



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**PROPERTY** (location of work)

Address 207 N 31st St  
Historic district St John's Church Historic District

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

**APPLICANT INFORMATION**       Check if Billing Contact

Name Greg Shron  
Company Center Creek Homes  
Mailing Address 11 S. 12th St #115  
Richmond, VA 23219

Phone (804) 362-7727  
Email greg@centercreekhomes.com  
Applicant Type:  Owner  Agent  
 Lessee  Architect  Contractor  
 Other (please specify): \_\_\_\_\_

**OWNER INFORMATION** (if different from above)       Check if Billing Contact

Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_

Company \_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_

**PROJECT INFORMATION**

Project Type:       Alteration                       Demolition                       New Construction  
(Conceptual Review Required)

**Project Description:** (attach additional sheets if needed)

207 N 31st St will be an attached pair of single family homes located on N 31st st between Broad St and Grace St. It will be a three story structure, built with a two story facade at street level, and a third floor set back from the facade. Each home will be 2,811 sf, with parking at the rear of the home. The facade will be composed of white horizontal cementitious siding, with a standing seam metal roof on the porch and mansard roof.

**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 01/02/2022



# CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS

In advance of the application deadline please contact staff to discuss your project, application requirements, and if necessary, to make an appointment to meet with staff for a project consultation in the office or on-site. The Commission of Architectural Review website has additional project guidance and required checklists:

<http://www.richmondgov.com/CommissionArchitecturalReview/index.aspx>

Staff Contact: 804.646.6335 Carey.Jones@Richmondgov.com
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## SUBMISSION INSTRUCTIONS

**Certain exterior work can be administratively approved by Staff. Please contact staff for a preliminary determination of the level of review required prior to submitting an application.**

Submit the following items to the Division of Planning and Preservation, 900 E. Broad Street, Rm. 510:

- One (1) signed and completed application – property owner's signature required
- One (1) copy of supporting documentation, as indicated on appropriate checklist, collated and stapled. All plans and elevations must be printed **11x17** and all text easily legible.
- One digital copy of the application and supporting documentation, submitted via email or OneDrive.
- Application fee, as required, will be invoiced. Payment of the fee must be received before the application will be scheduled. Please see fee schedule brochure available on the CAR website for additional information.
- **Application deadlines are firm.** All materials must be submitted by the deadline to be considered at the following Commission meeting. Designs must be final at the time of application; revisions will not be accepted after the deadline. Incomplete and/or late applications will not be placed on the agenda.
- **A complete application** includes a signed application form, related checklist, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in Sec. 30-930.6(b).
- The Commission will not accept new materials, revisions, or redesigns at the meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff, Commissioners, and public notice if required.

## MEETING SCHEDULE AND APPLICATION DUE DATES

- The CAR meets on the fourth Tuesday of each month, except in December when it meets on the third Tuesday.
- The hearing of applications starts at 4:00 PM in the 5th floor conference room of City Hall, 900 E. Broad Street. The owner and/or applicant is *encouraged to attend* the meeting.
- All applications are due at 12 noon the Friday after the monthly CAR meeting, except in December, when applications are due the following Monday. For a list of meeting dates and submission deadline dates for each meeting please visit: <http://www.richmondgov.com/CommissionArchitecturalReview> or contact staff.
- **Exception:** Revisions to applications that have been deferred or conceptually reviewed at a Commission meeting can be submitted nine (9) business days after that meeting in order to be reviewed at the following meeting. Please contact staff to confirm this date.



## **207 N 31<sup>st</sup> Street**

**TWO NEW SINGLE-FAMILY ATTACHED RESIDENCES**

**ST JOHN'S CHURCH HISTORIC DISTRICT**

**RICHMOND COMMISSION OF ARCHITECTURAL REVIEW - CONCEPTUAL REVIEW**

**PREPARED: JAN 3, 2022**

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

### **PROJECT DESCRIPTION:**

The submission depicts a pair of new attached, 3-story, 2,811 square-foot single-family homes with a setback third floor on a 5,676 square-foot lot at 207 N 31<sup>ST</sup> Street. The current non-contributing structure will be demolished and we will soon begin the process to split the lot, by right, into two 2,838 square foot lots. Each lot will be rectangular in shape, located between E. Broad Street and E. Grace Street in the St. John's Church Historic District, and zoned R-6. The proposed height of the new homes is below the district's maximum height of 35'-0".

To provide additional high-quality outdoor living space with views overlooking the Chimborazo Community Garden, the proposed design features a rooftop terrace off the third-floor bonus room.

The exterior language is a modern take on the historic building form of many buildings in the St John's Church Historic District. The two-story, three bay structure is set back from the property line to give the property more of a residential feel. It has a two-story primary façade, with a set back third floor and rooftop terrace located in front of the third floor.

Primary exterior materials are horizontal cementitious smooth face lap siding, prefinished aluminum-clad windows in black, painted trim, standing seam metal roof and a district-approved accent color for the front door.

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

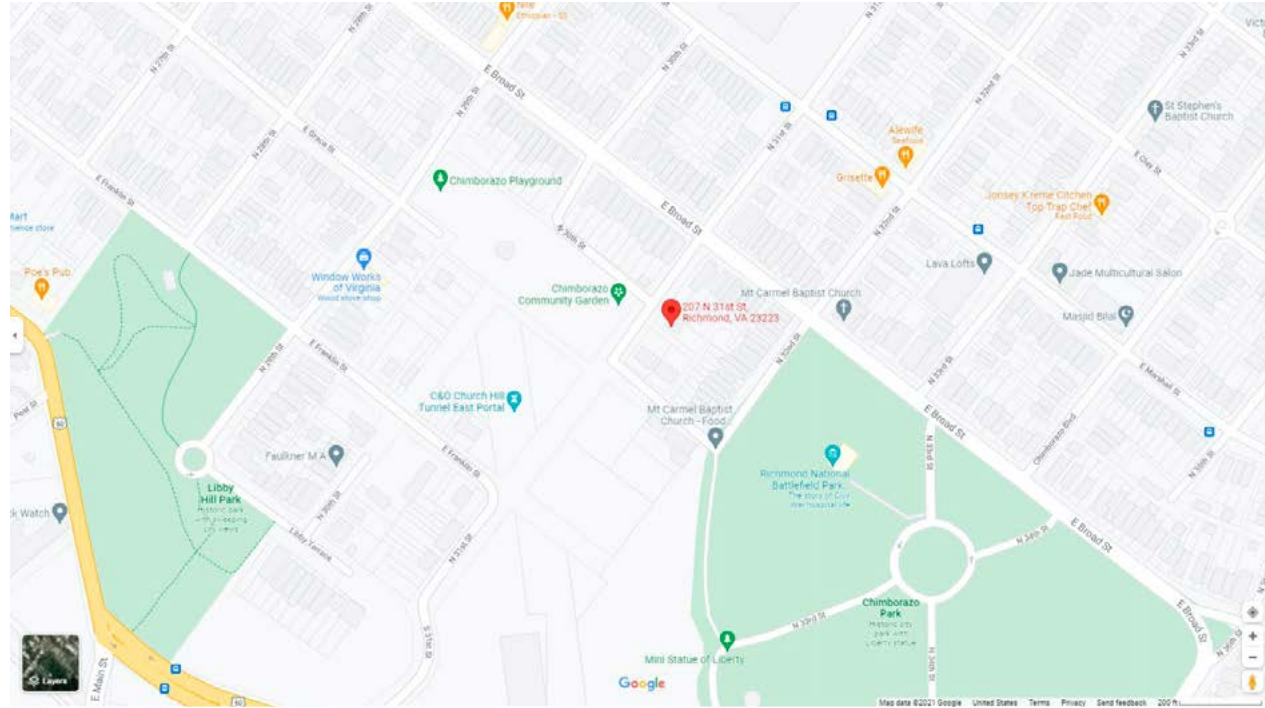


## **C.A.R. CONCEPT PACKAGE: 207 NORTH 31ST STREET, RICHMOND, VA 23223**

TWO NEW SINGLE-FAMILY ATTACHED TOWNHOMES IN RICHMOND'S CHURCH HILL NEIGHBORHOOD

OWNER: CENTER CREEK HOMES, 11 SOUTH 12TH STREET, SUITE 115, RICHMOND, VA 23219  
ARCHITECT: DUSTIN HETRICK, NVISIONTEK LLC, NORTH CHESTERFIELD, VA 23236

CONTEXT



LOCATION MAP



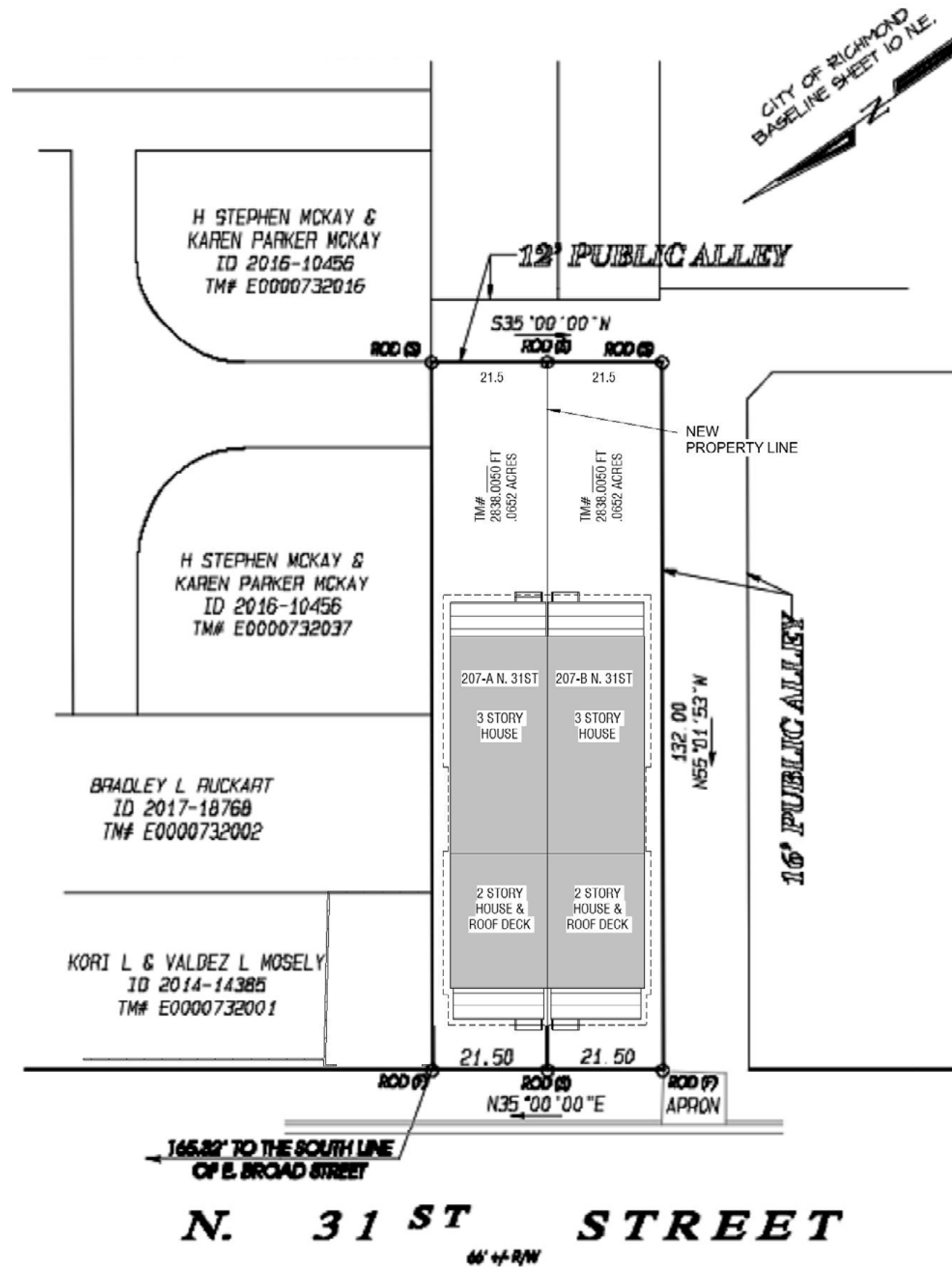
207 N. 31ST ST.: VIEW FROM STREET

BLOCK PHOTOS: EAST



BLOCK PHOTOS: WEST





**ZONING INFORMATION:**

ZONED: R-6

TOTAL CONDITIONED AREA: 2811 SF  
 FIRST FLOOR: 1188 SF  
 SECOND FLOOR: 1305 SF  
 THIRD FLOOR: 318 SF

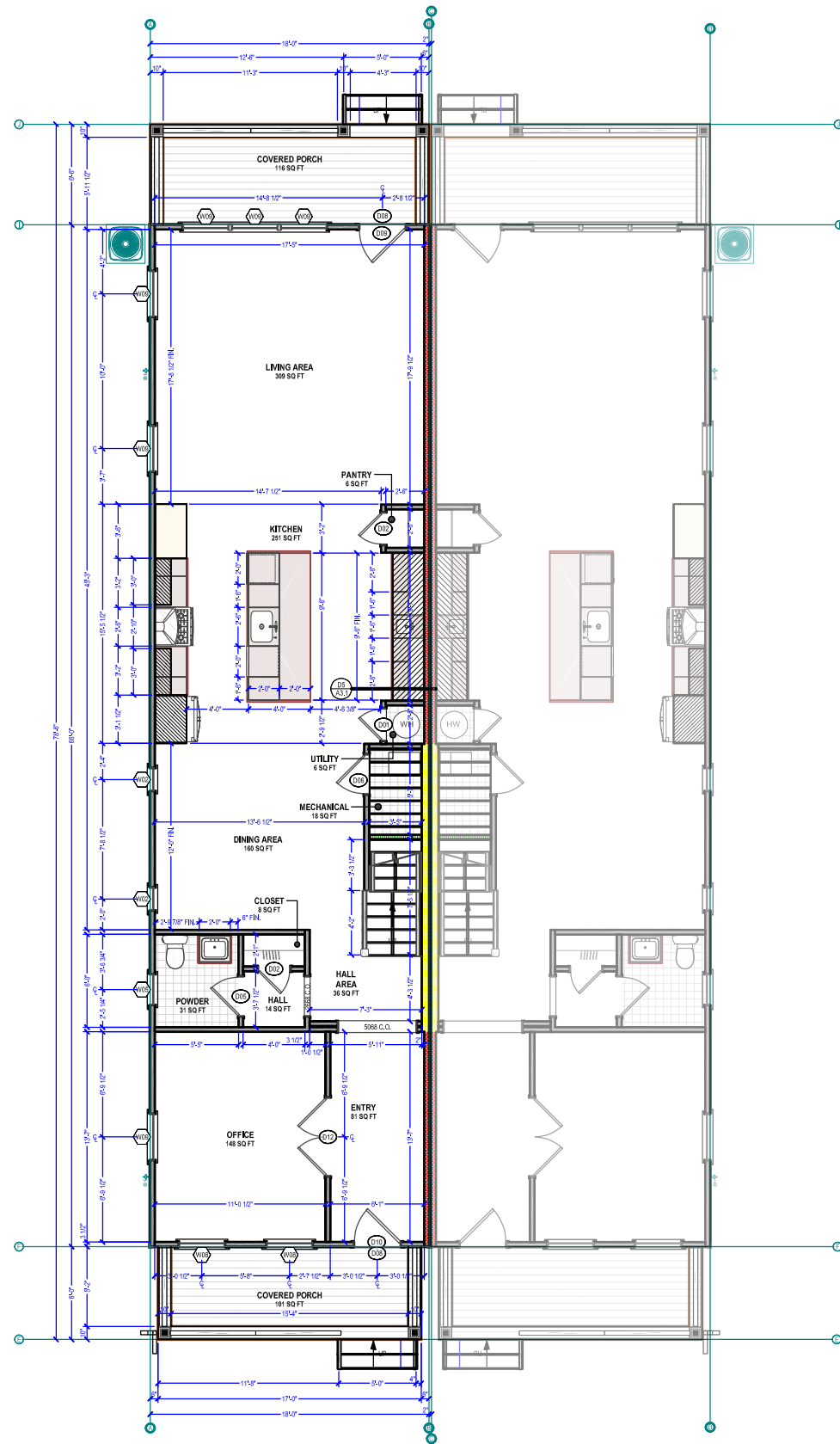
ATTIC AREA: 551 SF

ROOF TERRACE AREA: 377 SF  
 COVERED PORCH AREA REAR: 117 SF  
 COVERED PORCH AREA FRONT: 102 SF

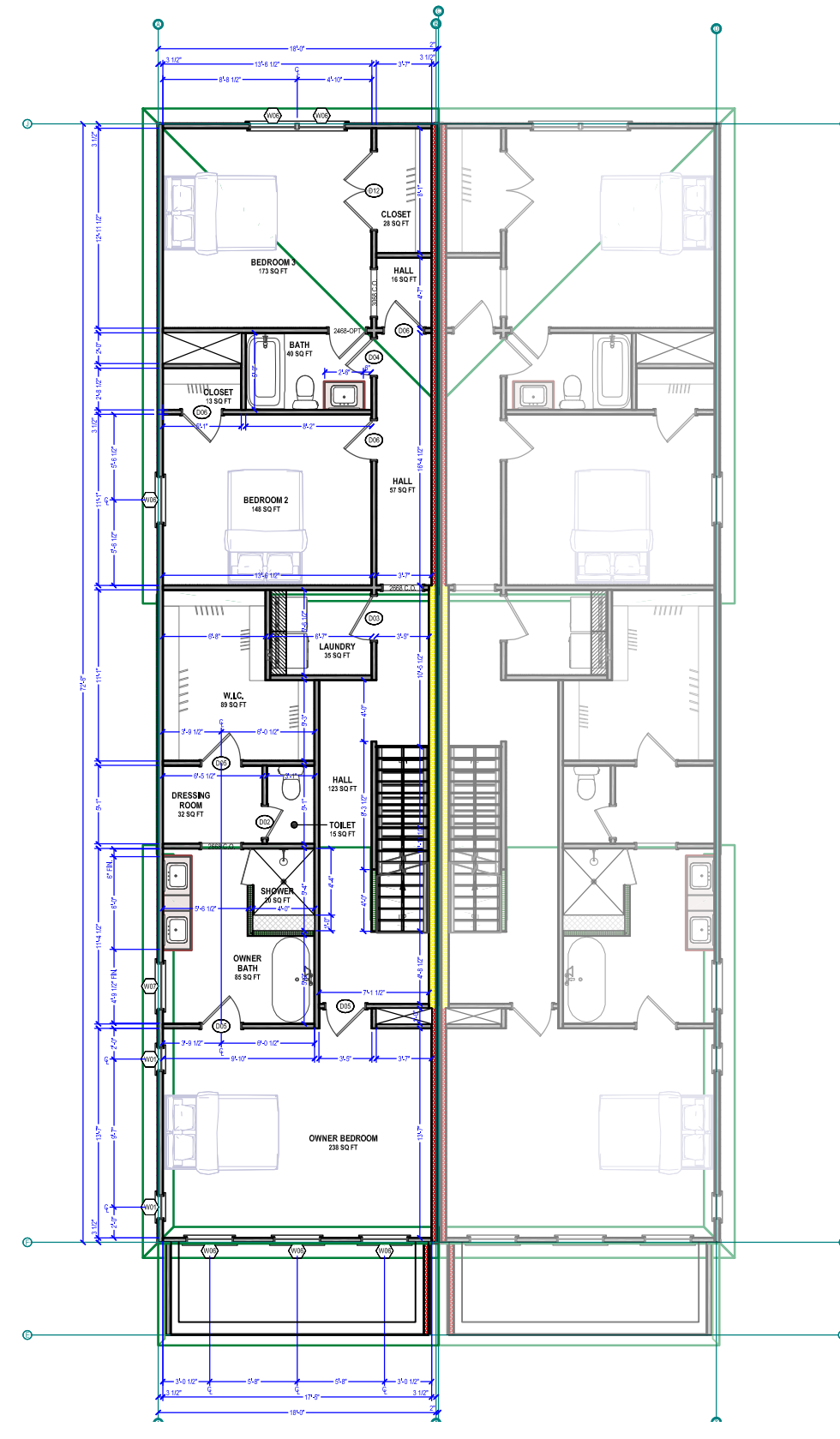
SET BACKS:  
 REAR SETBACK: 38'-6"  
 LEFT/RIGHT SETBACK: 3'-4"  
 FRONT SETBACK: 15'-0"

HEIGHT: 3 STORIES, 33'-2" ABOVE GRADE

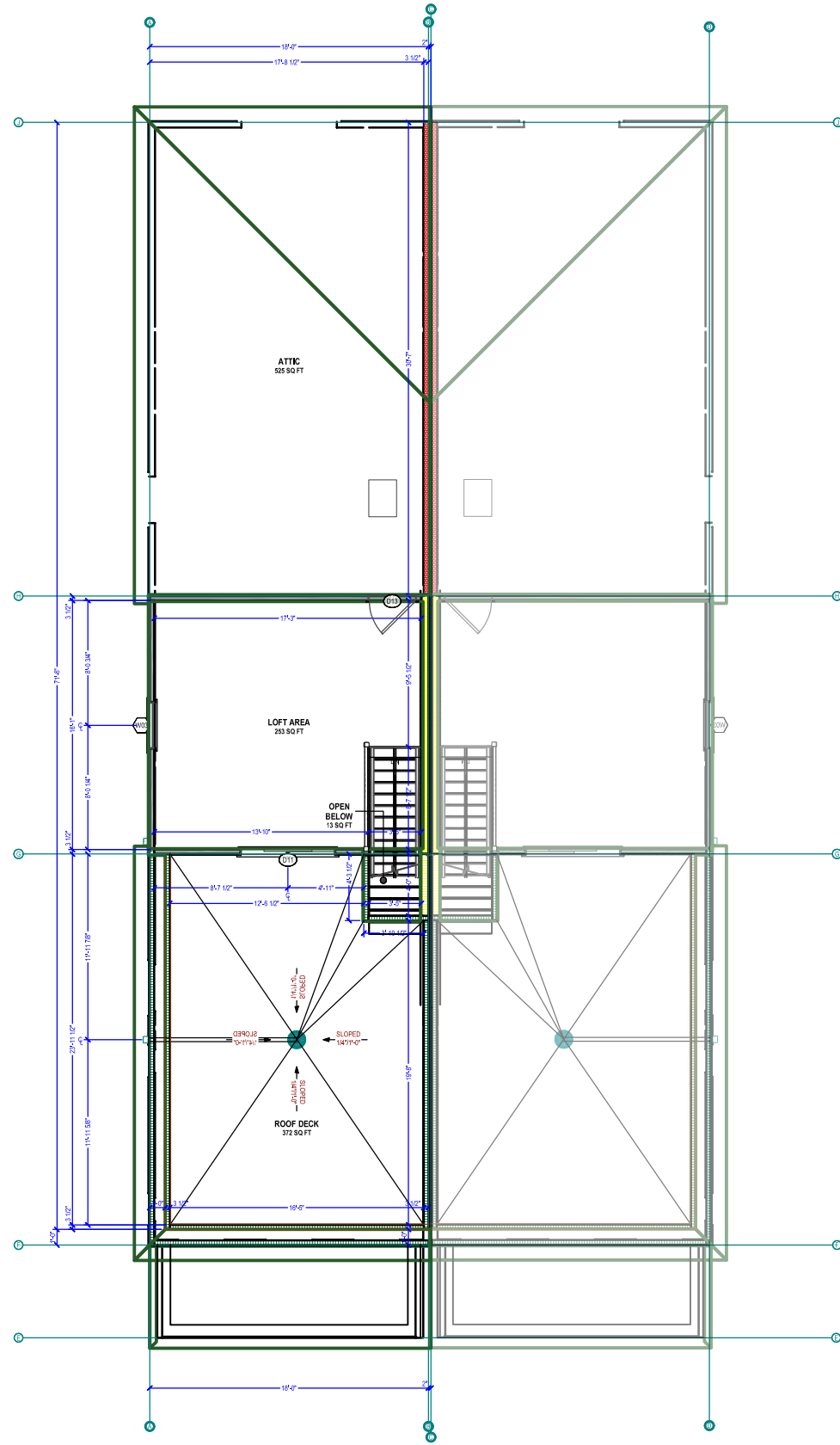
LOT SIZE AND COVERAGE:  
 LOT AREA: 2838 SF  
 LOT COVERAGE: 1188, 42%



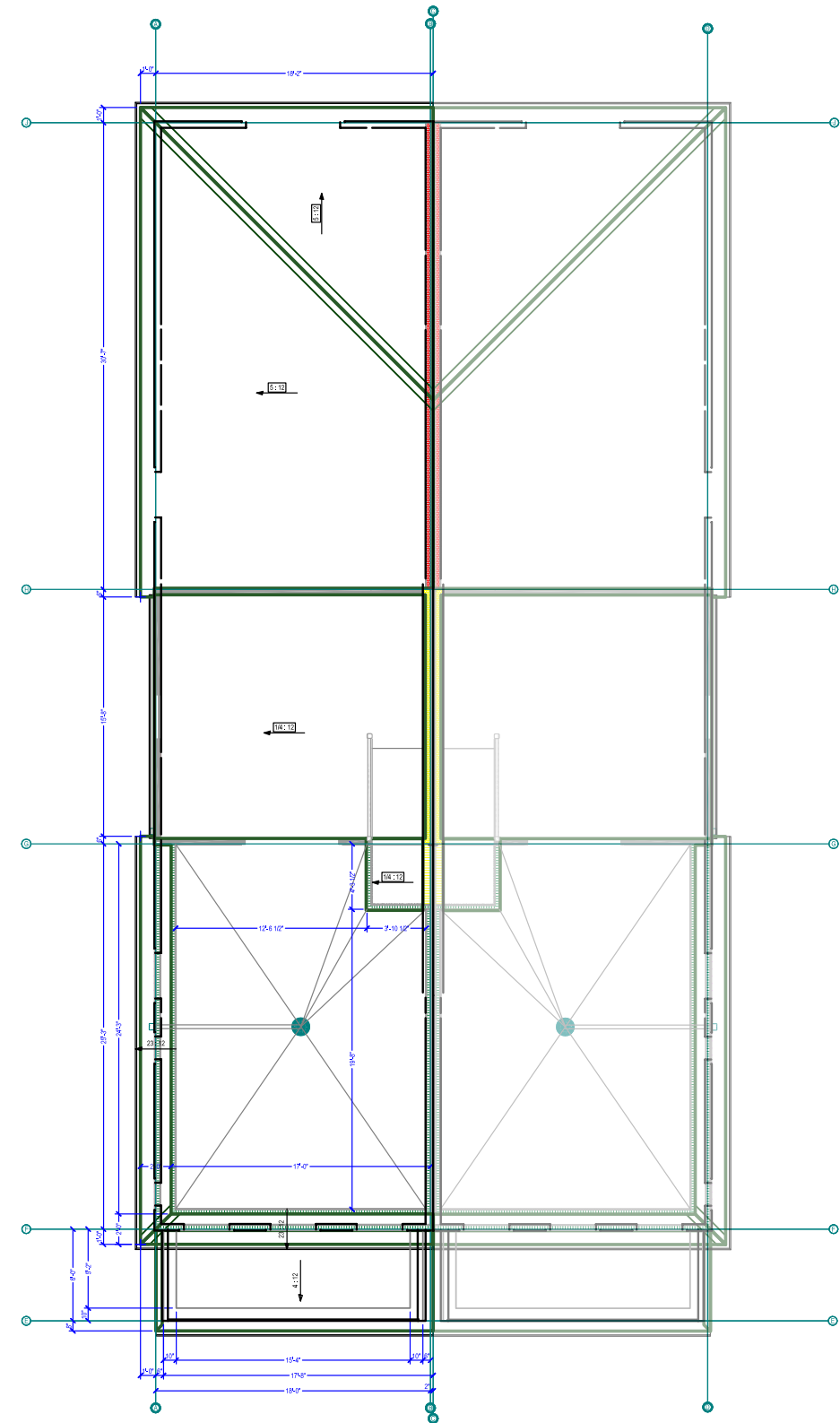
FIRST FLOOR PLAN  
SCALE: 3/32" = 1'-0"



SECOND FLOOR PLAN  
SCALE: 3/32" = 1'-0"

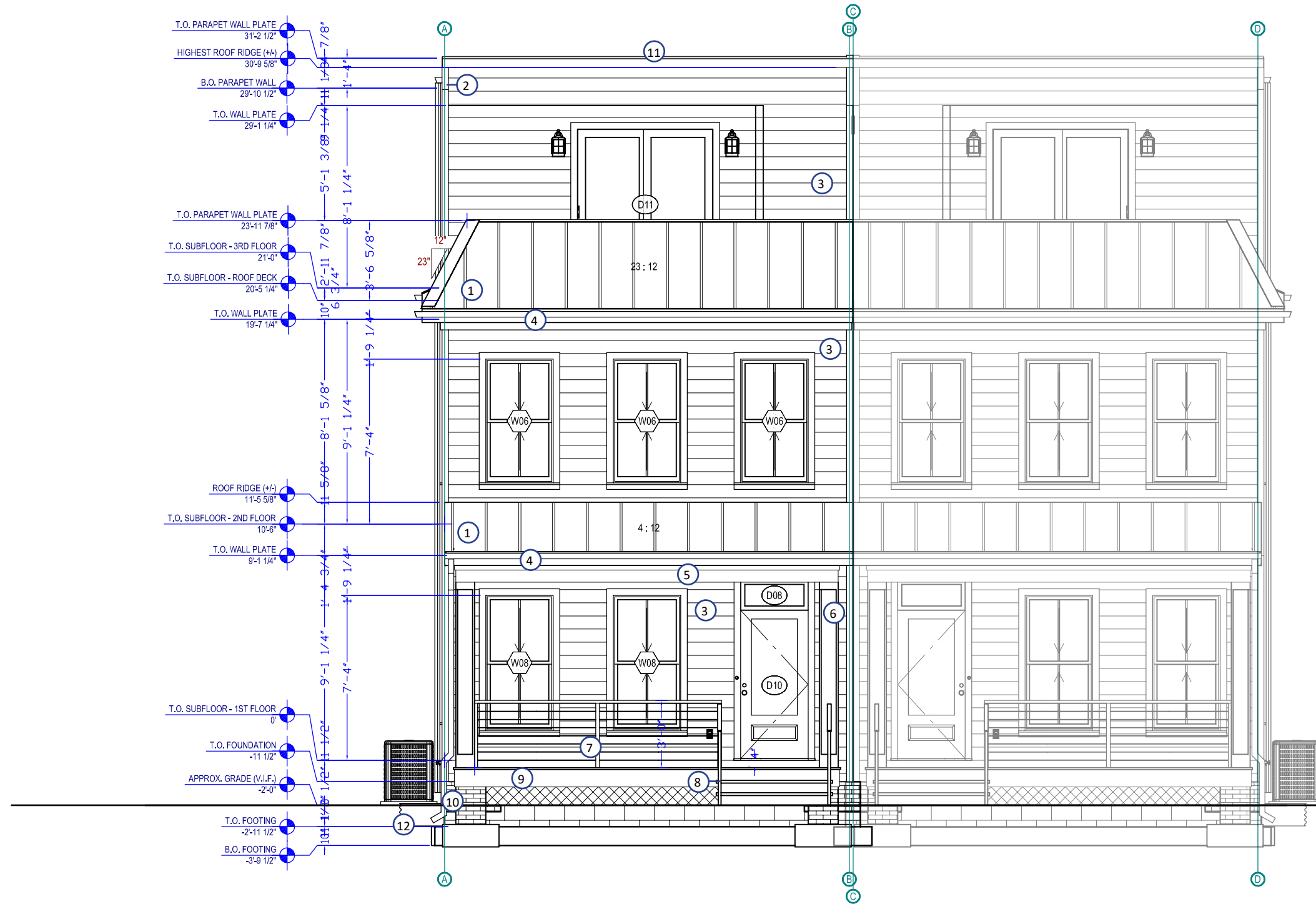


THIRD FLOOR PLAN  
SCALE: 3/32" = 1'-0"



ROOF PLAN  
SCALE: 3/32" = 1'-0"





FRONT ELEVATION  
SCALE: 3/16" = 1'-0"

WINDOW SCHEDULE

NUMBER	LABEL	QTY	FLOOR	WIDTH	HEIGHT	TOP	BOTTOM	DESCRIPTION	EGRESS	TEMPERED	DIVIDED LITES
W01	1656FX	2	2	18"	66"	88"	22"	FIXED GLASS			1X2
W02	1660FX	2	1	18"	72"	92"	20"	FIXED GLASS			1X2
W03	3056DH	1	3	36"	66"	80"	14"	DOUBLE HUNG			1 / 1
W05	2040DH	1	1	24"	48"	92"	44"	DOUBLE HUNG			2X1 / 2X1
W06	3056DH	6	2	36"	66"	88"	22"	DOUBLE HUNG	YES		2X1 / 2X1
W07	3056DH	1	2	36"	66"	88"	22"	DOUBLE HUNG		YES	2X1 / 2X1
W08	3060DH	2	1	36"	72"	88"	16"	DOUBLE HUNG			2X1 / 2X1
W09	3060DH	6	1	36"	72"	92"	20"	DOUBLE HUNG			2X1 / 2X1

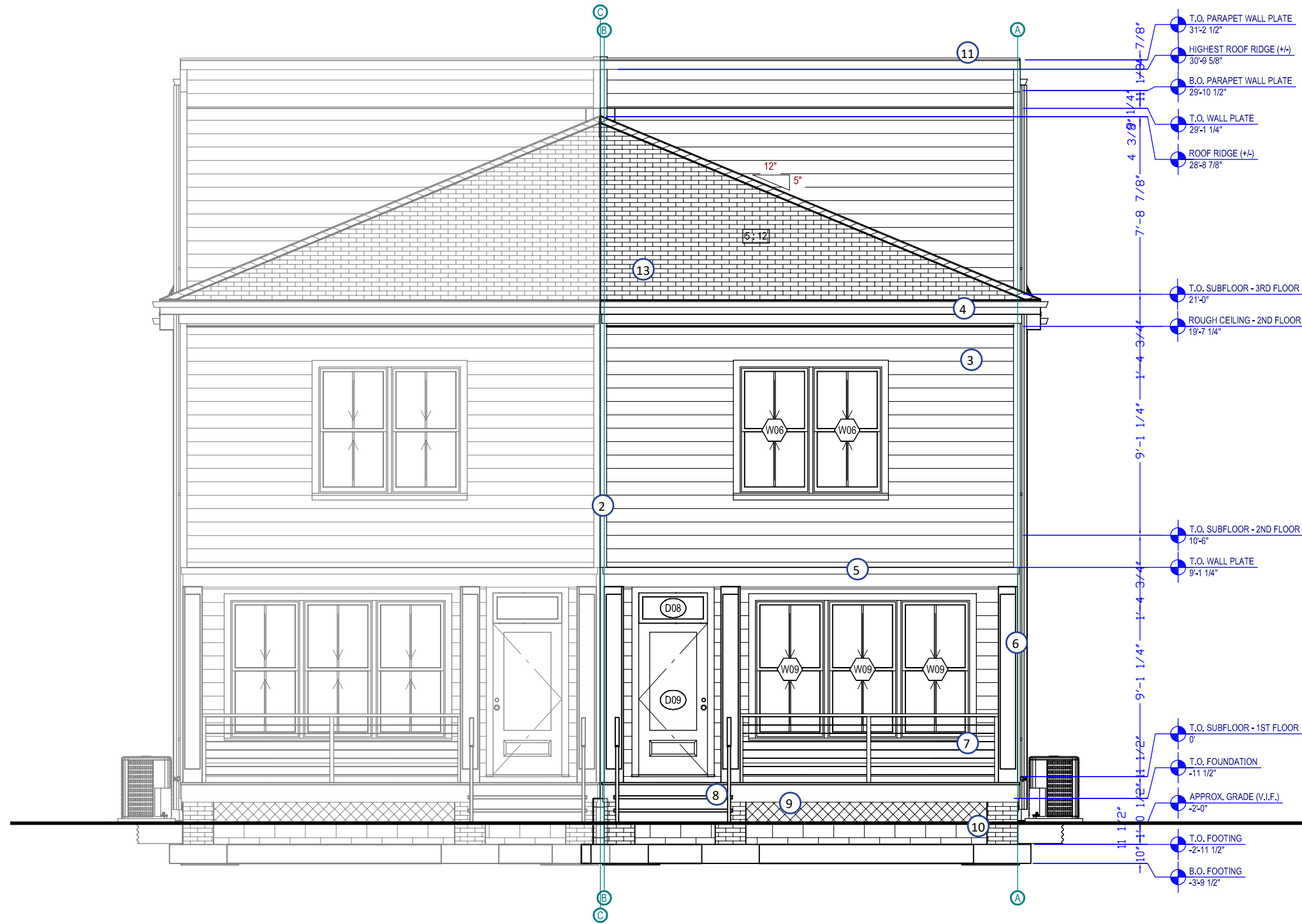
DOOR SCHEDULE

NUMBER	LABEL	QTY	WIDTH	HEIGHT	DESCRIPTION	MANUFACTURER	COMMENTS
D01	2068 L IN	1	24"	80"	INT. HINGED DOOR		
D02	2068 R IN	3	24"	80"	INT. HINGED DOOR		
D03	21068 R IN	1	34"	80"	INT. HINGED DOOR		
D04	2468 R IN	1	28"	80"	INT. HINGED DOOR		
D05	2668 L IN	4	30"	80"	INT. HINGED DOOR		
D06	2668 R IN	4	30"	80"	INT. HINGED DOOR		
D07	2814	1	32"	16"	CRAWLSPACE ACCESS		
D08	3014 EX	2	36"	16"	EXT. FIXED-GLASS PANEL		
D09	3088 L EX	1	36"	80"	EXT. HINGED-CC114 BELLA		
D10	3088 R EX	1	36"	80"	EXT. HINGED-CC114 BELLA		
D11	6068 L EX	1	72"	80"	EXT. SLIDER-GLASS PANEL		
D12	5068 L/R IN	2	60"	80"	INT. HINGED DOOR		
D13	3050 L EX	1	36"	60"	EXT. HINGED-SLAB		

KEYED FINISHES

- ① STANDING SEAM METAL ROOF, DARK GRAY
- ② 4" COMPOSITE TRIM, TYP., WHITE
- ③ HARDPLANK 7" LAP SIDING, TYP., WHITE (SMOOTH)
- ④ 1X6 COMPOSITE FASCIA, WHITE
- ⑤ COMPOSITE FRIEZE TRIM AND BOX BEAM, WHITE
- ⑥ 10" SQUARE LOAD-BEARING SYNTHETIC COLUMN, WHITE
- ⑦ 36" STEEL AND CABLE RAILING, PAINTED BLACK
- ⑧ T&G COMPOSITE WOOD-LOOK DECKING
- ⑨ COMPOSITE 1X10 OUTER BOARD AND 1X4 TOP TRIM, WHITE
- ⑩ BRICK PIERS AND SKIRTING, PAINTED DARK GRAY
- ⑪ COPING TO MATCH ROOFING
- ⑫ WINDOW WELL, PAINTED TO MATCH BRICK

ELEVATIONS



REAR ELEVATION  
SCALE: 3/16" = 1'-0"

WINDOW SCHEDULE

NUMBER	LABEL	QTY	FLOOR	WIDTH	HEIGHT	TOP	BOTTOM	DESCRIPTION	EGRESS	TEMPERED	DIVIDED LITES
W01	1656FX	2	2	18"	66"	88"	22"	FIXED GLASS			1X2
W02	1660FX	2	1	18"	72"	92"	20"	FIXED GLASS			1X2
W03	3056DH	1	3	36"	66"	80"	14"	DOUBLE HUNG			1 / 1
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W06	3056DH	6	2	36"	66"	88"	22"	DOUBLE HUNG	YES		2X1 / 2X1
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KEYED FINISHES

- ① STANDING SEAM METAL ROOF, DARK GRAY
- ② 4" COMPOSITE TRIM, TYP., WHITE
- ③ HARDPLANK 7" LAP SIDING, TYP., WHITE (SMOOTH)
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- ⑦ 36" STEEL AND CABLE RAILING, PAINTED BLACK
- ⑧ T&G COMPOSITE WOOD-LOOK DECKING
- ⑨ COMPOSITE 1X10 OUTER BOARD AND 1X4 TOP TRIM, WHITE
- ⑩ BRICK PIERS AND SKIRTING, PAINTED DARK GRAY
- ⑪ COPING TO MATCH ROOFING
- ⑫ WINDOW WELL, PAINTED TO MATCH BRICK
- ⑬ COMPOSITE SHINGLE ROOF

WINDOW SCHEDULE

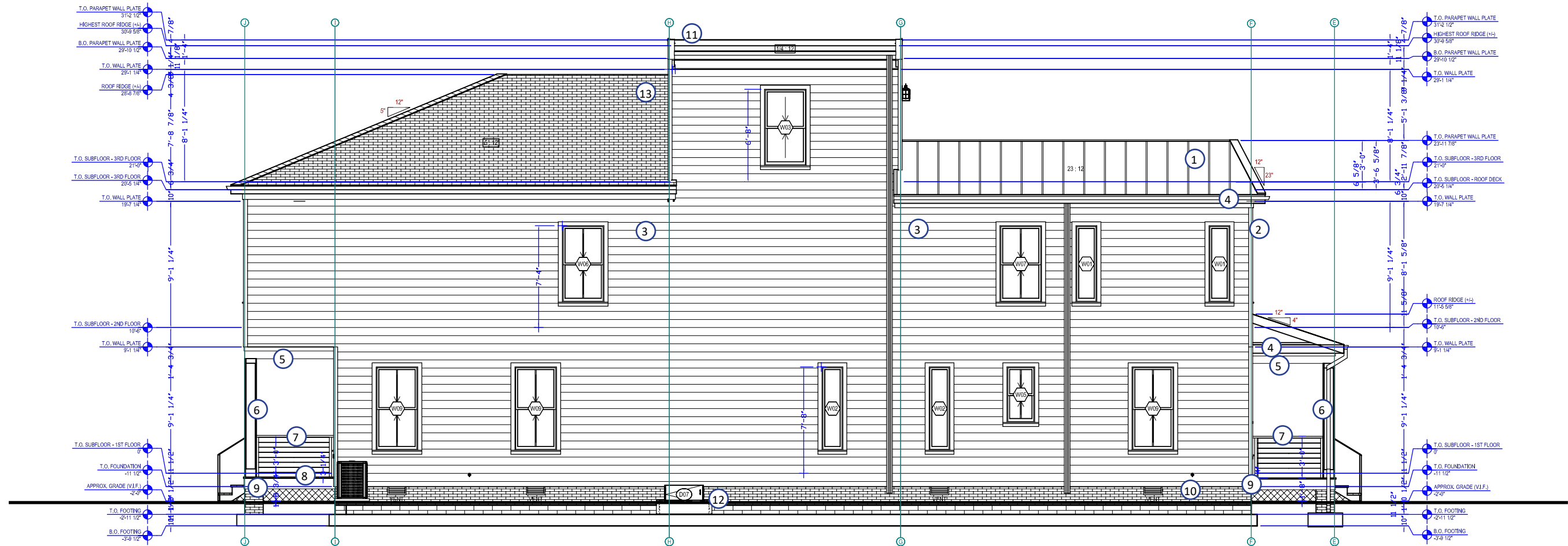
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D12	5068 L R IN	2	60"	80"	INT. HINGED DOOR		
D13	3050 L EX	1	36"	60"	EXT. HINGED-SLAB		

KEYED FINISHES

- 1 STANDING SEAM METAL ROOF, DARK GRAY
- 8 T&G COMPOSITE WOOD-LOOK DECKING
- 2 4" COMPOSITE TRIM, TYP., WHITE
- 9 COMPOSITE 1X10 OUTER BOARD AND 1X4 TOP TRIM, WHITE
- 3 HARDIPLANK 7" LAP SIDING, TYP., WHITE (SMOOTH)
- 10 BRICK PIERS AND SKIRTING, PAINTED DARK GRAY
- 4 1X6 COMPOSITE FASCIA, WHITE
- 11 COPING TO MATCH ROOFING
- 5 COMPOSITE FRIEZE TRIM AND BOX BEAM, WHITE
- 12 WINDOW WELL, PAINTED TO MATCH BRICK
- 6 10" SQUARE LOAD-BEARING SYNTHETIC COLUMN, WHITE
- 7 36" STEEL AND CABLE RAILING, PAINTED BLACK
- 13 COMPOSITE SHINGLE ROOF



SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

EXTERIOR RENDERINGS



PERSPECTIVE FROM SOUTHWEST



PERSPECTIVE AT FRONT

CONTEXTUAL ELEVATION



200 BLOCK OF NORTH 31ST STREET