



# **519 ST. JAMES STREET NEW SINGLE-FAMILY RESIDENCE**

**JACKSON WARD HISTORIC DISTRICT**

**RICHMOND COMMISSION OF ARCHITECTURAL REVIEW – 2<sup>nd</sup> Submission**

**PREPARED: JUNE 10, 2019**

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

## **SUBMISSION NARRATIVE:**

The proposed design is unchanged in overall dimensions and area since concept review; this submission continues to depict 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 1<sup>st</sup> Streets.

Of note, Center Creek Homes and the owner of the adjacent vacant lot at 521 St. James Street have now been able to coordinate our efforts, development proposals and CAR packages. This submission now shows the adjoining proposed new home “ghosted” into several context images, with neighboring owner’s concept submission planning to show the inverse. As such, the 519 drawings no longer include a Left Side elevation, as this is now contemplated to be a fully matched party wall assembly. The joint development of these two projects will reconstitute the fabric of the row of four attached homes that formerly occupied this section of the block.

Principal themes of the Commission’s conceptual review of this project included:

- Commitment to contemporary design language
- Consistency of fenestration on side (alley) elevation
- Massing / location of partial 3<sup>rd</sup> story – front versus rear rooftop terrace



Several changes in detailing were made in response to the comments received:

- Brackets removed from primary cornice
- 3½” casing removed from windows
- Panels added at front bay projection to join first and second story windows in continuous vertical element
- Third story canopy reduced in size and shifted to emphasize visual connection to door
- Right Side Elevation windows standardized on a 3’x’3 module, with combination of individual, horizontally-paired and vertically-paired elements
- ½-round gutters and round downspouts specified

These revisions seemed to work very well to lend the façade a more ordered and contemporary expression, while maintaining the general language of the neighborhood in terms of scale and proportion.

The most significant question relates to the third story massing. During the conceptual review hearing, two Commissioners expressed a clear preference for seeing the living space shifted to the front of the building, including a suggestion to consider a front mansard roof in this condition. In carefully studying these alternatives and their impact on the overall design, several key factors came to the forefront in terms of informing the project direction:

1. *500-block St. James Street consistent two-story cornice line*





The introduction of a third-story mass to the street wall, even if accomplished with a mansard geometry, would mark an obvious deviation from the predominant façade height and street section along the entire block.

## 2. *Eyes on the street*

So often the hallmark of a livable and walkable neighborhood, front porches and balconies provide opportunities for interaction and a shared sense of community. With the atypical constraints of the compact 519 St. James lot, these traditional elements are not feasible for this particular home. By providing a private outdoor family living space above the street on the third floor, the proposed design is able to recapture at least a portion of this benefit, while providing the occupants outdoor living space within the beautiful, tree-lined block. The ground plane to the rear of the property, in contrast, is largely devoted to surface parking.

## 3. *Floor plan livability*

Central to the appeal of the proposed new home layout is the 3-bedroom program with a fully-featured Owner's Suite and usable outdoor living space on the third floor, both noteworthy elements for the compact footprint available on this site. This configuration works well when the bedroom opens directly onto the outdoor living space and the "back-of-house" functions occupy the opposite end of the story. Moving the third floor interior space to the front of the home would, in order to avoid an awkward layout,



result in the architecturally prominent front fenestration on this level being located in the bathroom.

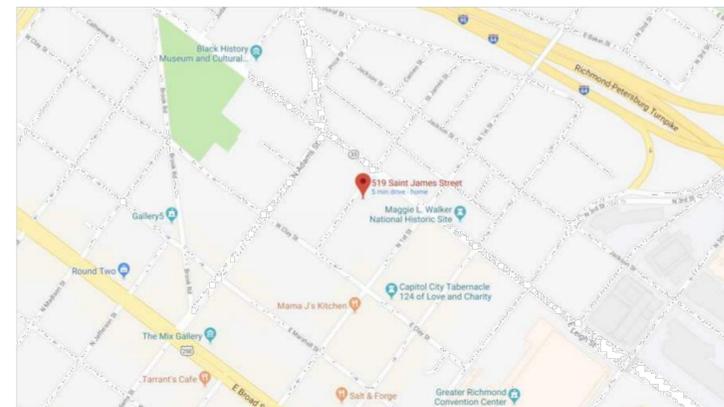
The design team also took specific note of the example projects mentioned during conceptual review. While successful in their own right, they do not share all of the characteristics of 519 St. James, and in particular, do not create a condition where the height of one or two small buildings project a full story above an otherwise virtually unbroken cornice line along a city block.

Putting rooftop space to use to provide outdoor living opportunities in dense urban locations is a technique common to many a great city. It can succeed in numerous configurations, and this project in particular exhibits a number of traits that suggest the streetside location is optimal. In the context of the key considerations involved, we ask the Commission to once again consider this massing for 519 St. James.





**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

02 | BLOCK PHOTOS  
 N.T.S.

01 | BASIC SITE MAP  
 N.T.S.

NOT FOR  
 CONSTRUCTION

SET/REVISION:  
 C.A.R. SECOND SUBMITTAL

DATE/MARK:  
 06.10.2019

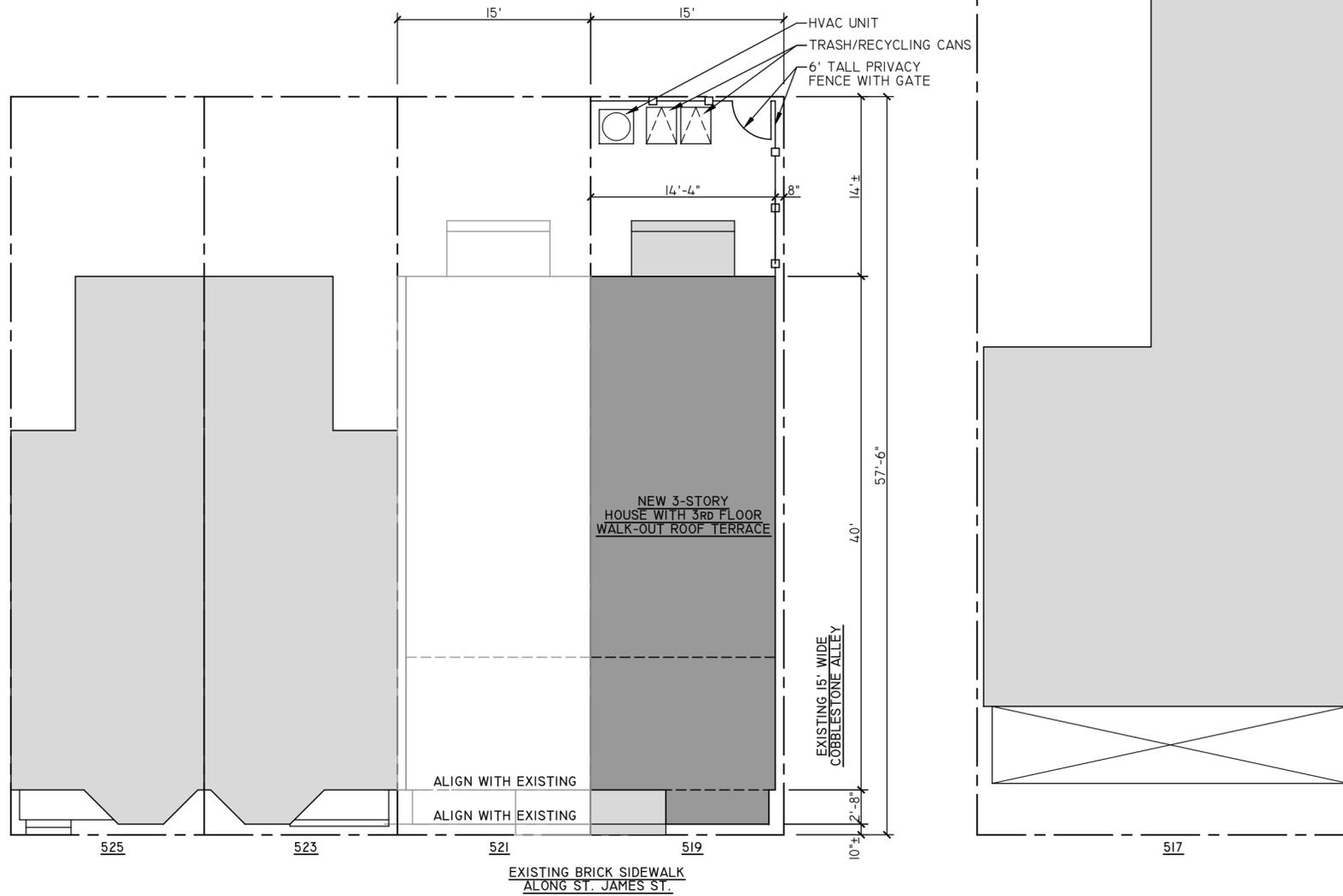
SITE MAP &  
 BLOCK PHOTOS

**CI.I**

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C/O CENTER CREEK HOMES  
GREG SHRON  
804-362-7727

ARCHITECT:  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
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**01 | ARCHITECTURAL SITE PLAN**  
1/8" = 1'



**02 | CONTEXT ELEVATION**  
1/8" = 1'

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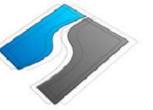
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SET/REVISION:  
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06.10.2019

ARCH. SITE PLAN &  
CONTEXT ELEVATION

**CI.2**



CENTER CREEK  
CAPITAL GROUP

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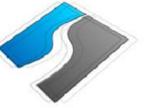


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CONTEXT PERSPECTIVE  
RENDERINGS

**CI.3**



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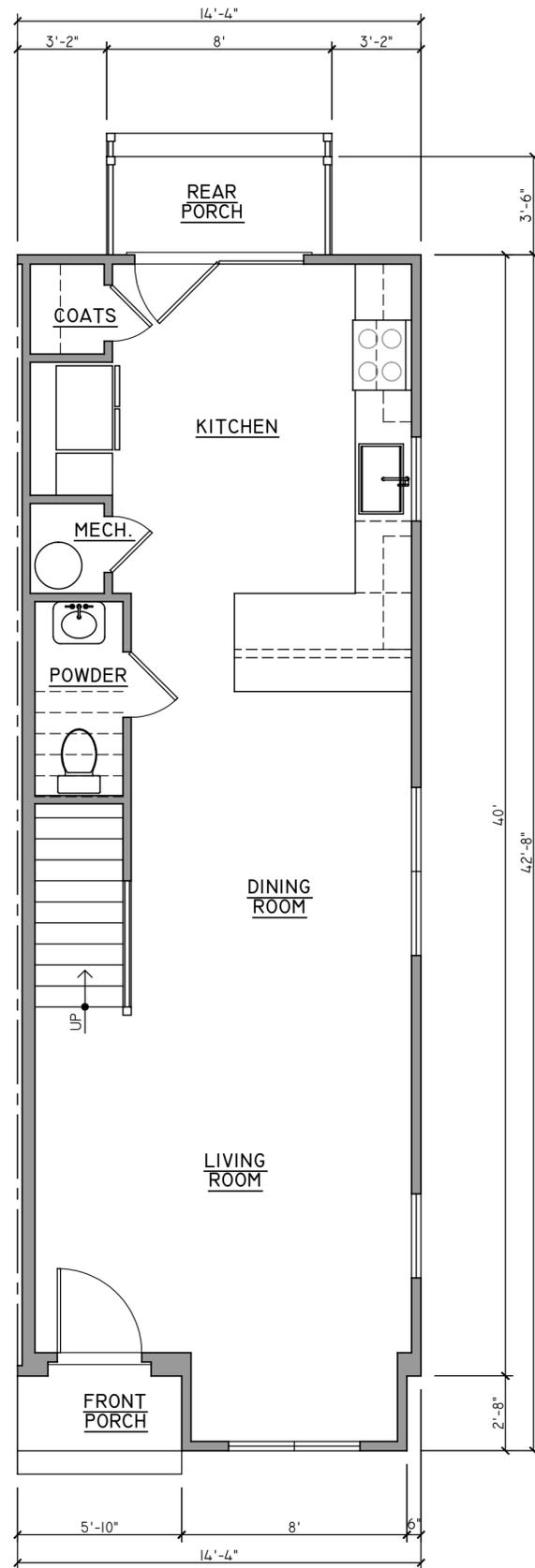
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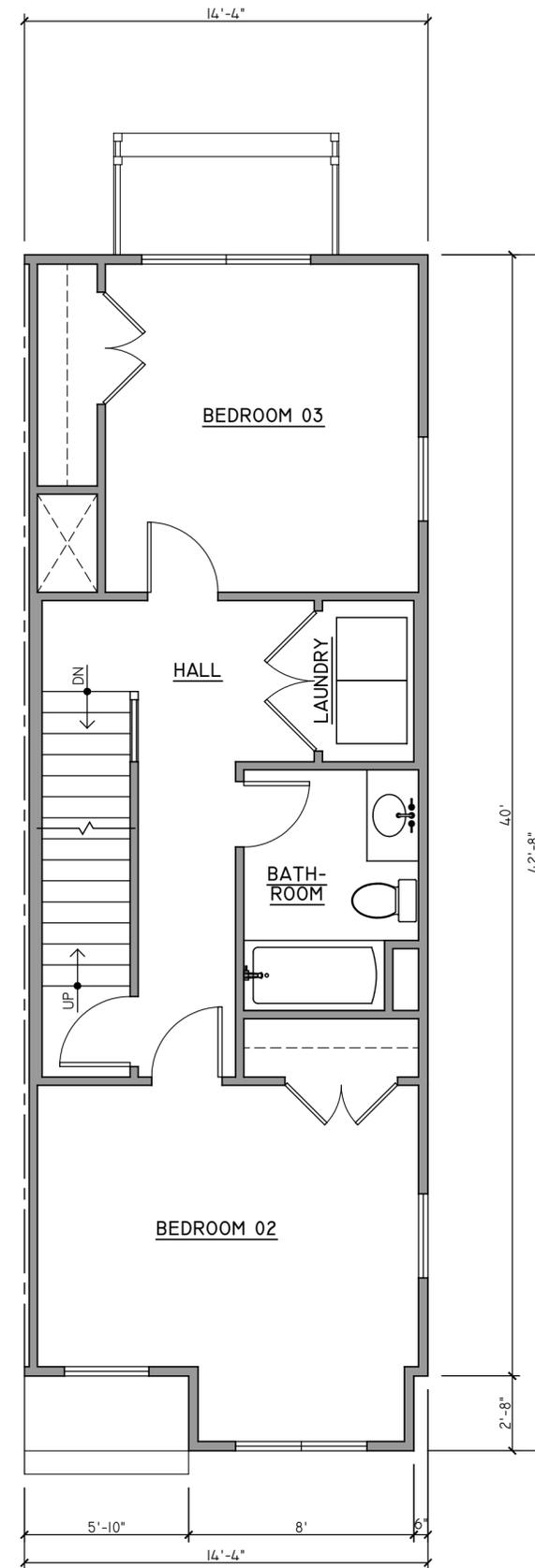
FIRST & SECOND  
FLOOR PLANS

# AI.I



01 | FIRST FLOOR PLAN

1/4" = 1'



02 | SECOND FLOOR PLAN

1/4" = 1'



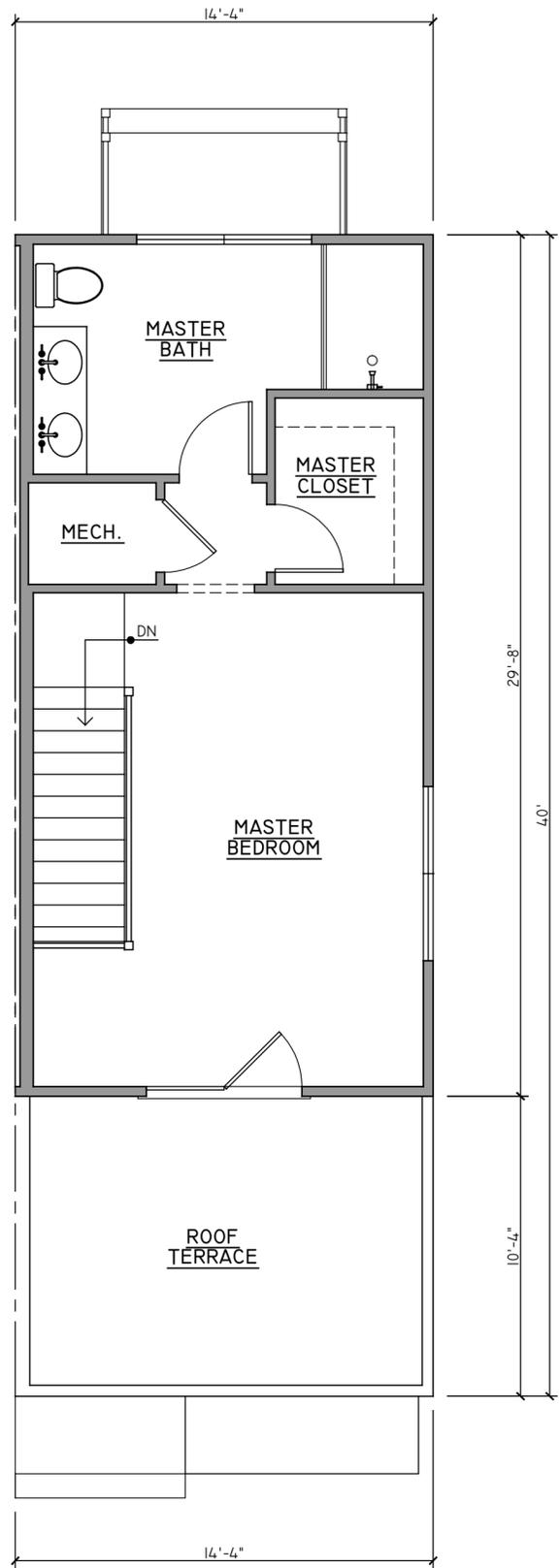
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THIRD FLOOR PLAN  
**AI.2**



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

DOOR/WINDOW SCHEDULE				
DOORS (FULL GLASS)				
NO.	QTY.	SIZE (NOM.)	TYPE	REMARKS
101	-	3'x6'8" + 16" TRANSOM (8' TOTAL)	FULL GLASS	BLACK - PREFINISHED ALUM. OR PAINTED
102	-	PAIR 3'x6'8" CENTER OPENING	FULL GLASS	BLACK - PREFINISHED ALUM. OR PAINTED
201	-	PAIR 2'8"x6'8" CENTER OPENING	FULL GLASS	BLACK - PREFINISHED ALUM. OR PAINTED
A	-	3'x6'2"	DOUBLE HUNG	BLACK - PREFINISHED ALUM. OR PAINTED
B	-	PAIR 3'x6'2"	DOUBLE HUNG	BLACK - PREFINISHED ALUM. OR PAINTED
C	-	PAIR 2'4"x6'2"	DOUBLE HUNG	BLACK - PREFINISHED ALUM. OR PAINTED
D	-	3'x3'	FIXED	BLACK - PREFINISHED ALUM. OR PAINTED
E	-	3'x3'	AWNING	BLACK - PREFINISHED ALUM. OR PAINTED
F	-	PAIR 3'x3'	FIXED	BLACK - PREFINISHED ALUM. OR PAINTED
G	-	PAIR 3'x3'	AWNING	BLACK - PREFINISHED ALUM. OR PAINTED

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	PAINTED WHITE
06	SOLID CORE & 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	ALUMINUM HALF-ROUND GUTTERS & ROUND DOWNSPOUTS	PREFINISHED WHITE
11	REAR PORCH P.T. WOOD FRAMED WITH P.T. DECKING & COMP. TRIM SURROUND & WOOD "RICHMOND" RAIL	RAIL & PORCH FRAMING SURROUND PAINTED WHITE
12	WALL-MOUNTED DOWN LIGHT OVER ALL DOORS	BLACK

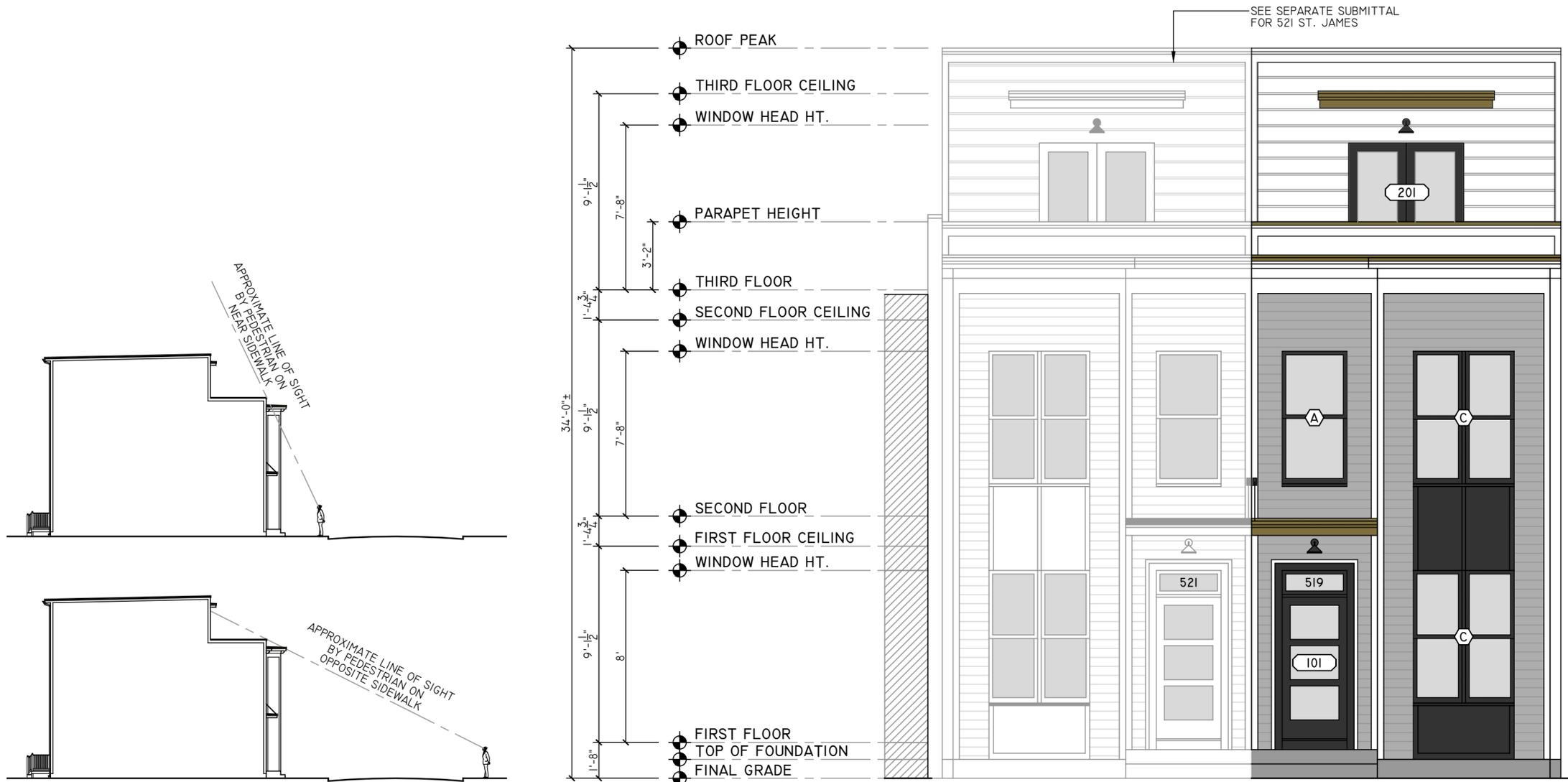
ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.



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

01 | FRONT ELEVATION  
1/4" = 1'

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FRONT EXTERIOR  
ELEVATION

**A2.1**



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01 | RIGHT SIDE ELEVATION  
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RIGHT SIDE  
 EXTERIOR ELEVATION  
**A2.2**



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01 REAR ELEVATION  
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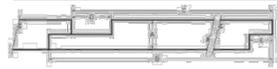
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REAR EXTERIOR  
 ELEVATION

**A2.3**



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"



**01 | 3RD FLOOR CHANNEL SIDING (WHITE)**  
N.T.S.



**03 | PRIMARY SMOOTH LAP SIDING (GRAY)**  
N.T.S.

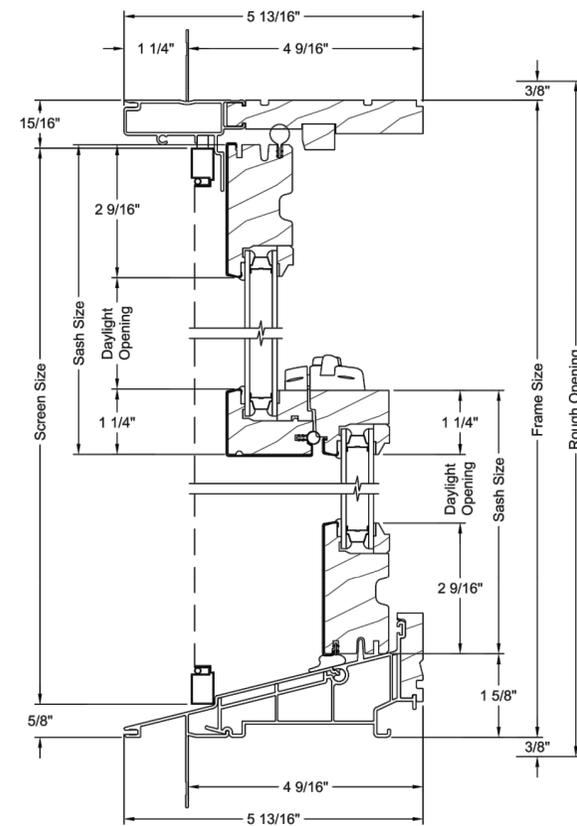


**02 | SAMPLE ALUM. CLAD CANOPY**  
N.T.S.



\* COLOR AND MUNTINS NOT REPRESENTATIVE OF PROJECT

**04 | WINDOW SPEC.**  
N.T.S.



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MATERIAL  
SPECIFICATIONS

**XI.I**