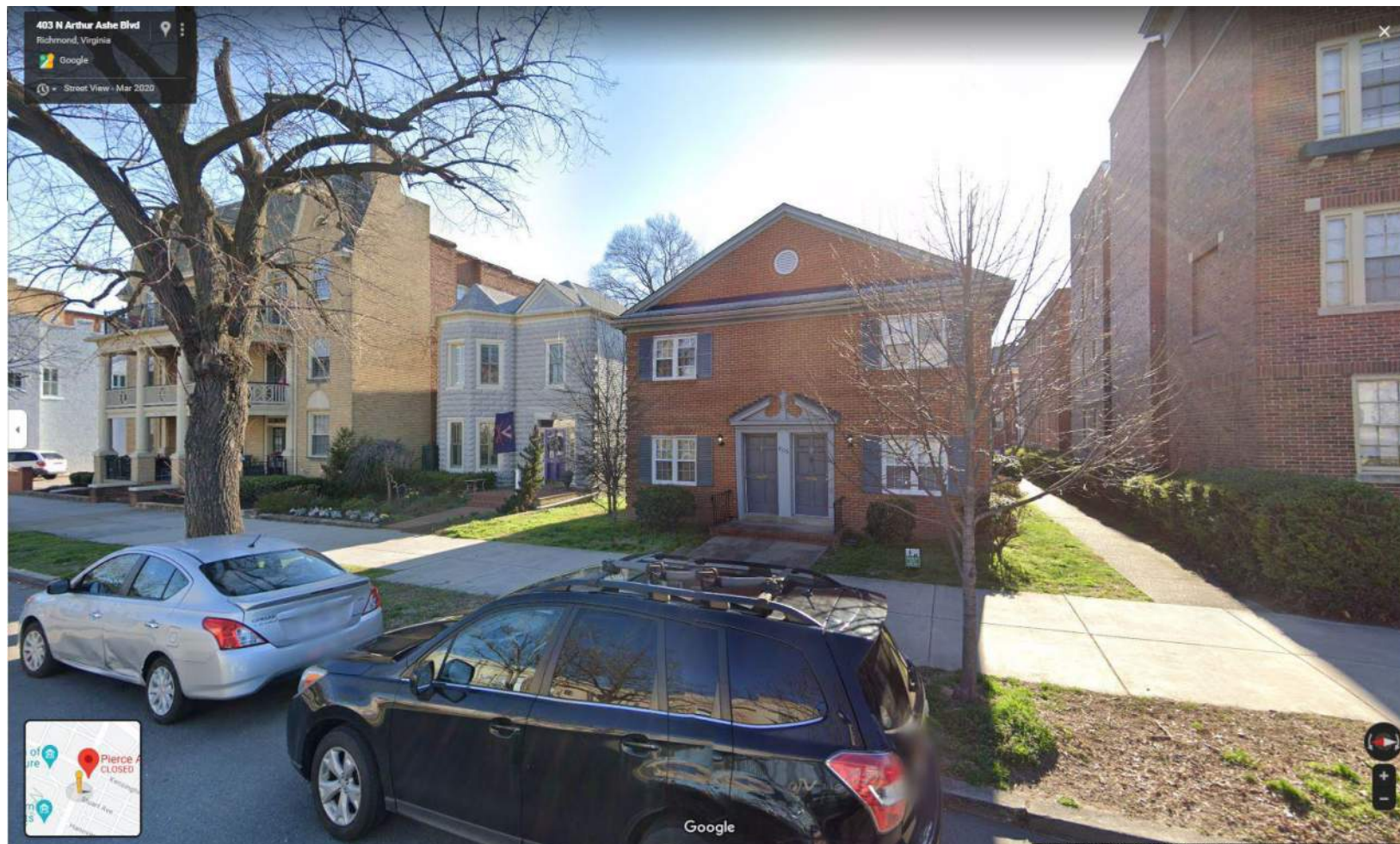
417-419 ARTHUR ASHE BLVD: LEFT OF SITE; COLONIAL REVIVAL COMMERCIAL BUILDING



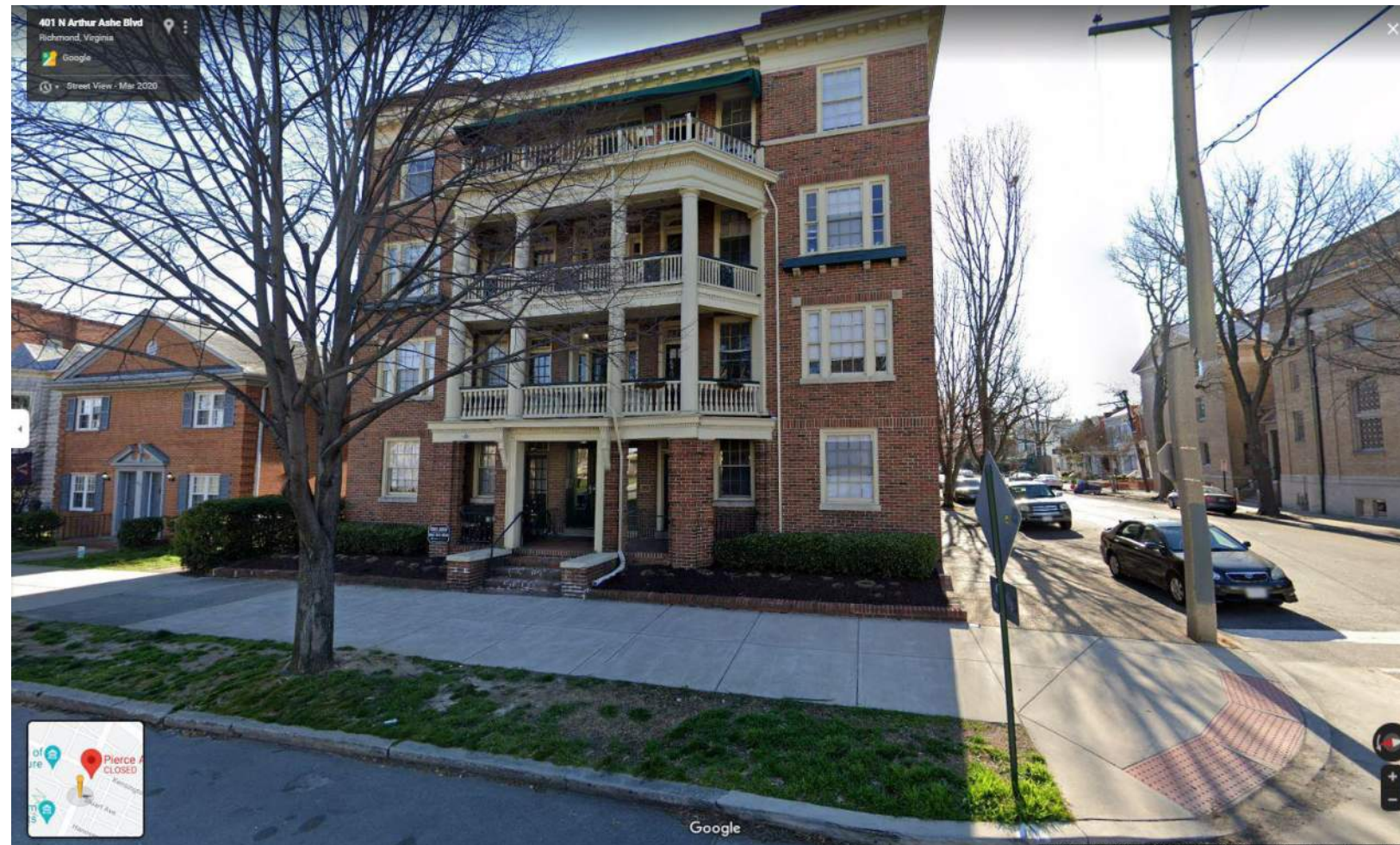
425 ARTHUR ASHE BLVD: RIGHT SIDE OF SITE; FRENCH REVIVAL APARTMENT BUILDING



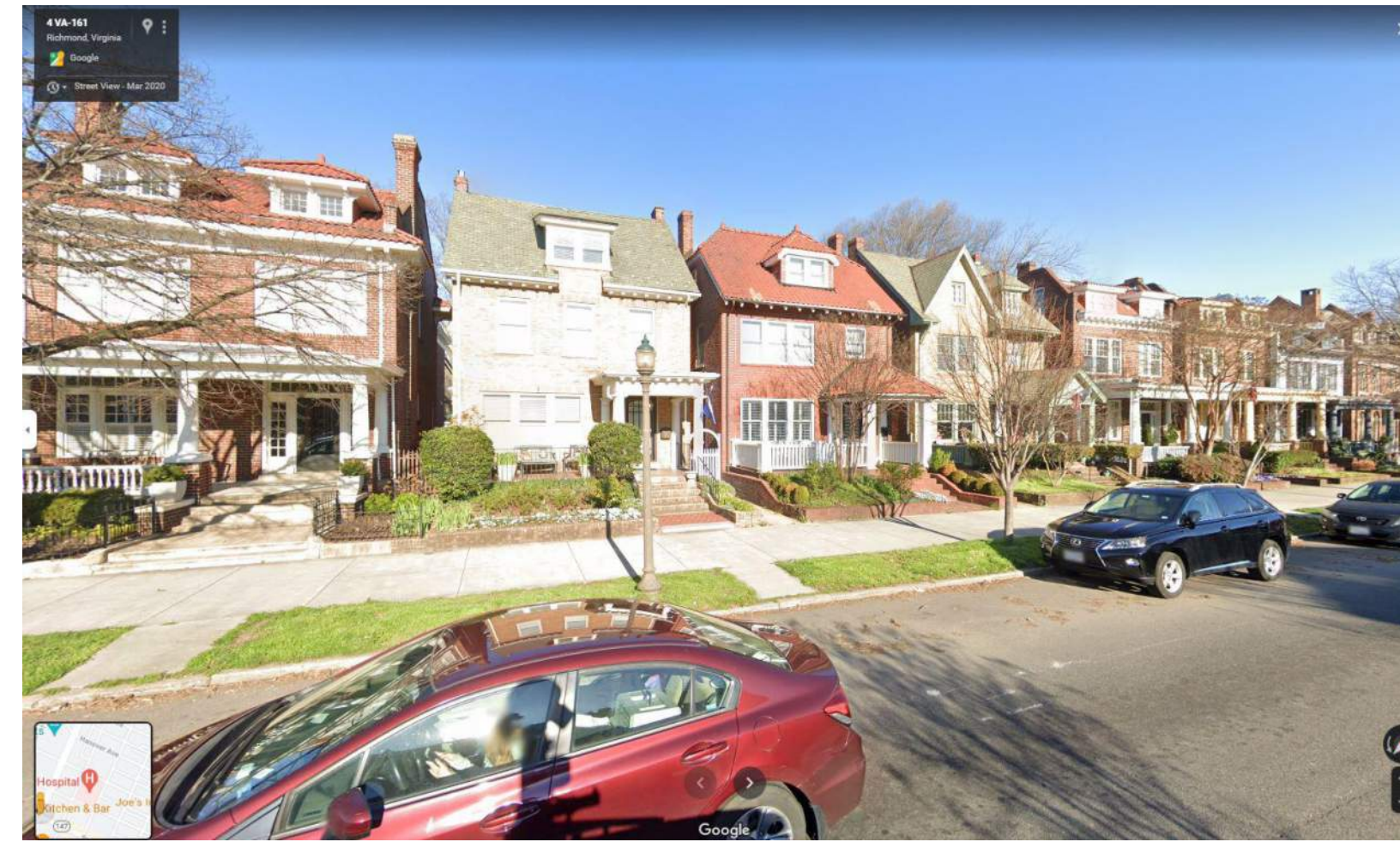
VMHC: OPPOSITE SITE



405-408 ARTHUR ASHE BLVD: RESIDENTIAL PROPERTIES



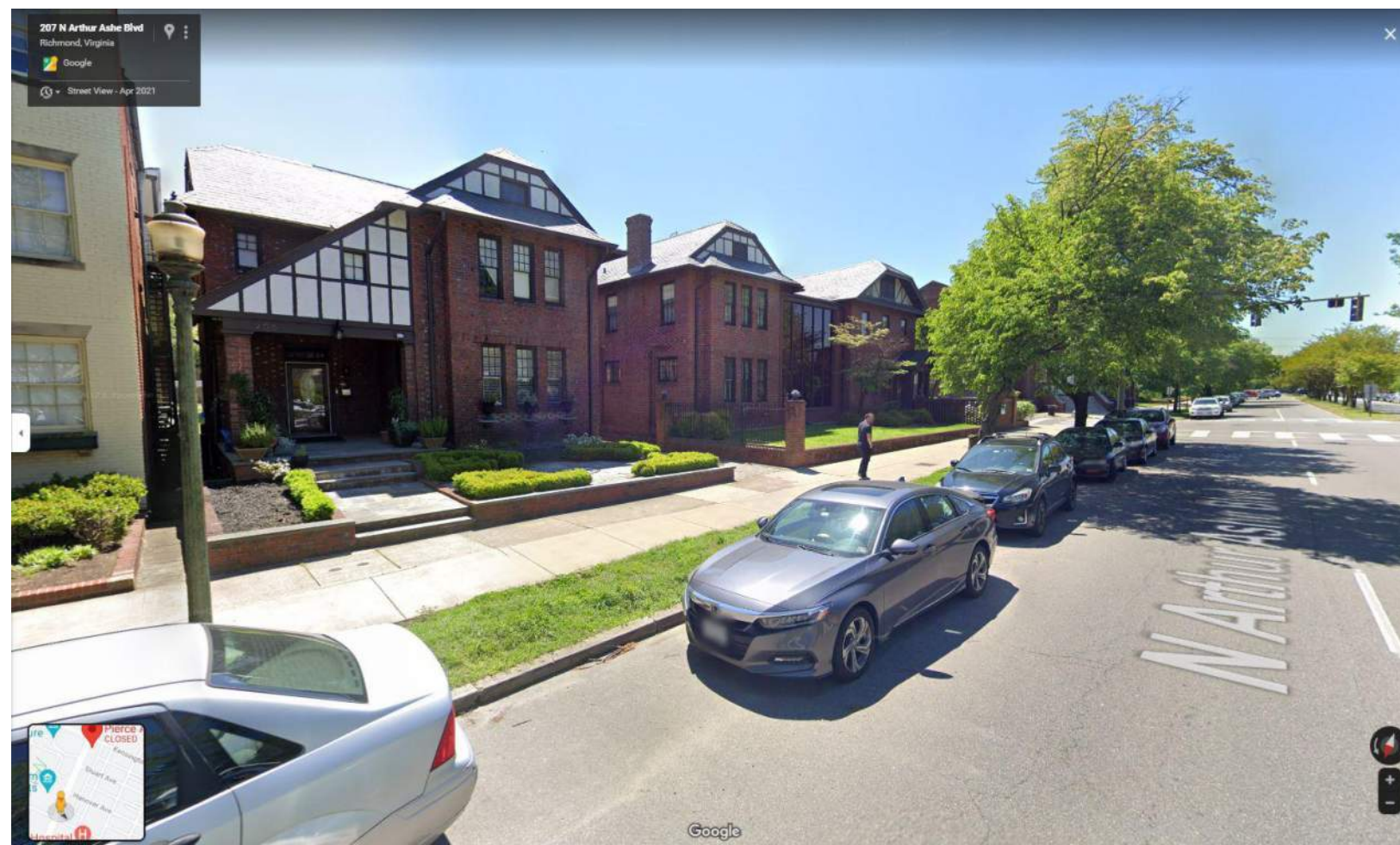
401 ARTHUR ASHE BLVD: COLONIAL REVIVAL APARTMENT BUILDING



000 BLOCK ARTHUR ASHE BLVD: RESIDENTIAL EXAMPLES



301-2 ARTHUR ASHE BLVD: ECLECTIC STYLE APARTMENT BUILDING WITH PROTRUDING BAYS IN CONTRASTING MATERIAL



201-207 ARTHUR ASHE BLVD: TUDOR REVIVAL STYLES WITH CONTEMPORARY CONNECTOR (FRONT PATIO INSPIRATION)



215 ARTHUR ASHE BLVD: RECESSED ENTRY DOOR EXAMPLE

**CONTACTS**  
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 RICHMOND, VA 23219

**PROJECT**  
 413 & 415 ARTHUR ASHE BLVD

RICHMOND, VA 23220

SEAL  
**NOT FOR CONSTRUCTION**

PROJECT#: 21024  
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**REVISIONS**

| NO. | DATE       | DESCRIPTION              |
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| 1   | 11/23/2021 | CAR CONCEPT SUBMISSION   |
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**SHEET TITLE**  
 CONTEXT

**SHEET NUMBER**  
 CAR-2

D

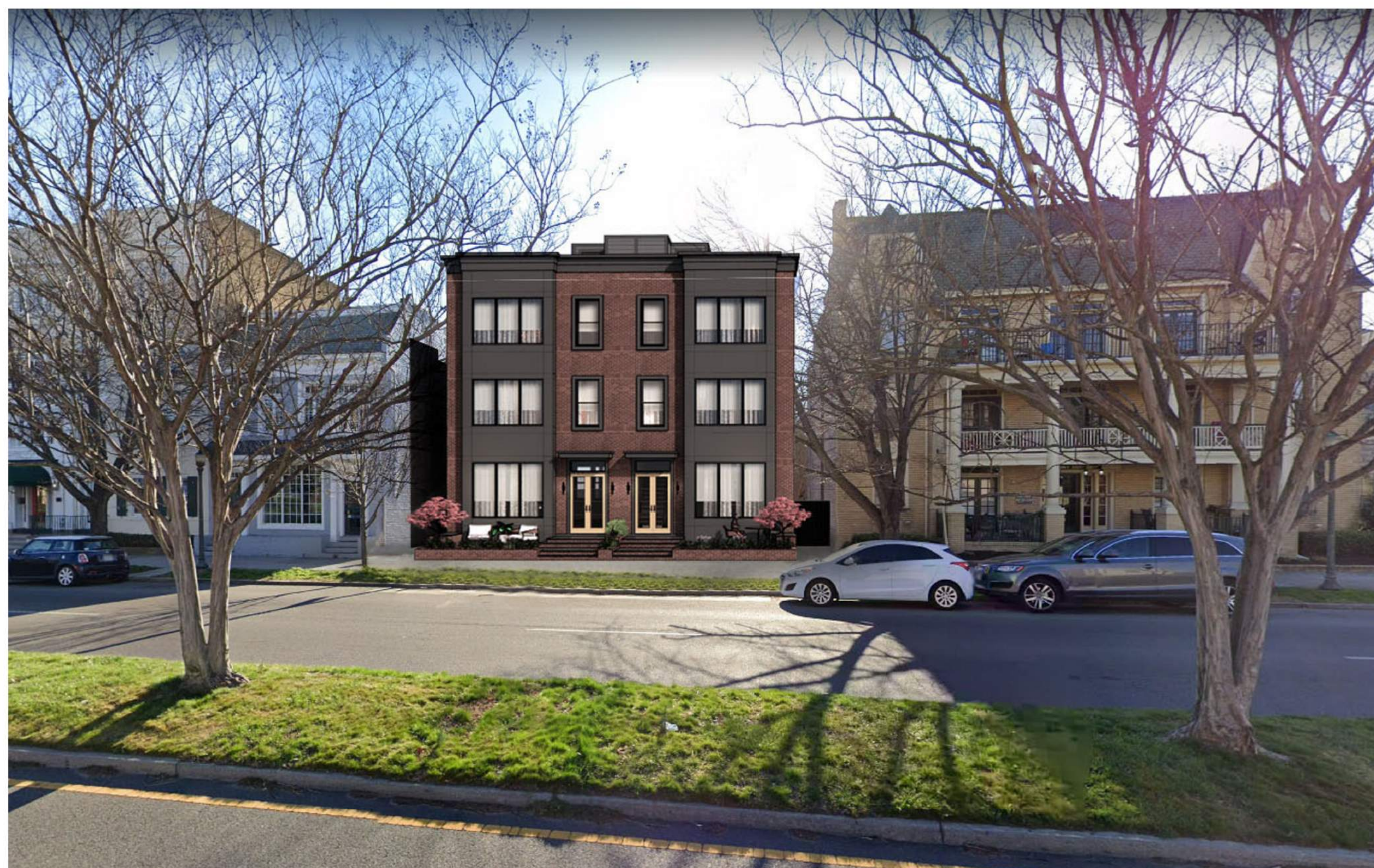


3D CONTEXT VIEW



3/4 PERSPECTIVE

B



CONTEXT PERSPECTIVE

A



3D VIEW OF FRONT PATIO



CENTER CREEK  
- HOMES -

CENTERCREEKHOMES.COM  
INFO@CENTERCREEKHOMES.COM  
PHONE: (804) 251-2700  
RICHMOND, VA

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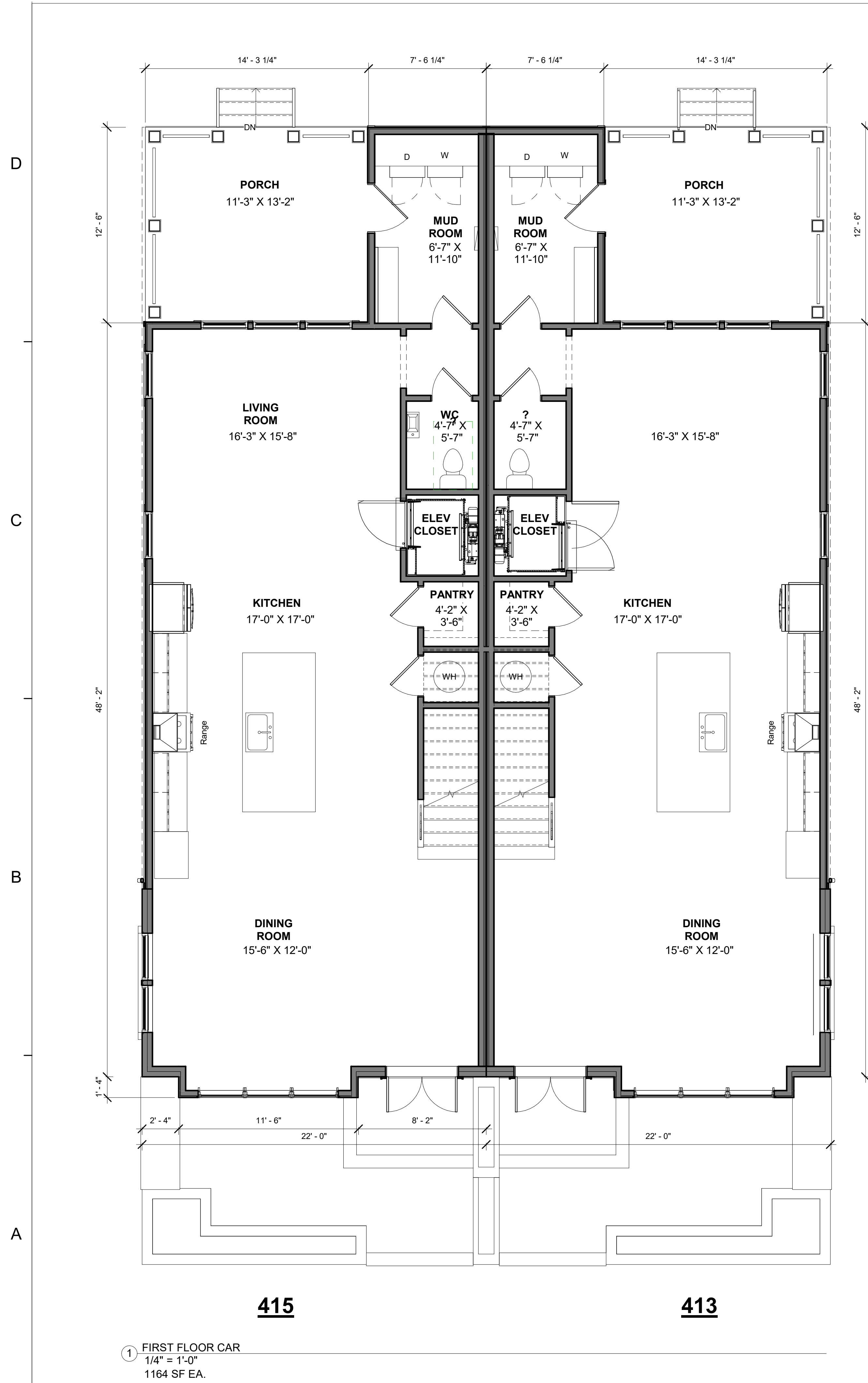
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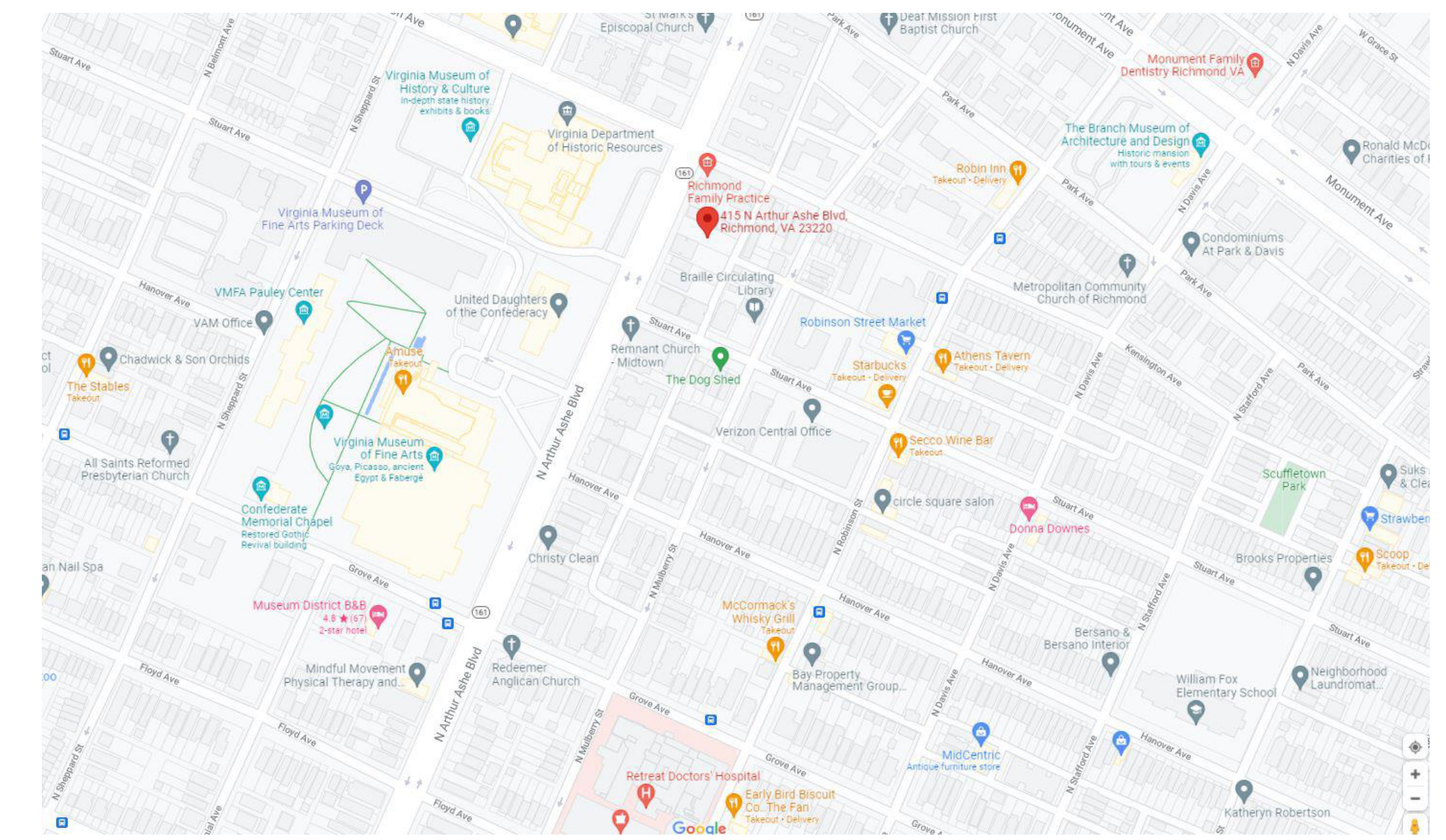
3D VIEWS

SHEET NUMBER

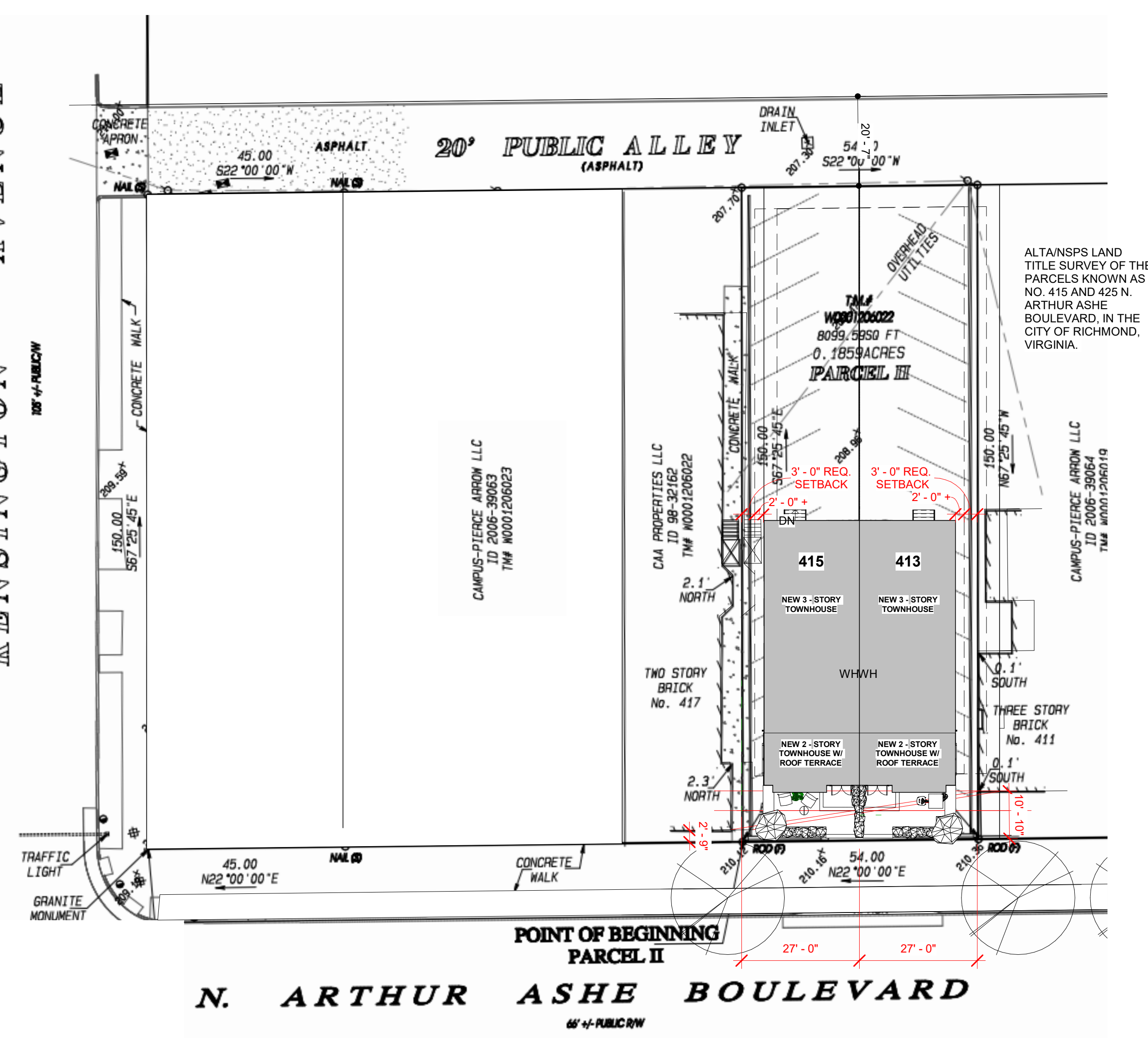
CAR-3



1 FIRST FLOOR CAR  
1/4" = 1'-0"  
1164 SF EA.



3 LOCATION MAP  
12" = 1'-0"



2 SITE PLAN  
1" = 20'-0"

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SHEET TITLE  
**FLOOR PLANS**

SHEET NUMBER  
**CAR-4**

**CONTACTS**

**DEVELOPER**  
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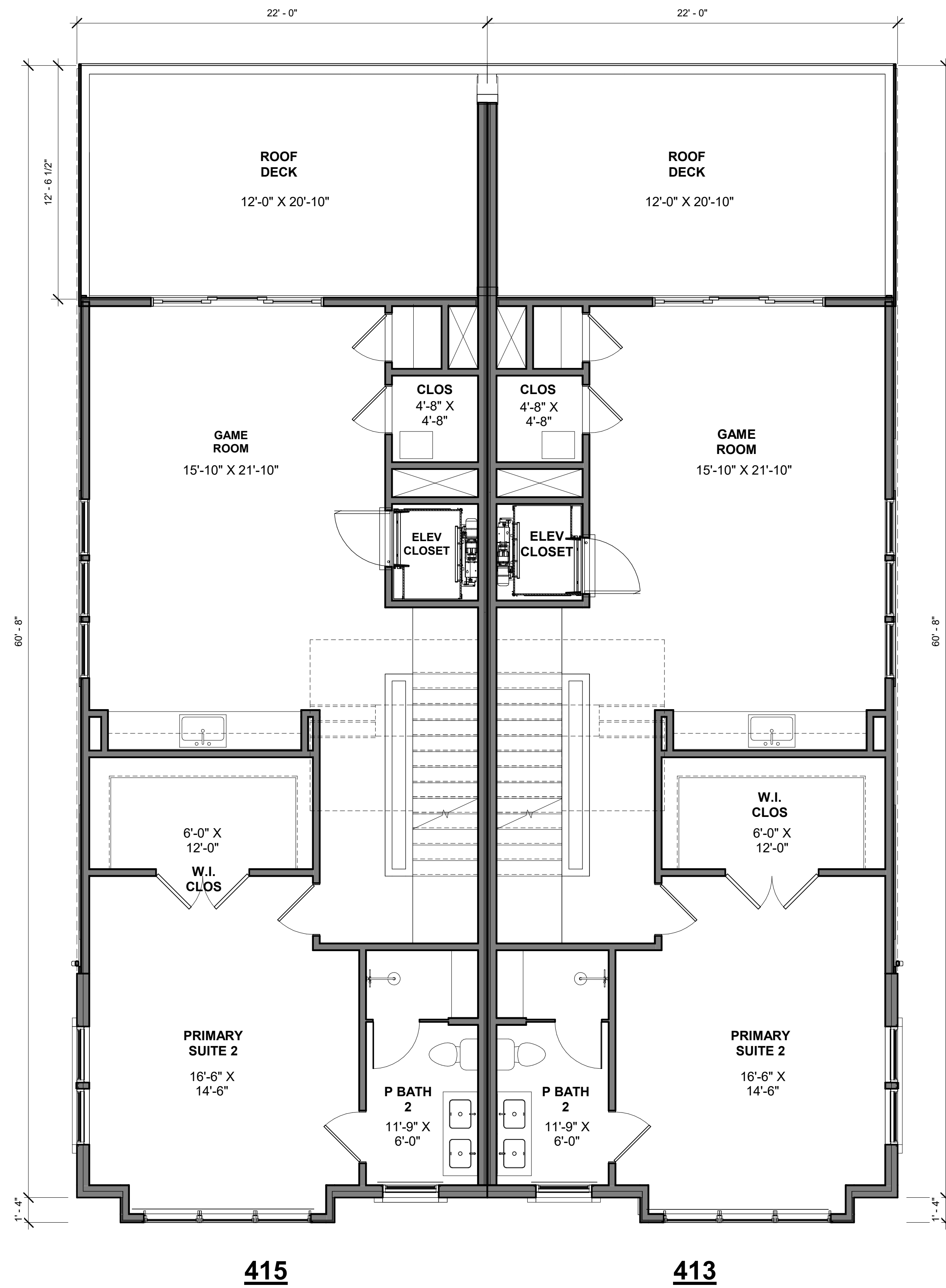
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**SHEET TITLE**

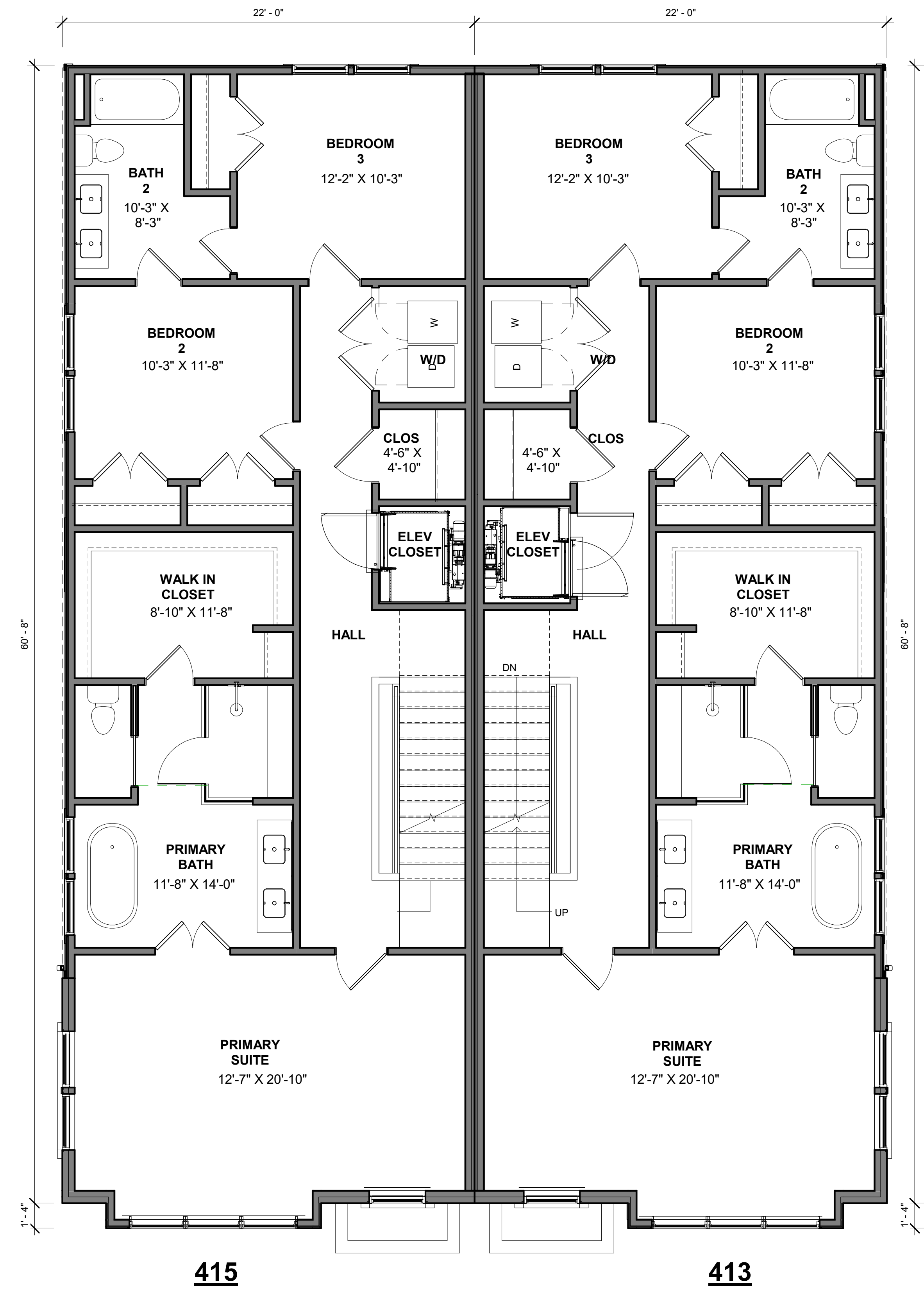
**FLOOR PLANS**

**SHEET NUMBER**

**CAR-5**



① **THIRD FLOOR**  
1/4" = 1'-0"  
1060 SF EA.



② **SECOND FLOOR CAR**  
1/4" = 1'-0"  
1347 SF EA.



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**413 & 415 ARTHUR  
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RICHMOND, VA 23220

**SEAL**

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PROJECT#: 21024  
DRAWN BY: Author  
DATE: 01/03/2022

**REVISIONS**

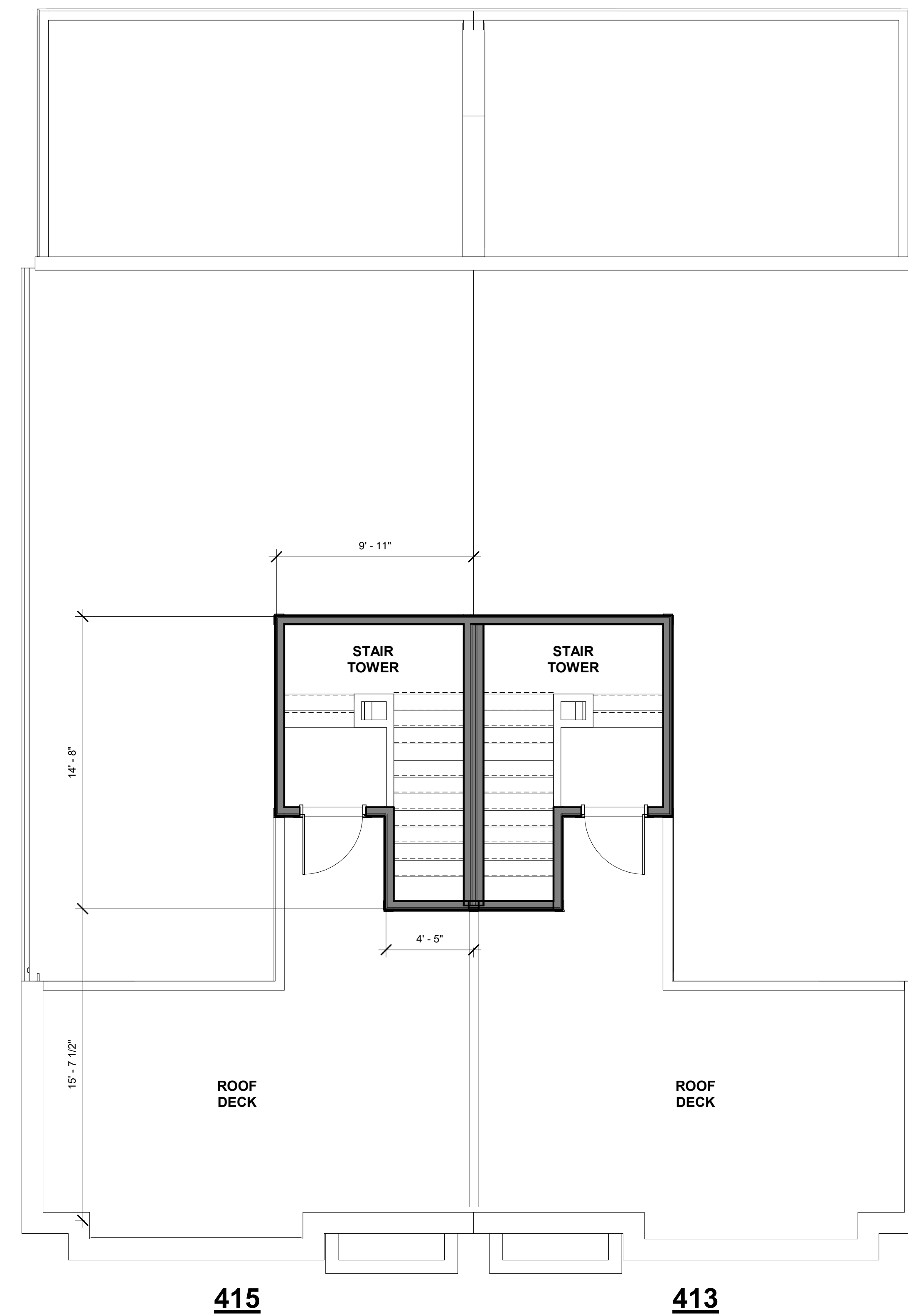
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**SHEET TITLE**

**FLOOR PLANS**

**SHEET NUMBER**

**CAR-6**



① ROOF PLAN  
1/4" = 1'-0"

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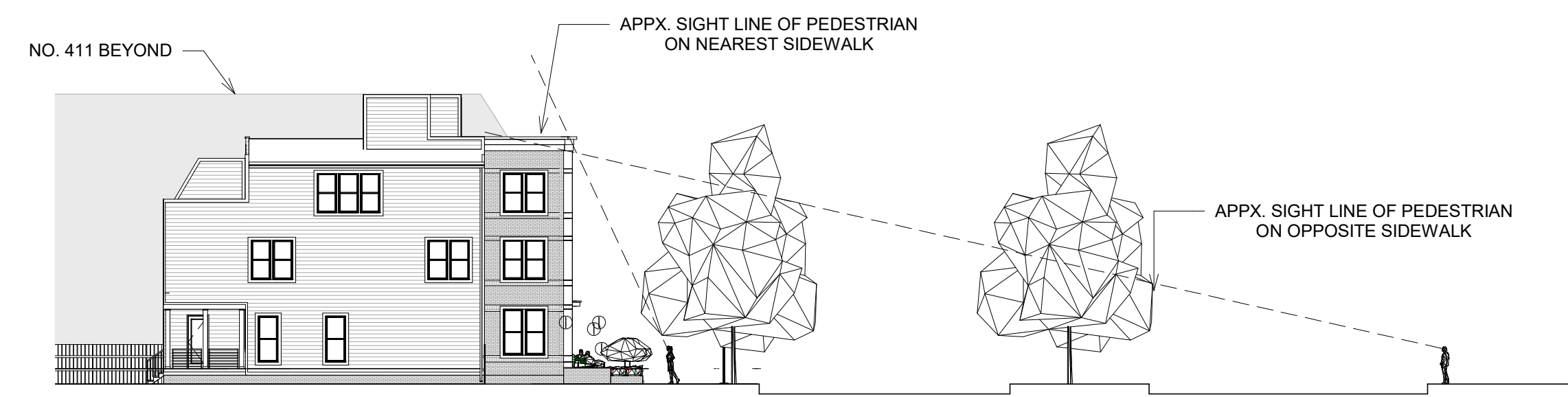
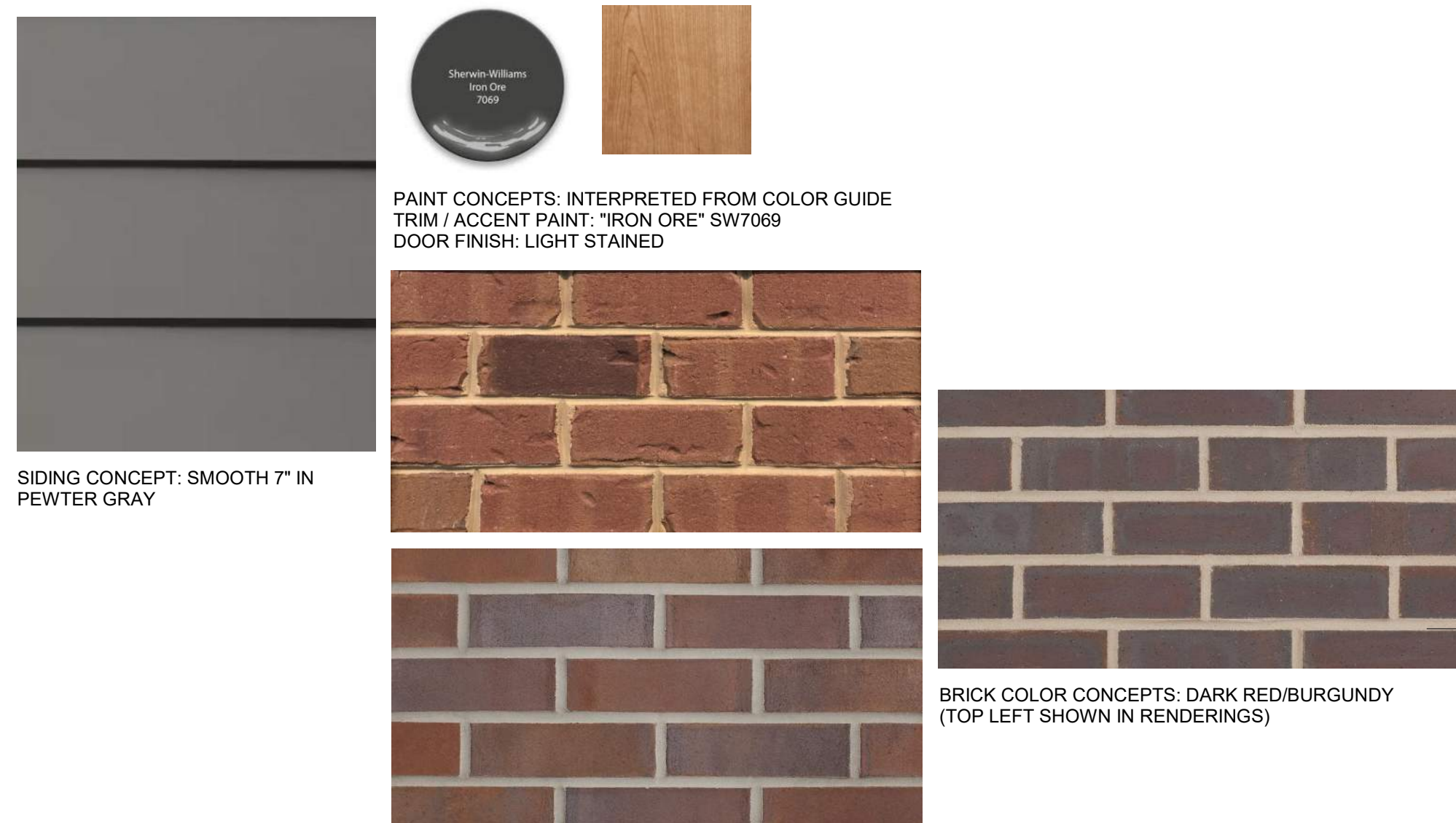
**SHEET TITLE**

**EXTERIOR  
ELEVATIONS**

**SHEET NUMBER**

**CAR-7**

| EXTERIOR FINISH SCHEDULE |                                                                                                                                                                                |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Key                      | Note                                                                                                                                                                           |
| 1                        | HARDIE SMOOTH SIDING - 7" EXPOSURE, "AGED PEWTER"                                                                                                                              |
| 2                        | HARDIE PANEL, SMOOTH, PAINTED "IRON ORE"                                                                                                                                       |
| 3                        | COMPOSITE TRIM CORNICE, PAINTED "IRON ORE"                                                                                                                                     |
| 4                        | COMPOSITE TRIM, PAINTED "IRON ORE"                                                                                                                                             |
| 5                        | WINDOWS - CLAD WOOD, FACTORY BLACK                                                                                                                                             |
| 6                        | COMPOSITE TRIM, PAINTED "IRON ORE"                                                                                                                                             |
| 7                        | PAINTED PANEL REVEALS TO MATCH PANEL                                                                                                                                           |
| 8                        | BRICK EXTERIOR                                                                                                                                                                 |
| 9                        | BRICK FOUNDATION AND PLANTER WALL                                                                                                                                              |
| 10                       | NATURAL CONCRETE STEPS                                                                                                                                                         |
| 11                       | BRICK CURB WALLS AT STAIR                                                                                                                                                      |
| 12                       | CONTEMPORARY 5 LITE DOOR WITH TRANSOM, STAINED                                                                                                                                 |
| 13                       | CONTEMPORARY WALL MOUNTED LIGHTING                                                                                                                                             |
| 15                       | WOOD PRIVACY FENCE, STAINED                                                                                                                                                    |
| 18                       | COMPOSITE CLAD BOX BEAM, PAINTED "IRON ORE"                                                                                                                                    |
| 19                       | 8" SQUARE LOAD-BEARING SYNTHETIC COLUMN, PAINTED "IRON ORE", PROVIDE 4X4 P.T. WOOD POST DOWN TO PIER W/ GALV. POST ANCHOR                                                      |
| 20                       | 36"H STEEL RAILING, PAINTED BLACK/ STEEL HORIZONTALS AT 4" O.C.                                                                                                                |
| 21                       | 5/4 X 6 T&G DECKING OVER 2X8 P.T. JOISTS AT 16" O.C. WITH HANGERS; (2) 2X10 P.T. OUTER BEAM; 2X8 P.T. LEDGER BOARD ALONG HOUSE WITH 1/2" GALV. LAG BOLTS AT 16" O.C. STAGGERED |
| 22                       | ASPHALT SHINGLE ROOF 1/4":12"                                                                                                                                                  |
| 23                       | CANTILEVERED AWNING                                                                                                                                                            |



① ELEVATION - FRONT  
1/4" = 1'-0"



② CONTEXT ELEVATION - FRONT  
3/32" = 1'-0"

**CONTACTS**

**DEVELOPER**  
CCRI HOLDINGS, LLC  
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**SHEET TITLE**  
EXTERIOR ELEVATIONS

**SHEET NUMBER**  
CAR-8

D

C

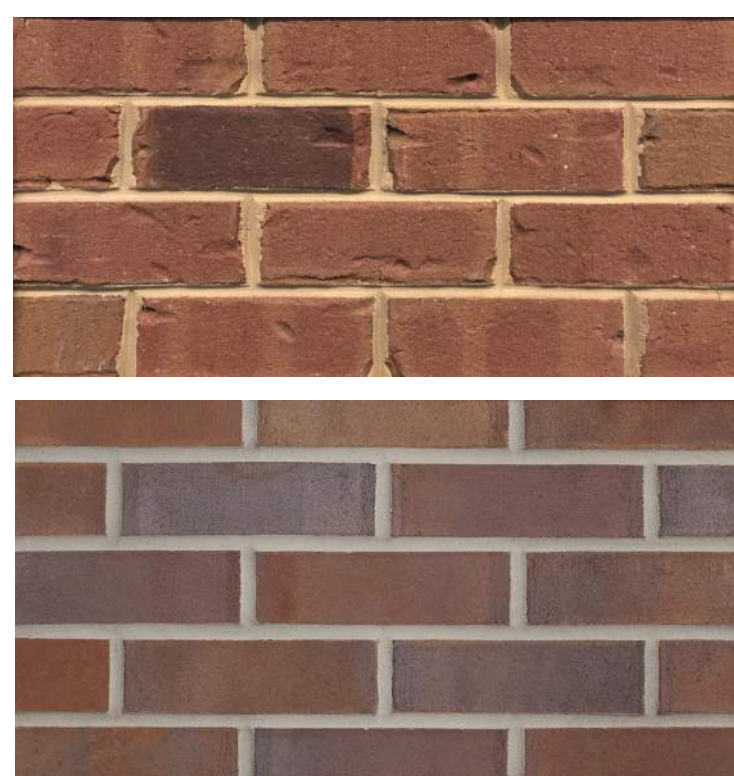
B

A



1 ELEVATION - SIDE  
1/4" = 1'-0"

| EXTERIOR FINISH SCHEDULE |                                                                                                                                                                                |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Key                      | Note                                                                                                                                                                           |
| 1                        | HARDIE SMOOTH SIDING - 7" EXPOSURE, "AGED PEWTER"                                                                                                                              |
| 2                        | HARDIE PANEL, SMOOTH, PAINTED "IRON ORE"                                                                                                                                       |
| 3                        | COMPOSITE TRIM CORNICE, PAINTED "IRON ORE"                                                                                                                                     |
| 4                        | COMPOSITE TRIM, PAINTED "IRON ORE"                                                                                                                                             |
| 5                        | WINDOWS - CLAD WOOD, FACTORY BLACK                                                                                                                                             |
| 6                        | COMPOSITE TRIM, PAINTED "IRON ORE"                                                                                                                                             |
| 7                        | PAINTED PANEL REVEALS TO MATCH PANEL                                                                                                                                           |
| 8                        | BRICK EXTERIOR                                                                                                                                                                 |
| 9                        | BRICK FOUNDATION AND PLANTER WALL                                                                                                                                              |
| 10                       | NATURAL CONCRETE STEPS                                                                                                                                                         |
| 11                       | BRICK CURB WALLS AT STAIR                                                                                                                                                      |
| 12                       | CONTEMPORARY 5 LITE DOOR WITH TRANSOM, STAINED                                                                                                                                 |
| 13                       | CONTEMPORARY WALL MOUNTED LIGHTING                                                                                                                                             |
| 15                       | WOOD PRIVACY FENCE, STAINED                                                                                                                                                    |
| 18                       | COMPOSITE CLAD BOX BEAM, PAINTED "IRON ORE"                                                                                                                                    |
| 19                       | 8" SQUARE LOAD-BEARING SYNTHETIC COLUMN, PAINTED "IRON ORE", PROVIDE 4X4 P.T. WOOD POST DOWN TO PIER W/ GALV. POST ANCHOR                                                      |
| 20                       | 36"H STEEL RAILING, PAINTED BLACK/ STEEL HORIZONTALS AT 4" O.C.                                                                                                                |
| 21                       | 5/4 X 6 T&G DECKING OVER 2X8 P.T. JOISTS AT 16" O.C. WITH HANGERS; (2) 2X10 P.T. OUTER BEAM; 2X8 P.T. LEDGER BOARD ALONG HOUSE WITH 1/2" GALV. LAG BOLTS AT 16" O.C. STAGGERED |
| 22                       | ASPHALT SHINGLE ROOF 1/4":12"                                                                                                                                                  |
| 23                       | CANTILEVERED AWNING                                                                                                                                                            |



**CONTACTS**

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**PROJECT**

413 & 415 ARTHUR  
ASHE BLVD

RICHMOND, VA 23220

**SEAL**

**NOT FOR  
CONSTRUCTION**

PROJECT#: 21024  
DRAWN BY: Author  
DATE: 01/03/2022

**REVISIONS**

| NO. | DATE       | DESCRIPTION              |
|-----|------------|--------------------------|
| 2   | 01/03/2022 | CAR CONCEPT SUBMISSION 2 |

**SHEET TITLE**

**EXTERIOR  
ELEVATIONS**

**SHEET NUMBER**

**CAR-9**



① ELEVATION - REAR  
1/4" = 1'-0"

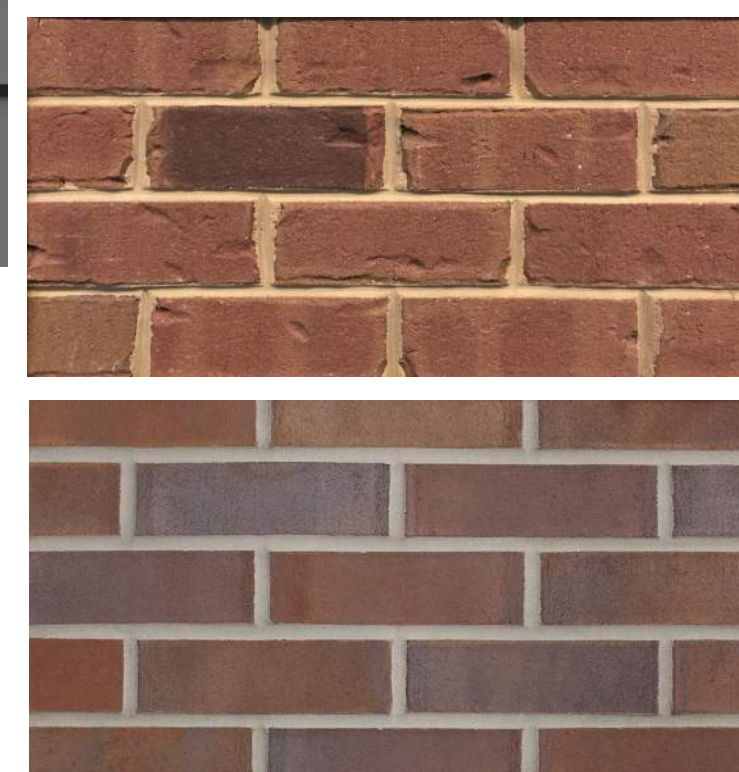
| EXTERIOR FINISH SCHEDULE |                                                                                                                                                                                |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Key                      | Note                                                                                                                                                                           |
| 1                        | HARDIE SMOOTH SIDING - 7" EXPOSURE, "AGED PEWTER"                                                                                                                              |
| 2                        | HARDIE PANEL, SMOOTH, PAINTED "IRON ORE"                                                                                                                                       |
| 3                        | COMPOSITE TRIM CORNICE, PAINTED "IRON ORE"                                                                                                                                     |
| 4                        | COMPOSITE TRIM, PAINTED "IRON ORE"                                                                                                                                             |
| 5                        | WINDOWS - CLAD WOOD, FACTORY BLACK                                                                                                                                             |
| 6                        | COMPOSITE TRIM, PAINTED "IRON ORE"                                                                                                                                             |
| 7                        | PAINTED PANEL REVEALS TO MATCH PANEL                                                                                                                                           |
| 8                        | BRICK EXTERIOR                                                                                                                                                                 |
| 9                        | BRICK FOUNDATION AND PLANTER WALL                                                                                                                                              |
| 10                       | NATURAL CONCRETE STEPS                                                                                                                                                         |
| 11                       | BRICK CURB WALLS AT STAIR                                                                                                                                                      |
| 12                       | CONTEMPORARY 5 LITE DOOR WITH TRANSOM, STAINED                                                                                                                                 |
| 13                       | CONTEMPORARY WALL MOUNTED LIGHTING                                                                                                                                             |
| 15                       | WOOD PRIVACY FENCE, STAINED                                                                                                                                                    |
| 18                       | COMPOSITE CLAD BOX BEAM, PAINTED "IRON ORE"                                                                                                                                    |
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| 22                       | ASPHALT SHINGLE ROOF 1/4":12"                                                                                                                                                  |
| 23                       | CANTILEVERED AWNING                                                                                                                                                            |



SIDING CONCEPT: SMOOTH 7" IN PEWTER GRAY



PAINT CONCEPTS: INTERPRETED FROM COLOR GUIDE TRIM / ACCENT PAINT: "IRON ORE" SW7069 DOOR FINISH: LIGHT STAINED



BRICK COLOR CONCEPTS: DARK RED/BURGUNDY (TOP LEFT SHOWN IN RENDERINGS)