



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**PROPERTY** (location of work)

Address 910 N 25th St  
Historic district Union Hill

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

**APPLICANT INFORMATION**

Name Gregory Shron Phone 804.362.7727  
Company CCR II Holdings LLC, c/o 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 attached 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 11-9-2020



## **910-912 N 25<sup>th</sup> STREET**

**TWO NEW SINGLE-FAMILY ATTACHED RESIDENCES**

**UNION HILL HISTORIC DISTRICT**

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

**PREPARED: Nov 9, 2020**

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

### **PROJECT DESCRIPTION:**

The submission depicts a pair of new attached, 3-story, 2,016 square-foot single-family homes on a pair of 2,200 square-foot vacant lots at 910 and 912 N 25<sup>th</sup> Street.

In response to Staff and Commission comments received during conceptual review, the following revisions have been made to the proposed design:

1. Extended overall depth of each house to allocate more living area to the first and second floors, allowing third floor footprint to be reduced.
2. Shifted the third floor from the front of the structure to the center (biased toward the rear) to reduce the massing on N 25<sup>th</sup> Street from three stories to two.
3. Modified third story exterior material to reveal-panel system and introduced continuous horizontal trim element on side elevations, in an effort to express this level as a “monitor” above the primary massing of the building.
4. Simplified the side elevation window layout to be more regular, with less variation in opening sizes.
5. Updated and clarified material specifications in Keynote Legend.

Primary exterior materials are 7” exposure fiber-cement smooth lap siding, smooth fiber-cement panels with aluminum reveal joints, painted or prefinished aluminum 1-over-1 double-hung windows, painted trim / built-up cornice and prefinished aluminum standing seam metal roofing.

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

# UNION HILL AT 910-912 N 25TH STREET - CAR

910-912 N 25TH STREET  
RICHMOND, VA, 23223

3-STORY 3-BEDROOM, 3-1/2 BATH, NEW CONSTRUCTION 2-FAMILY ATTACHED RESIDENCE  
WITH OPEN 3RD LEVEL BALCONY LOCATED IN RICHMOND'S HISTORIC UNION HILL DISTRICT



SHEET LIST	
PAGE #	TITLE
A0.0	COVER SHEET
A0.1	SITE PLAN AND CONTEXT ELEVATION PHOTO
A0.1	EXISTING SITE PHOTOS
A0.2	EXISTING SITE PHOTOS
A1.0	FLOOR PLANS
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A3.1	ADDITIONAL DETAILS & SITE LINE VISUALIZATION



REVISIONS		
#	DATE	DESCRIPTION
1	11/3/2020	CAR REVISIONS

**PROJECT CONTACTS:**  
**DEVELOPER:**  
CORHI HOLDINGS, LLC  
C/O CENTER CREEK HOMES  
GREG SCHRON  
PHONE: 804.362.7727  
**ARCHITECT:**  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
PHONE: 804.514.7644

**PROJECT NAME:**  
**UNION HILL AT 910-912 N 25TH STREET - CAR**  
**CLIENT:**  
CENTER CREEK HOMES  
910-912 N 25TH STREET  
RICHMOND, VA, 23223

TITLE
COVER SHEET

**DOCUMENT PHASE:**  
CAR SUBMISSION SET

**PLOT DATE:**  
11/9/2020  
4:35:09 PM

**DRAWN BY:**  
DUSTIN HETRICK

**SCALE:** SEE PLAN

SHEET
A0.0
1 OF 8

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TITLE  
SITE PLAN AND  
CONTEXT ELEVATION  
PHOTO

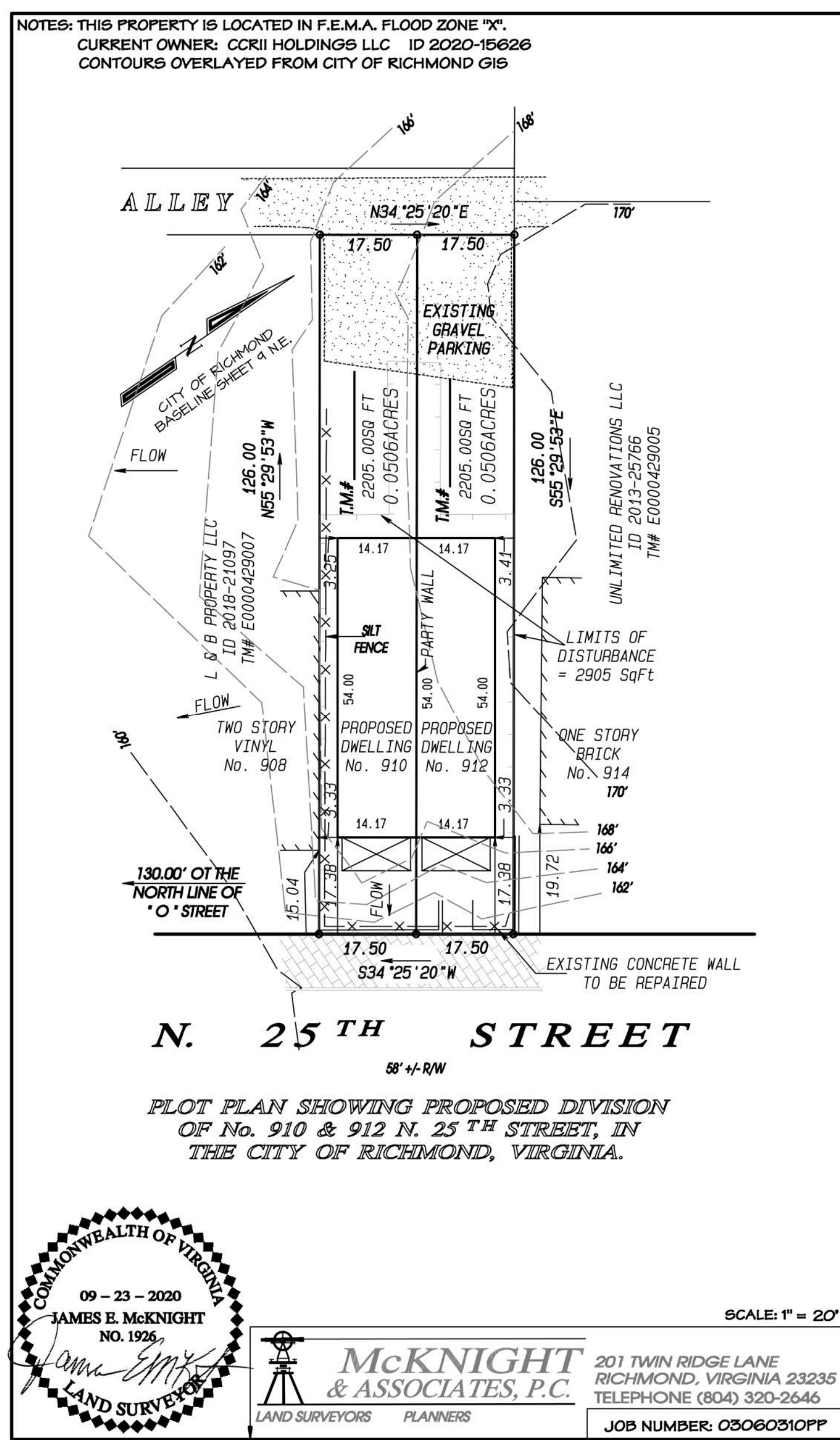
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PLOT DATE:  
11/9/2020  
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DRAWN BY:  
DUSTIN HETRICK

SCALE: SEE PLAN

SHEET  
**A0.1**  
2 OF 8



1 PROPOSED SITE PLAN  
SEE SCALE SHOWN ON PLAN



2 PROPOSED RENDERING OF 910-912 N 25TH STREET  
FOR REFERENCE ONLY



1 900 N 25TH STREET  
FOR REFERENCE ONLY



2 902 N 25TH STREET  
FOR REFERENCE ONLY



3 904 N 25TH STREET  
FOR REFERENCE ONLY



4 906-908 N 25TH STREET  
FOR REFERENCE ONLY



5 SITE OF 910-912 N 25TH STREET  
FOR REFERENCE ONLY



6 914 N 25TH STREET  
FOR REFERENCE ONLY



7 916 N 25TH STREET  
FOR REFERENCE ONLY



8 918 N 25TH STREET  
FOR REFERENCE ONLY



9 922 N 25TH STREET  
FOR REFERENCE ONLY



10 913 N 25TH STREET  
FOR REFERENCE ONLY

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 EXISTING SITE PHOTOS

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**SCALE:** SEE PLAN

**SHEET**  
 A0.1  
 3 OF 8



**11** 901-913 N 25TH STREET  
FOR REFERENCE ONLY



**12** 817-821 N 25TH STREET  
FOR REFERENCE ONLY



**13** 818-820 N 25TH STREET  
FOR REFERENCE ONLY



**14** 2511 O STREET  
FOR REFERENCE ONLY



**15** 2515 O STREET  
FOR REFERENCE ONLY



**16** 900 N 26TH STREET  
FOR REFERENCE ONLY

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EXISTING SITE  
PHOTOS

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11/9/2020  
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**SCALE:** SEE PLAN

**SHEET**  
**A0.2**  
4 OF 8

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**TITLE**  
FLOOR PLANS

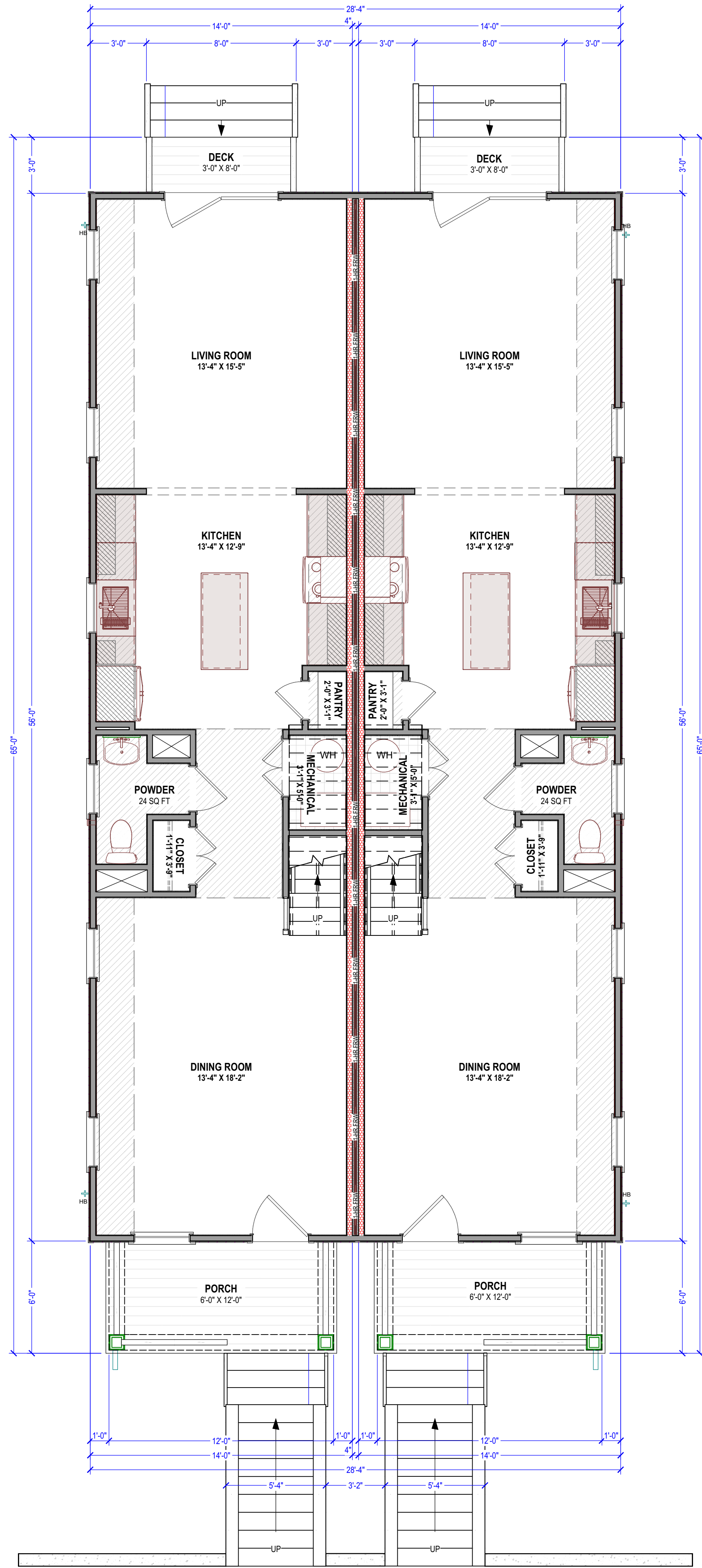
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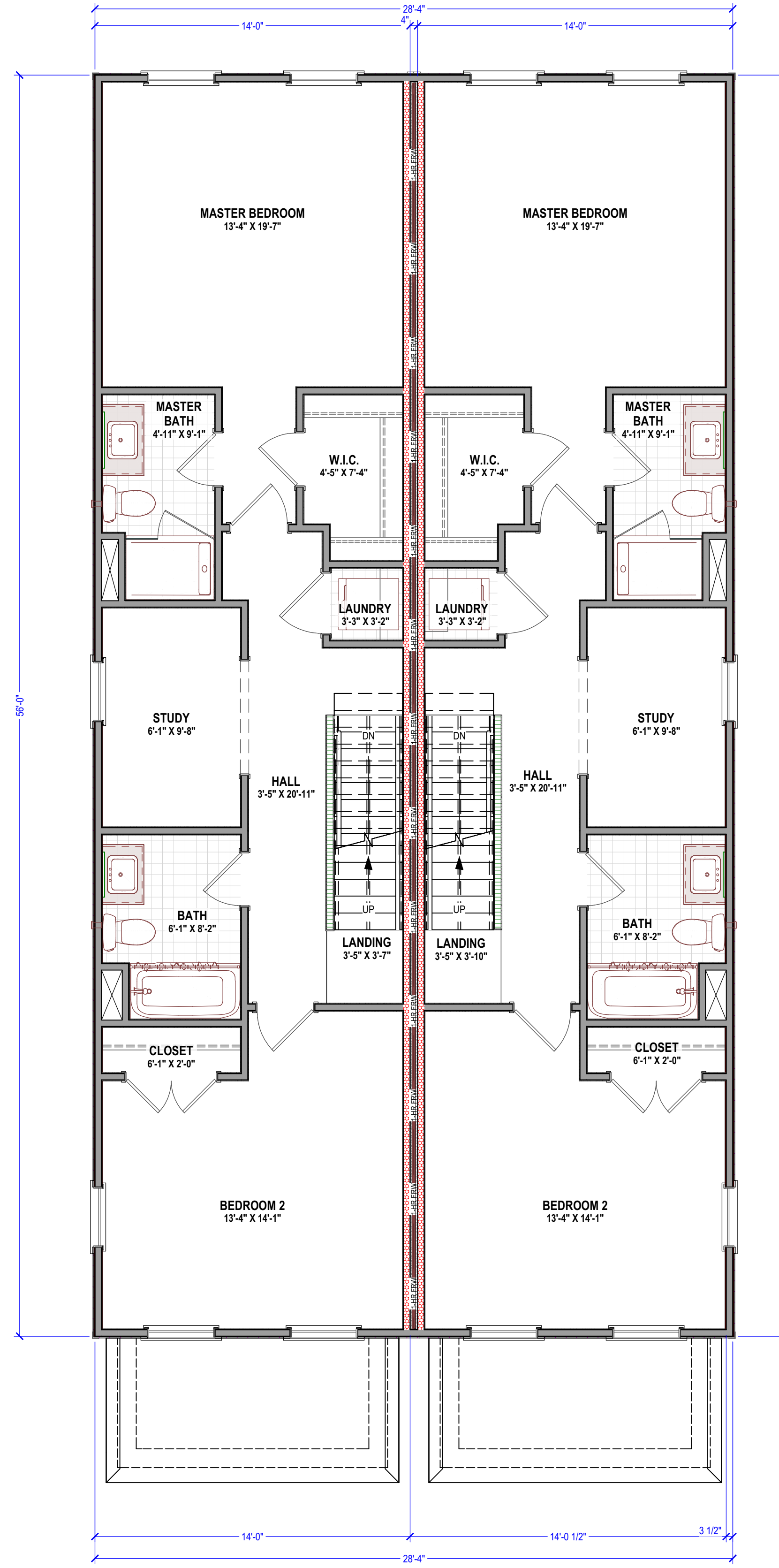
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**SCALE:** SEE PLAN

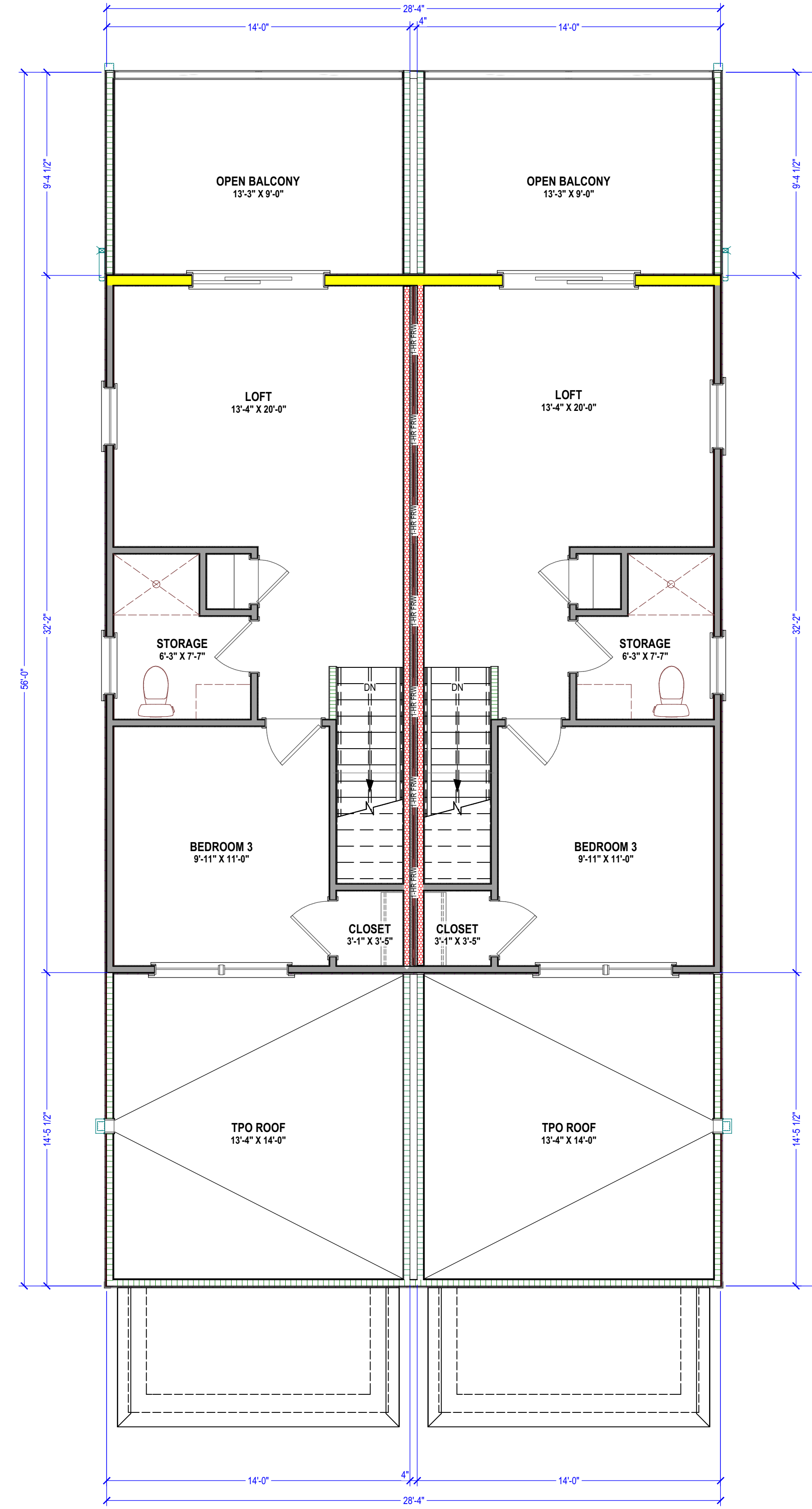
**SHEET**  
**A1.0**  
5 OF 8



**1 1ST FLOOR PLAN - CAR SUBMISSION**  
SCALE: 1/4 IN = 1 FT



**2 2ND FLOOR PLAN - CAR SUBMISSION**  
SCALE: 1/4 IN = 1 FT



**3 3RD FLOOR PLAN - CAR SUBMISSION**  
SCALE: 1/4 IN = 1 FT



1 3D FRONT PERSPECTIVE  
NOT TO SCALE - FOR REFERENCE ONLY



E1 EXTERIOR ELEVATION AT FRONT  
SCALE: 1/4 IN = 1 FT



2 3D REAR PERSPECTIVE  
NOT TO SCALE - FOR REFERENCE ONLY



E2 EXTERIOR ELEVATION AT REAR  
SCALE: 1/4 IN = 1 FT

KEYNOTE LEGEND - EXTERIOR ELEVATIONS	
1	APPROXIMATE GRADE (V.I.F.)
2	(2)5/4X4 HARDIETRM VERTICAL TRIM AT CENTER OF UNITS - SYMMETRICAL COLOR
3	16"X16" BRICK PIERS, TOP OF PIERS 4" BELOW TOP OF HOUSE FOUNDATION (TYP.)
4	PARGED CMU FOUNDATION - SEE SW 7067 CITYSCAPE
5	STAIRS TO SIDEWALK - VERIFY IN FIELD; 11" TREADS, MAX. 8" RISER, TREAD MATERIAL TO MATCH PORCH FLOOR
6	STEEL/IRON HANDRAIL, MIN. 36" HIGH, BLACK
7	HARDIETRM 1X10 OUTER BOARD AND 1X4 TOP TRIM
8	5/4X6 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. SEE WALL SECTION
9	CONCRETE STEPS FROM WOOD STEPS DOWN TO EXISTING SIDEWALK, MAX. 8" RISERS
10	36"W X 16"H TRANSOM ABOVE ENTRY DOOR
11	HALF-ROUND ALUMINUM GUTTER & DOWNSPOUT
12	1X6 PAINTED FASCIA
13	(3)2X10 DEEP BOX BEAM, WRAPPED IN PAINTED 1X, WIDTH TO MATCH COLUMN WIDTH (10")
14	1X4 PAINTED FRIEZE TRIM
15	STANDING-SEAM METAL ROOF, PETERSEN MEDIUM BRONZE
16	PORCH ROOF DOWNSPOUT
17	5/4X4 HARDIETRM CORNER TRIM, TYP.
18	ALUMINUM COLLECTOR BOX W/DOWNSPOUT
19	2X4 FRAMED FULL-LENGTH SOFFIT RETURN W/1X6 PAINTED FASCIA TRIM, HARDI-SOFFIT, & ALUMINUM TOP FINISH SLOPED 2"1'-0" WITH FLASHING AS REQUIRED
20	ALUMINUM GUTTER AT REAR DECK EDGE
21	EXISTING BRICK SIDEWALK, APPROX. 6'-6" BELOW 1ST FLOOR
22	NEW 8" THICK CONCRETE RETAINING WALL, HEIGHT AS REQUIRED
23	1X6 FASCIA W/METAL DRIP CAP
24	HARDIETRM SMOOTH LAP HORIZONTAL SIDING, 7" EXPOSURE, ARCTIC WHITE AT 910, GRAY SLATE AT 912
25	HARDIETRM EXT. CASING AT WINDOW AND DOORS
27	P.T. WOOD STAIRS TO GRADE - VERIFY IN FIELD; 11" TREADS, MAX. 8" RISERS
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40	CONTINUOUS 1X6 HARDIETRM SEPARATING HORIZONTAL LAP SIDING & REVEAL PANEL SYSTEM
44	HARDIETRM SMOOTH, FINISH TO MATCH PORCH TRIM
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47	HARDIETRM SMOOTH WITH ALUMINUM REVEAL JOINT SYSTEM, LIGHT MIST
49	42"H 2X4 FRAMED 1-HR FIRE RATED BALCONY RAILING WALL WIREVEAL PANEL SYSTEM (BOTH SIDES), CONT. METAL CAP & 1X4 HARDIETRM OUTER TRIM - SEE ENLARGED DETAIL
51	ALUMINUM GUTTER AT REAR DECK EDGE TO DOWNSPOUT
52	1X6 HARDIETRM FRIEZE
53	2X4 FRAMED PARTY RAILING WALL WIREVEAL PANEL SYSTEM (BOTH SIDES) & METAL DRIP CAP - SEE ENLARGED DETAIL

**GENERAL ELEVATION & 3D NOTES**

- REFERENCE WINDOW, DOOR, OR ANY OTHER TAGS TO LEGENDS AND SCHEDULES, SHOWN THROUGHOUT SET.
- ANY FURNITURE SHOWN IS GENERIC AND IS FOR REFERENCE ONLY. CONSULT WITH INTERIOR DESIGNER (IF APPLICABLE FOR SPACE PLANNING).
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**TITLE**  
 EXTERIOR ELEVATIONS

**DOCUMENT PHASE:**  
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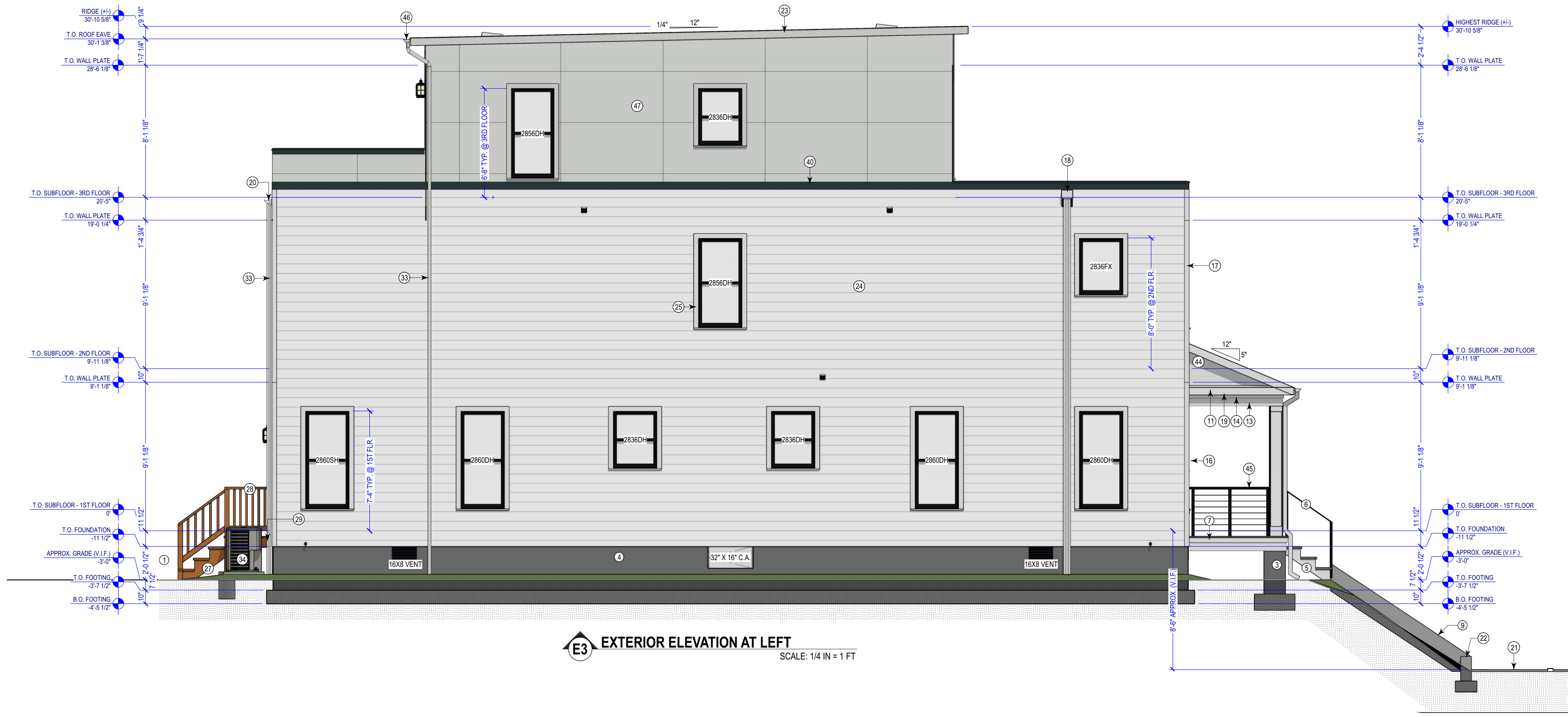
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**DRAWN BY:**  
 DUSTIN HETRICK

**SCALE:** SEE PLAN

**SHEET**  
 A2.0  
 6 OF 8





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**DRAWN BY:**  
DUSTIN HETRICK

**SCALE:** SEE PLAN

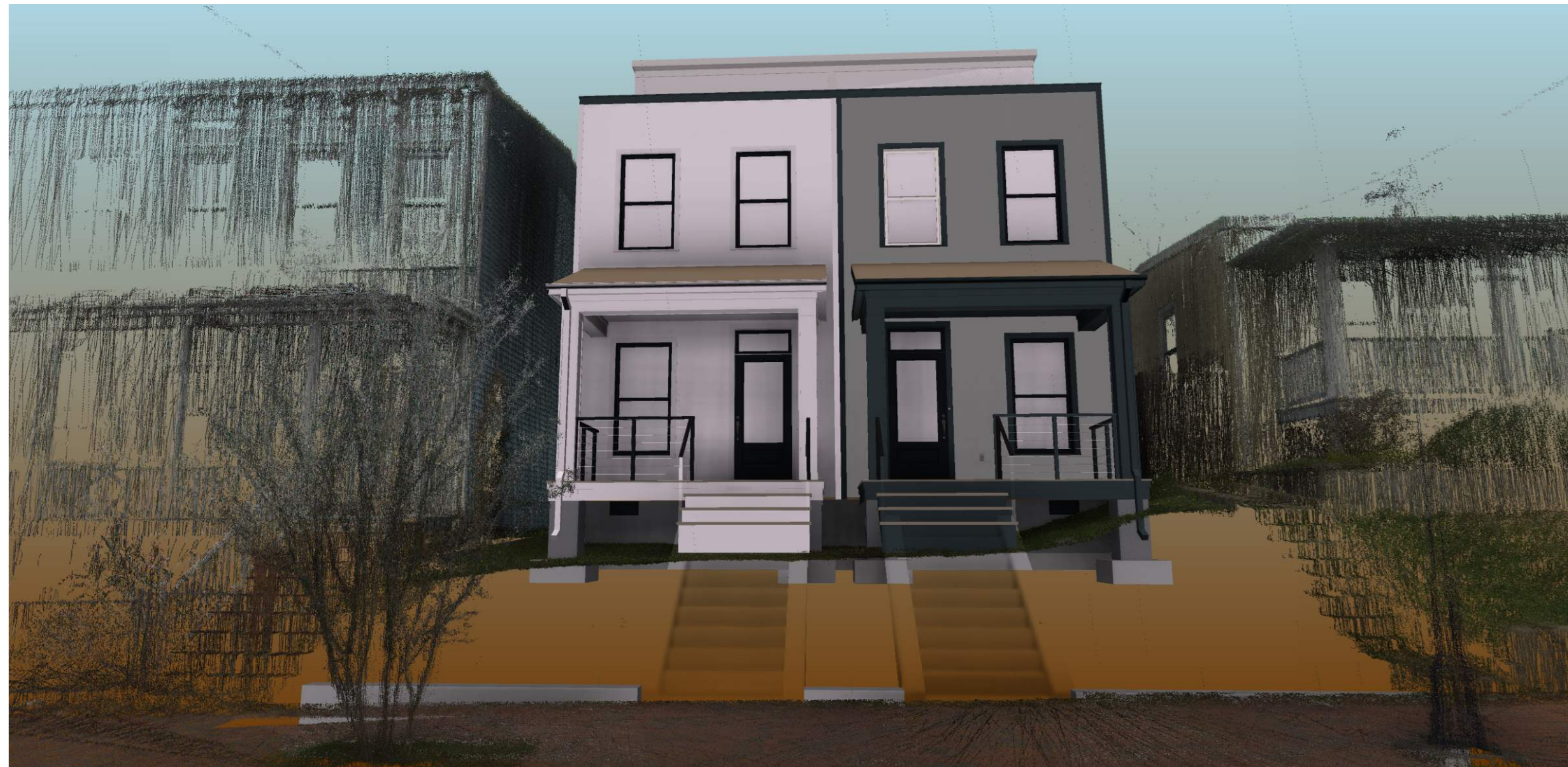
**SHEET**  
A2.1  
7 OF 8



① MASSING - VIEW FROM SIDEWALK



② MASSING - VIEW FROM NORTH



③ MASSING - VIEW FR. OPPOSITE SIDEWALK



④ MASSING - CORNICE HEIGHTS

NOTE: THE IMAGES OF EXISTING BUILDINGS ON THIS SHEET WERE GENERATED VIA 3D SCAN, AND THE DIGITAL MODEL OF THE PROPOSED NEW HOMES WAS INSERTED AT ACCURATE SCALE. PLEASE REFER TO FULL SUBMISSION PACKAGE FOR INFORMATION ON EXTERIOR MATERIALS.

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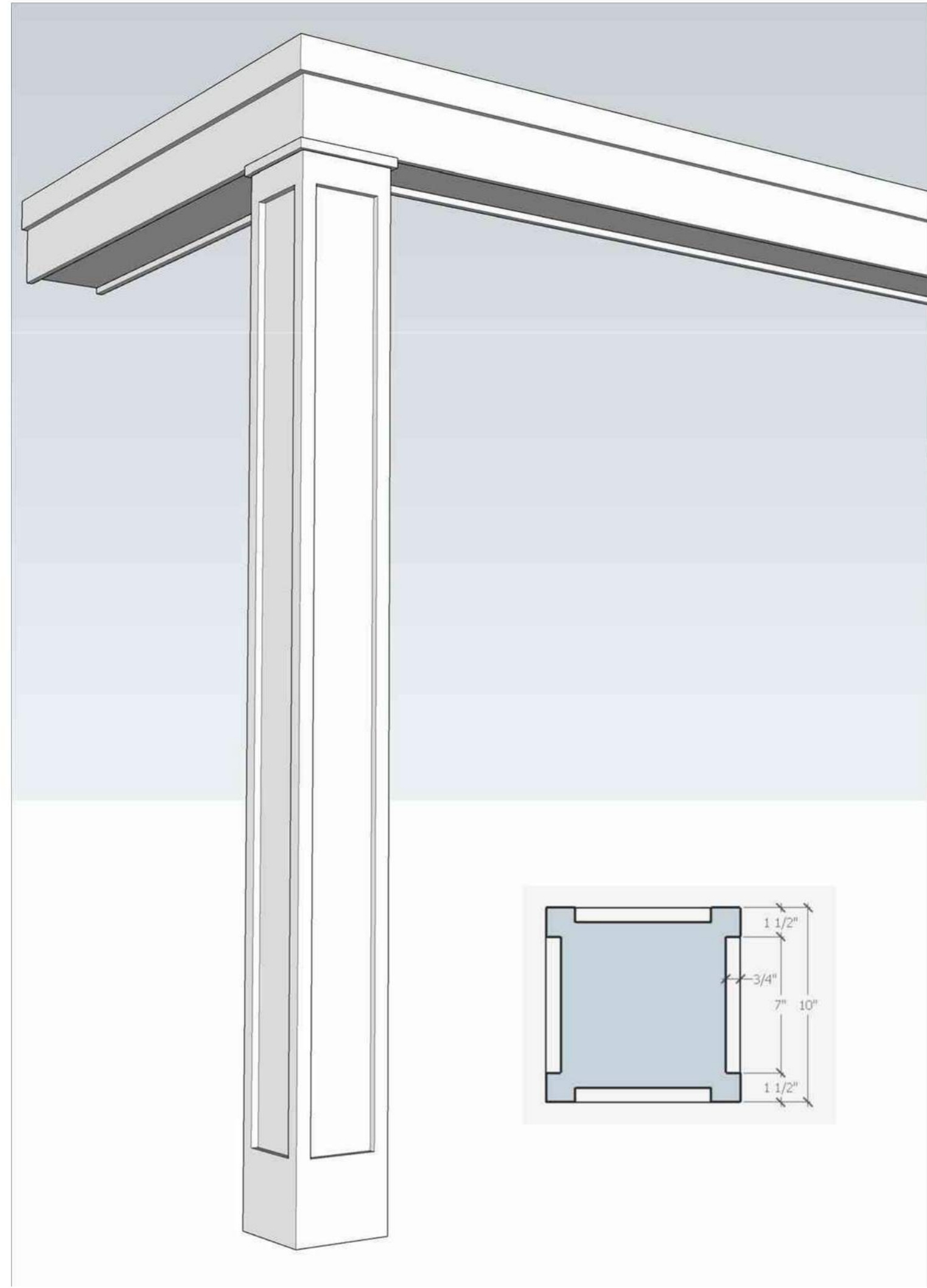
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**SHEET**

**S.01**



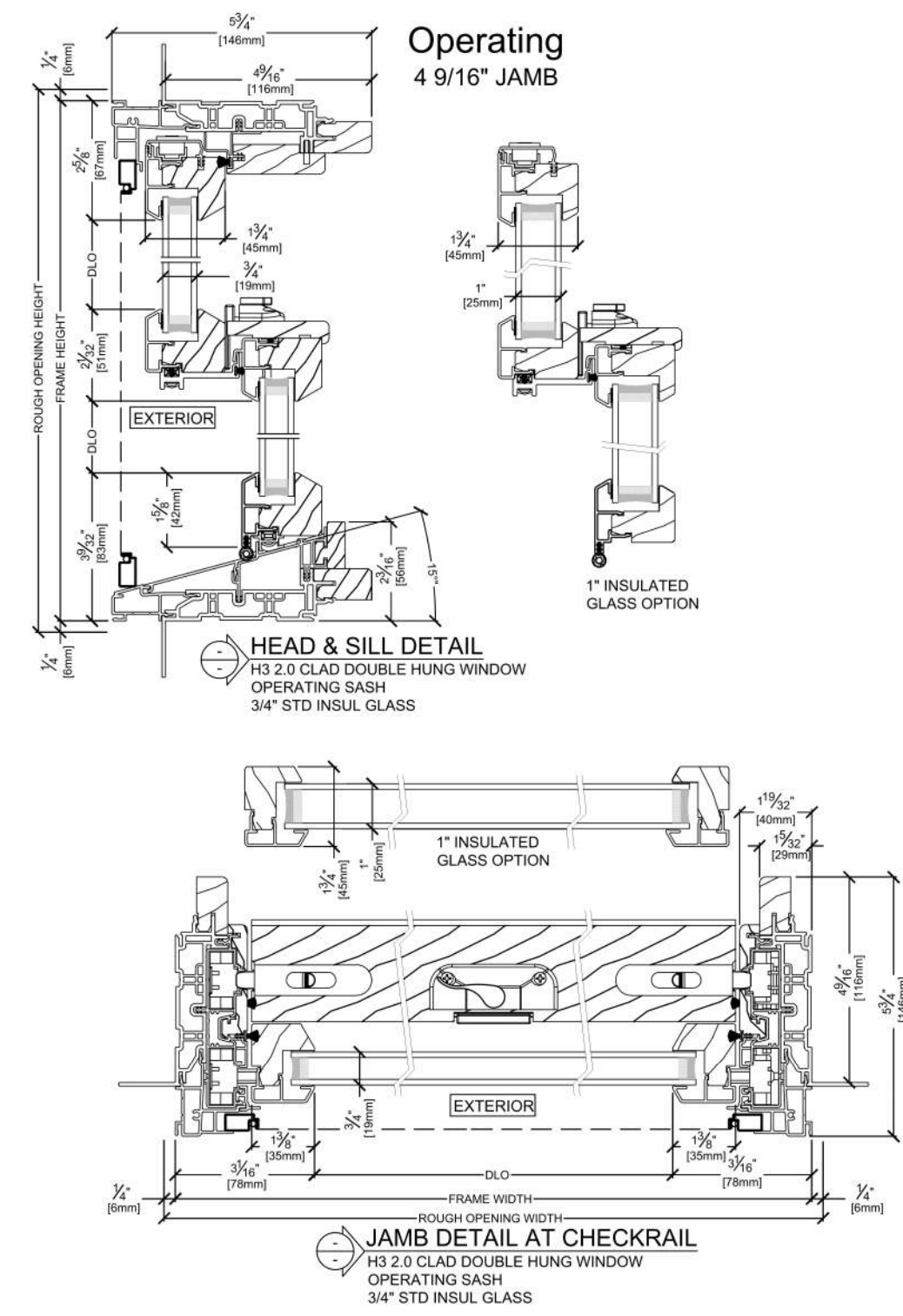
**1 FRONT PORCH COLUMN DETAIL**  
NOT TO SCALE - FOR REFERENCE ONLY

Aluminum Clad Double Hung



**2 ALUMINUM CLAD DOUBLE HUNG WINDOW ELEVATION**  
NOT TO SCALE - FOR REFERENCE ONLY

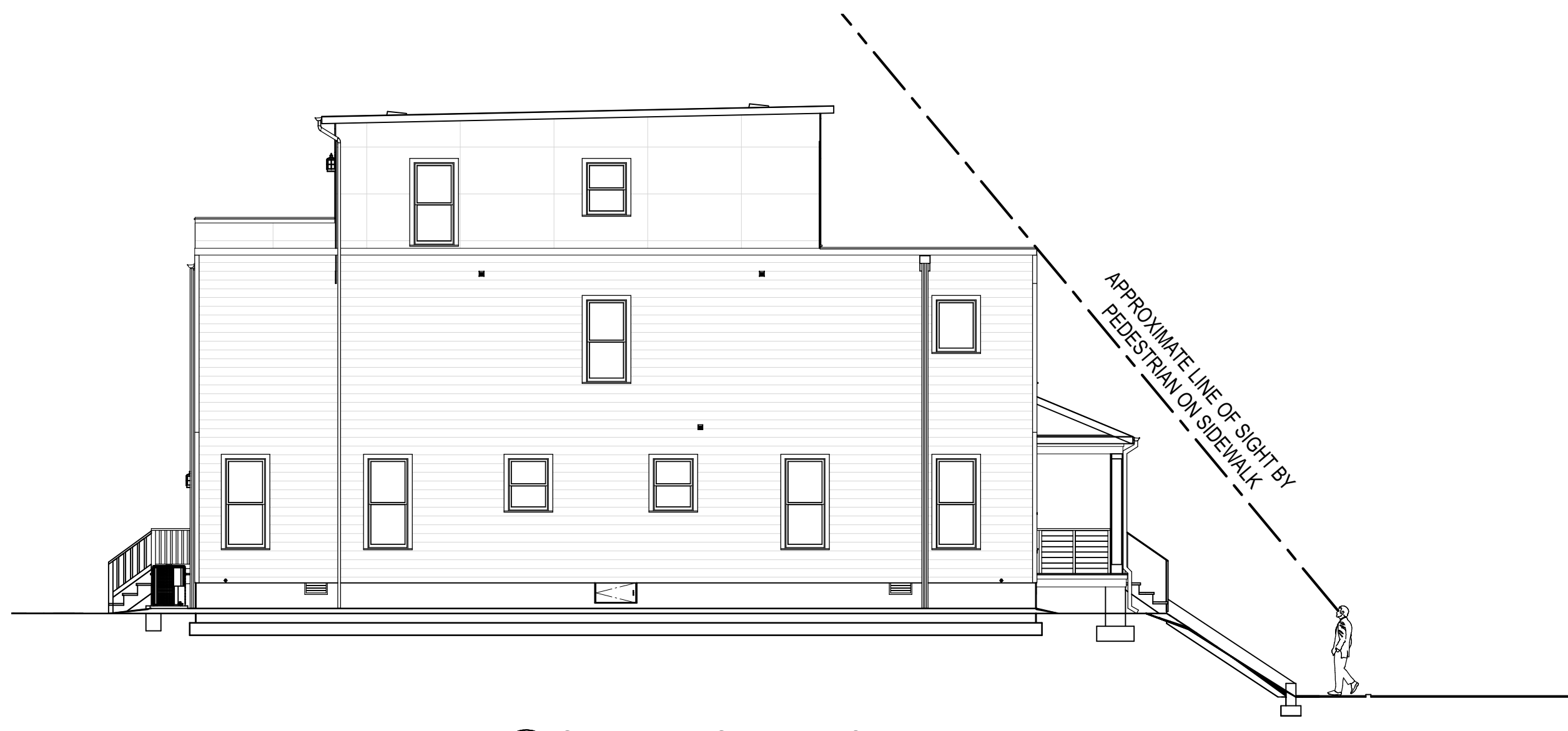
NOTE: GRID PATTERN NOT REPRESENTATIVE OF PROPOSED DESIGN



**3 ALUMINUM CLAD DOUBLE HUNG WINDOW DETAILS**  
NOT TO SCALE - FOR REFERENCE ONLY



**4 FRONT ENTRY DOOR ELEVATION**  
NOT TO SCALE - FOR REFERENCE ONLY



**5 SITE LINE VISUALIZATION**  
SCALE: 1/8" = 1'-0"

#	DATE	DESCRIPTION
1	11/3/2020	CAR REVISIONS

**PROJECT CONTACTS:**  
DEVELOPER:  
CORHI HOLDINGS, LLC  
C/O CENTER CREEK HOMES  
GREG SCHRON  
PHONE: 804.362.7727  
ARCHITECT:  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
PHONE: 804.514.7644

**PROJECT NAME:**  
UNION HILL AT 910-912 N 25TH STREET - CAR  
**CLIENT:**  
CENTER CREEK HOMES  
910-912 N 25TH STREET  
RICHMOND, VA, 23223

**TITLE**  
ADDITIONAL DETAILS &  
SITE LINE  
VISUALIZATION

**DOCUMENT PHASE:**  
CAR SUBMISSION SET

**PLOT DATE:**  
11/9/2020  
4:36:00 PM

**DRAWN BY:**  
DUSTIN HETRICK

**SCALE:** SEE PLAN

**SHEET**  
**A3.1**  
8 OF 8