



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 519 St. James Street
Historic district Jackson Ward

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)

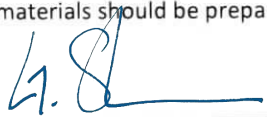
Project Description: (attach additional sheets if needed)
New single-family detached dwelling

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 4-26-2019



519 ST. JAMES STREET NEW SINGLE-FAMILY RESIDENCE

JACKSON WARD HISTORIC DISTRICT

RICHMOND COMMISSION OF ARCHITECTURAL REVIEW - CONCEPT REVIEW

PREPARED: APRIL 26, 2019

APPLICANT: CENTER CREEK HOMES c/o Greg Shron

PROJECT DESCRIPTION:

The submission depicts a new 3-story, 1,575 square foot detached single-family home at 519 St. James Street, one of two small vacant lots in the northern third of the block between Clay and Leigh Streets. The lot abuts an alley that connects St. James and N 1st Streets.

The proposed design endeavors to respect the historic development pattern and architectural form of the immediate Jackson Ward vicinity, while taking on a modestly more contemporary expression. Taking advantage of the applicable R-63 zoning regulations, the home includes a third floor, which is set back from the primary façade in order to achieve two important goals: maintaining a 2-story cornice line in keeping with the historic structures on the block, and providing usable outdoor living space on an incredibly compact (862 sf) lot. The design also includes a bay projection, a play on the pattern established by the two existing small houses in its would-be “row”.

The proposed exterior materials include: fiber-cement siding in two forms – 5” horizontal lap finished in a soft gray color and a 9” contemporary channel product on the loft; painted 1-over-1 double-hung windows; painted trim and built-up cornice; and prefinished aluminum entry canopy.

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, ZERO-LOT LINE HOUSE
IN RICHMOND'S HISTORIC JACKSON WARD NEIGHBORHOOD

519 SAINT JAMES ST. HOUSE

519 SAINT JAMES STREET
RICHMOND, VIRGINIA 23220

NEW 3-STORY, SINGLE-FAMILY, ZERO-LOT LINE HOUSE
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DRAWING INDEX

DRAWINGS

NO.	SHEET TITLE
CS	COVER SHEET
CI.1	SITE MAP & BLOCK PHOTOS
CI.2	ARCHITECTURAL SITE PLAN & CONTEXT ELEVATION
AI.1	FLOOR PLANS
A2.1	FRONT & RIGHT SIDE EXTERIOR ELEVATIONS & EXTERIOR FINISH & WINDOW SCHEDULES
A2.2	REAR & LEFT SIDE EXTERIOR ELEVATIONS & SIGHT LINE VISUALIZATION

NOT FOR CONSTRUCTION

SET/REVISION:
C.A.R. CONCEPTUAL REVIEW

DATE/MARK:
04.29.2019

COVER SHEET
CS



CENTER CREEK
CAPITAL GROUP

PROJECT CONTACTS:

DEVELOPER:
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C/O CENTER CREEK HOMES
GREG SHRON
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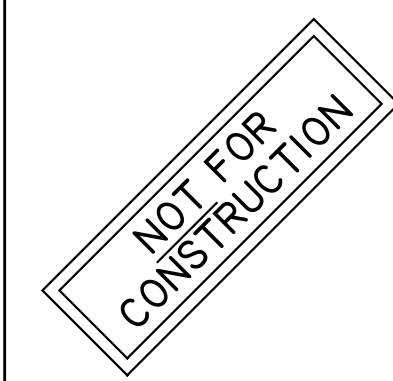
519 SAINT JAMES ST. HOUSE

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02 | BLOCK PHOTOS
N.T.S.

01 | BASIC SITE MAP
N.T.S.



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SITE MAP &
BLOCK PHOTOS

CI.I



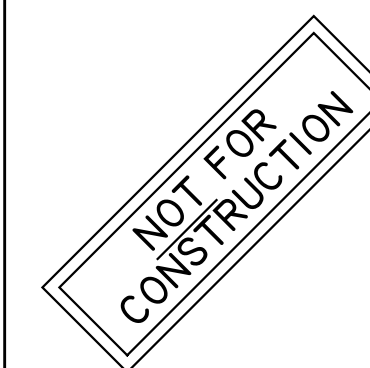
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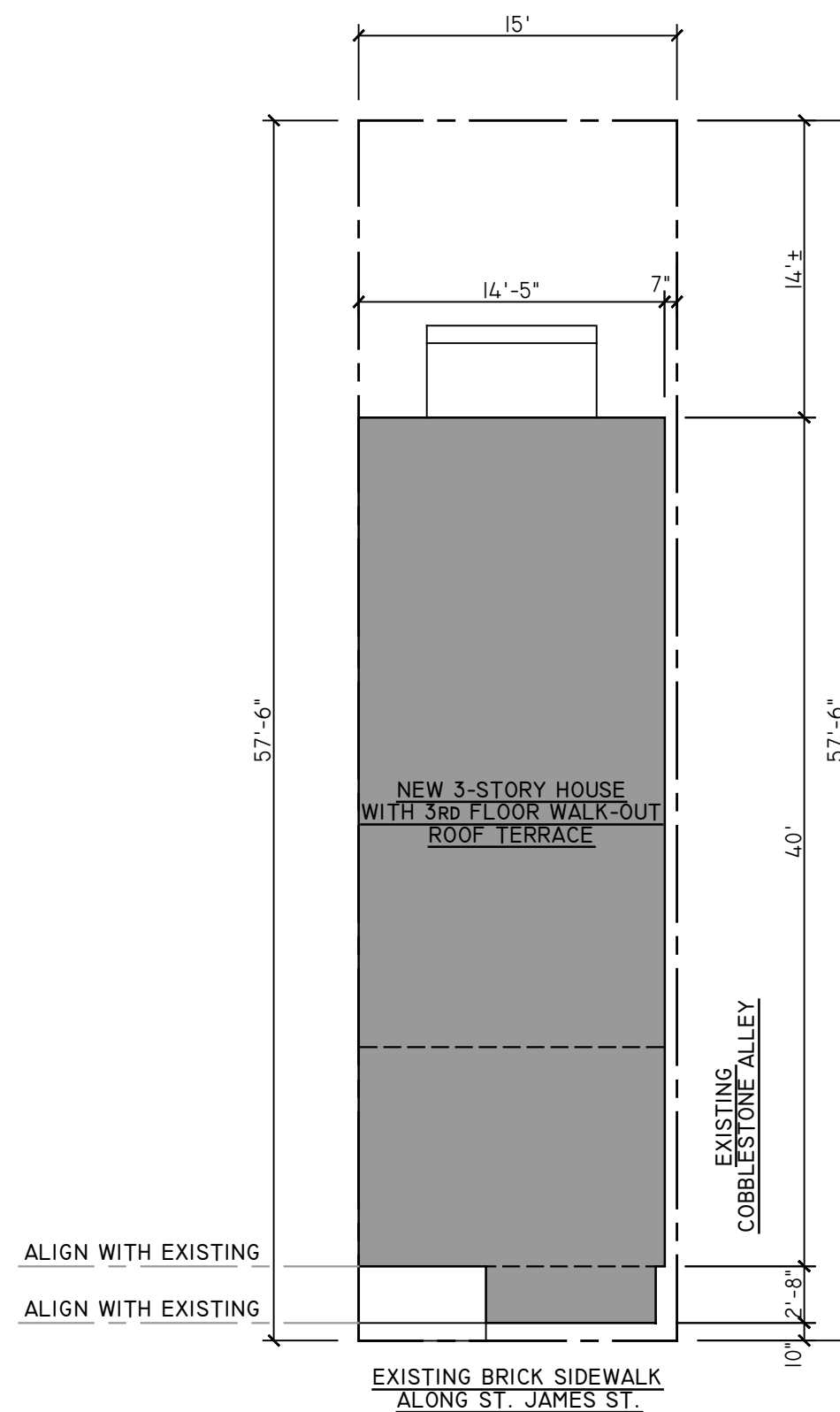


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ARCH. SITE PLAN &
CONTEXT ELEVATION

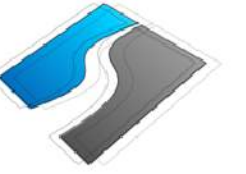
CI.2



01 | ARCHITECTURAL SITE PLAN
1/8" = 1'



02 | CONTEXT ELEVATION
1/8" = 1'



CENTER CREEK
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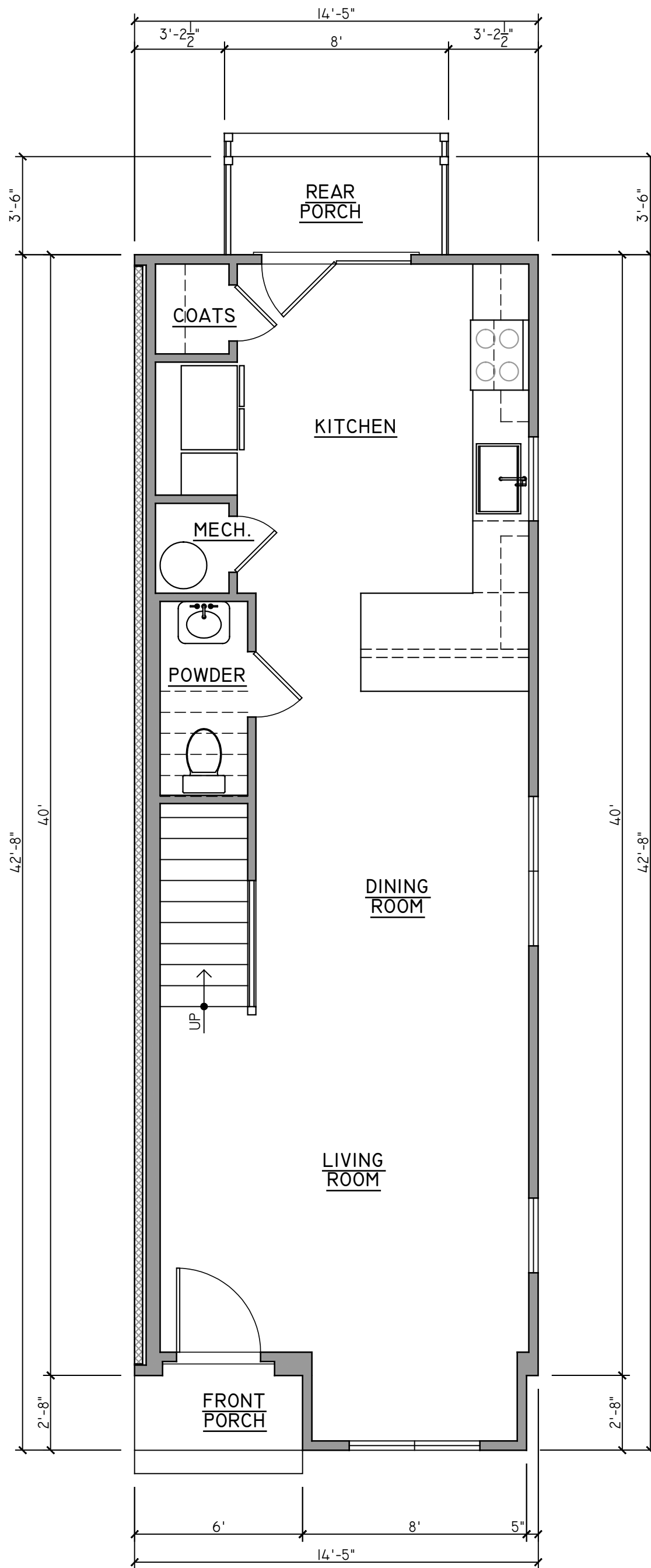


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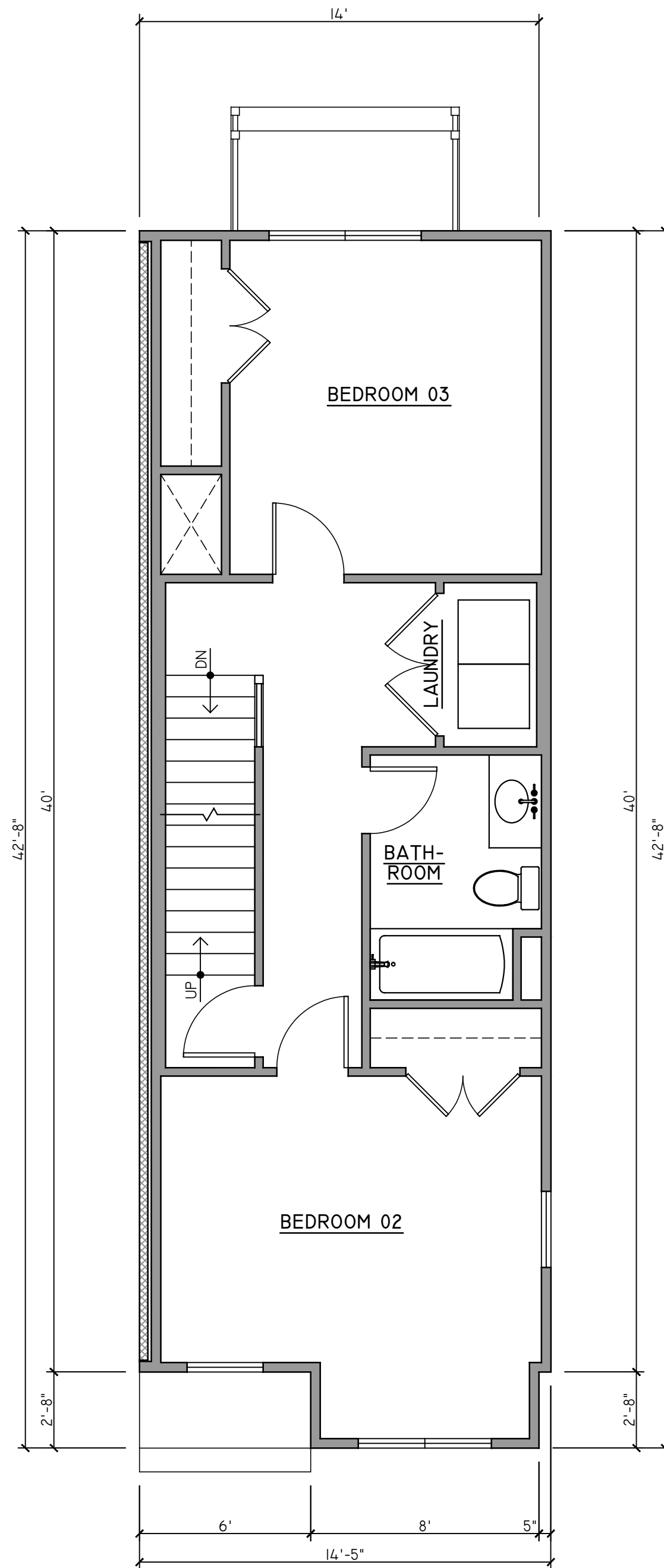
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FIRST & SECOND
FLOOR PLANS

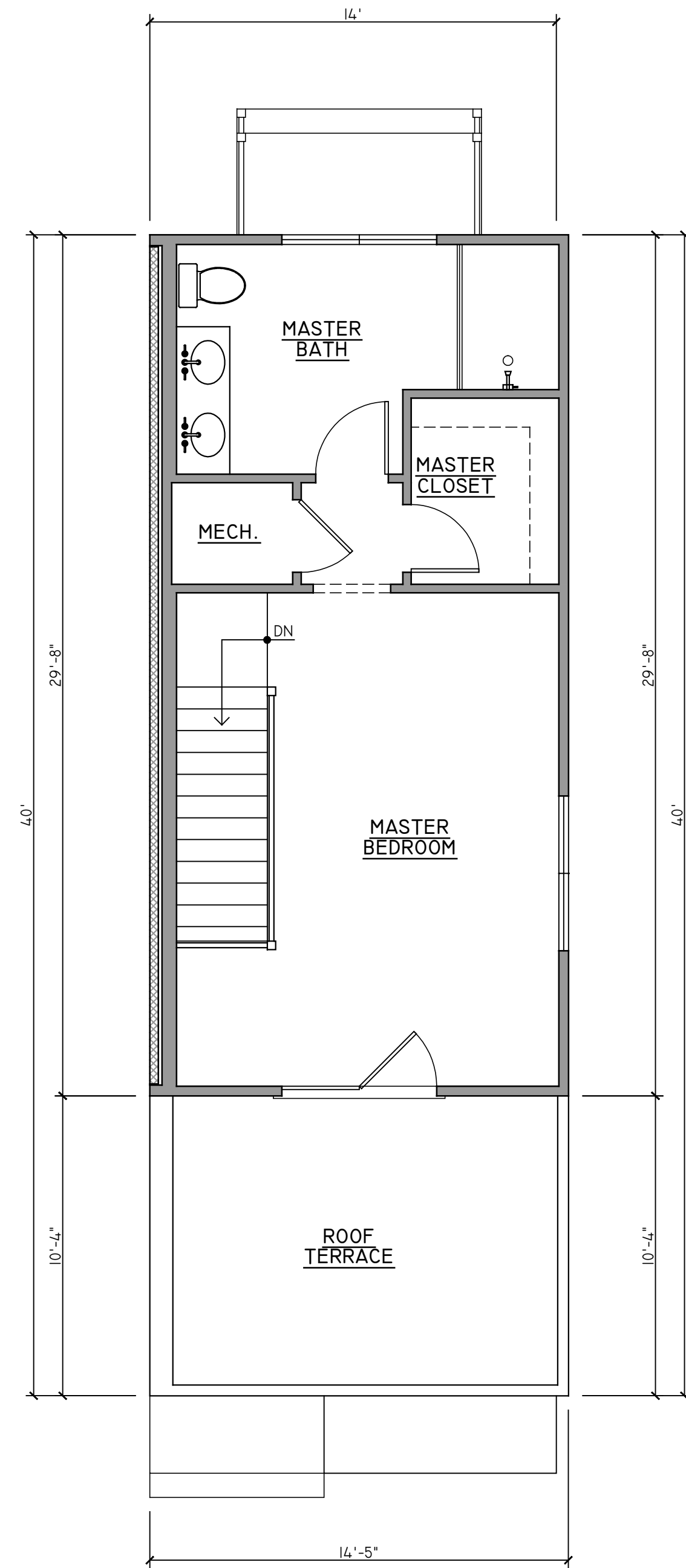
AI.I



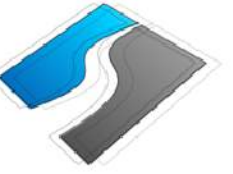
01 | FIRST FLOOR PLAN
1/4" = 1'



02 | SECOND FLOOR PLAN
1/4" = 1'



03 | THIRD FLOOR PLAN
1/4" = 1'



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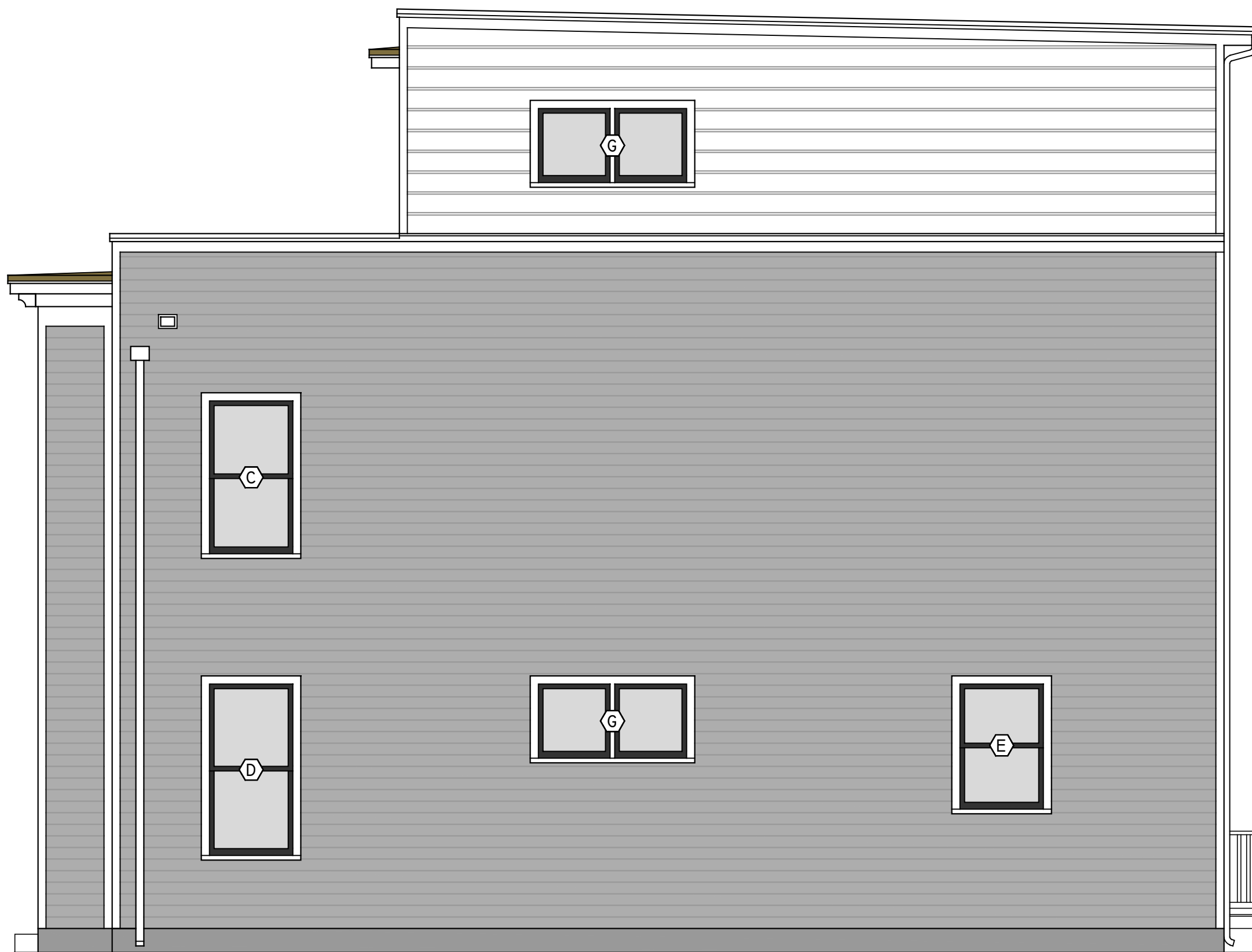
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DOOR/WINDOW SCHEDULE				
DOORS (FULL GLASS)				
NO.	QTY.	SIZE (NOM.)	TYPE	REMARKS
101	-	3'x6'8" + 16" TRANSOM (8' TOTAL)	FULL GLASS	SOLID WOOD, PAINTED BLACK
102	-	PAIR 2'8"x6'8" CENTER OPENING	FULL GLASS	SOLID WOOD, PAINTED BLACK
201	-	PAIR 2'8"x6'8" CENTER OPENING	FULL GLASS	SOLID WOOD, PAINTED BLACK
A	-	PAIR 2'4"x6'2"	DOUBLE HUNG	PAINTED BLACK
B	-	PAIR 2'4"x5'6"	DOUBLE HUNG	PAINTED BLACK
C	-	2'8"x5'6"	DOUBLE HUNG	PAINTED BLACK
D	-	2'8"x6'2"	DOUBLE HUNG	PAINTED BLACK
E	-	3'x4'6"	DOUBLE HUNG	PAINTED BLACK
F	-	2'8"x4'2"	DOUBLE HUNG	PAINTED BLACK
G	-	PAIR 2'8"x2'8"	FIXED	PAINTED BLACK
H	-	PAIR 2'8"x2'8"	AWNING	PAINTED BLACK

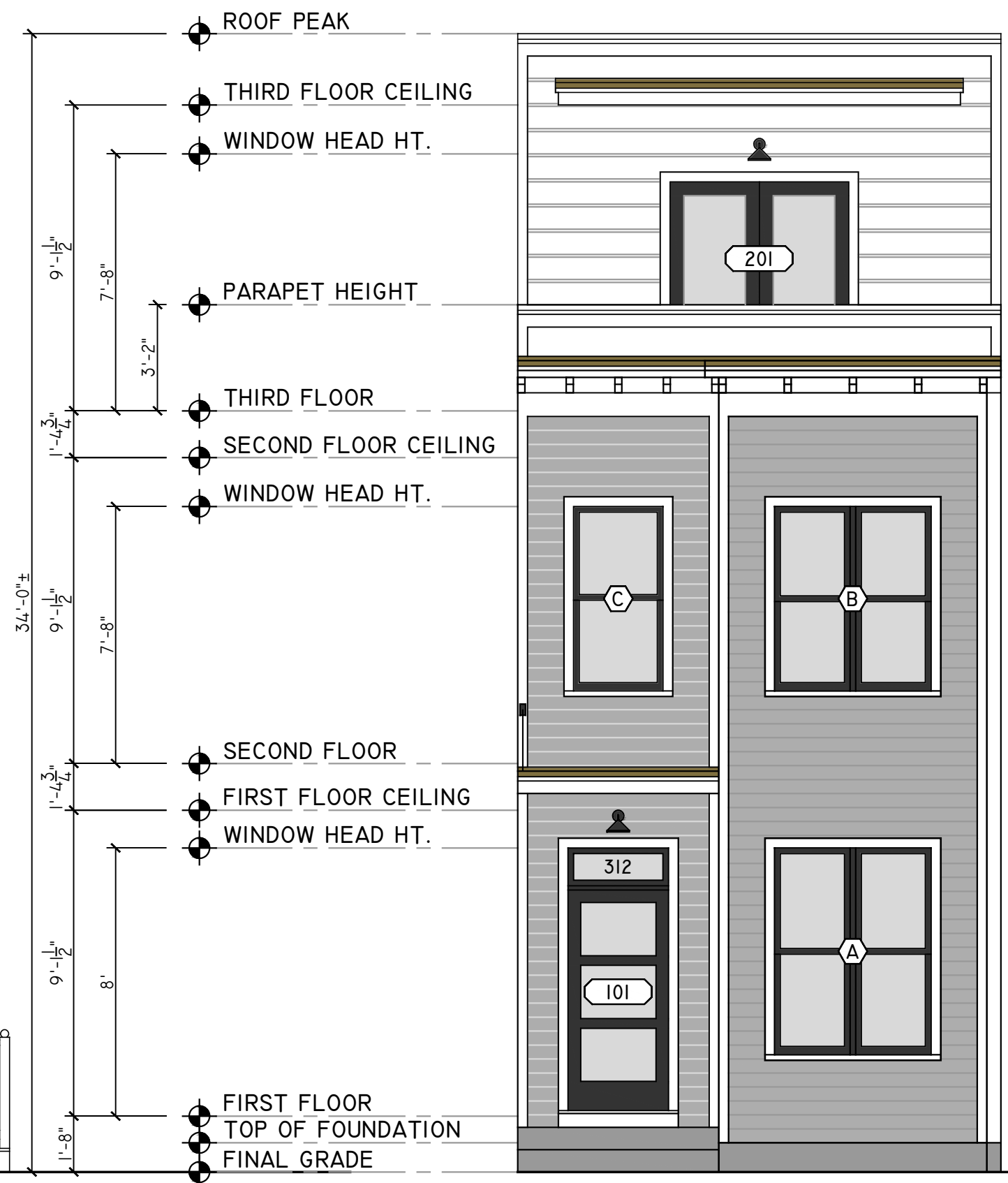
ALL WINDOWS PLYGEM 200 SERIES.
ALL WINDOWS & DOORS MUST MEET GENERAL C.A.R. REQUIREMENTS.

EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION & LEFT SIDE WALL	GRAY
02	FRONT PORCH - CAST CONCRETE	MATCH PARGED FOUNDATION COLOR
03	ALLURA 5" EXPOSURE LAP SIDING	GRAY HERON COLOR
04	TRU-EXTERIOR CHANNEL SIDING (3RD LEVEL)	WHITE
05	COMPOSITE TRIM	ARCTIC WHITE
06	SOLID WOOD & GLASS DOORS	PER SCHEDULE (THIS SHEET)
07	WINDOWS	PER SCHEDULE (THIS SHEET)
08	MAIN ROOF - TPO	FACTORY WHITE
09	CORNICE ROOFS - FLAT METAL	MEDIUM BRONZE
10	ROOF BRACKETS (MODEL BLK188366)	PAINTED WHITE
11	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
12	REAR PORCH P.T. WOOD FRAMED WITH P.T. DECKING & COMP. TRIM SURROUND & WOOD "RICHMOND" RAIL	RAIL & PORCH FRAMING SURROUND PAINTED WHITE
13	WALL-MOUNTED DOWN LIGHT OVER ALL DOORS	BLACK

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



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



01 | FRONT ELEVATION
1/4" = 1'

NEW 3-STORY, SINGLE-FAMILY, ZERO-LOT LINE HOUSE
IN RICHMOND'S HISTORIC JACKSON WARD NEIGHBORHOOD

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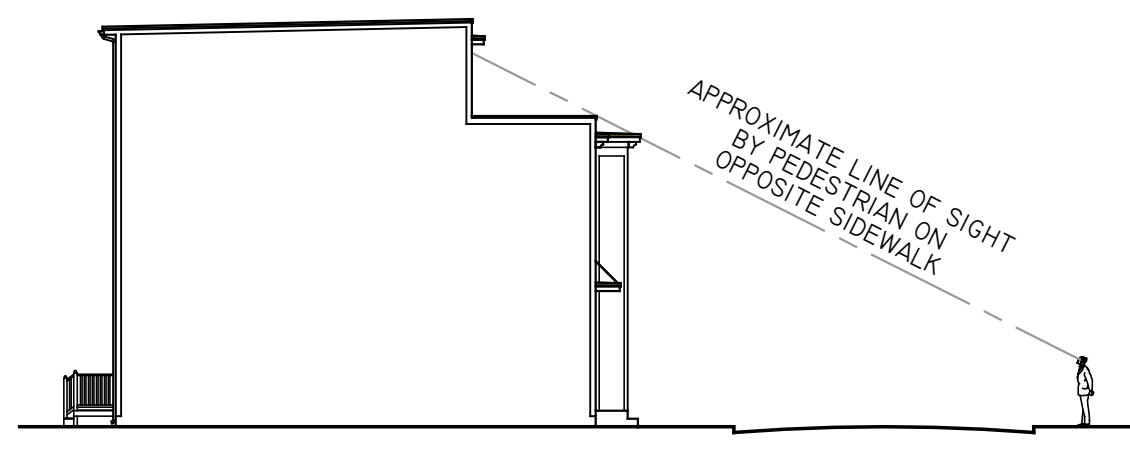
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FRONT & RIGHT SIDE
EXTERIOR ELEVATIONS

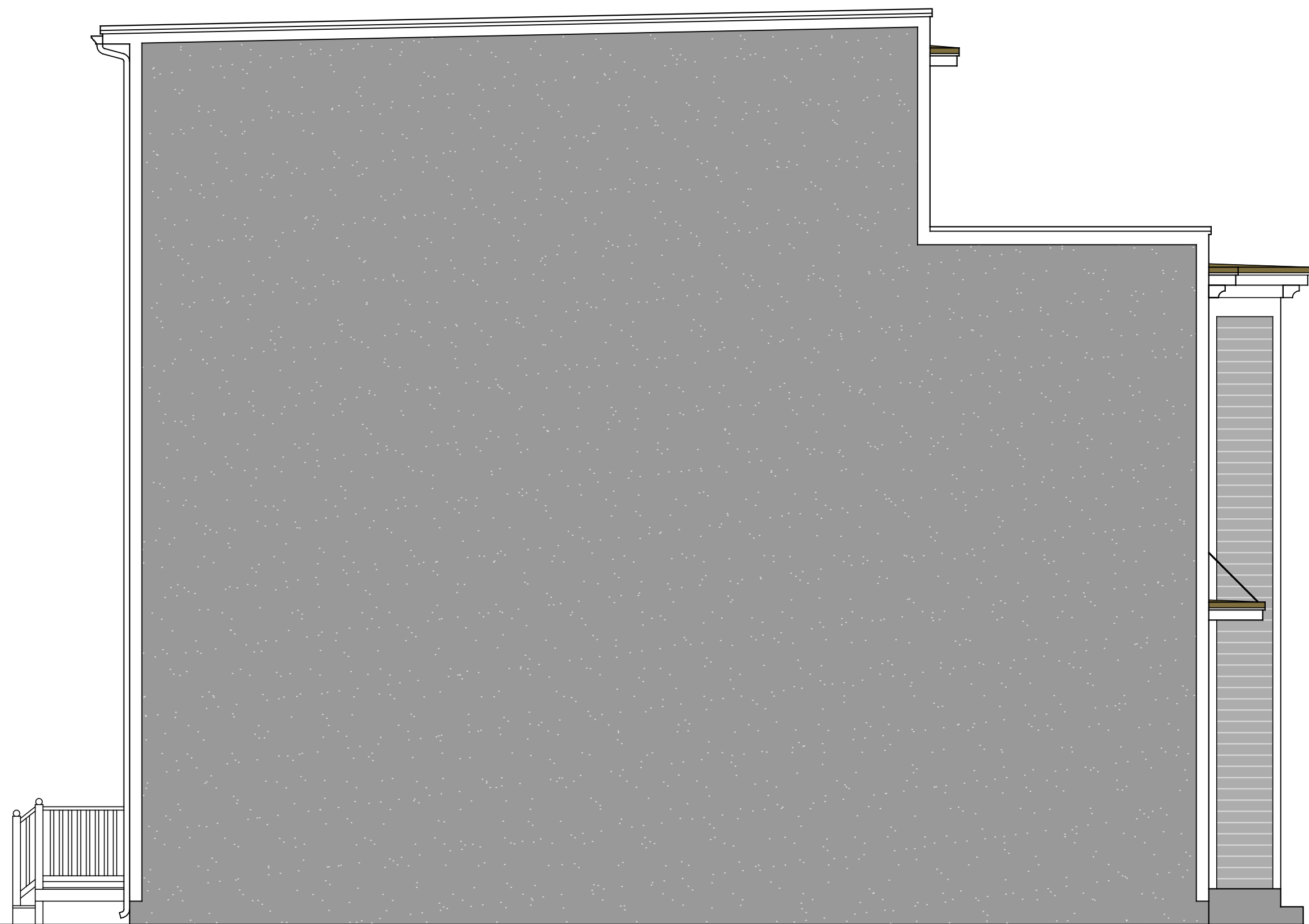
A2.1



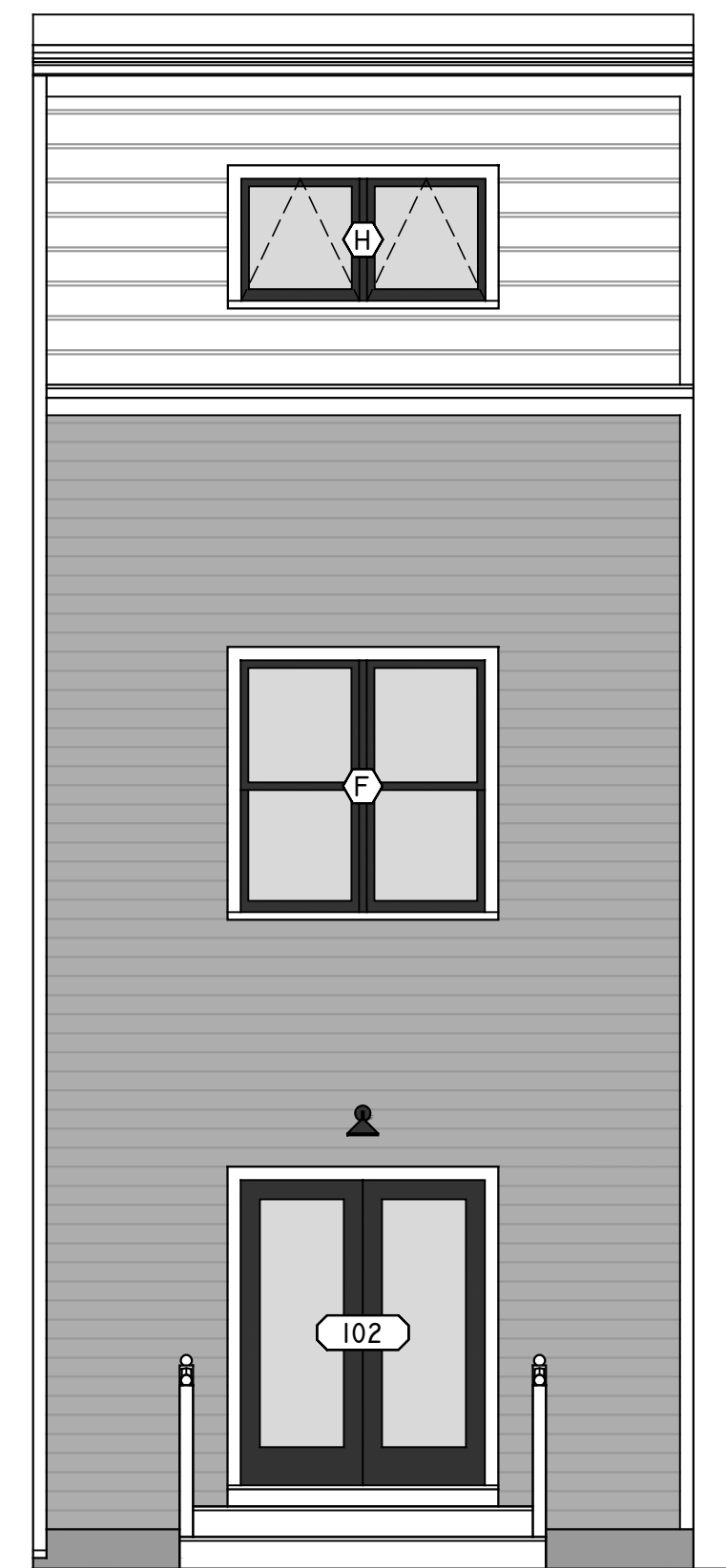
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03 | SIGHT LINE VISUALIZATION
 1/16" = 1'



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



01 | REAR ELEVATION
 1/4" = 1'

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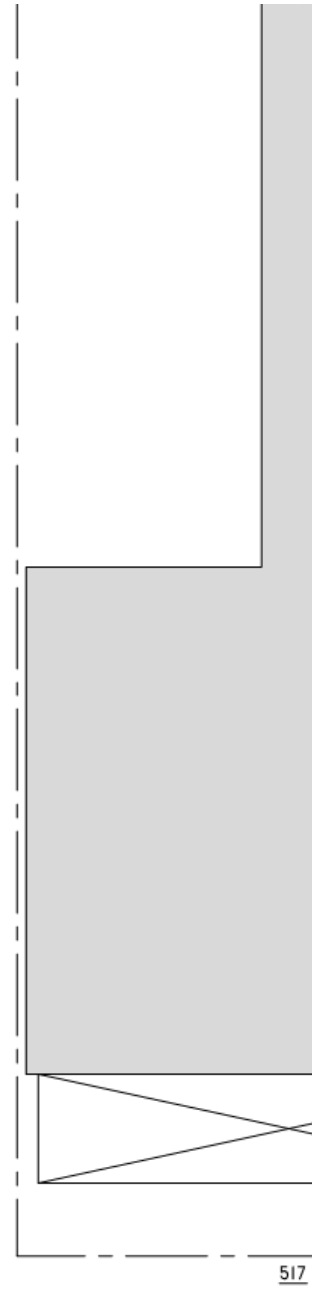
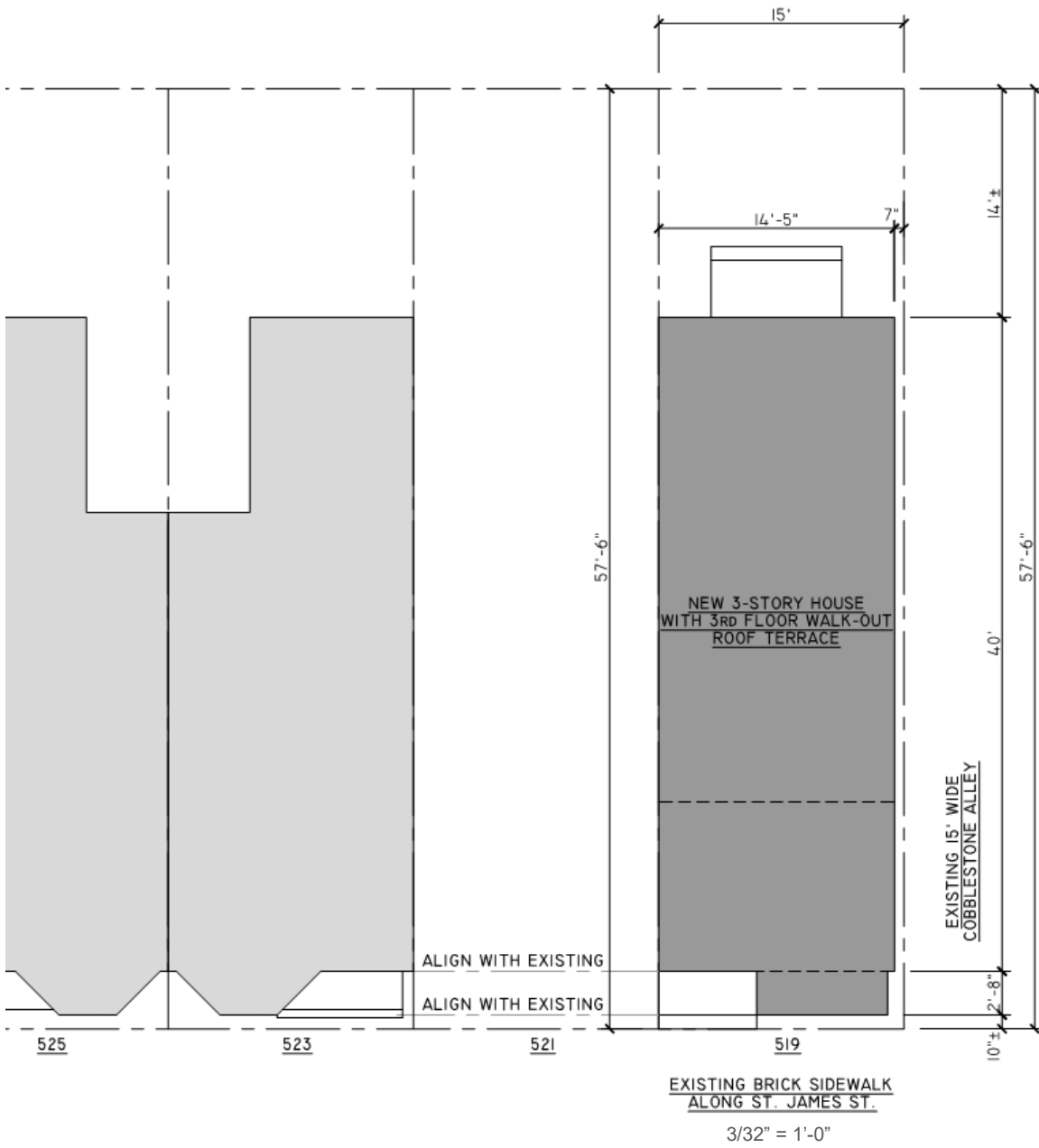
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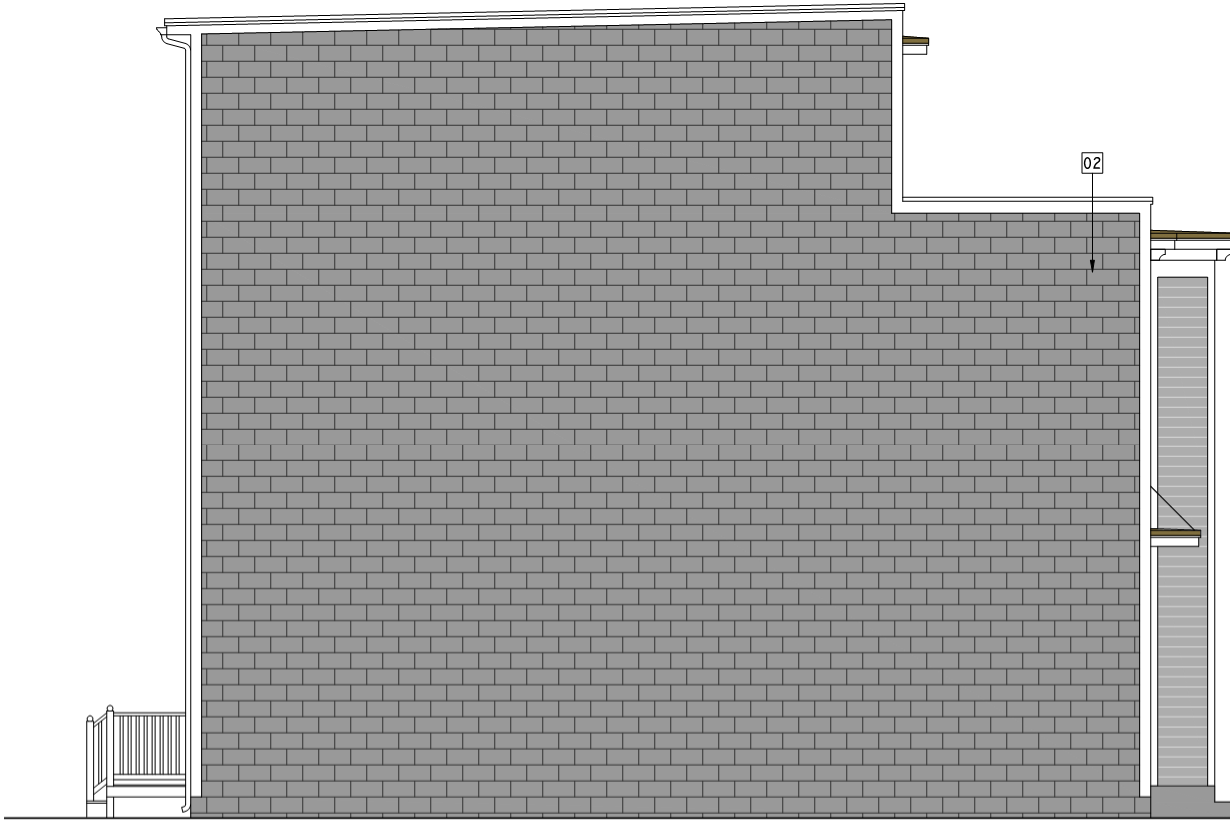
REAR & LEFT ELEVS.
 & SIGHT LINE VISUAL

A2.2



CONTEXT SITE PLAN

LEFT SIDE
 ELEVATION
 MATERIAL



02 | LEFT SIDE ELEVATION

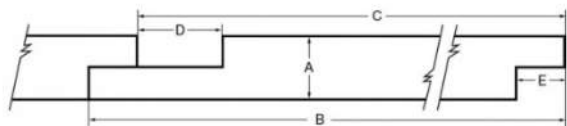
EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION & LEFT SIDE WALL	GRAY
02	PAINTED CMU (LEFT SIDE WALL)	PAINT COLOR TO MATCH FOUNDATION PARGE
03	FRONT PORCH - CAST CONCRETE	MATCH PARGED FOUNDATION COLOR
04	ALLURA 5" EXPOSURE LAP SIDING	GRAY HERON COLOR
05	TRU-EXTERIOR CHANNEL SIDING (3RD LEVEL)	WHITE
06	COMPOSITE TRIM	ARCTIC WHITE
07	SOLID WOOD & GLASS DOORS	PER SCHEDULE (THIS SHEET)
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3RD FLOOR
CLADDING

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Channel (D)	Tongue (E)
1 x 6	0.6875"	5.50"	4.969"	0.969"	0.531"
1 x 8	0.6875"	7.25"	6.719"	0.969"	0.531"
1 x 10	0.6875"	9.25"	8.719"	0.969"	0.531"





ALUMINUM-CLAD
CANOPY SAMPLE
PHOTO

519 ST JAMES

CAR CONCEPT SUBMISSION
SUPPLEMENT 5-8-2019