



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 3631-3633 E Broad St

Historic district Chimborazo Park

Date/time rec'd: _____

Rec'd by: _____

Application #: _____

Hearing date: _____

APPLICANT INFORMATION

Name Gregory Shron

Phone 804.362.7727

Company 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): _____

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)

Two new single-family detached 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 2-27-2020



3631-3633 E BROAD STREET

TWO NEW SINGLE-FAMILY DETACHED RESIDENCES

CHIMBORAZO PARK HISTORIC DISTRICT

RICHMOND COMMISSION OF ARCHITECTURAL REVIEW - CONCEPT REVIEW

PREPARED: FEB 27, 2020

APPLICANT: CENTER CREEK HOMES c/o Greg Shron

PROJECT DESCRIPTION:

The submission depicts a pair of new detached, 2-story (+ walkout basement), 2,280 square foot single-family homes on future lots to be created through the subdivision process, with anticipated addresses of 3631 and 3633 E Broad Street. The land is currently a large side yard for the home at 3629 E Broad Street, the last property on the south side of the dead-end block.

The proposed designs maintain the proportions, scale and street presence of the contributing structures on the block and in the Chimborazo Park district in general, while exploring more contemporary expression and detailing. The new home at 3631 attempts to convey a modernized version of the typical neighborhood single-family porch-front form, including dark windows and metal roofing, minimalist trim profiles and a metal porch with horizontal members. At 3633, the design departs somewhat more emphatically from the traditional form, presenting a projected “bay” element and cantilevered front entry canopy to the street.

Primary exterior materials are 6” exposure fiber-cement smooth lap siding, painted or prefinished aluminum 1-over-1 double-hung windows, painted trim / built-up cornice and prefinished aluminum standing seam metal roofing. The basement walls, minimally visible from the street, are proposed as brick-form concrete with a dark painted finish.

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



VIEW OF SITE FROM E. BROAD ST.



VIEW OF SITE FROM GOVERNMENT ROAD



3629 E. BROAD ST. (NEXT DOOR)



MODERN HOUSE ON BLOCK



TYPICAL OLD HOUSE ON BLOCK



NEW HOUSE ON BLOCK



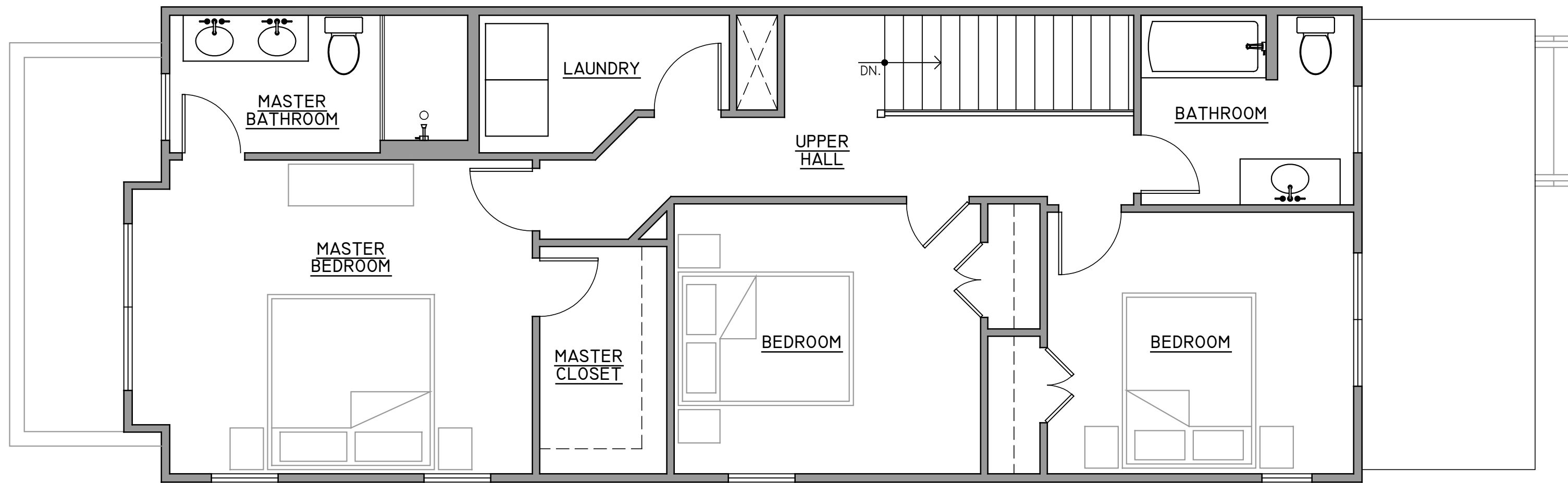
PROJECT CONTACTS:
DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727
ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644

TWO NEW 2-STORY DETACHED SINGLE-FAMILY HOUSES
IN THE CHIMBORAZO NEIGHBORHOOD
3631 & 3633 EAST BROAD ST.
3631 & 3633 EAST BROAD STREET
RICHMOND, VIRGINIA 23223

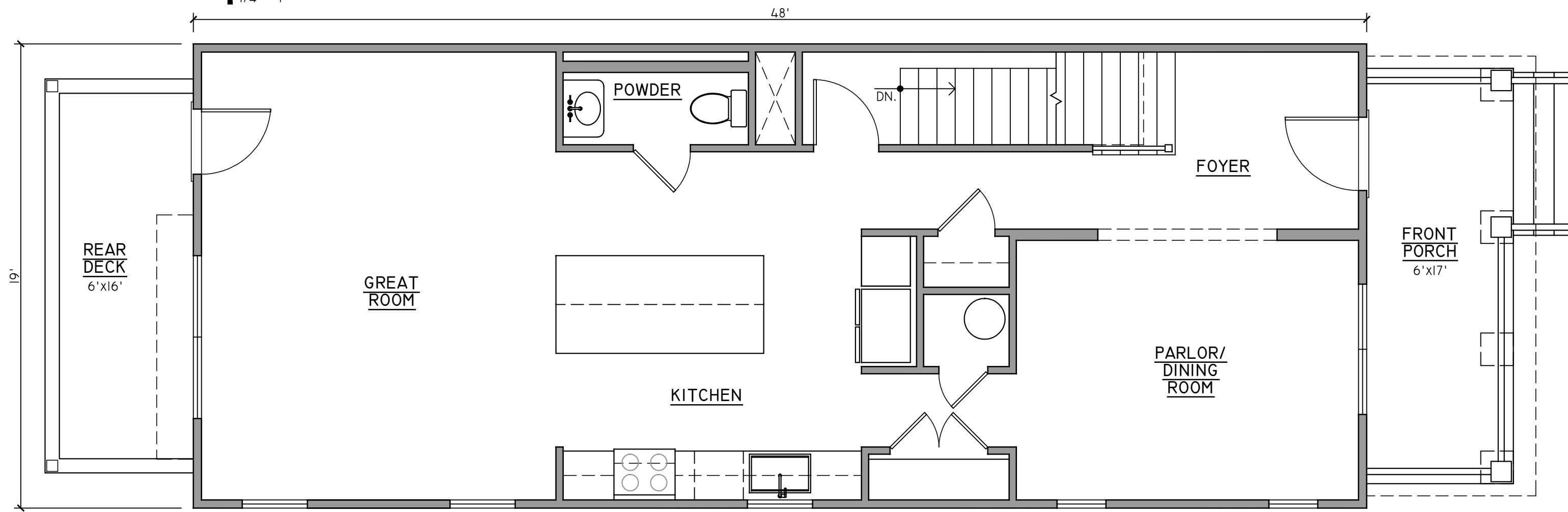


SET/REVISION:
C.A.R. CONCEPTUAL REVIEW
DATE/MARK:
02.27.2020

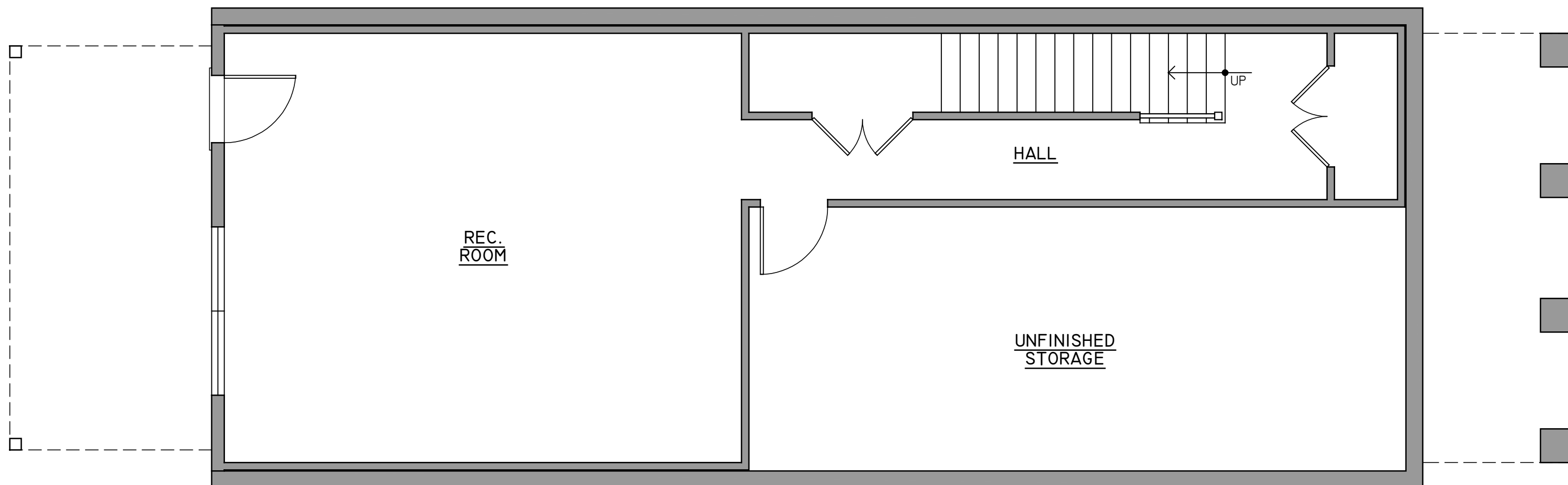
SITE PHOTOS
XI.1



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



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



00 | BASEMENT PLAN
1/4" = 1'



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 DETACHED SINGLE-FAMILY HOUSES
 IN THE CHIMBORAZO NEIGHBORHOOD
3631 & 3633 EAST BROAD ST.
 3631 & 3633 EAST BROAD STREET
 RICHMOND, VIRGINIA 23223



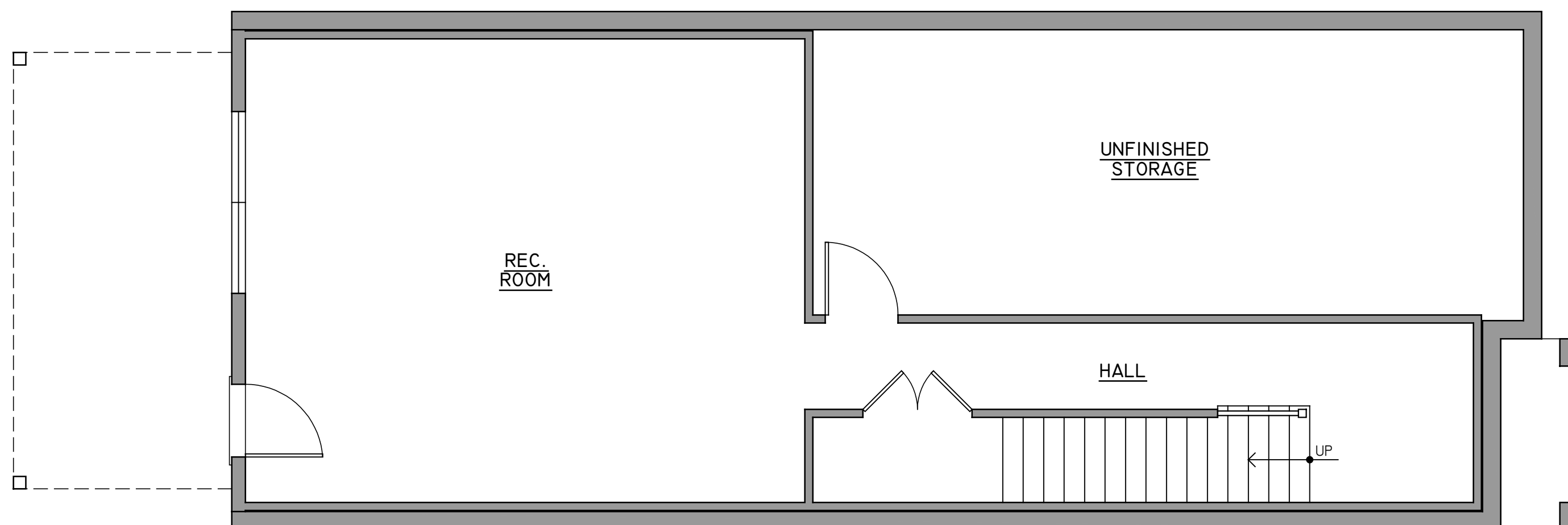
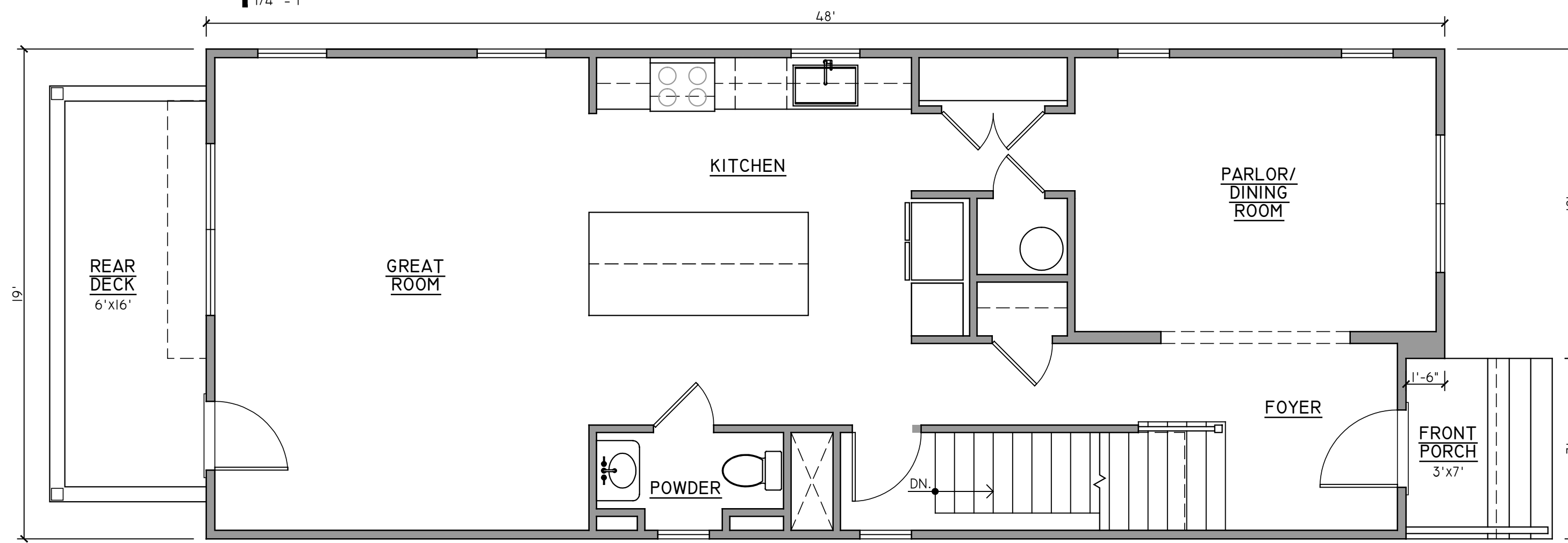
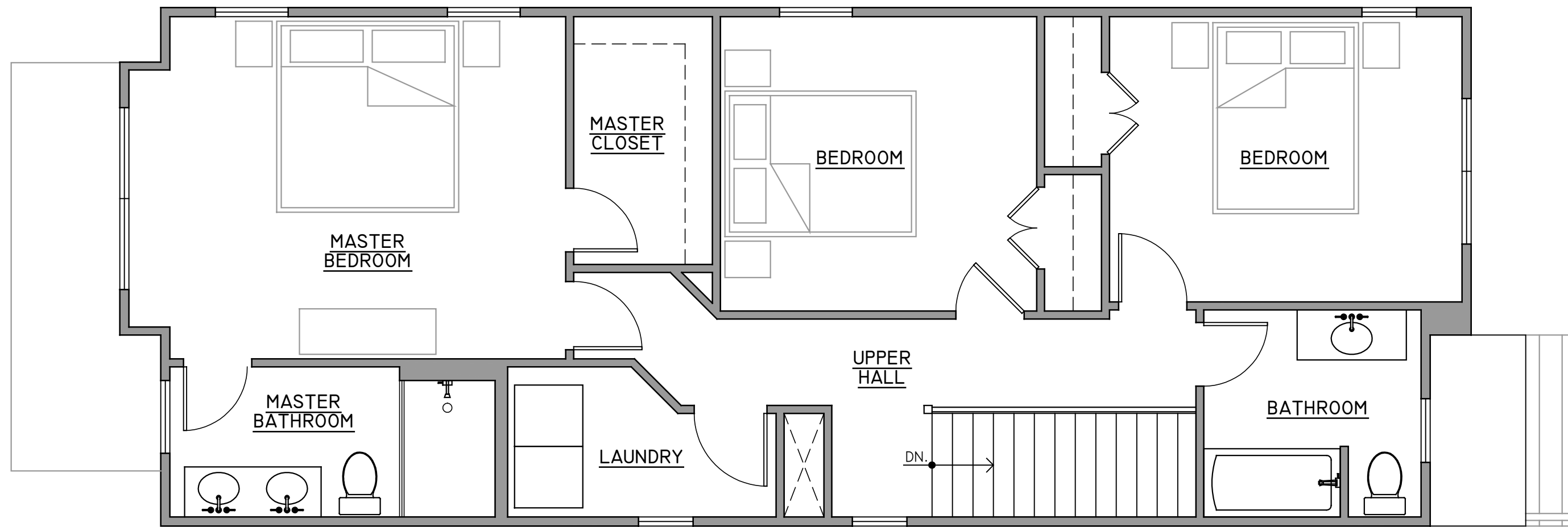
SET/REVISION:
 C.A.R. CONCEPTUAL REVIEW
 DATE/MARK:
 02.27.2020

3631 FLOOR PLANS
AI.1

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 DETACHED SINGLE-FAMILY HOUSES
IN THE CHIMBORAZO NEIGHBORHOOD

3631 & 3633 EAST BROAD ST.

3631 & 3633 EAST BROAD STREET
RICHMOND, VIRGINIA 23223

NOT FOR CONSTRUCTION

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

DATE/MARK:
02.27.2020

3633 FLOOR PLANS

AI.2

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 DETACHED SINGLE-FAMILY HOUSES
IN THE CHIMBORAZO NEIGHBORHOOD

3631 & 3633 EAST BROAD ST.

3631 & 3633 EAST BROAD STREET
RICHMOND, VIRGINIA 23223



3633
EAST BROAD ST.

3631
EAST BROAD ST.

3629
EAST BROAD ST.

3627
EAST BROAD ST.

01 | BROAD ST. CONTEXT ELEVATION
3/16" = 1'

NOT FOR
CONSTRUCTION

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

DATE/MARK:
02.27.2020

FRONT ELEVATIONS
A2.1

PROJECT CONTACTS:

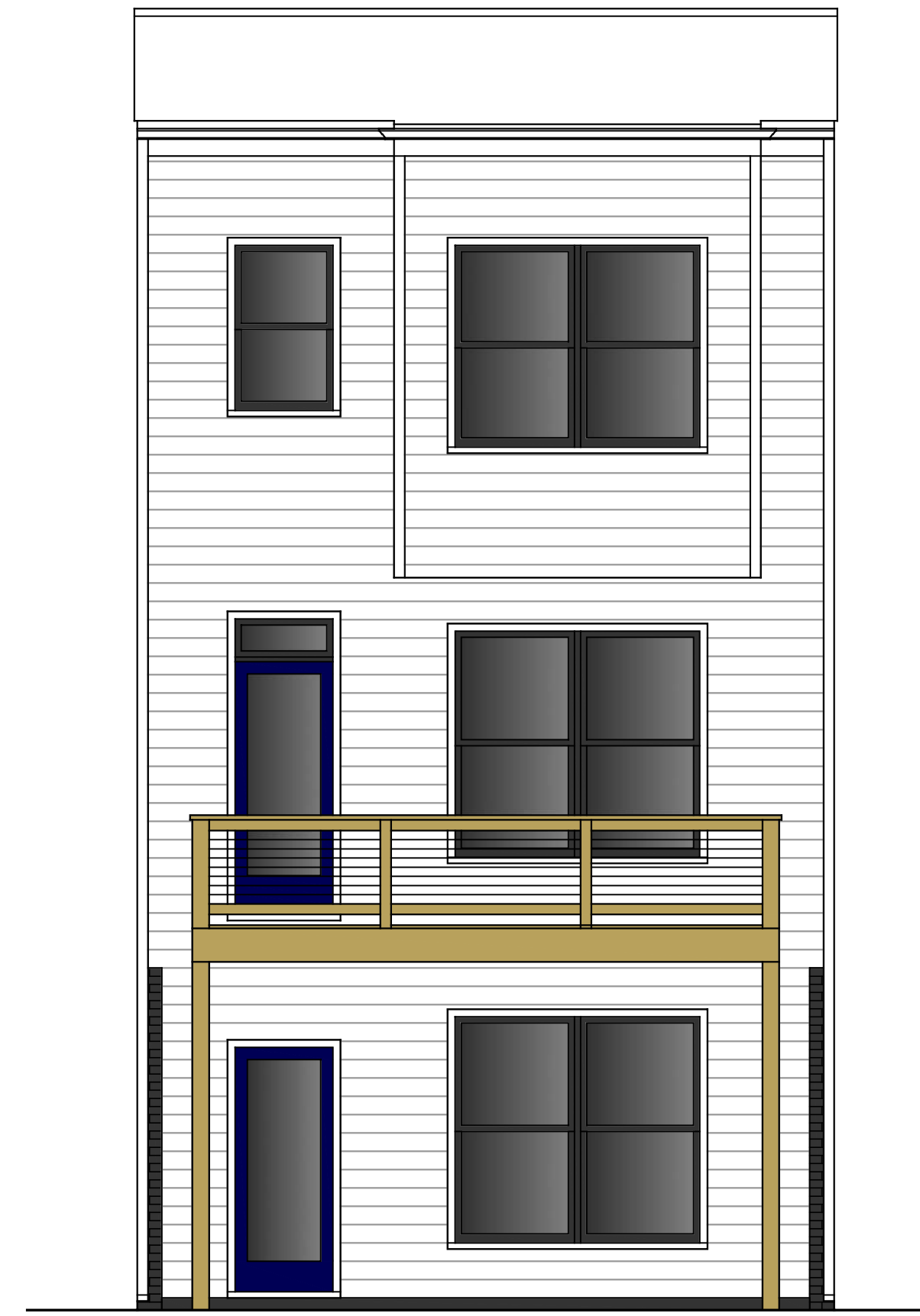
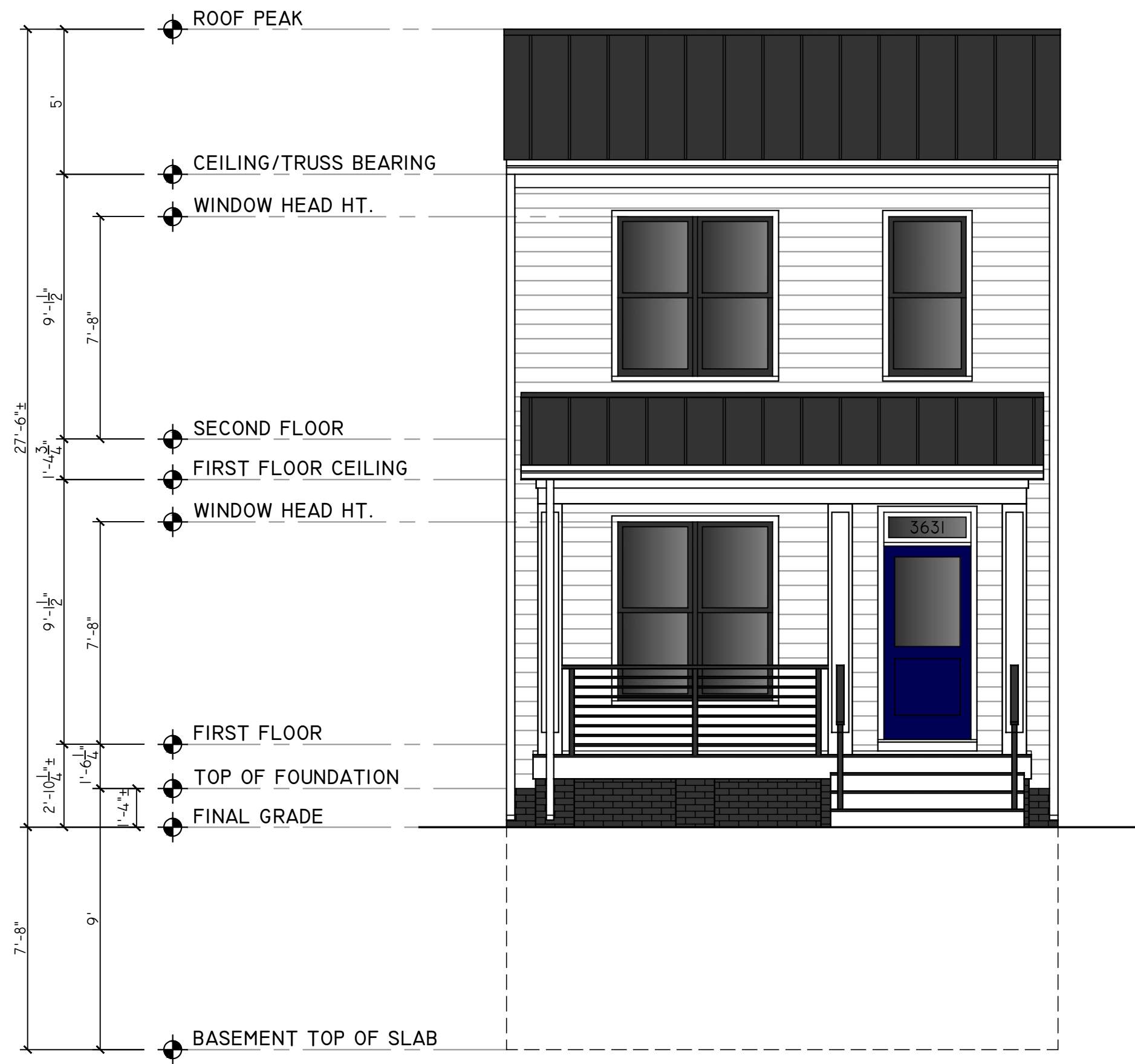
DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

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

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	BRICK-PATTERN CONCRETE FOUNDATION & PORCH PIERS	PAINTED 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 - SOLID WOOD	PAINTED DEEP BLUE
06	WINDOWS - CLAD WOOD	FACTORY BLACK (WHITE TRIM)
07	FRONT & PORCH ROOF - 16" WIDE STANDING SEAM	PETERSEN FACTORY BLACK
08	MAIN ROOF - TPO	FACTORY WHITE
09	ALUMINUM GUTTER & DOWNSPOUTS	FACTORY WHITE
10	FRONT PORCH COLUMNS: 10" BOX WITH RECESS	PAINTED ARCTIC WHITE
11	FRONT PORCH: P.T. WOOD FRAMING WRAPPED IN COMPOSITE TRIM, T&G COMPOSITE DECKING	WHITE FRAMING WRAP WITH DARK GRAY DECKING
12	FRONT PORCH RAILING: HORIZONTAL STEEL	PAINTED BLACK
13	REAR DECK: P.T. WOOD FRAMING & DECKING	NATURAL TREATED WOOD
14	REAR DECK HORIZONTAL WIRE RAILING	STAINLESS STEEL WIRES BETWEEN WOOD POSTS
15	WALL-MOUNTED LANTERNS OVER REAR DOORS	BLACK
16	4' TALL PRIVACY FENCE AT TRASH CANS	NATURAL TREATED WOOD (SEE SITE PLAN)

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



TWO NEW 2-STORY DETACHED SINGLE-FAMILY HOUSES
IN THE CHIMBORAZO NEIGHBORHOOD
3631 & 3633 EAST BROAD ST.
3631 & 3633 EAST BROAD STREET
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

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

DATE/MARK:
02.27.2020

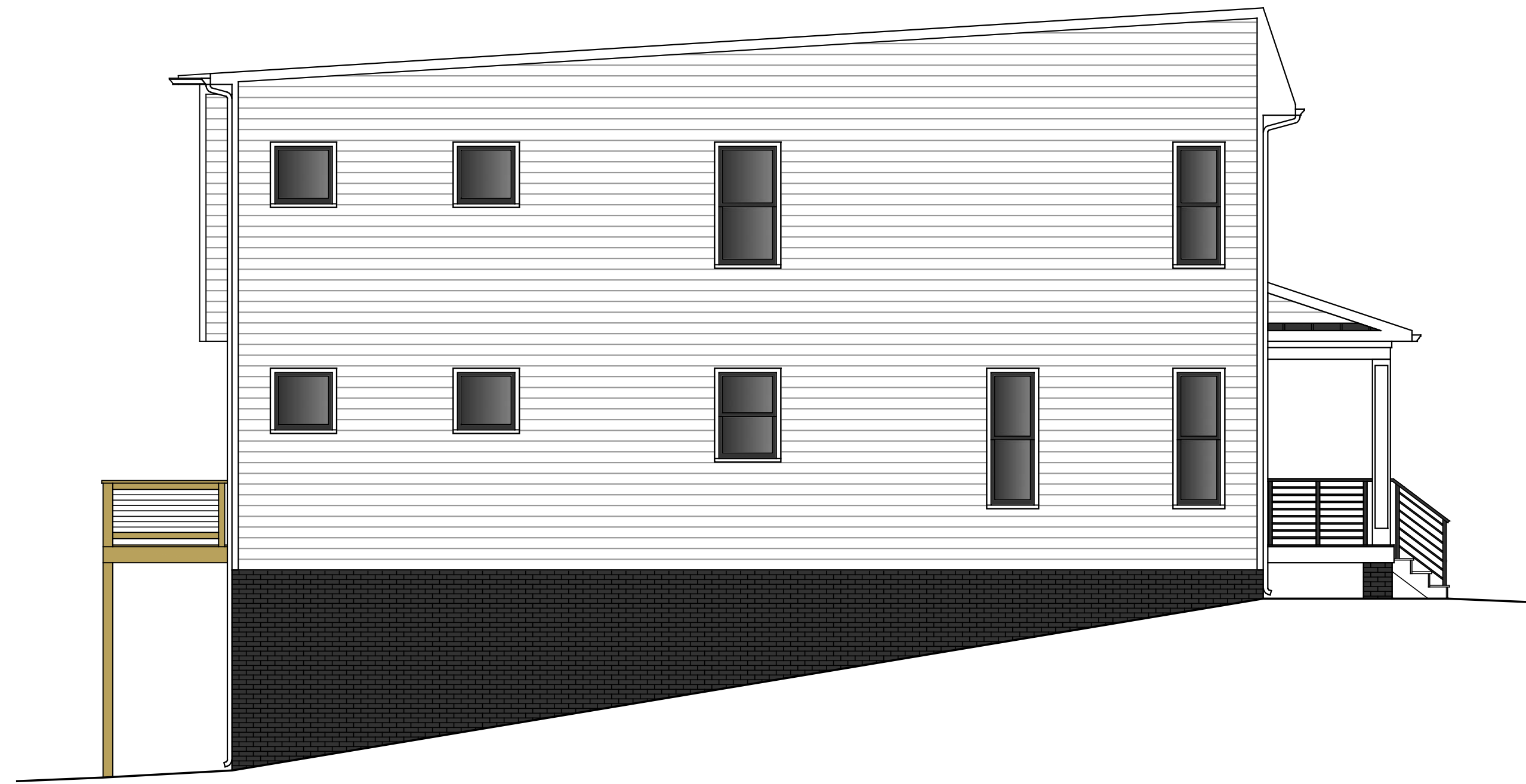
3631 FRONT & REAR
EXTERIOR ELEVATIONS

A2.1

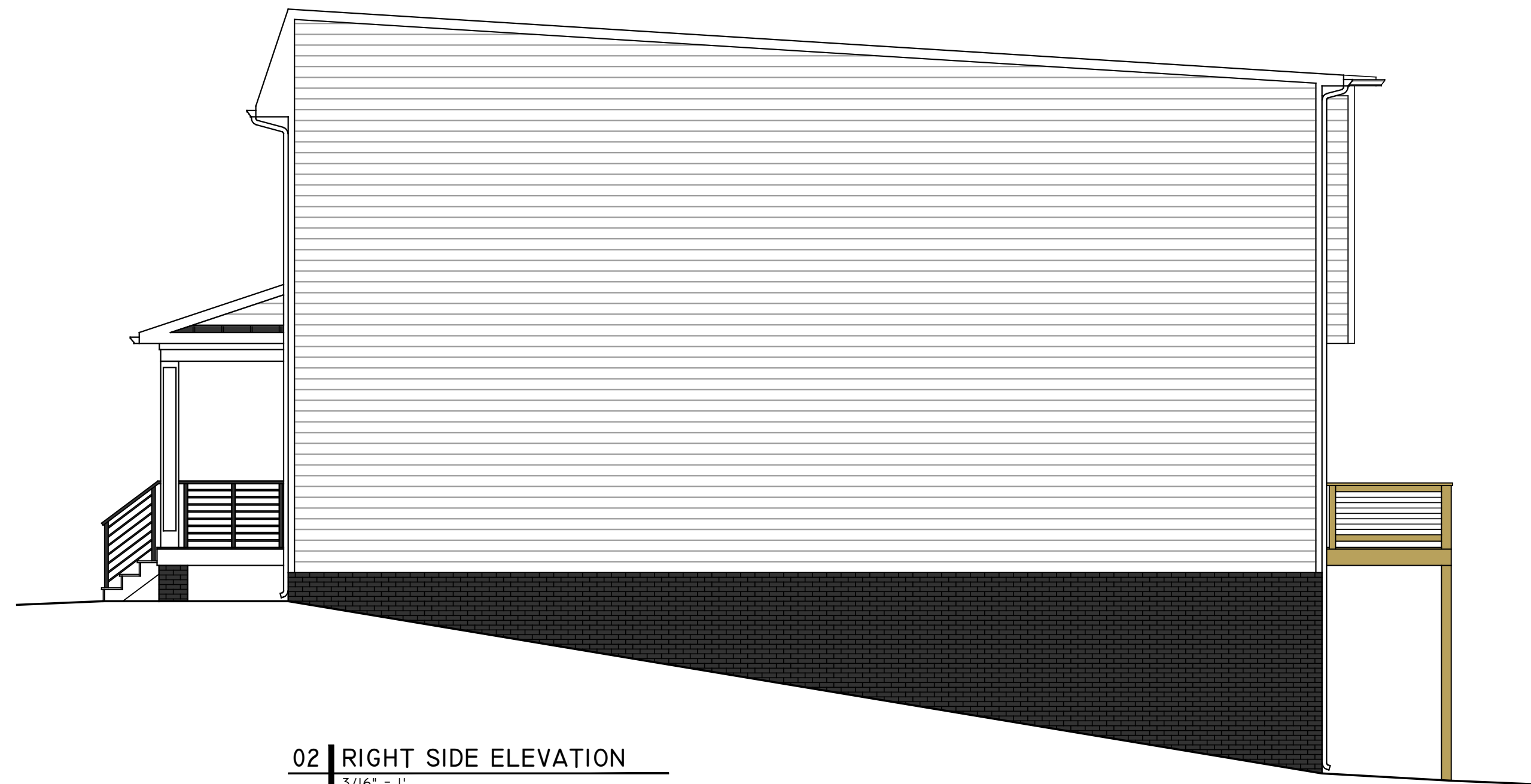
PROJECT CONTACTS:

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



01 | LEFT SIDE ELEVATION
3/16" = 1'



02 | RIGHT SIDE ELEVATION
3/16" = 1'

TWO NEW 2-STORY DETACHED SINGLE-FAMILY HOUSES
IN THE CHIMBORAZO NEIGHBORHOOD

3631 & 3633 EAST BROAD ST.

3631 & 3633 EAST BROAD STREET
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

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

DATE/MARK:
02.27.2020

3631 LEFT & RIGHT SIDE
EXTERIOR ELEVATIONS

A2.2

PROJECT CONTACTS:

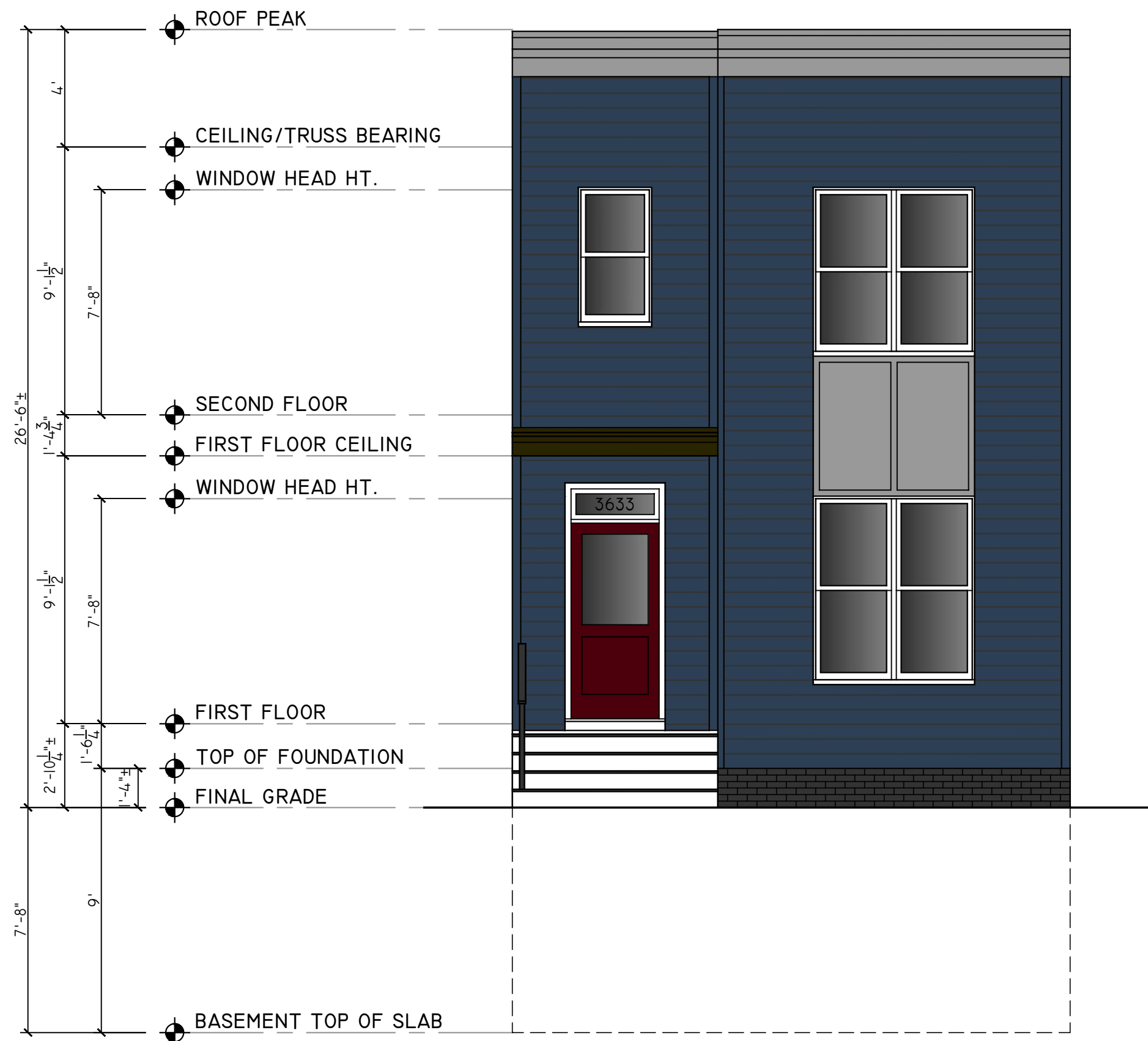
DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

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

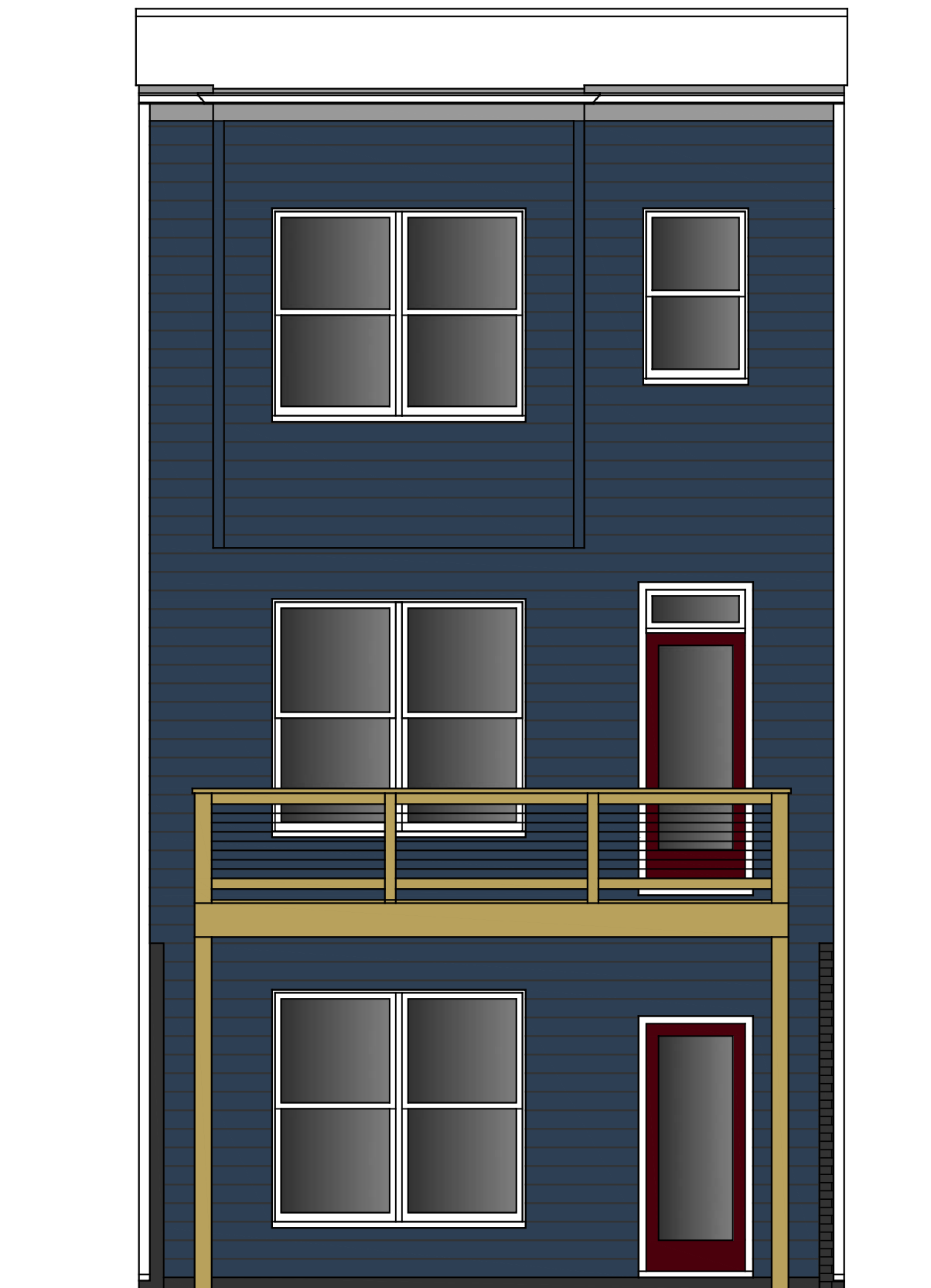
EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	BRICK-PATTERN CONCRETE FOUNDATION & PORCH PIERS	PAINTED DARK GRAY/BLACK
02	HARDIE 6" EXPOSURE LAP SIDING	DEEP OCEAN
03	HARDIE FLAT PANEL SPANDREL (FRONT)	PAINTED MEDIUM GRAY
04	COMPOSITE/HARDIE TRIM	PAINTED MEDIUM GRAY (EXCEPT CORNERS DEEP OCEAN)
05	COMPOSITE/HARDIE SOFFITS	PAINTED MEDIUM GRAY
06	DOORS - SOLID WOOD	PAINTED DEEP RED
07	WINDOWS - CLAD WOOD	FACTORY WHITE (NO TRIM)
08	FRONT PORCH ROOF - METAL WRAPPED	PETERSEN AGED BRONZE
09	MAIN ROOF - TPO	FACTORY WHITE
10	ALUMINUM GUTTER & DOWNSPOUTS	FACTORY WHITE
11	FRONT PORCH: P.T. WOOD FRAMING WRAPPED IN COMPOSITE TRIM, T&G COMPOSITE DECKING	WHITE FRAMING WRAP WITH DARK GRAY DECKING
12	FRONT PORCH STEEL HANDRAIL	PAINTED BLACK
13	REAR DECK: P.T. WOOD FRAMING & DECKING	NATURAL TREATED WOOD
14	REAR DECK HORIZONTAL WIRE RAILING	STAINLESS STEEL WIRES BETWEEN WOOD POSTS
15	WALL-MOUNTED LANTERNS OVER REAR DOORS	BLACK
16	4' TALL PRIVACY FENCE AT TRASH CANS	NATURAL TREATED WOOD (SEE SITE PLAN)

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



01 | FRONT ELEVATION
1/4" = 1'



02 | REAR ELEVATION
1/4" = 1'

TWO NEW 2-STORY DETACHED SINGLE-FAMILY HOUSES
IN THE CHIMBORAZO NEIGHBORHOOD

3631 & 3633 EAST BROAD ST.

3631 & 3633 EAST BROAD STREET
RICHMOND, VIRGINIA 23223

NOT FOR
CONSTRUCTION

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

DATE/MARK:
02.27.2020

3633 FRONT & REAR
EXTERIOR ELEVATIONS

A2.3

PROJECT CONTACTS:

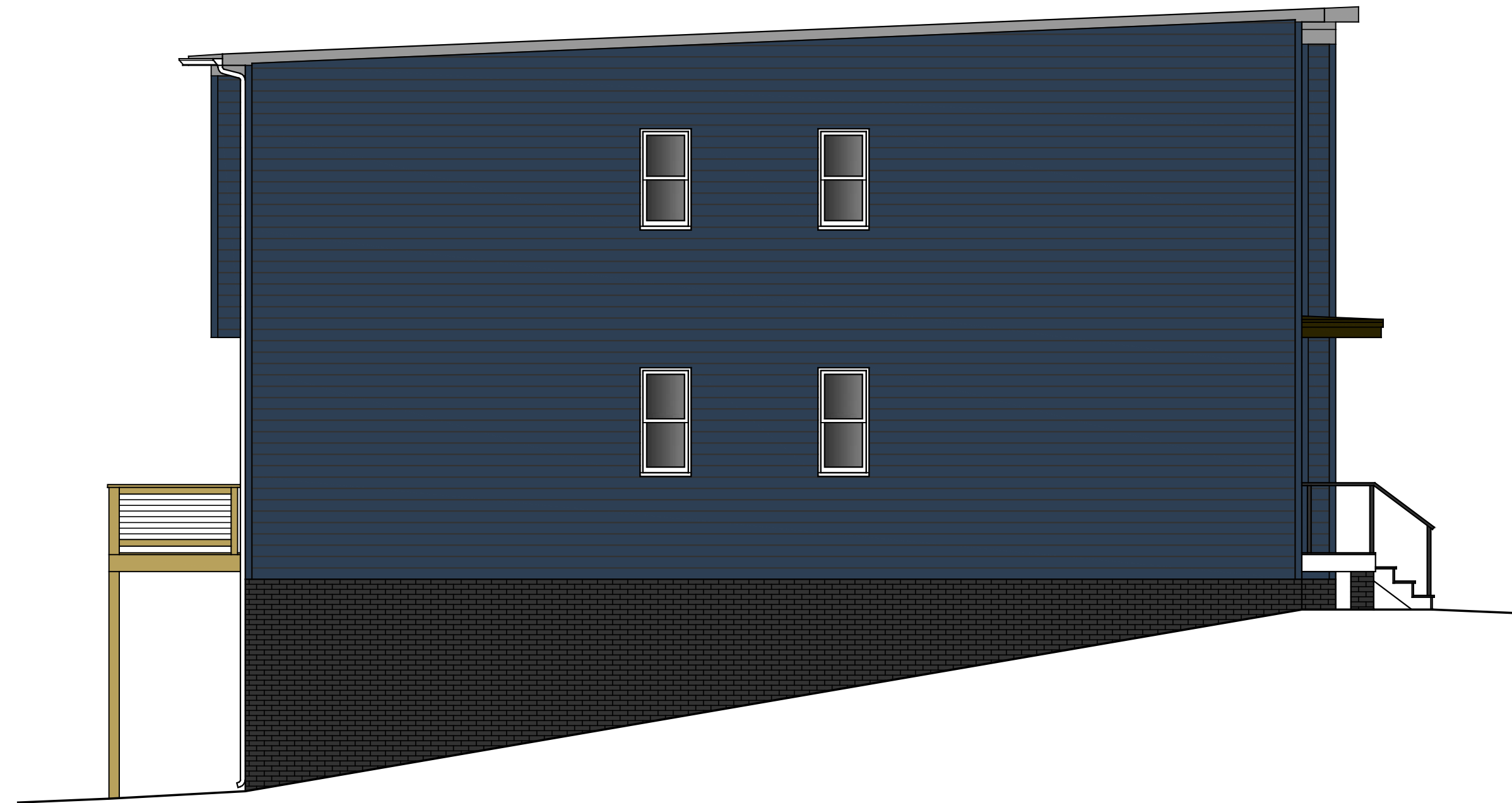
DEVELOPER:
CC RICHMOND II, LP
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

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

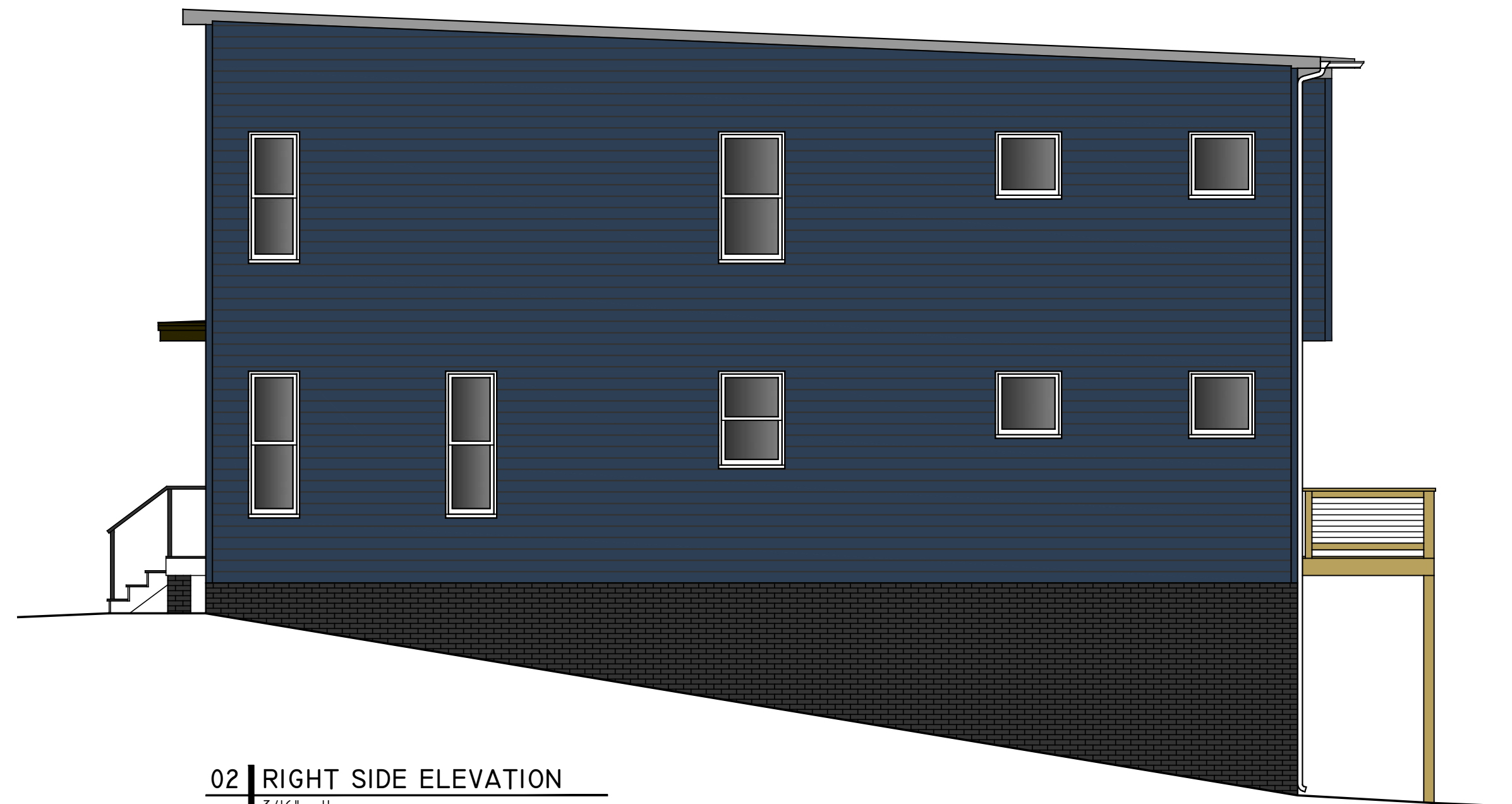
TWO NEW 2-STORY DETACHED SINGLE-FAMILY HOUSES
IN THE CHIMBORAZO NEIGHBORHOOD

3631 & 3633 EAST BROAD ST.

3631 & 3633 EAST BROAD STREET
RICHMOND, VIRGINIA 23223



01 | LEFT SIDE ELEVATION
3/16" = 1'



02 | RIGHT SIDE ELEVATION
3/16" = 1'

NOT FOR
CONSTRUCTION

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

DATE/MARK:
02.27.2020

3633 LEFT & RIGHT SIDE
EXTERIOR ELEVATIONS

A2.4