



Property (location of work)

Property Address: 413 & 415 Arthur Ashe Blvd. Current Zoning: R-48
Historic District: Boulevard Historic District

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

This project includes two attached new construction garage structures. They will be two stories, with an Accessory Dwelling Unit on the upper floor. Each garage will be 880 sf - 440 sf on each story. The facades will be composed of cementitious siding with parge concrete foundations.

Applicant/Contact Person: Caroline Eddy

Company: Center Creek Homes
Mailing Address: 421A N 33rd St
City: Richmond State: VA Zip Code: 23223
Telephone: (717) 475-9886
Email: caroline@centercreekhomes.com
Billing Contact? No Applicant Type (owner, architect, etc.): Contractor

Property Owner: Jason Tully

If Business Entity, name and title of authorized signee: Center Creek Homes, Pre-Construction Manager
Mailing Address: 421A N 33rd St
City: Richmond State: VA Zip Code: 23223
Telephone: (804) 998-9999
Email: jason@centercreekbuilders.com
Billing Contact? Yes
****Owner must sign at the bottom of this page****

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 payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. 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. Application materials should be prepared in compliance with zoning.

Property Owner Signature:  Date: 6-27-2024



413 & 415 N Arthur Ashe Blvd

TWO NEW CONSTRUCTION ATTACHED GARAGES WITH ADUs

BOULEVARD HISTORIC DISTRICT

RICHMOND COMMISSION OF ARCHITECTURAL REVIEW - CONCEPTUAL REVIEW

PREPARED: JUN 21, 2024

APPLICANT: CENTER CREEK HOMES c/o Greg Shron

PROJECT DESCRIPTION:

The submission depicts a pair of new attached, 2-story, 880 square-foot garage structures which include Accessory Dwelling Units above. These garages are set behind two new construction townhomes at 413 and 415 Arthur Ashe Boulevard, previously reviewed by the Commission of Architectural Review in 2021-2022. Each lot is 4,065 and 4,035 sf respectively, rectangular in shape and is located between Kensington Ave and Stuart Ave in the Boulevard Historic District and is zoned R-48. Our proposed height is under the City's maximum height guideline for ADUs at 20'-0".

The exterior language is similar to the utilitarian style building form of many garage structures in the Boulevard District. These structures largely have low slope roofs with parapets, paneled style doors, and industrial style light fixtures. The new design incorporates an ADU level at the second floor which has larger double hung windows facing the alley to be consistent with the style used for the houses. The garage is pushed back from the alley to accommodate easements and easier access for vehicles.

Primary exterior materials are parged concrete, smooth fiber-cement lap siding, prefinished aluminum windows in black, and composite decking. Colors for these materials will match the house, submitted and approved in February of this year.

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

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 ATTACHED GARAGES WITH A.D.U.
IN RICHMOND'S HISTORIC THE FAN NEIGHBORHOOD

413-415 N. ARTHUR ASHE GARAGES

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DRAWING INDEX	
DRAWINGS	
NO.	SHEET TITLE
CS	COVER SHEET
CI.1	ARCHITECTURAL SITE PLAN
GI.1	GARAGE FOUNDATION, FLOOR PLAN, & ROOF PLANS
G2.1	GARAGE EAST (ALLEY) & NORTH EXT. ELEVATIONS & EXT. FINISH SCHEDULE
G2.2	GARAGE WEST (HOUSE-FACING) & SOUTH EXTERIOR ELEVATIONS



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

DATE/MARK:
06.14.2024

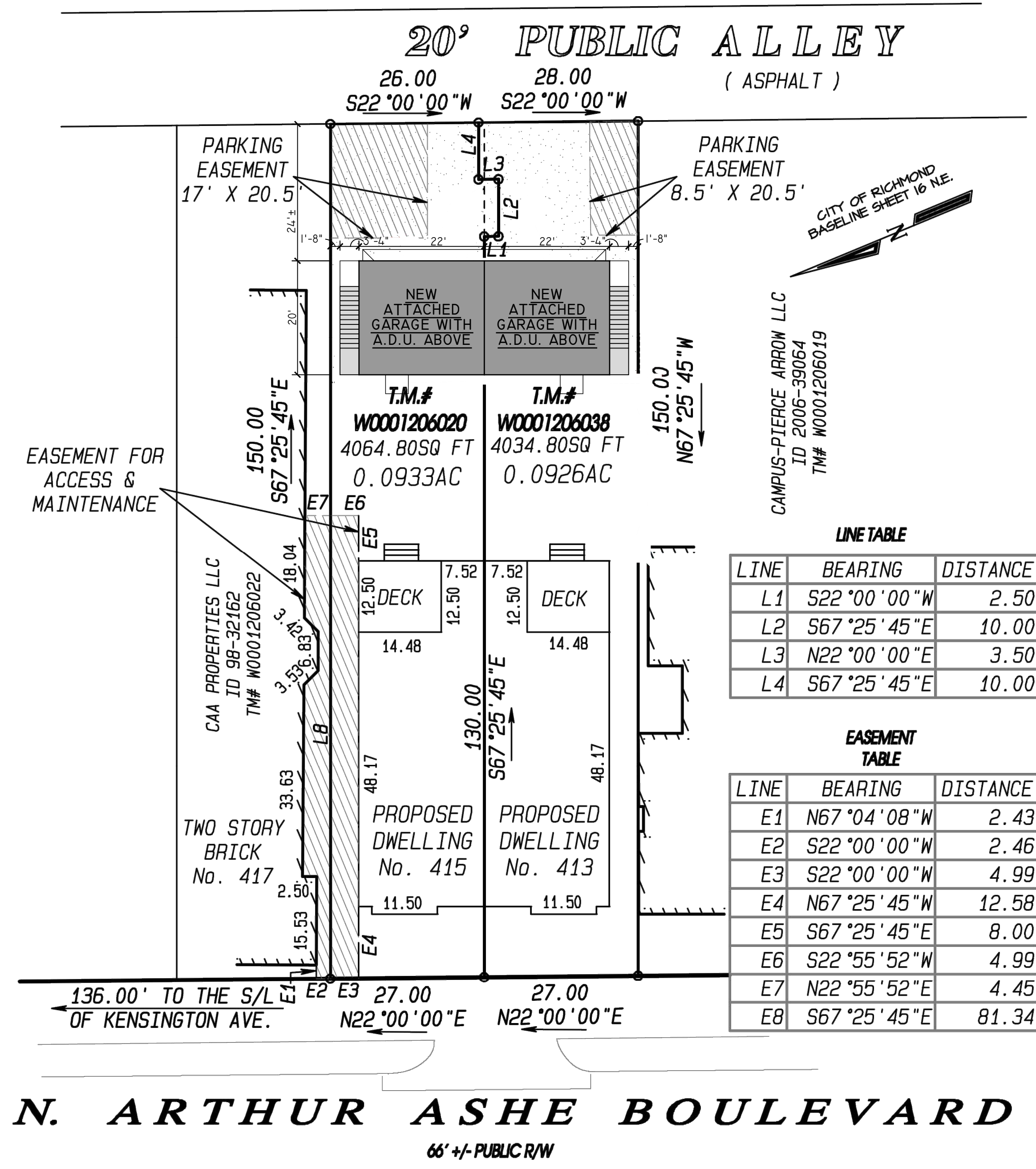
COVER SHEET

CS

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LINE TABLE

LINE	BEARING	DISTANCE
L1	S22°00'00"W	2.50
L2	S67°25'45"E	10.00
L3	N22°00'00"E	3.50
L4	S67°25'45"E	10.00

EASEMENT TABLE

LINE	BEARING	DISTANCE
E1	N67°04'08"W	2.43
E2	S22°00'00"W	2.46
E3	S22°00'00"W	4.99
E4	N67°25'45"W	12.58
E5	S67°25'45"E	8.00
E6	S22°55'52"W	4.99
E7	N22°55'52"E	4.45
E8	S67°25'45"E	81.34

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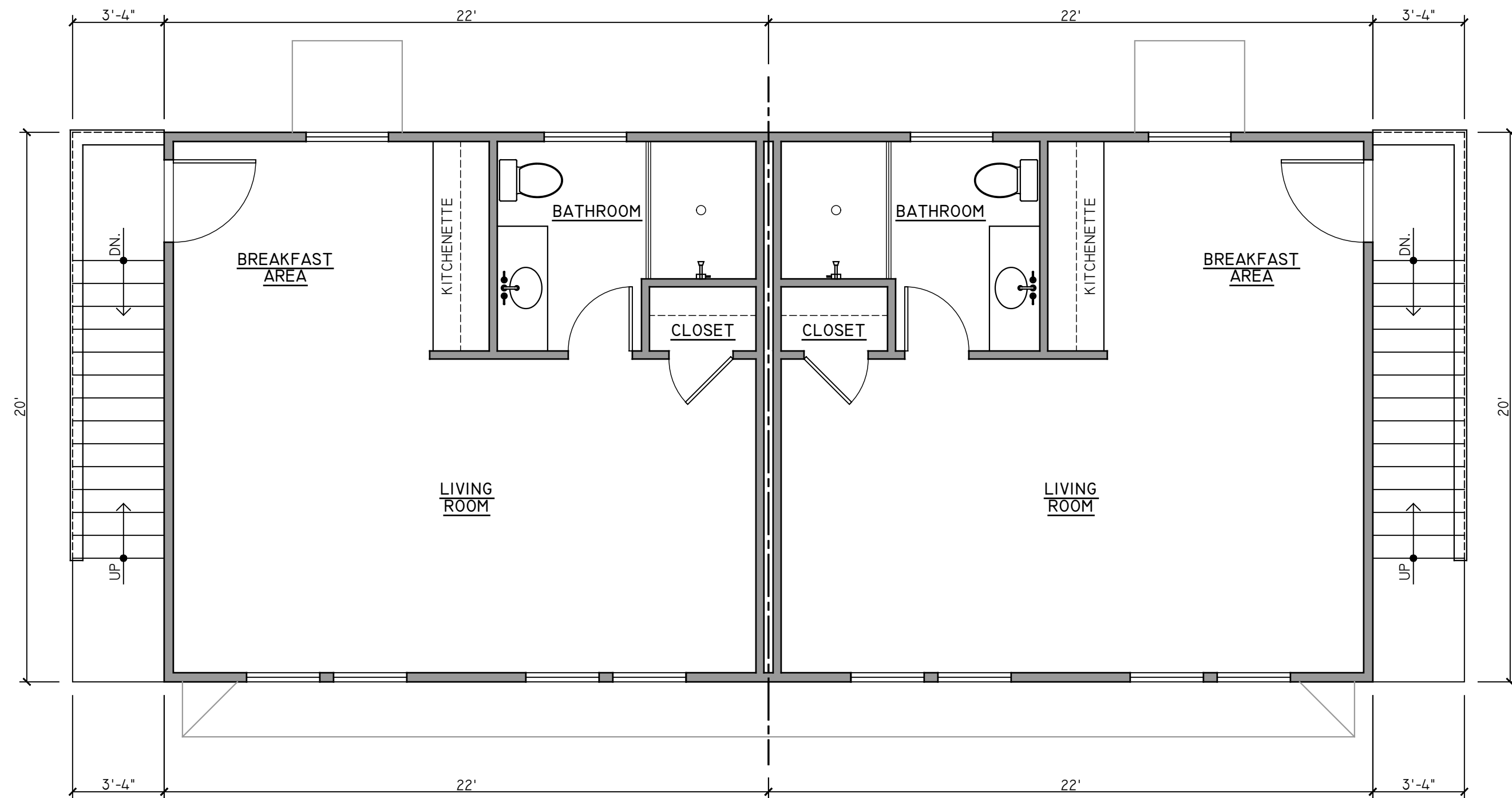
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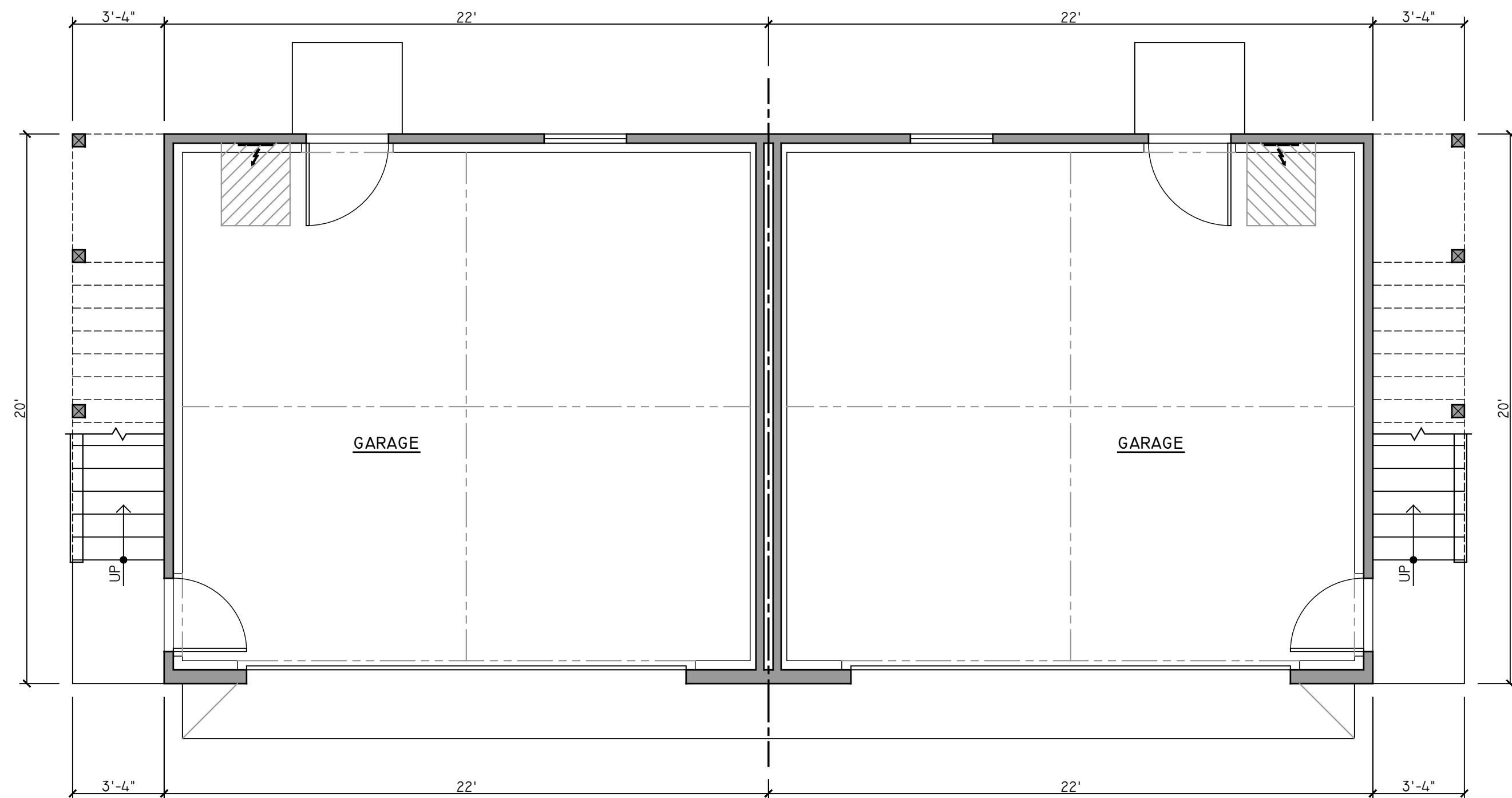
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ARCHITECTURAL
SITE PLAN

CI.I



02 | A.D.U. FLOOR PLAN
1/4" = 1'



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



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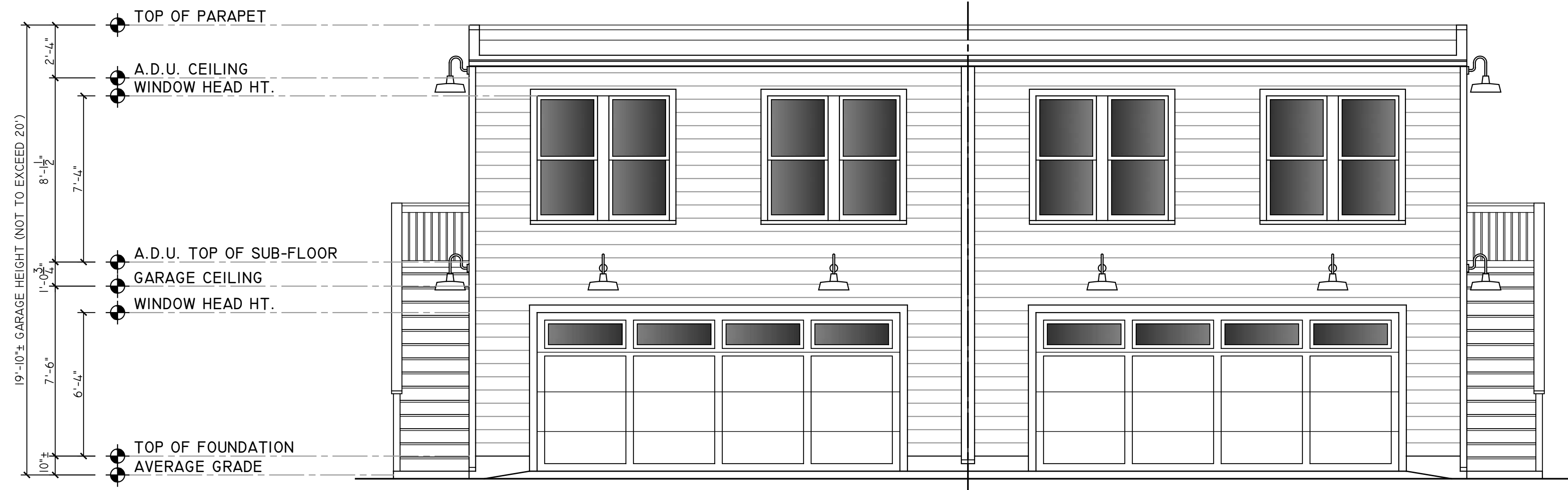
GARAGE FLOOR PLANS

GI.1

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01 | EAST (ALLEY) ELEVATION
1/4" = 1'

NOTE: MATERIALS & COLORS GENERALLY TO MATCH CORRESPONDING HOUSES APPROVED BY C.A.R. & CURRENTLY UNDER CONSTRUCTION.

GARAGE EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	GRAY/BLACK TO MATCH HOUSE
02	HARDIE 7" EXPOSURE LAP SIDING	COLOR TO MATCH HOUSE
03	COMPOSITE/HARDIE TRIM	COLOR TO MATCH HOUSE
04	DOORS	WOOD & GLASS
05	WINDOWS	ALUM. CLAD WOOD
06	MAIN ROOF - TPO	FACTORY WHITE
07	ALUMINUM GUTTER & DOWNSPOUTS	MATCH HOUSE
08	EXTERIOR STAIRS	COMPOSITE DECKING
09	WALL-MOUNTED GOOSE-NECK LIGHTS	BLACK

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



02 | NORTH SIDE ELEVATION
1/4" = 1'

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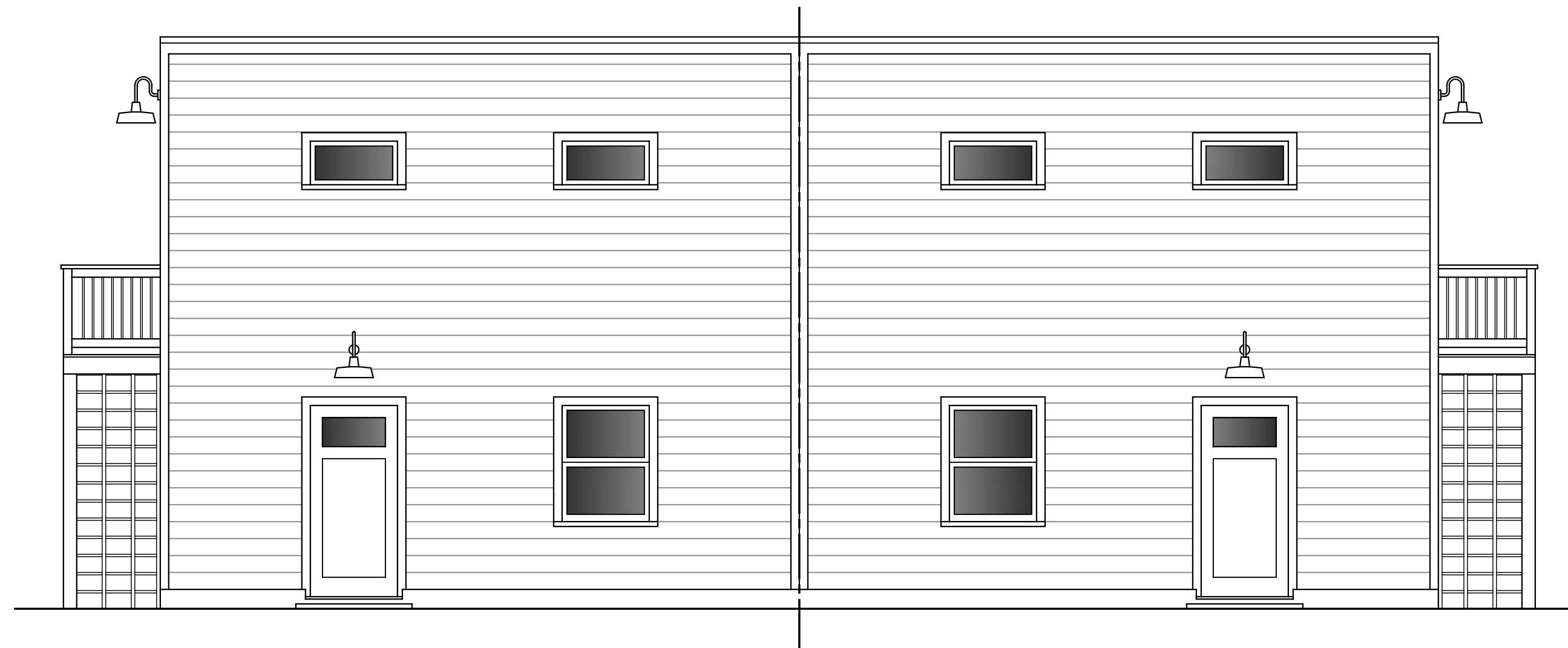
GARAGE EAST & NORTH
EXTERIOR ELEVATIONS

G2.1

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01 | WEST (HOUSE-FACING) ELEVATION
1/4" = 1'



02 | SOUTH SIDE ELEVATION
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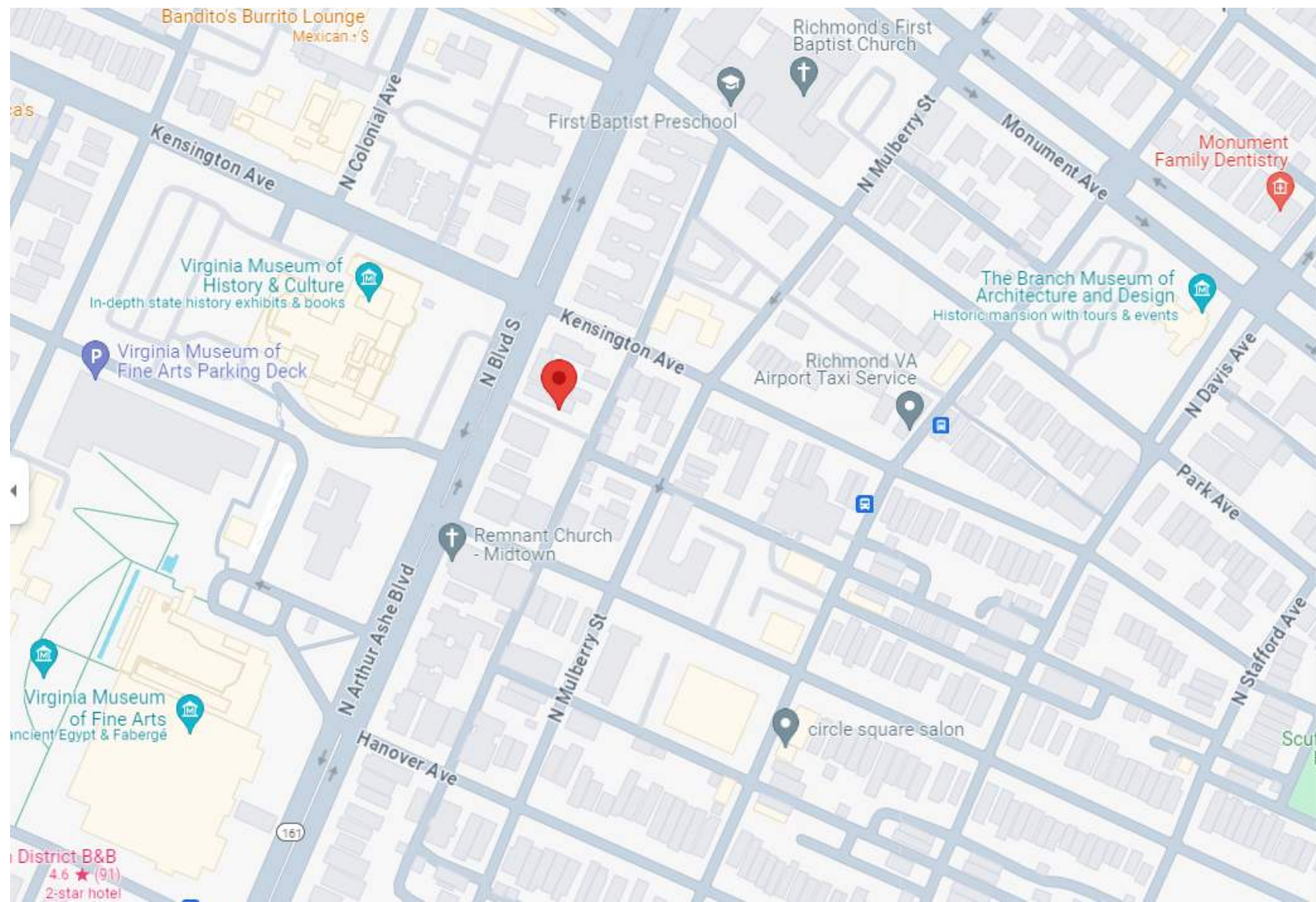
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GARAGE WEST & SOUTH
EXTERIOR ELEVATIONS

G2.2



LOCATION MAP



3/4 PERSPECTIVE & SIDE ELEVATION: NEW CONSTRUCTION TOWNHOMES ON PROPERTIES



FINISH PALETTE



SIDING CONCEPT: SMOOTH 7" IN PEWTER GRAY
 PAINT CONCEPTS: INTERPRETED FROM COLOR GUIDE
 TRIM / ACCENT PAINT: "IRON ORE" SW7069

ADJACENT GARAGE STRUCTURES



2707 KENSINGTON AVE: GARAGES DIRECTLY ACROSS ALLEY



404-406 N MULBERRY: GARAGES ADJACENT IN ALLEY



2706 STUART AVE: GARAGES ACROSS ALLEY



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CONTEXTUAL INFORMATION