



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 3509 E Marshall St

Historic district Chimborazo Park

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

APPLICANT INFORMATION

Check if Billing Contact

Name Gregory Shron

Phone 804.362.7727

Company CCR II Holdings LLC / 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)

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)

New single-family detached dwelling with accessory garage

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 8-10-2020



3509 E MARSHALL STREET

NEW SINGLE-FAMILY DETACHED RESIDENCE

CHIMBORAZO PARK HISTORIC DISTRICT

RICHMOND COMMISSION OF ARCHITECTURAL REVIEW – 2nd Submission

PREPARED: August 7, 2020

APPLICANT: CENTER CREEK HOMES c/o Greg Shron

PROJECT DESCRIPTION:

The overall description of the proposed development remains unchanged from the concept submission: a new detached, 2-story, 2,160 square foot single-family home on the existing 3,696 square foot lot at 3509 E Marshall Street. The land is currently vacant.

In response to staff comments and the feedback received at the concept hearing, please note the following:

DESIGN REVISIONS

- *Upper left window removed from left side elevation.* While some variety of side window sizes is crucial to account for different interior functions (e.g. a small bathroom need not and should not have a window as large as the one in a bedroom), the number of different windows on this particular façade had resulted in a somewhat “busy” appearance. The removal of the unique window in the upper left reduces the number of window “types” on this elevation to two (in a total of three specific sizes), with a clear hierarchy of primary and secondary openings.
- *Garage details modified.* In an effort to refine the freestanding garage design, the overhead and pedestrian door detailing has been revised, and different light fixtures have been depicted.

ADDITIONAL NOTES

- Several photos of neighboring garages have been added to the submission set in order to provide additional context information. The accessory structures in the vicinity



that are more substantial (including some with elevated levels of masonry detailing) are generally associated with the much grander homes facing E Broad Street, while the more “vernacular” homes facing N 36th Street, E Marshall Street, etc. tend to have far more modest outbuildings.

- While other roofing materials are most commonly employed on new construction in Richmond’s historic districts, in this case we believe the proposed “3-tab” shingles on the garage are appropriate. This type of shingle presents a very 2-dimensional profile, with very little in the way of discernible profile or shadow-line. This is consistent with the desire for the garage to have a simple, modest and minimalist presence in the rear alley. Of note, the Commission has approved the use of this roofing material on accessory buildings in the Springhill Historic District within the last two years.

Primary exterior materials are unchanged from the concept submission: 7” 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. Final window selection will be submitted for staff approval prior to construction.

We look forward to answering any further questions that the CAR and staff have regarding this project.

PROJECT CONTACTS:

DEVELOPER:
CCRII HOLDINGS LLC
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

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



NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S CHIMBORAZO HISTORIC DISTRICT

3509 EAST MARSHALL HOUSE

3509 EAST MARSHALL STREET
RICHMOND, VIRGINIA 23223

NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S CHIMBORAZO HISTORIC DISTRICT

3509 EAST MARSHALL HOUSE

3509 EAST MARSHALL STREET
RICHMOND, VIRGINIA 23223

DRAWING INDEX

DRAWINGS	
NO.	SHEET TITLE
CS	COVER SHEET
XI.1	SITE PHOTOS - HOUSE
XI.2	SITE PHOTOS - GARAGE
CI.1	ARCHITECTURAL SITE PLAN
AI.1	HOUSE FLOOR PLANS
A2.1	HOUSE FRONT CONTEXT ELEVATION, REAR EXTERIOR ELEVATION, EXT. FINISH SCHEDULE
A2.2	HOUSE LEFT & RIGHT SIDE EXTERIOR ELEVATIONS
G1.1	DETACHED GARAGE PLANS, ELEVATIONS, & EXTERIOR FINISH SCHEDULE
A3.1	EXTERIOR MATERIAL SPECIFICATIONS



SET/REVISION:
C. A. R. REVIEW

DATE/MARK:
08.07.2020

COVER SHEET

CS



3507 EAST MARSHALL - NEXT DOOR



VIEW OF SITE & NEIGHBORING HOUSES



VIEW OF SITE



PROJECT CONTACTS:
DEVELOPER:
CCRI HOLDINGS LLC
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727
ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
804-514-7644



3503 EAST MARSHALL



HOUSES ON N 36TH AT MARSHALL



HOUSES ON N 36TH AT MARSHALL

NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S CHIMBORAZO HISTORIC DISTRICT
3509 EAST MARSHALL HOUSE
3509 EAST MARSHALL STREET
RICHMOND, VIRGINIA 23223



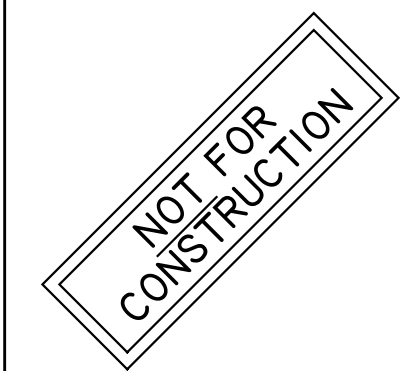
CONTEMPORARY HOUSE NEARBY



TYPICAL HOUSE IN AREA



TYPICAL HOUSE IN AREA



SET/REVISION:
C. A. R. REVIEW

DATE/MARK:
08.07.2020

SITE PHOTOS

XI.1



VIEW OF REAR GARAGE AREA OF SITE



SAMPLE GARAGE IN AREA



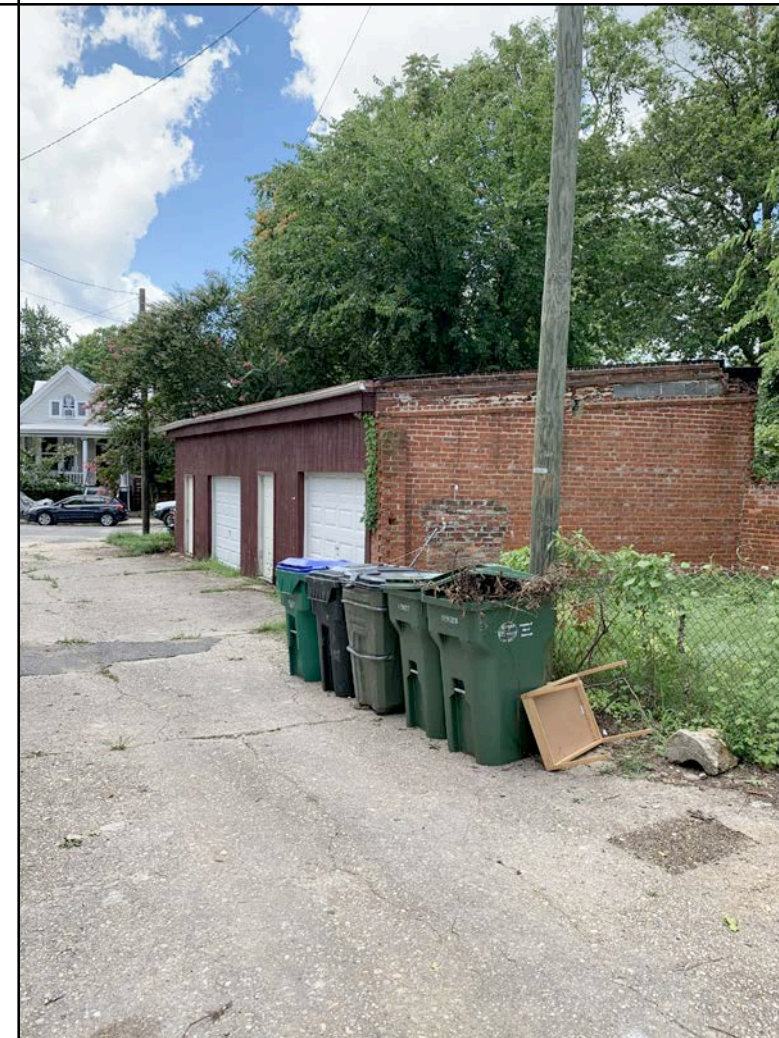
SAMPLE GARAGE IN AREA



SAMPLE GARAGE IN AREA



SAMPLE GARAGE IN AREA



SAMPLE GARAGE IN AREA



PROJECT CONTACTS:
 DEVELOPER:
 CCRI HOLDINGS LLC
 C/O CENTER CREEK HOMES
 GREG SHRON
 804-362-7727
 ARCHITECT:
 CHRIS WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE
 IN RICHMOND'S CHIMBORAZO HISTORIC DISTRICT

3509 EAST MARSHALL HOUSE

3509 EAST MARSHALL STREET
 RICHMOND, VIRGINIA 23223



SET/REVISION:
 C. A. R. REVIEW

DATE/MARK:
 08.07.2020

GARAGE SITE PHOTOS
XI.2



PROJECT CONTACTS:
 DEVELOPER:
 CCRII HOLDINGS LLC
 C/O CENTER CREEK HOMES
 GREG SHRON
 804-362-7727
 ARCHITECT:
 CHRIS WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE
 IN RICHMOND'S CHIMBORAZO HISTORIC DISTRICT
3509 EAST MARSHALL HOUSE
 3509 EAST MARSHALL STREET
 RICHMOND, VIRGINIA 23223

NOT FOR
 CONSTRUCTION

SET/REVISION:
 C. A. R. REVIEW
 DATE/MARK:
 08.07.2020

SITE PLAN
CI.I

PROJECT CONTACTS:

DEVELOPER:
CCRI HOLDINGS LLC
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

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

**NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S CHIMBORAZO HISTORIC DISTRICT**

3509 EAST MARSHALL HOUSE

3509 EAST MARSHALL STREET
RICHMOND, VIRGINIA 23223

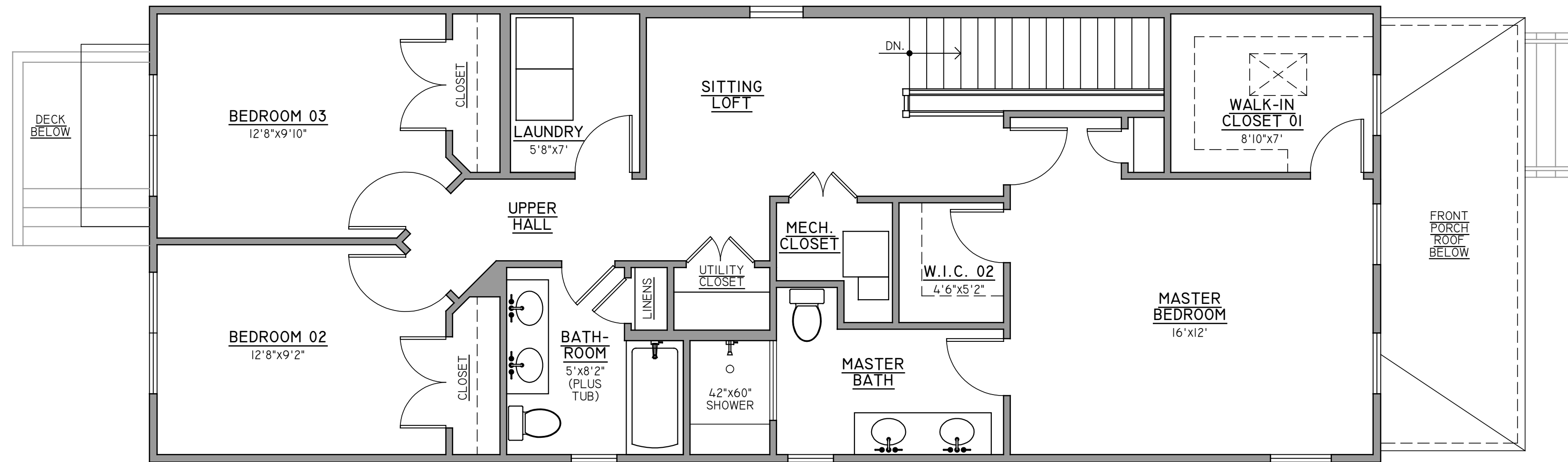
**NOT FOR
CONSTRUCTION**

SET/REVISION:
C. A. R. REVIEW

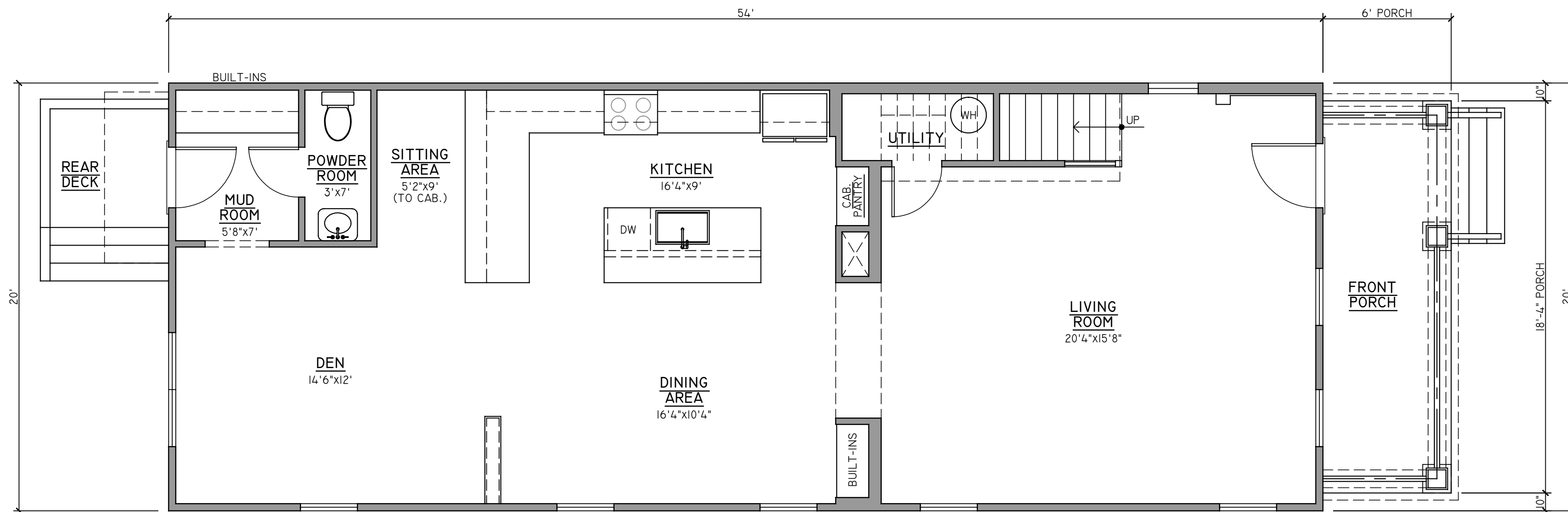
DATE/MARK:
08.07.2020

FLOOR PLANS

AI.1



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



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

PROJECT CONTACTS:

DEVELOPER:
CCRI HOLDINGS LLC
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

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

**NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S CHIMBORAZO HISTORIC DISTRICT**

3509 EAST MARSHALL HOUSE

3509 EAST MARSHALL STREET
RICHMOND, VIRGINIA 23223

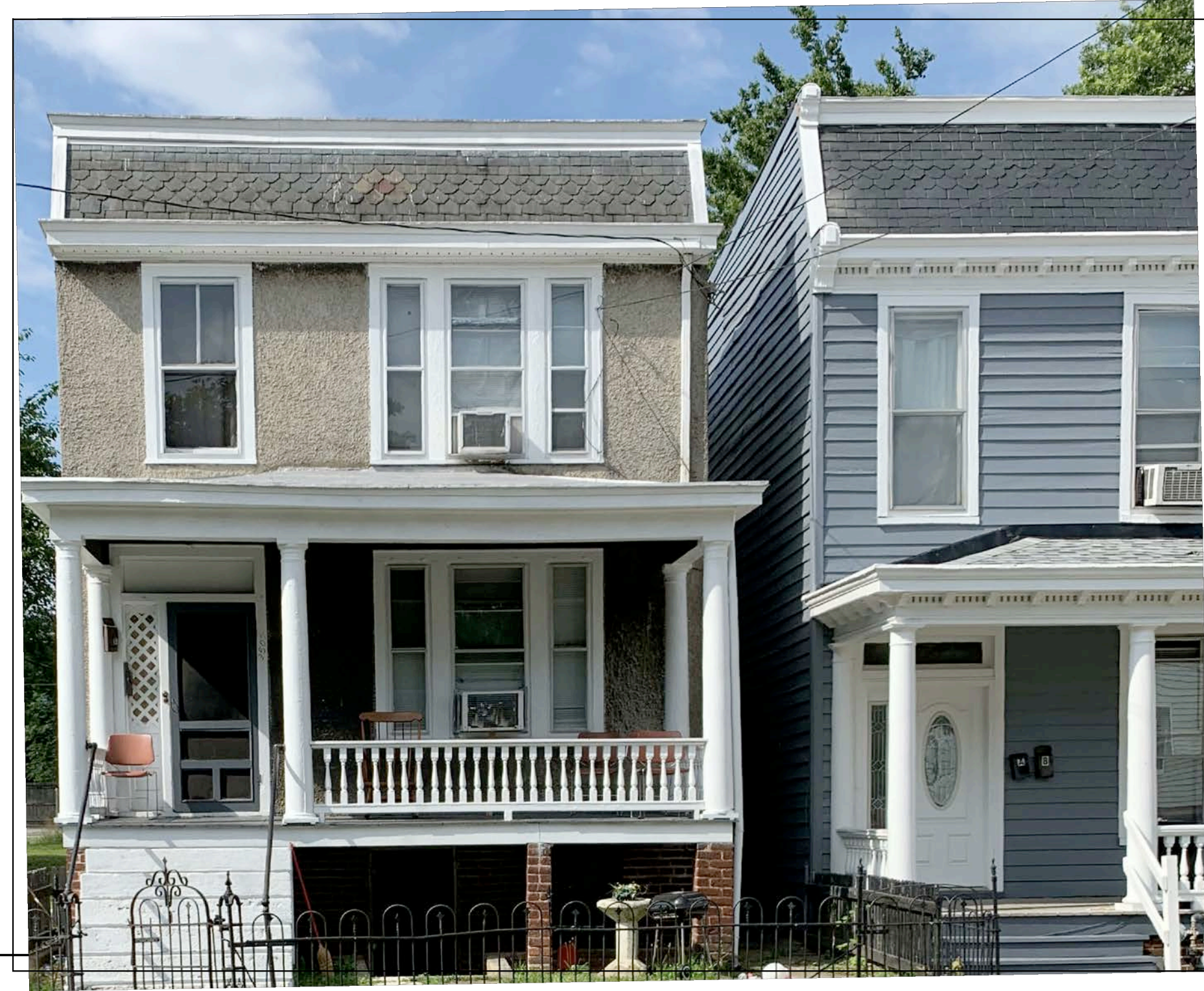
**NOT FOR
CONSTRUCTION**

SET/REVISION:
C.A.R. REVIEW

DATE/MARK:
08.07.2020

FRONT & REAR
EXTERIOR ELEVATIONS

A2.1



01 | FRONT ELEVATION

1/4" = 1'

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION & PORCH PIERS	DARK GRAY/BLACK
02	HARDIE 7" EXPOSURE LAP SIDING	ARCTIC WHITE
03	-	-
04	COMPOSITE/HARDIE TRIM	ARCTIC WHITE
05	COMPOSITE/HARDIE SOFFITS	ARCTIC WHITE
06	DOORS	PER SCHEDULE (A1.1)
07	WINDOWS	PER SCHEDULE (A1.1)
08	FRONT & PORCH ROOF - 16" WIDE STANDING SEAM	PETERSEN AGED BRONZE
09	MAIN ROOF - TPO	FACTORY WHITE
10	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
11	FRONT PORCH: P.T. WOOD FRAMING WRAPPED IN COMPOSITE TRIM, T&G COMPOSITE DECKING	WHITE FRAMING WRAP WITH PEWTER GRAY DECKING
12	FRONT PORCH RAILING: HORIZONTAL STEEL	PAINTED BLACK
13	FRONT PORCH COLUMNS: 10" BOX WITH RECESS	PAINTED WHITE
14	REAR DECK: P.T. WOOD FRAMING, DECKING, RAILING	NATURAL TREATED WOOD
15	REAR DECK ROOF- METAL WRAPPED WITH EPDM ROOFING	PETERSEN AGED BRONZE
16	WALL-MOUNTED LANTERNS AT DOORS	BLACK
17	6" TALL PRIVACY FENCE	NATURAL TREATED WOOD

- ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
- EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
- GRADES SHOWN APPROXIMATE. V.I.F.

DOOR/WINDOW SCHEDULE (PER UNIT)

NO.	QTY.	SIZE (NOM.)	TYPE	REMARKS
101	01	3'x6'8" + 16" TRANSOM (8')	HALF GLASS	PAINTED SW7585
102	01	2'10"x6'8"	HALF GLASS	PAINTED SW7585
A	-	2'8"x6'2"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
B	-	PAIR 2'8"x6'2"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
C	-	2'8"x5'6"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
D	-	PAIR 2'8"x5'6"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
E	-	2'x4'	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
F	-	2'8"x2'8"	FIXED	PAINTED/PREFINISHED BLACK
G	-	2'4"x5'2"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
H	-	2'4"x4'8"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK



02 | REAR ELEVATION

1/4" = 1'

PROJECT CONTACTS:

DEVELOPER:
CCRII HOLDINGS LLC
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

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

NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S CHIMBORAZO HISTORIC DISTRICT

3509 EAST MARSHALL HOUSE

3509 EAST MARSHALL STREET
RICHMOND, VIRGINIA 23223

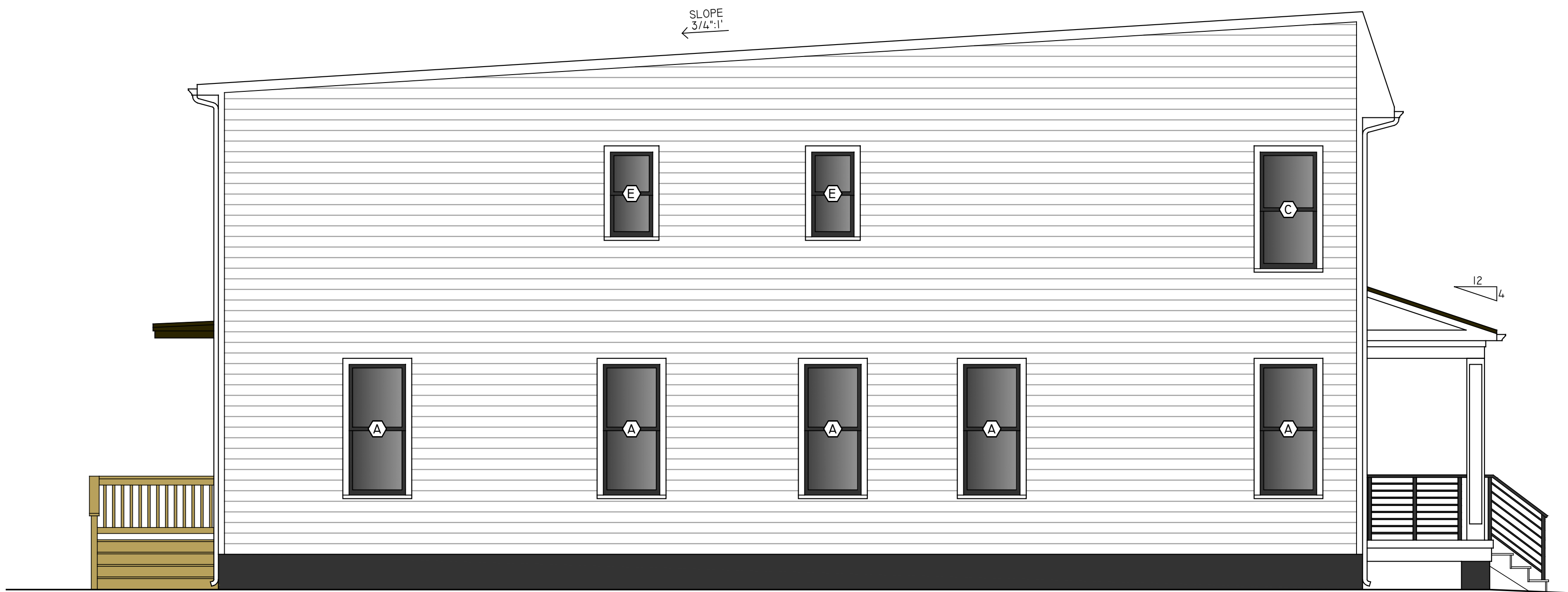
NOT FOR
CONSTRUCTION

SET/REVISION:
C. A. R. REVIEW

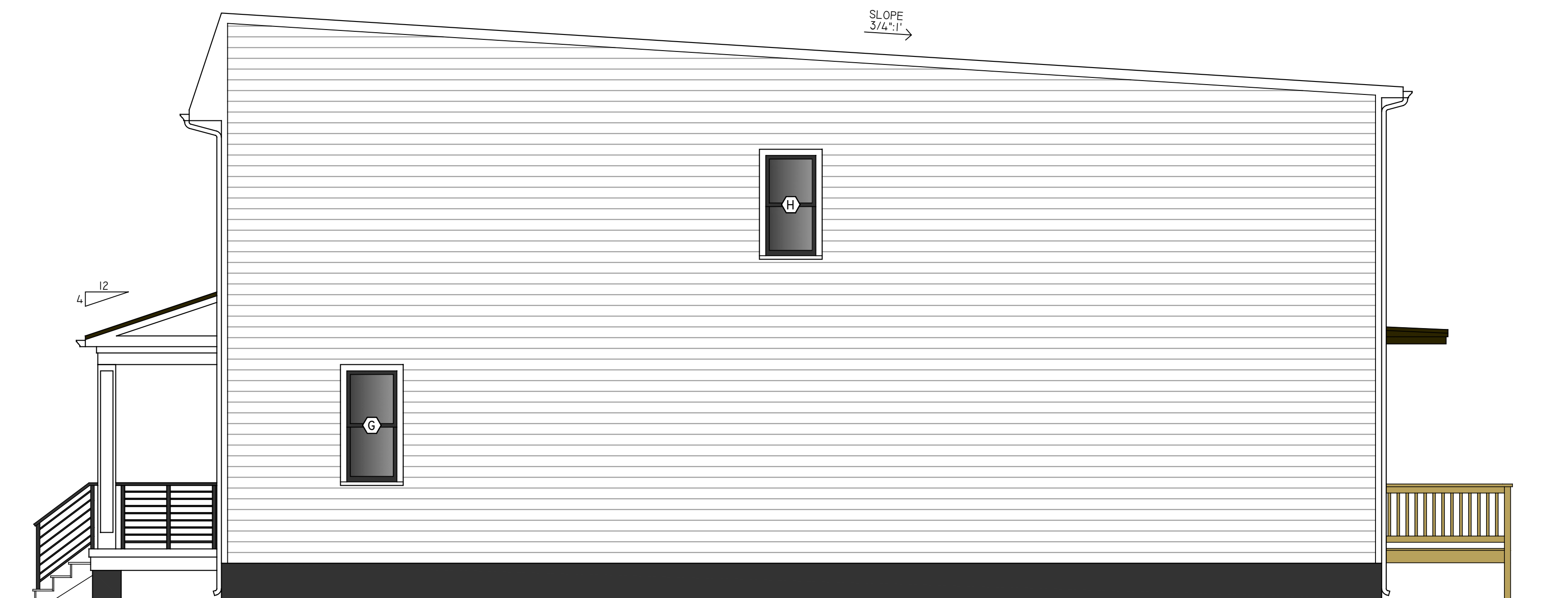
DATE/MARK:
08.07.2020

LEFT & RIGHT SIDE
EXTERIOR ELEVATIONS

A2.2



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



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

PROJECT CONTACTS:
 DEVELOPER:
 CCRI HOLDINGS LLC
 C/O CENTER CREEK HOMES
 GREG SHRON
 804-362-7727
 ARCHITECT:
 CHRIS WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 804-514-7644

NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE
 IN RICHMOND'S CHIMBORAZO HISTORIC DISTRICT

3509 EAST MARSHALL HOUSE

3509 EAST MARSHALL STREET
 RICHMOND, VIRGINIA 23223

NOT FOR CONSTRUCTION

SET/REVISION:
 C.A.R. REVIEW

DATE/MARK:
 08.II.2020

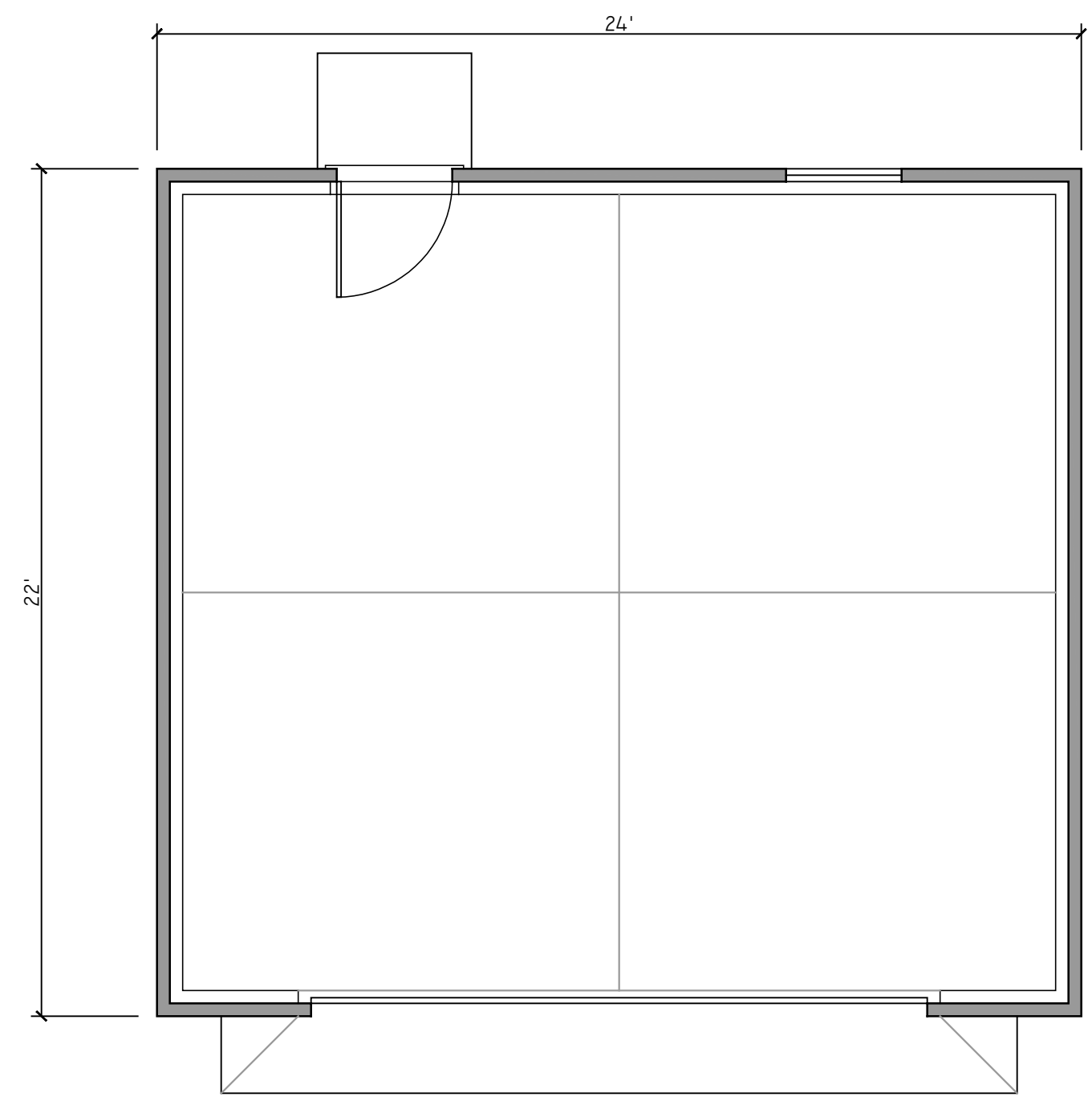
GARAGE FLOOR PLAN
 & ELEVATIONS

GI.1

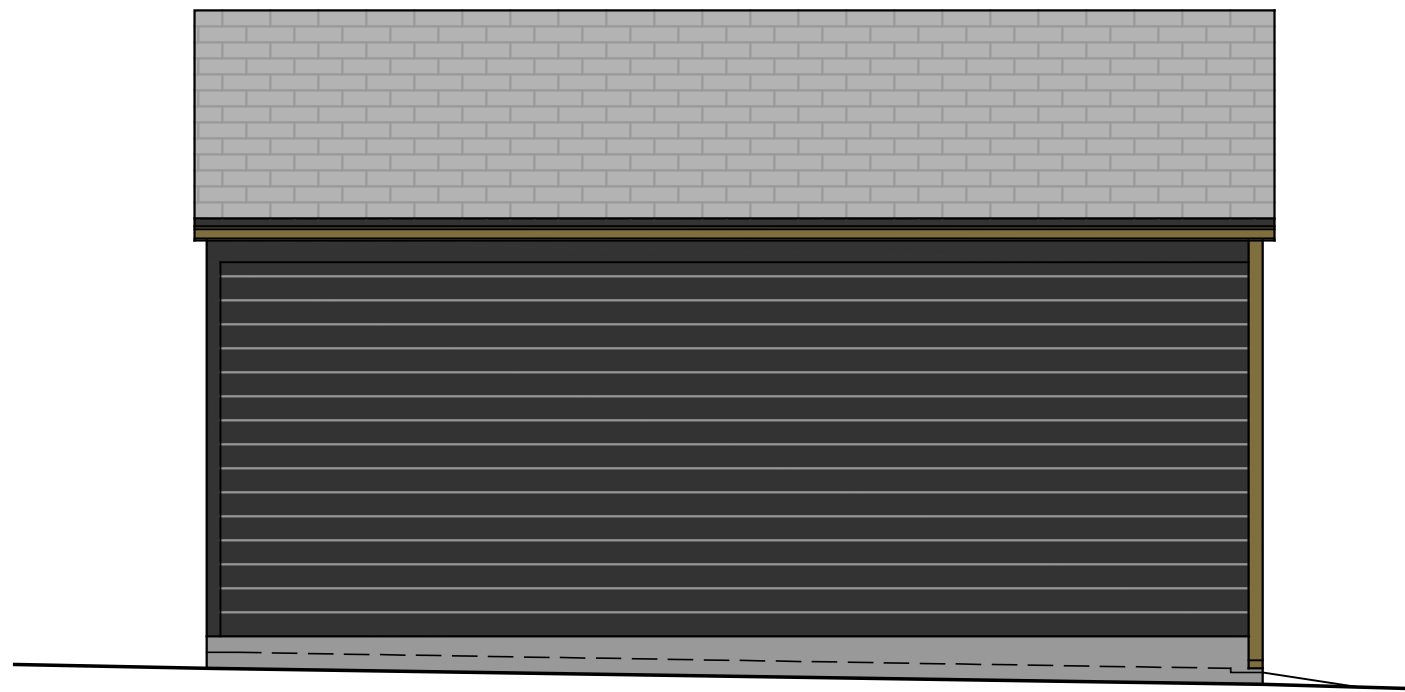
GARAGE EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	WARM GRAY
02	HARDIE 7" EXPOSURE LAP SIDING	HARDIE "IRON GRAY"
03	COMPOSITE/HARDIE TRIM	HARDIE "IRON GRAY"
04	COMPOSITE/HARDIE SOFFITS	HARDIE "IRON GRAY"
05	DOORS	PER SCHEDULE (A1.1)
06	WINDOWS	PER SCHEDULE (A1.1)
07	MAIN ROOF - GAF 3-TAB ASPHALT SHINGLES	"SILVER LINING"
08	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED MEDIUM BRONZE
09	WALL-MOUNTED LANTERNS & SECURITY LIGHTS	BLACK

- ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
- EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
- GRADES SHOWN APPROXIMATE. V.I.F.

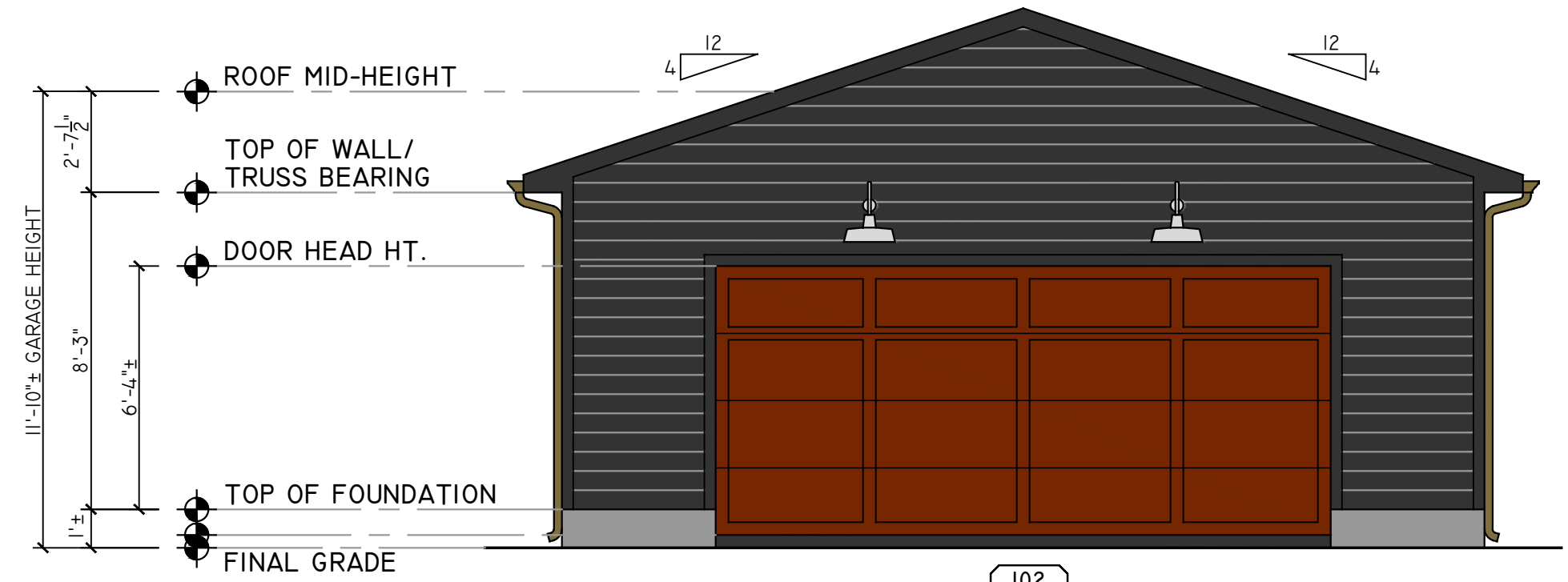
GARAGE DOOR/WINDOW SCHEDULE (PER UNIT)				
NO.	QTY.	SIZE (NOM.)	TYPE	REMARKS
101	01	3'x6'8"	PART. GLASS	PAINTED SW7585
102	01	16'x7" OVERHEAD	INSUL. STEEL	MANUFACTURER "MAHOGANY STAIN"
A	01	3'x4'	DOUBLE HUNG	PAINTED/PREFINISHED BLACK



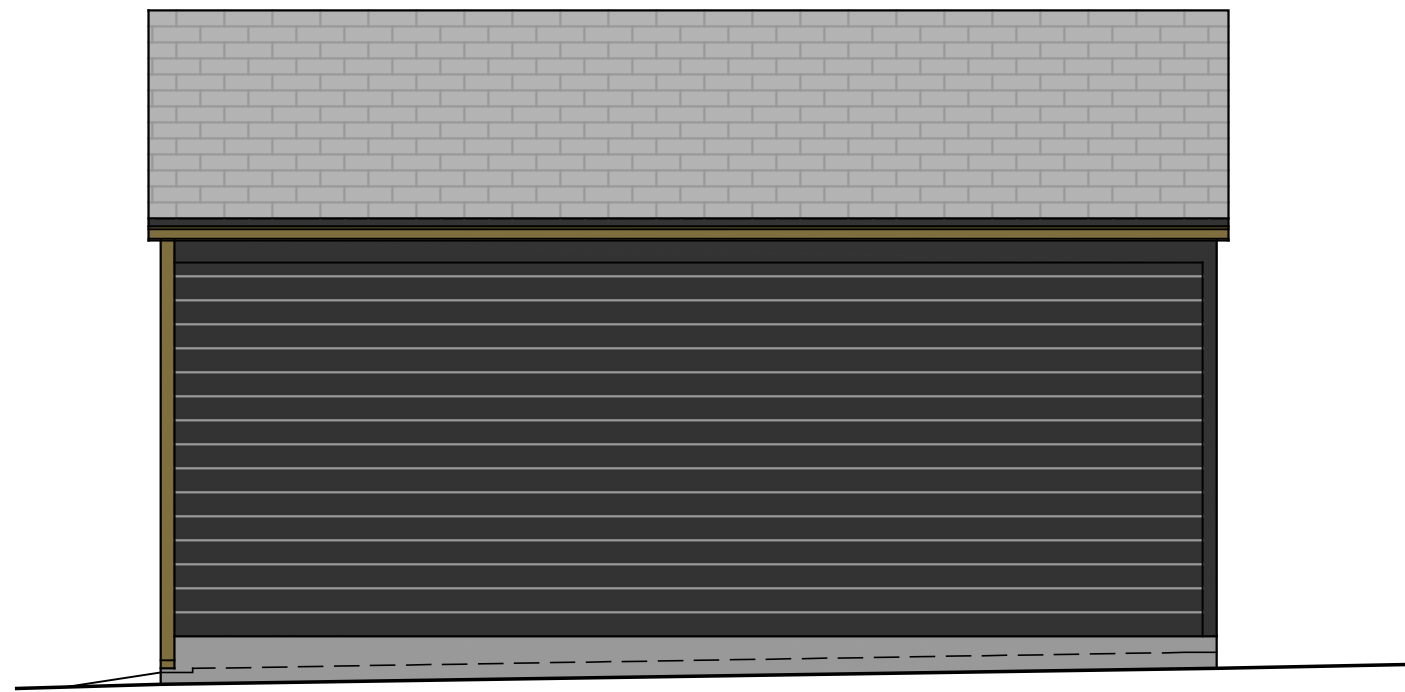
01 | GARAGE FLOOR PLAN
1/4" = 1'



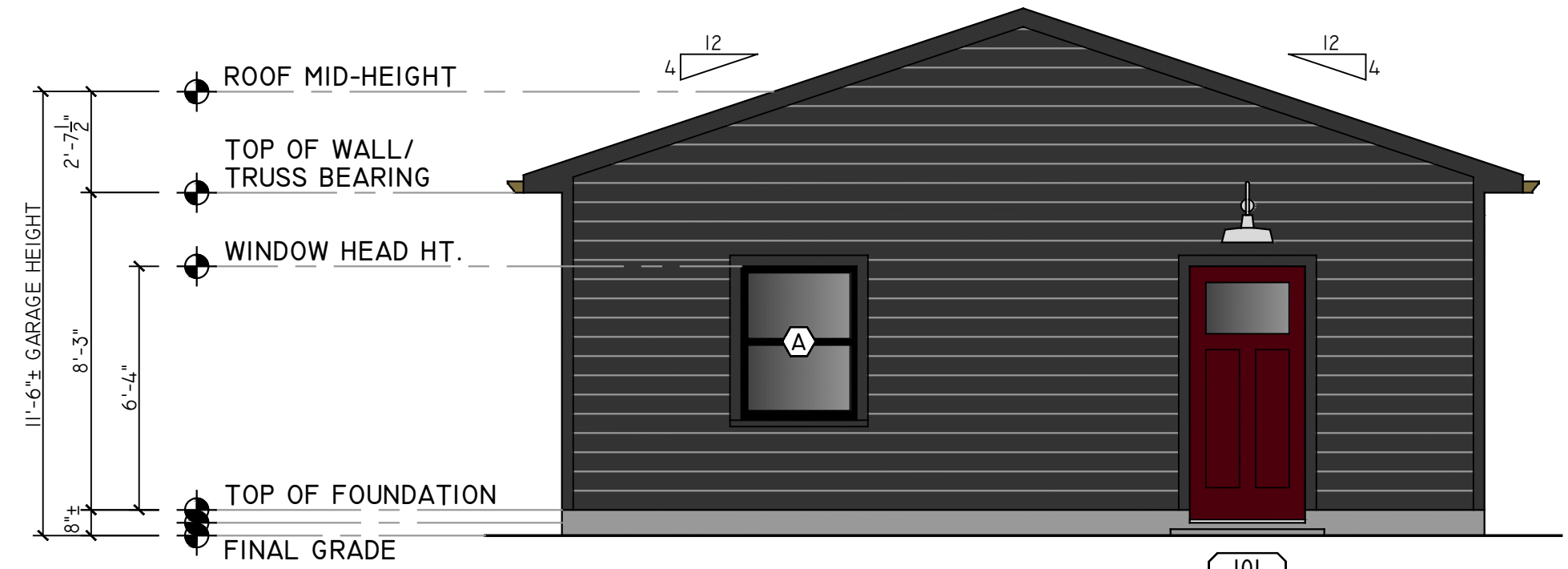
03 | LEFT SIDE ELEVATION
1/4" = 1'



02 | FRONT ELEVATION (102)
1/4" = 1'



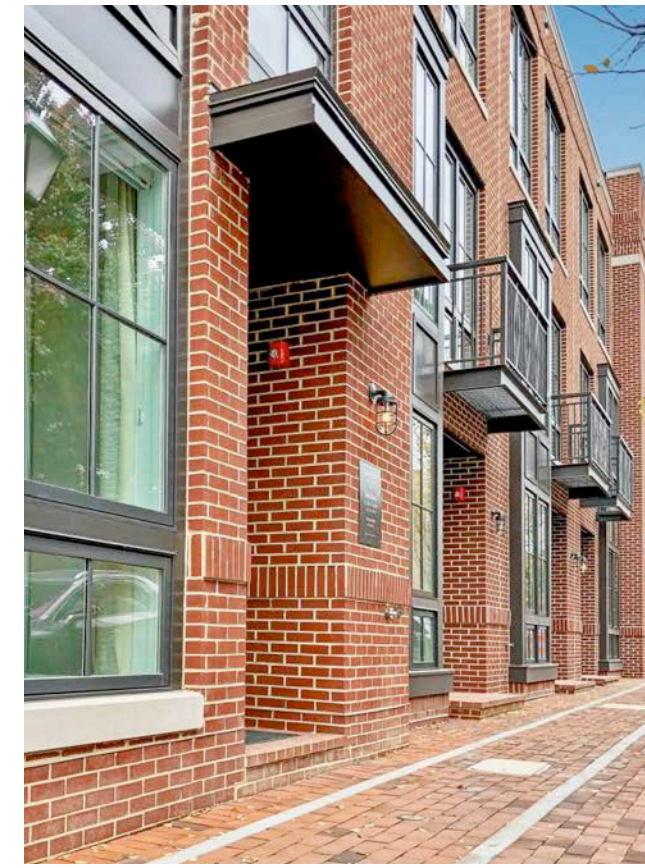
05 | RIGHT SIDE ELEVATION
1/4" = 1'



04 | REAR ELEVATION (101)
1/4" = 1'



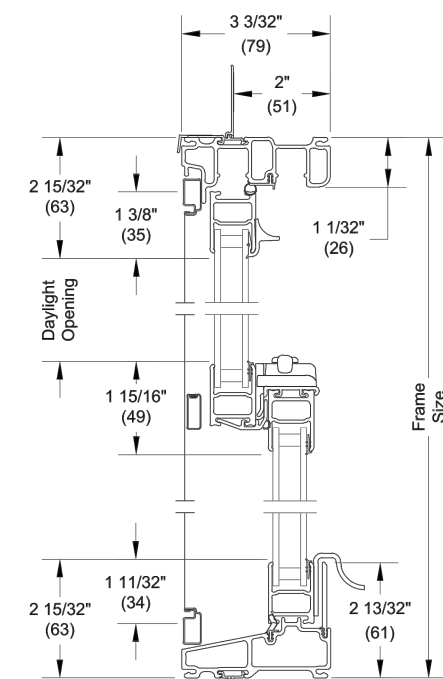
04 | GARAGE GOOSENECK LIGHT
N.T.S.



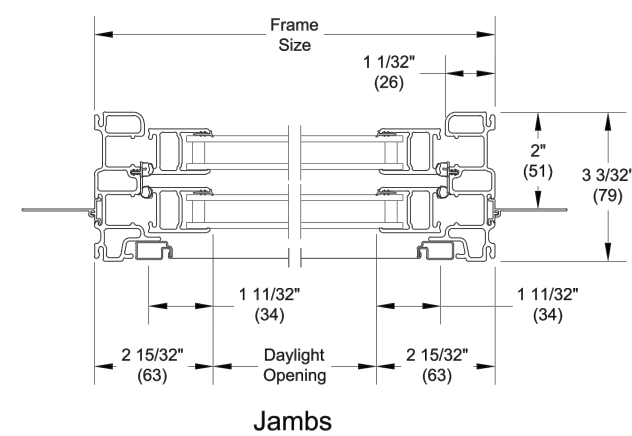
02 | PORCH ROOF CANOPY (SIM.)
N.T.S.



Scale: 3" = 1' 0"

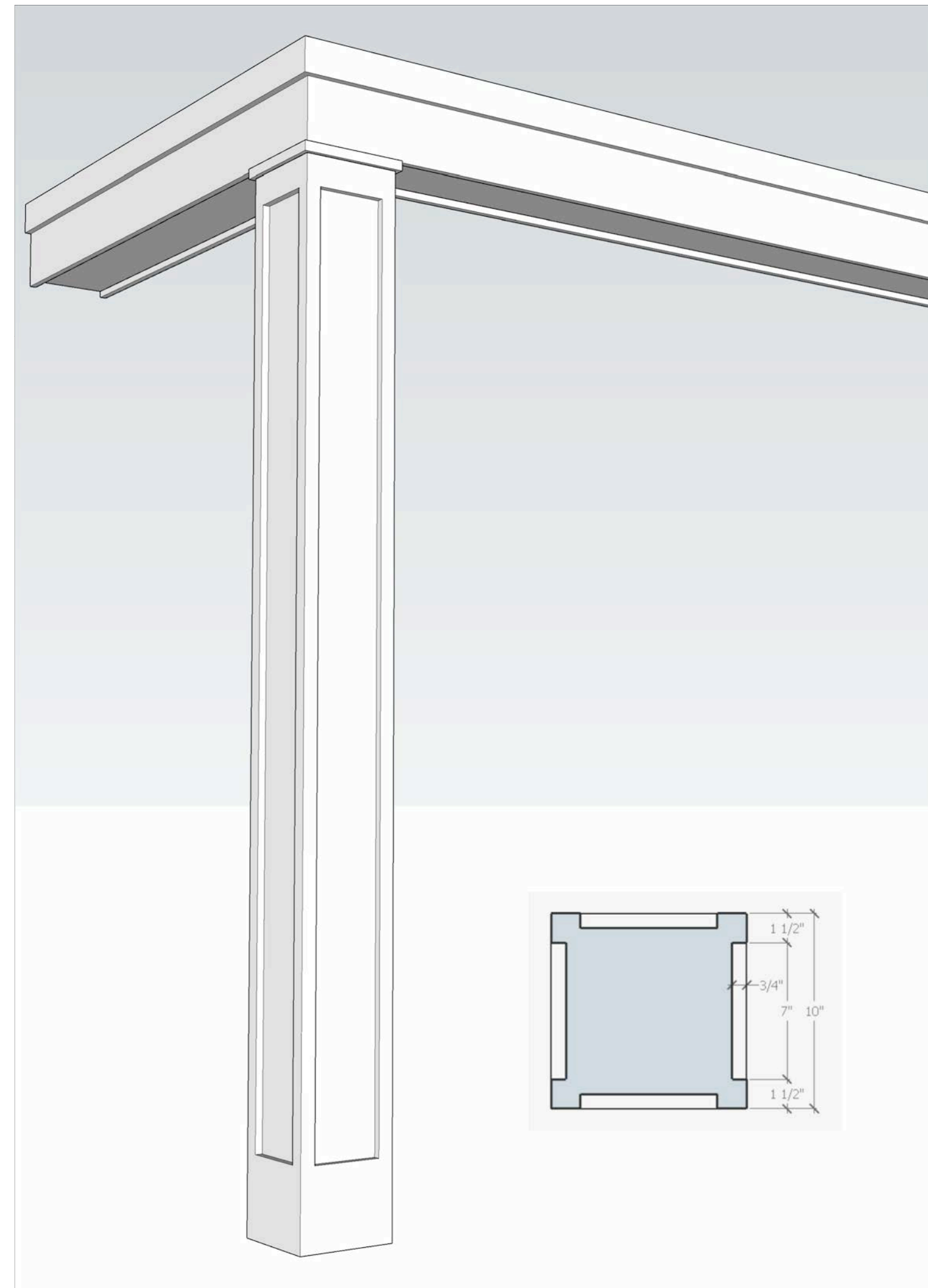


Head Jamb and Sill



Jamba

03 | COMPOSITE DOUBLE-HUNG WINDOW
N.T.S.



01 | FRONT PORCH COLUMN DETAIL
N.T.S.

PROJECT CONTACTS:

DEVELOPER:
CCRI HOLDINGS LLC
C/O CENTER CREEK HOMES
GREG SHRON
804-362-7727

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

NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE
IN RICHMOND'S CHIMBORAZO HISTORIC DISTRICT

3509 EAST MARSHALL HOUSE

3509 EAST MARSHALL STREET
RICHMOND, VIRGINIA 23223



SET/REVISION:
C.A.R. REVIEW

DATE/MARK:
08.07.2020

EXTERIOR MATERIAL
SPECIFICATIONS

A3.1