



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 312 N 32nd Street

Historic district St. John's Church

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

APPLICANT INFORMATION

Name Gregory Shron

Phone 804.205.1870

Company Center Creek Homes

Email greg@centercreekhomes.com

Mailing Address 11 S 12th St, Ste 108
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)


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 24 DEC 2018



Carey L. Jones
Secretary to the Commission of Architectural Review
Planning and Preservation, Department of Planning and Development Review
900 E Broad Street, Room 510
Richmond, VA 23219

**RE: NEW SINGLE-FAMILY RESIDENCE
312 N 32nd Street
St. John's Church Old & Historic District**

Dear Ms. Jones,

Following Concept Review of this project at the Commission's January 26, 2019 hearing, I am pleased to submit a revised package for consideration for Certificate of Appropriateness. The following notes serve to provide commentary on the submitted materials:

Choice of Architectural Language and Associated Details

As discussed during the Concept Review hearing, a conscious decision was made by the development team to pursue a historicist design direction for the project. While we understand and very much appreciate that the Commission welcomes, and even encourages, a more "of its time" approach to new construction in Richmond's historic districts, we felt that this particular site called for a design that stays closely within the traditional local vernacular. To that end, elements such as the dentil molding incorporated into the main building cornice and the 2-over-2 windows are intentionally incorporated to reflect exterior detailing typical of the immediate surrounding area.

Changes from Concept Submission

1. Clarified Site Plan to depict existing and proposed privacy fencing, HVAC condenser location
2. Repositioned Living Room side windows to align under bedroom windows above
3. Reconfigured projecting front bay to achieve proportions more consistent with local precedent
4. Repositioned Bedroom #2 rear windows to improve rear elevation balance
5. Added gutters and downspouts to elevations
6. Added lattice screening below front porch
7. Modified rear deck railing detail

Other Concept Review Comments

With respect to feedback received that was ultimately not incorporated into the revised submission, a few brief notes of explanation:

1. The pediment above the front bay remains in its original form; this is a common design element in the vicinity of the project, and in our opinion provides a strong cap to the characteristic bay projection. Precedent images are shown on Sheet 05.
2. In this narrow-lot detached house type, the floor plan is typically arranged in a "shotgun" configuration; this layout uses one side of the house to accommodate the stair and many "back-



of-house” functions, resulting in a side elevation with minimal fenestration. Precedent images are shown on Sheet 06.

3. The ground floor rear deck is not visible from the public right-of-way (which happens to be a rarely-traveled narrow “path” between private lots), as shown on Sheet 12; therefore, decorative lattice was not added below this deck.

As always, I am available to discuss any questions or concerns you may have regarding the submission, and look forward to seeking the Commission’s approval later this month.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. Shron", with a long horizontal flourish extending to the right.

Gregory R. Shron, AIA
Center Creek Homes

312 N 32ND STREET

NEW SINGLE-FAMILY RESIDENCE

ST. JOHN'S CHURCH OLD & HISTORIC DISTRICT

RICHMOND COMMISSION OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS SUBMISSION

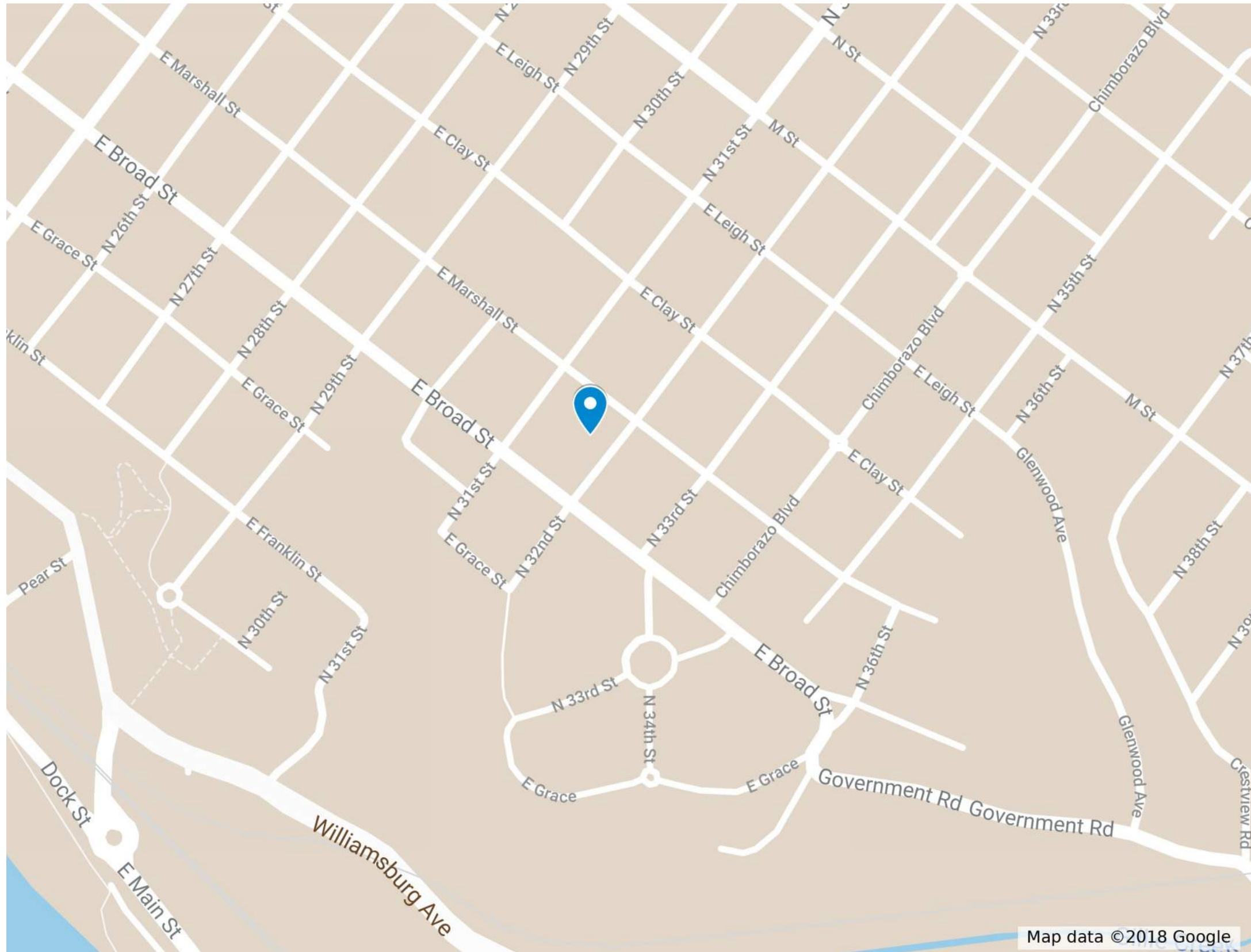
PREPARED: FEBRUARY 11, 2019

APPLICANT: CENTER CREEK HOMES c/o Greg Shron

SHEET INDEX:

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Revision notes:

Rev:	Date:	Notes:
0	21 Dec 2018	CAR Concept Review

Date:
11 FEB '19

Scale @ 11x17:

**NEW SINGLE-FAMILY RESIDENCE:
312 N 32ND STREET**



LOCATION PLAN 01



Revision notes:

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Date:

11 FEB '19

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**NEW SINGLE-FAMILY RESIDENCE:
312 N 32ND STREET**



**AERIAL
VIEW 02**



Revision notes:

Rev:	Date:	Notes:
0	21 Dec 2018	CAR Concept Review
1	11 Feb 2019	CAR CoA Review

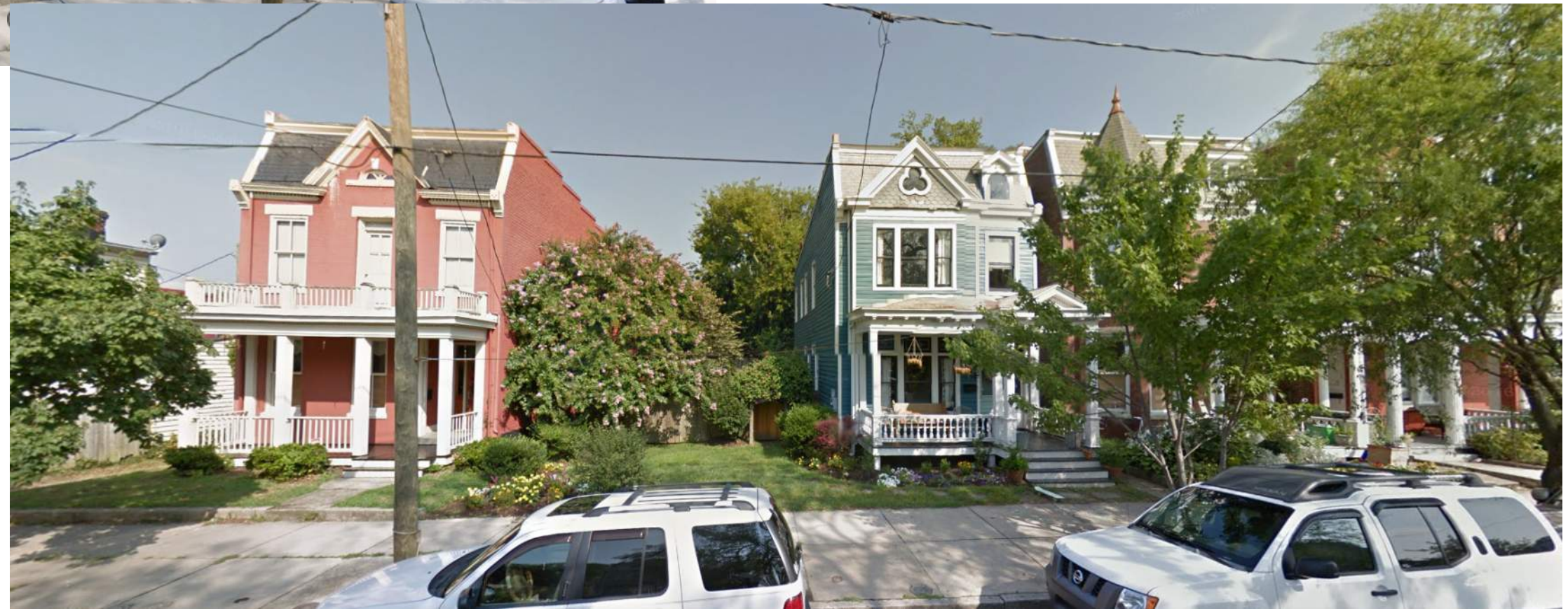
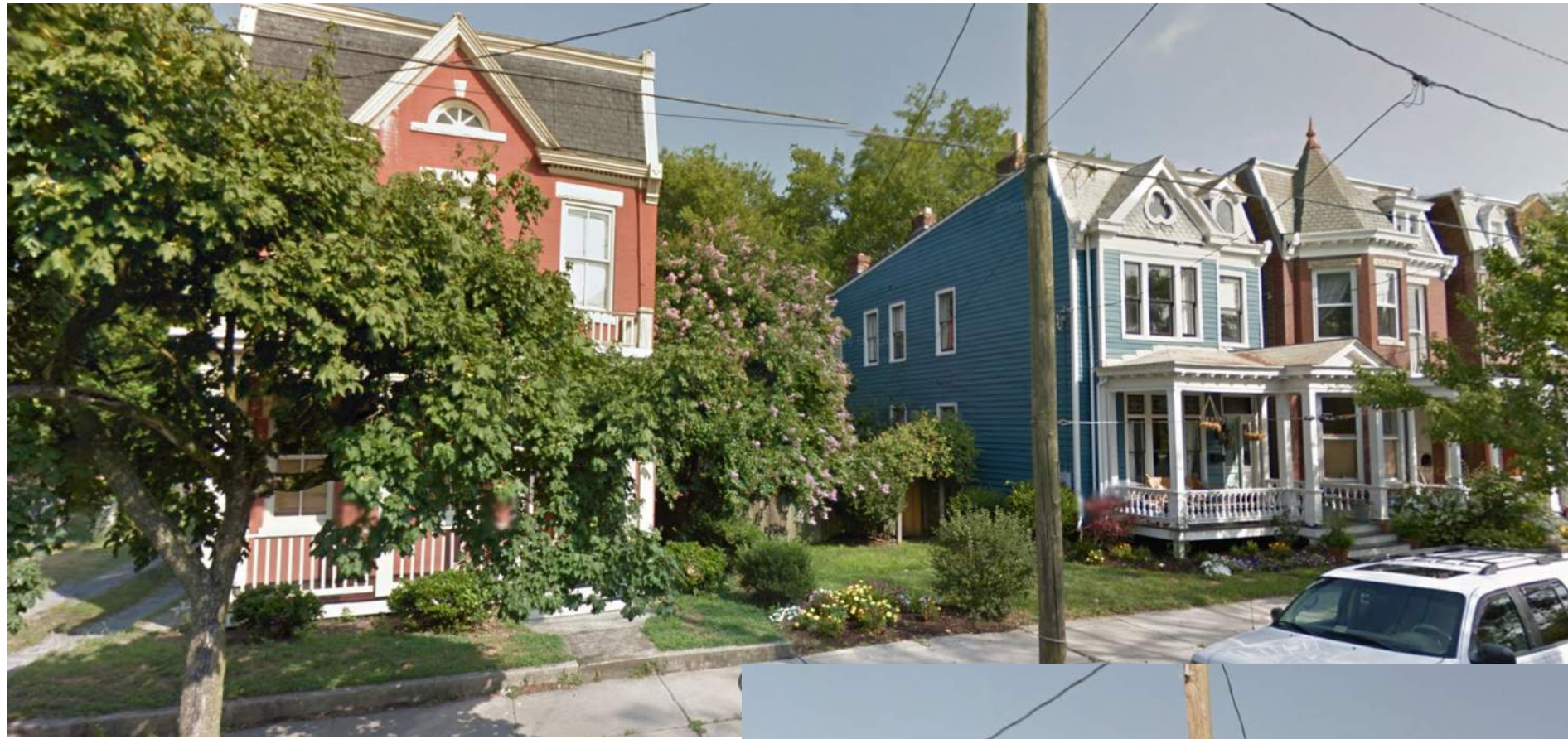
Date:
11 Feb '19

Scale @ 11x17:

**NEW SINGLE-FAMILY RESIDENCE:
312 N 32ND STREET**



STREET VIEW 03



Revision notes:

Rev:	Date:	Notes:
0	21 Dec 2018	CAR Concept Review
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11 Feb '19

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**NEW SINGLE-FAMILY RESIDENCE:
312 N 32ND STREET**



STREET VIEW 04



315 N 32ND ST



2700 BLOCK
E BROAD ST



3000 BLOCK E MARSHALL ST



3000 BLOCK E BROAD ST

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**CENTER CREEK
- HOMES -**

**PRECEDENT
PHOTOS**

05

MINIMAL WINDOWS ON ONE SIDE,
TYPICAL OF HOUSE TYPE



Revision notes:

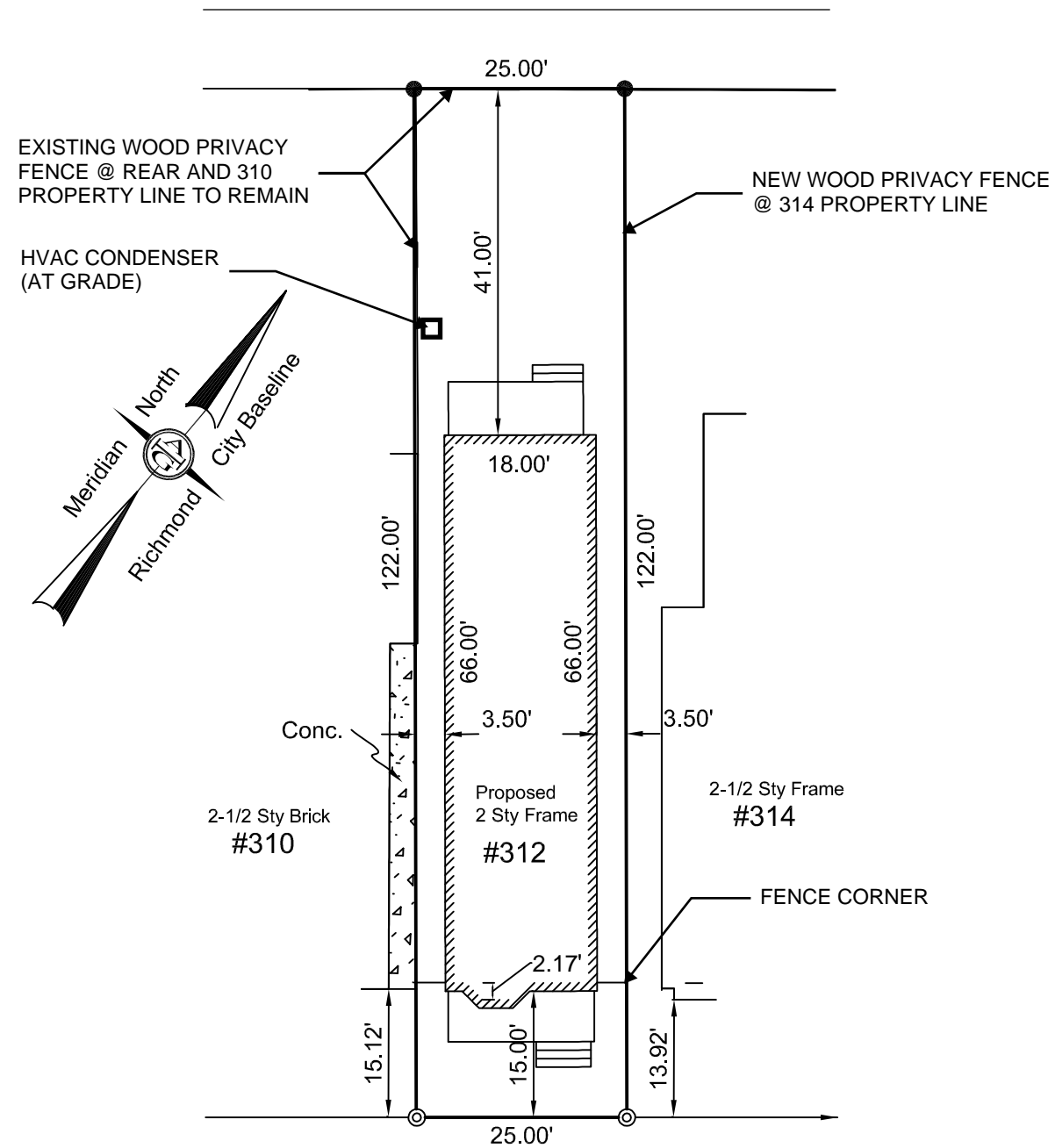
Rev:	Date:	Notes:
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11 Feb '19

Scale @ 11x17:

**NEW SINGLE-FAMILY RESIDENCE:
312 N 32ND STREET**

 **PRECEDENT**
CENTER CREEK **PHOTOS** **06**
- HOMES -



#312 N. 32nd STREET

Revision notes:

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0	21 Dec 2018	CAR Concept Review
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Date:

11 Feb '19

Scale @ 11x17:

1"=20'

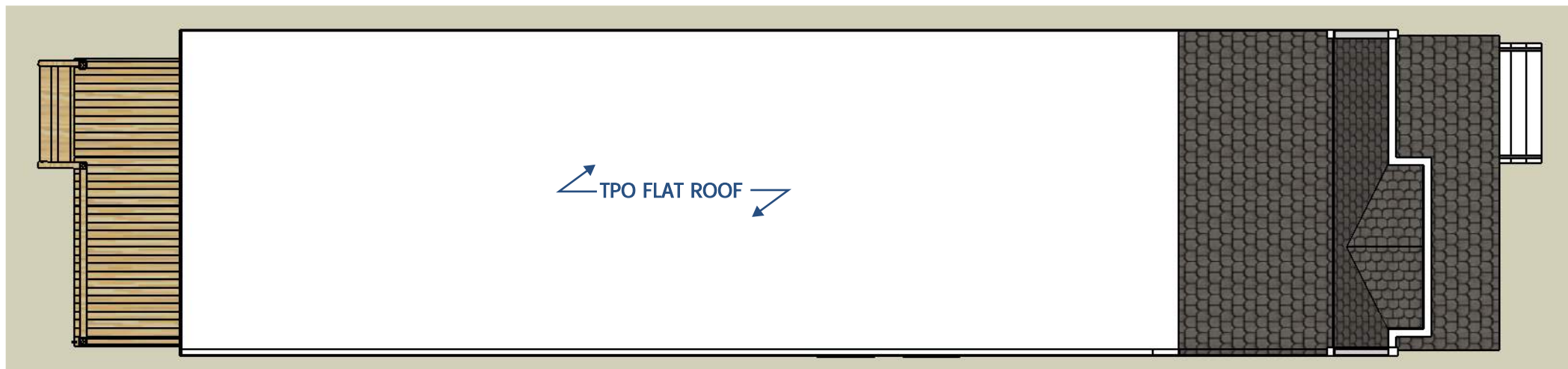
NEW SINGLE-FAMILY RESIDENCE: 312 N 32ND STREET



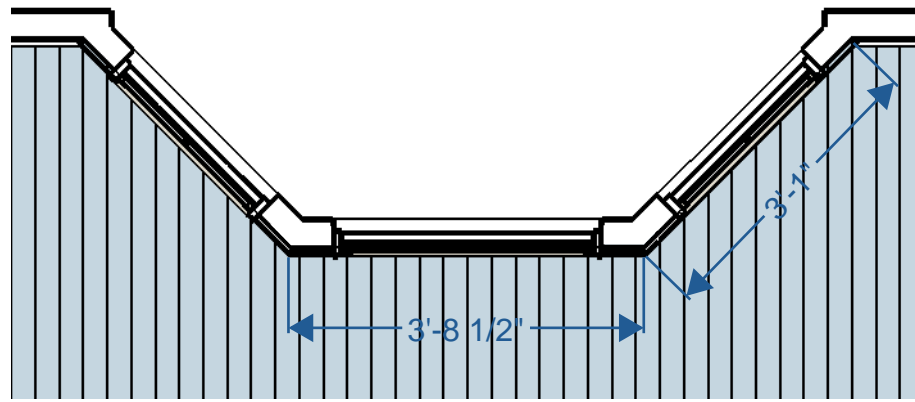
SITE PLAN **07**

TAG	TYPE	SIZE
W1	DOUBLE-HUNG WINDOW	2862
W2	DOUBLE-HUNG WINDOW	2062
W3	DOUBLE-HUNG WINDOW	2862
W4	FIXED WINDOW	2828
W5	DOUBLE-HUNG WINDOW	2442
W6	DOUBLE-HUNG WINDOW	2852
W7	DOUBLE-HUNG WINDOW	2052
W8	DOUBLE-HUNG WINDOW	2852
D1	3/4-LITE DOOR	3068
D2	FULL-LITE DOOR	2868

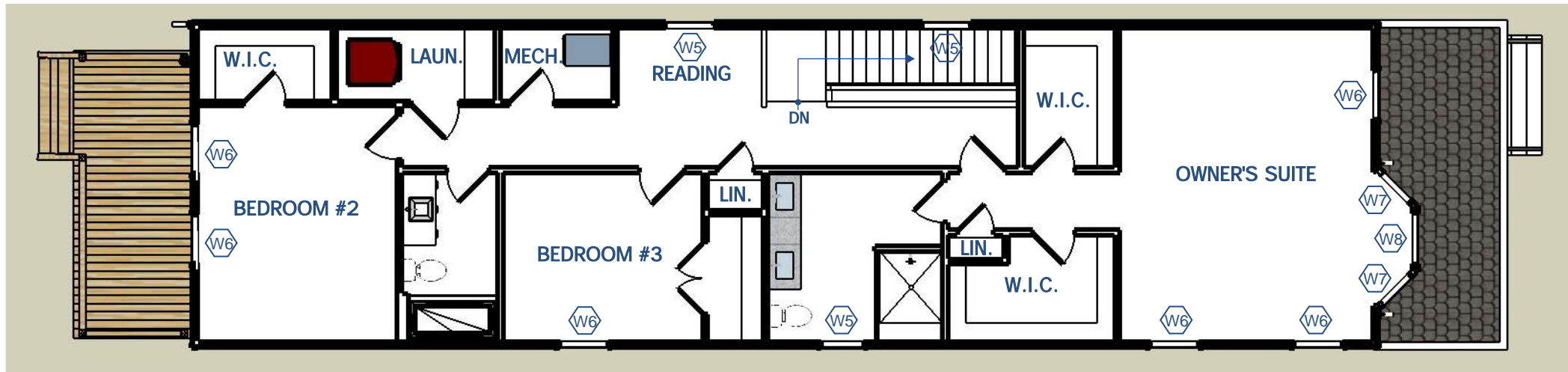
WINDOW & DOOR SCHEDULE



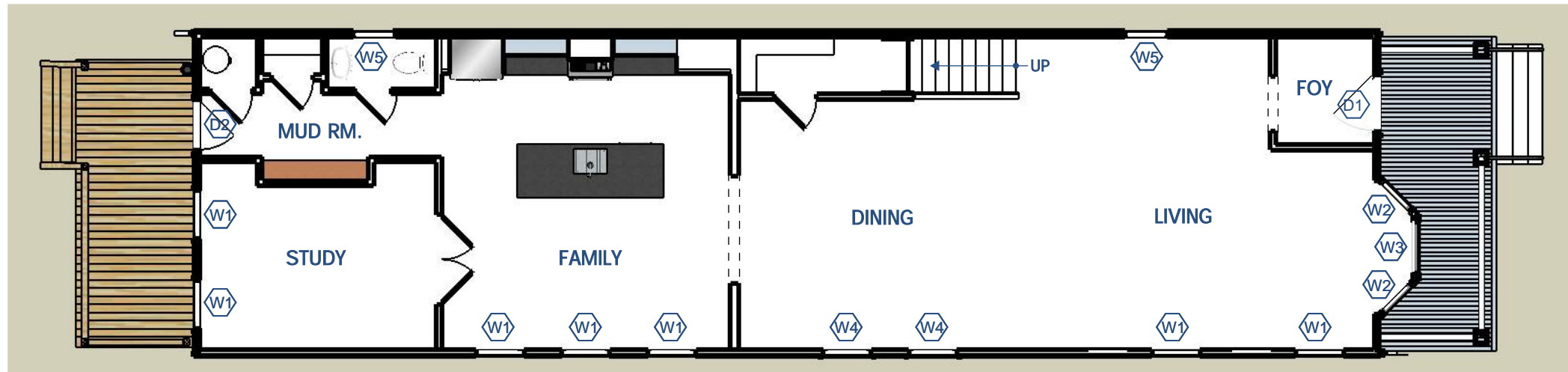
ROOF PLAN



FRONT BAY ENLARGEMENT 1/2" = 1'-0"



1ST FLOOR PLAN



Revision notes:

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0	21 Dec 2018	CAR Concept Review
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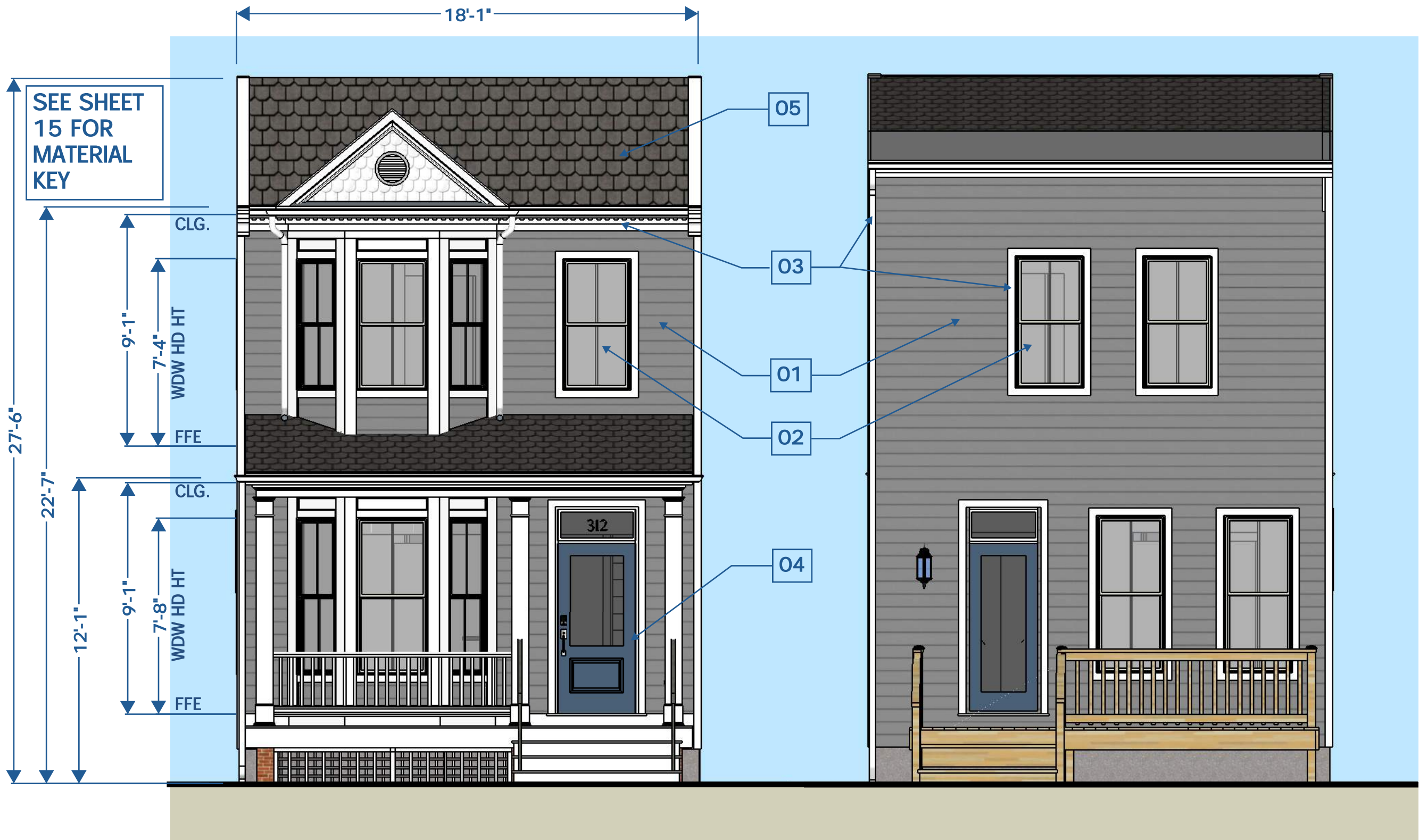
Date:
11 Feb '19

Scale @ 11x17:
1/4" = 1'-0"

**NEW SINGLE-FAMILY RESIDENCE:
312 N 32ND STREET**



FLOOR PLANS 08



Revision notes:

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0	21 Dec 2018	CAR Concept Review
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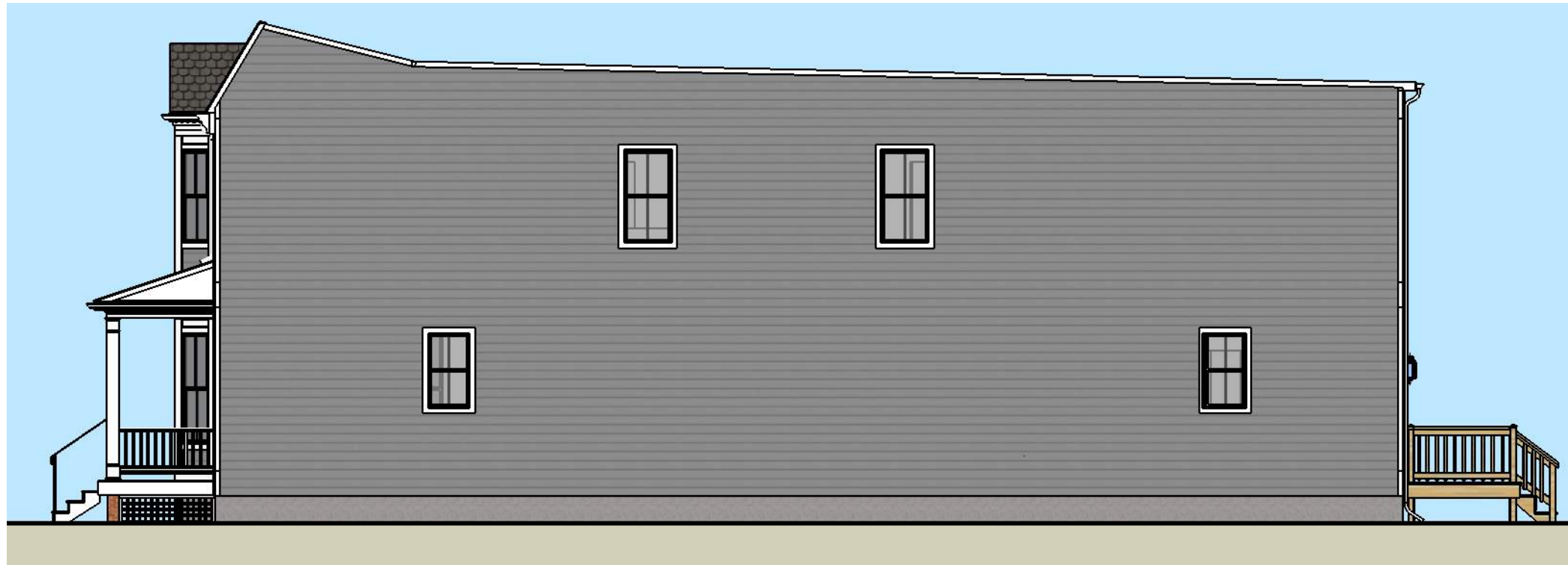
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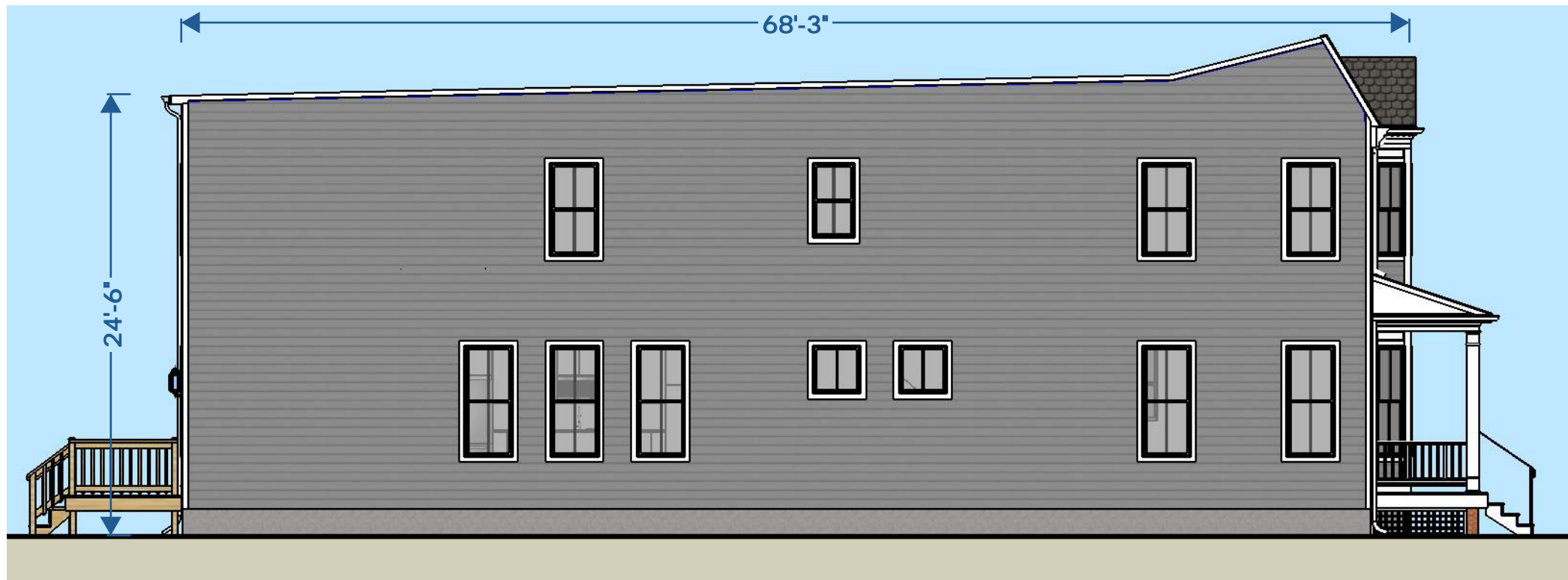
**NEW SINGLE-FAMILY RESIDENCE:
312 N 32ND STREET**



FRONT / REAR **09**



RIGHT ELEVATION



LEFT ELEVATION

Revision notes:

Rev:	Date:	Notes:
0	21 Dec 2018	CAR Concept Review
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11 Feb '19

Scale @ 11x17:
1/8" = 1'-0"

**NEW SINGLE-FAMILY RESIDENCE:
312 N 32ND STREET**



RIGHT / LEFT **10**



310 & 314 N 32ND STREET: FIELD MEASUREMENTS

Revision notes:

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Scale @ 11x17:

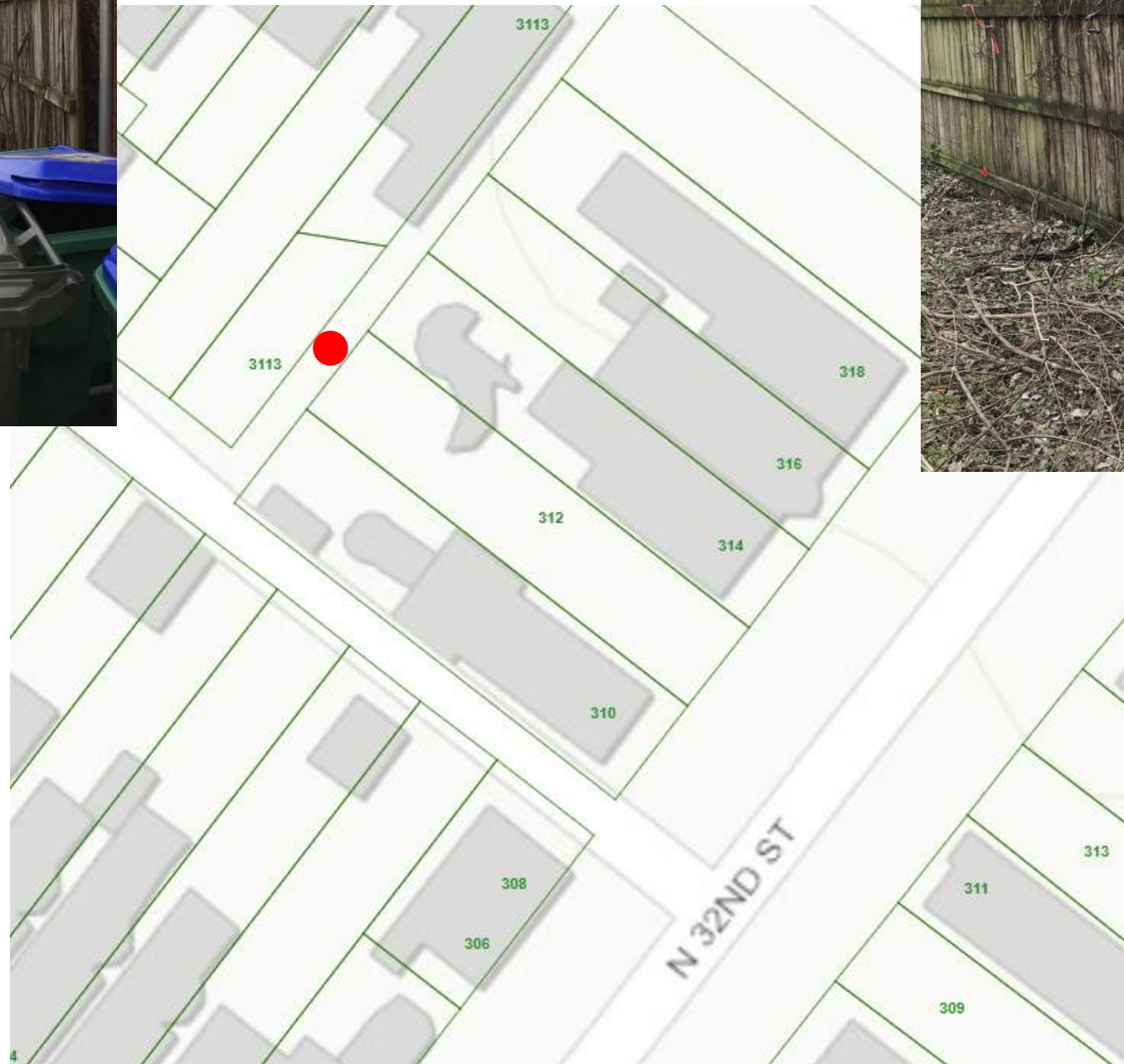
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312 N 32ND STREET**



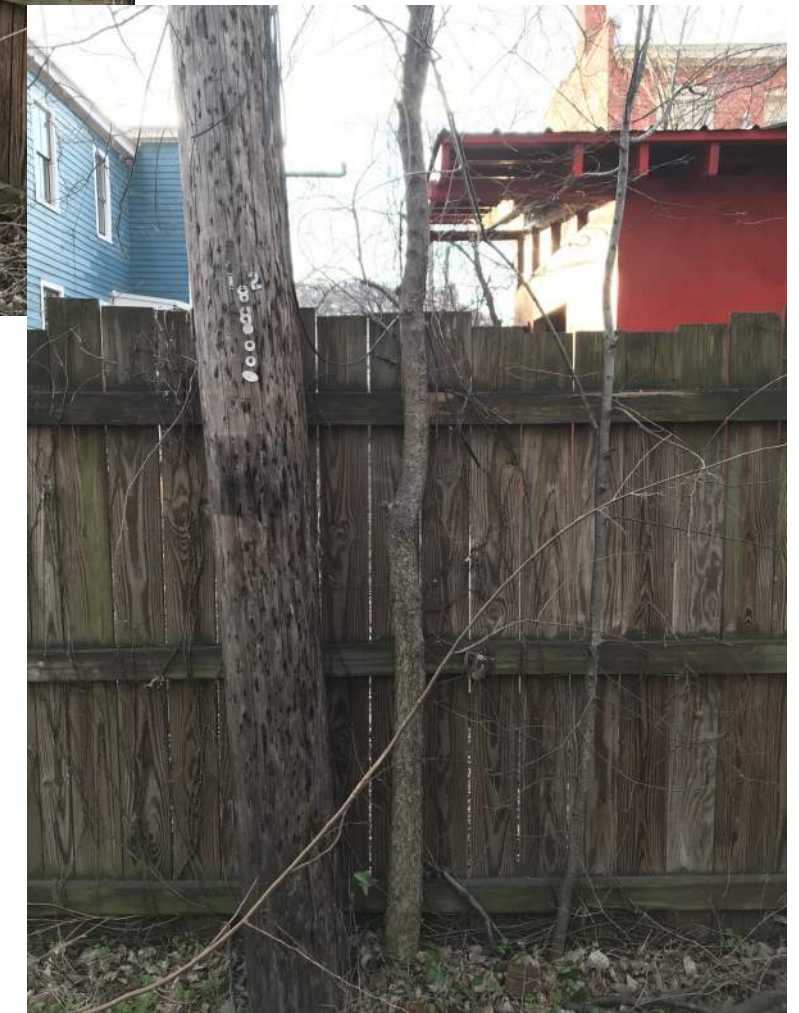
ADJACENT
UNITS **11**



REAR PUBLIC WAY



VIEW FROM REAR PUBLIC WAY (EXISTING FENCE TO REMAIN)



Revision notes:

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**NEW SINGLE-FAMILY RESIDENCE:
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REAR ACCESS **12**



FRONT VIEW

Revision notes:

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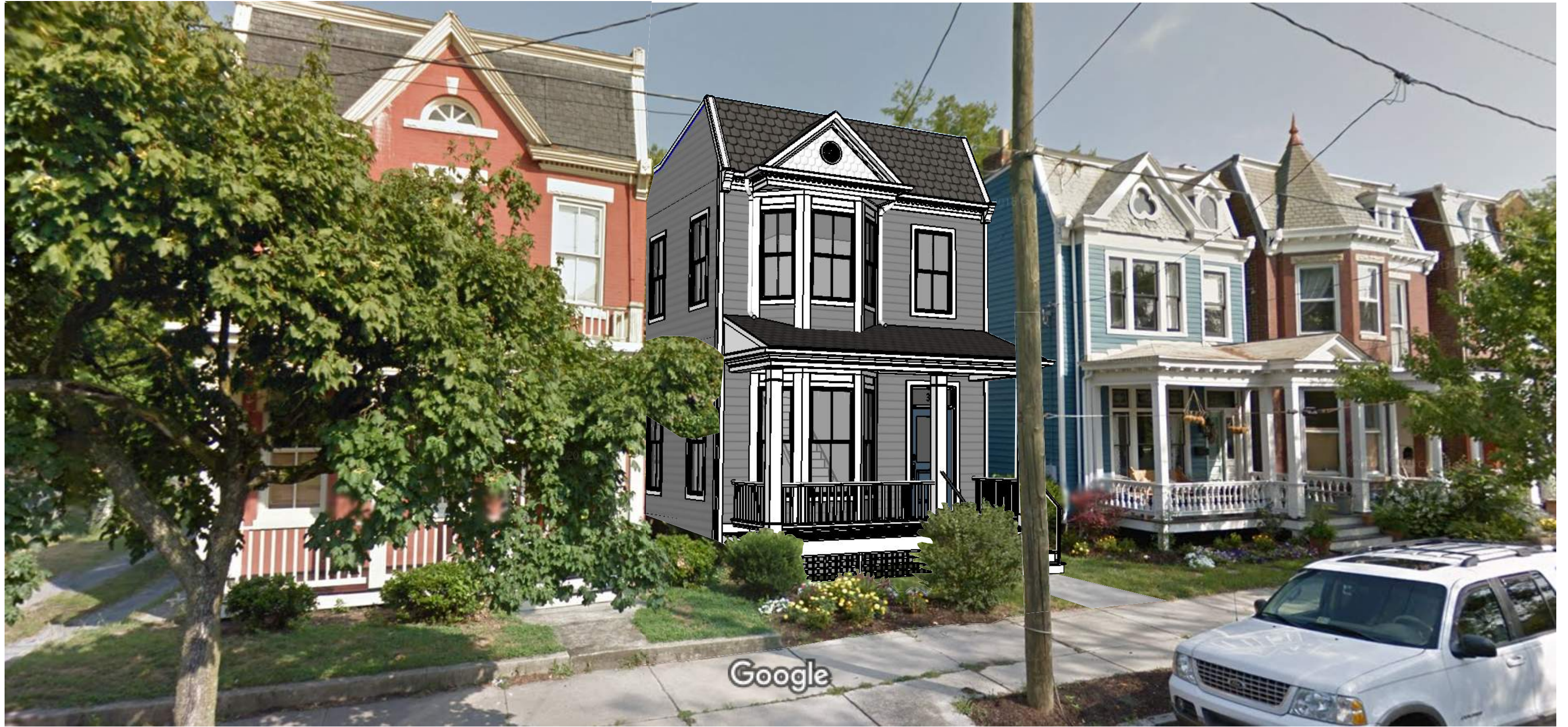
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11 Feb '19

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**NEW SINGLE-FAMILY RESIDENCE:
312 N 32ND STREET**



FRONT VIEW **13**



Revision notes:

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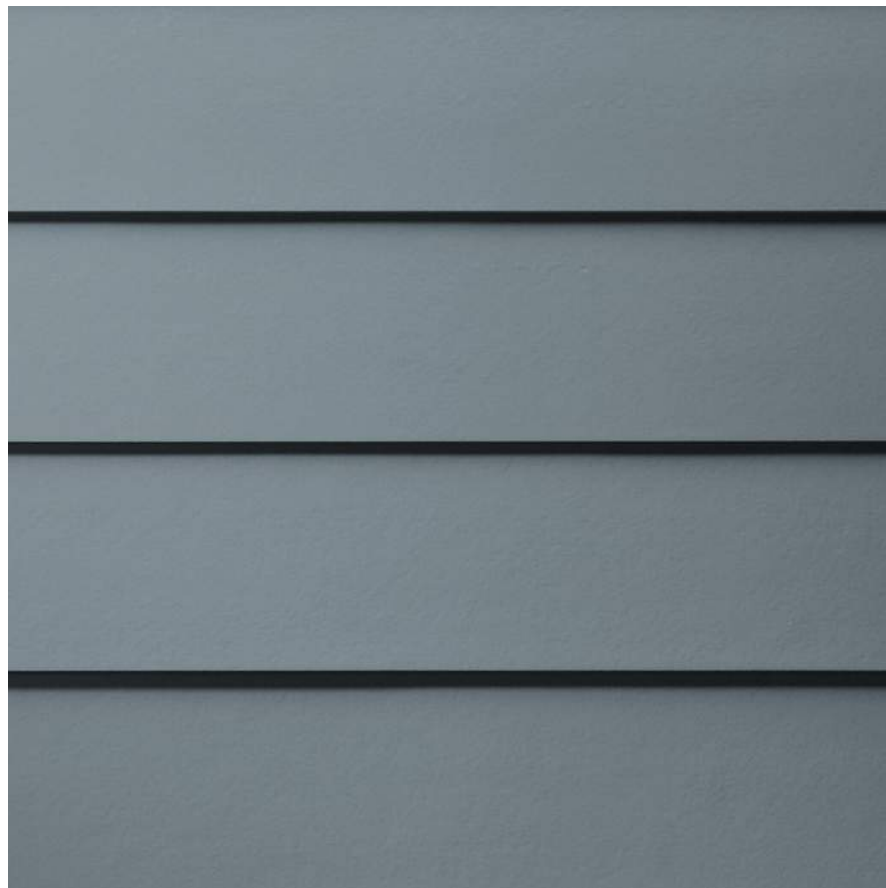
**NEW SINGLE-FAMILY RESIDENCE:
312 N 32ND STREET**



**CONTEXT
VIEW 14**

MATERIAL KEY

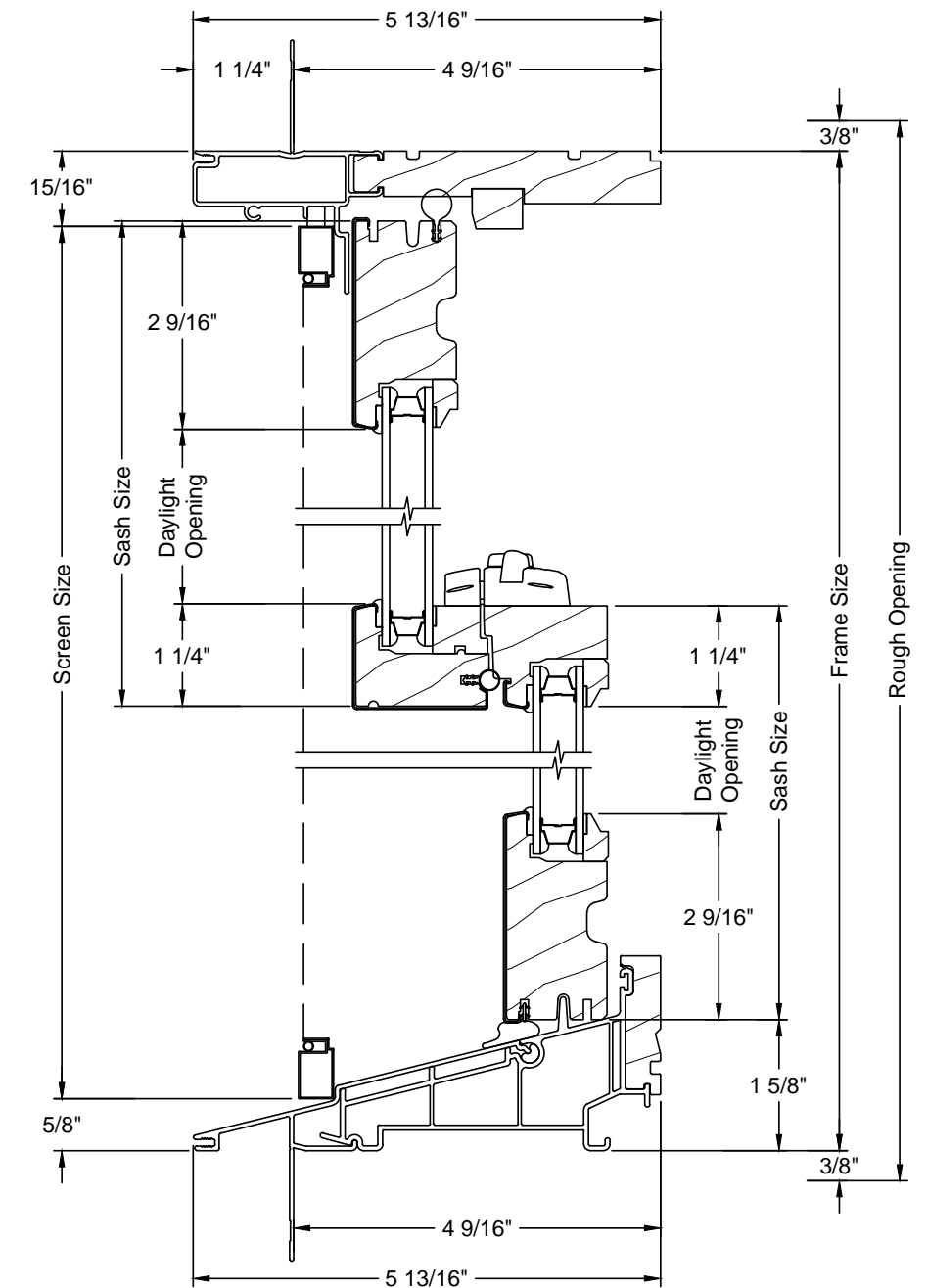
01	Siding	Fiber cement smooth lap, 6" exp., painted SW 2849 "Westchester Gray"
02	Windows	Wood / Composite SDL Double-Hung, painted Extra White or prefinished alum. clad
03	Trim / Cornice	Wood / Composite, painted Extra White
04	Entry Door	ThermaTru Smooth-Star S2200 Fiberglass Flush-Glazed, painted SW 7602 Indigo Batik
05	Roofing (front)	DaVinci Roofscapes Single-Width Slate Polymer, "Slate Gray"



01



02



Revision notes:

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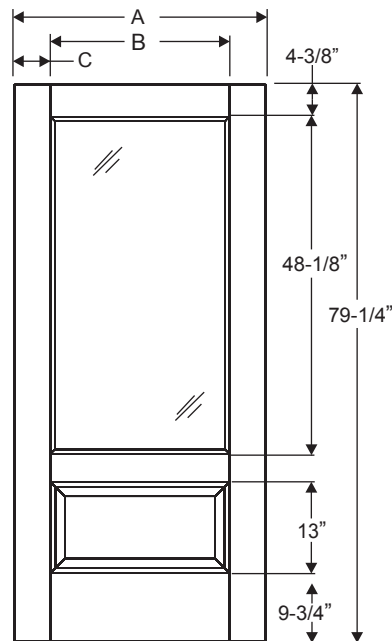
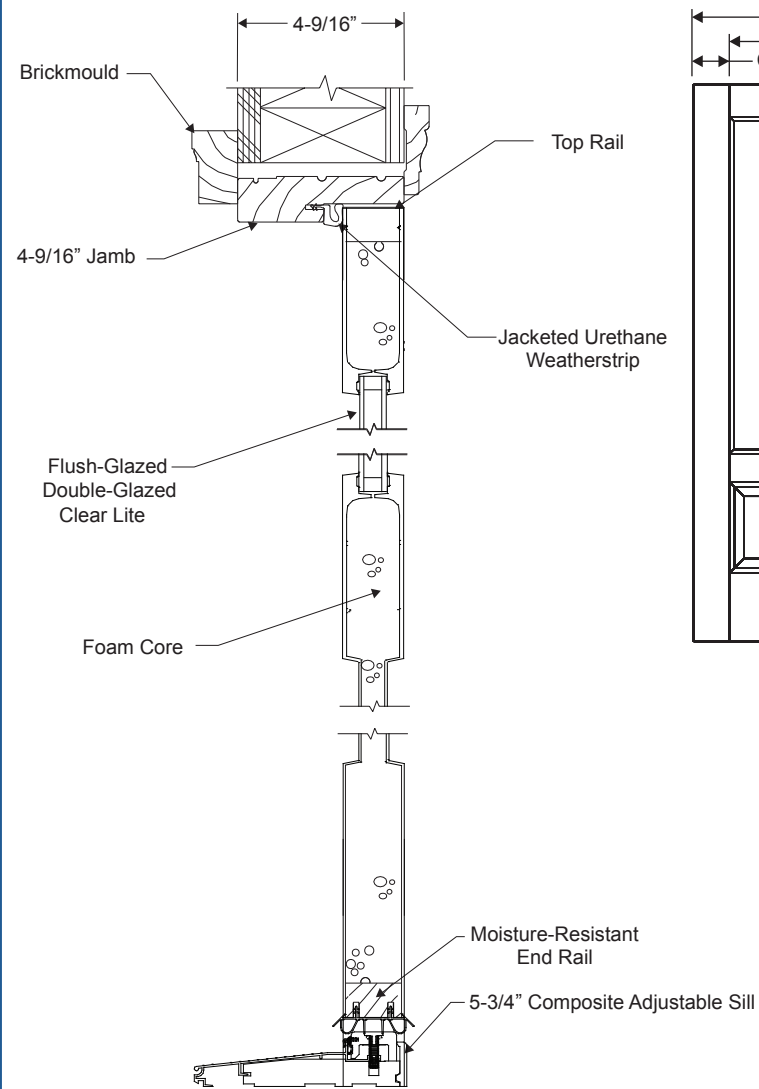
Scale @ 11x17:

**NEW SINGLE-FAMILY RESIDENCE:
312 N 32ND STREET**



**PRODUCT
INFO**

15



Daylight Opening:
 2148 20-3/32" x 46-7/8" (943 sq.in.)

Note:
 For Optional Grille Locations, See Arch 1.

Available in:
 Smooth-Star

Width	Glass	A	B	C
2/6	2148	30"	21-11/32"	4-5/16"
2/8	2148	32"	21-11/32"	5-5/16"
2/10	2548	34"	25-11/32"	4-5/16"
3/0	2548	36"	25-11/32"	5-5/16"



04



05

Revision notes:

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PRODUCT INFO 16