



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

312 N 32ND STREET NEW SINGLE-FAMILY RESIDENCE

ST. JOHN'S CHURCH OLD & HISTORIC DISTRICT

**RICHMOND COMMISSION OF ARCHITECTURAL REVIEW
CONCEPT REVIEW SUBMISSION**

PREPARED: DECEMBER 24, 2018

APPLICANT: CENTER CREEK HOMES c/o Greg Shron

PROJECT DESCRIPTION:

The submission depicts a new 2-story, 2,400 square foot detached single-family home at 312 N 32nd Street, whose proposed design relates closely to the adjacent and nearby historic homes in the St. John's Church Old & Historic District. While the District is home to a robust and diverse collection of architectural styles, the 300 block of N 32nd Street generally demonstrates a Folk Victorian character that informed the direction of this project. Using scale, proportions and forms that are common to the surrounding homes, the intent of the 312 N 32nd Street design is to "quietly" fit in to the rich context of its immediate neighborhood.

Core features of the proposed design include a front porch, projected bay, front gable, lap siding and 2-over-2 double-hung windows. Siding finished in a deep gray tone in combination with white trim provides a contrasting color scheme that is typical of the local vernacular.

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

312 N 32ND STREET

NEW SINGLE-FAMILY RESIDENCE

ST. JOHN'S CHURCH HISTORIC DISTRICT

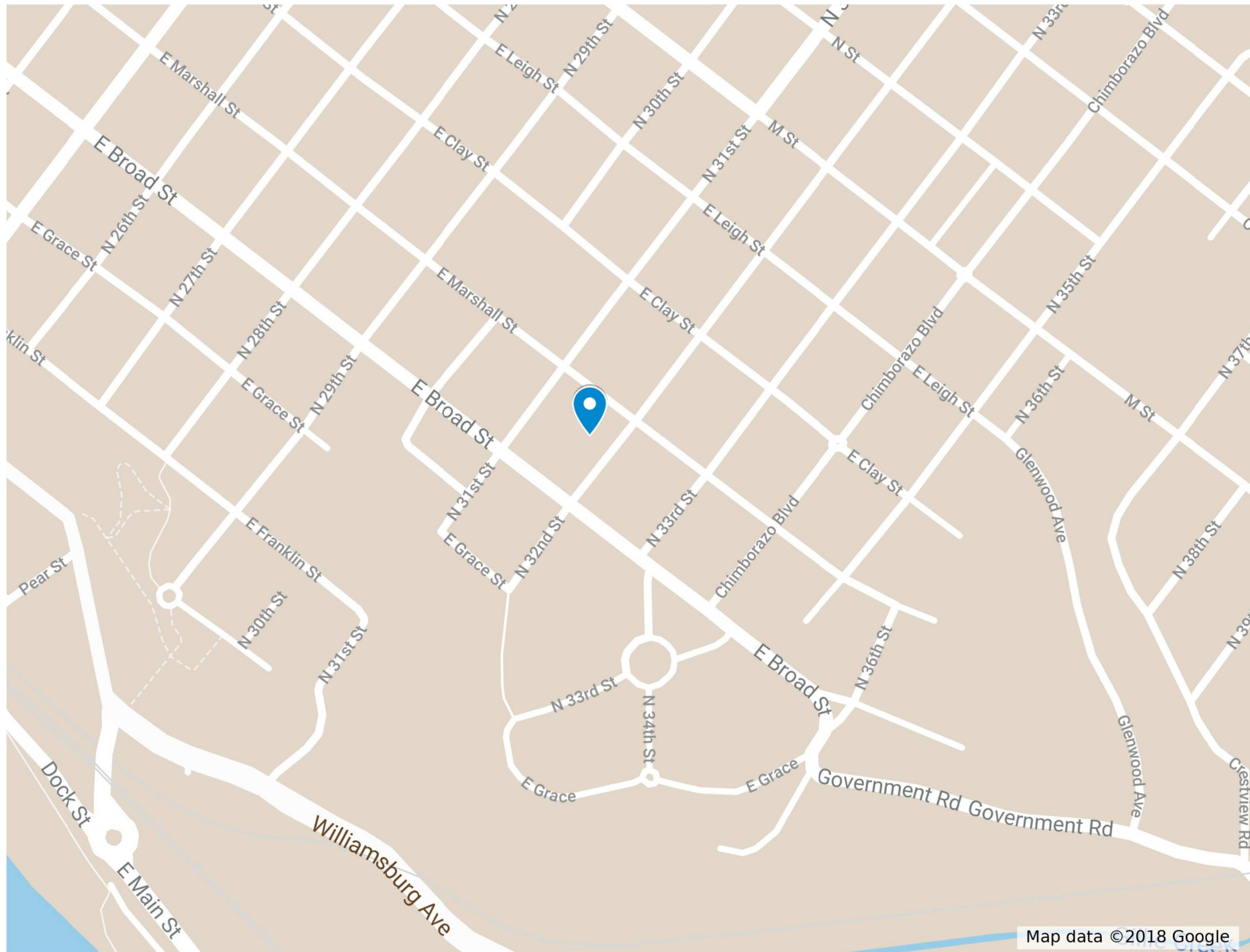
RICHMOND COMMISSION OF ARCHITECTURAL REVIEW
CONCEPT REVIEW SUBMISSION

PREPARED: DECEMBER 24, 2018

APPLICANT: CENTER CREEK HOMES

SHEET INDEX:

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Revision notes:

Rev:	Date:	Notes:
0	21 Dec 2108	CAR Concept Review

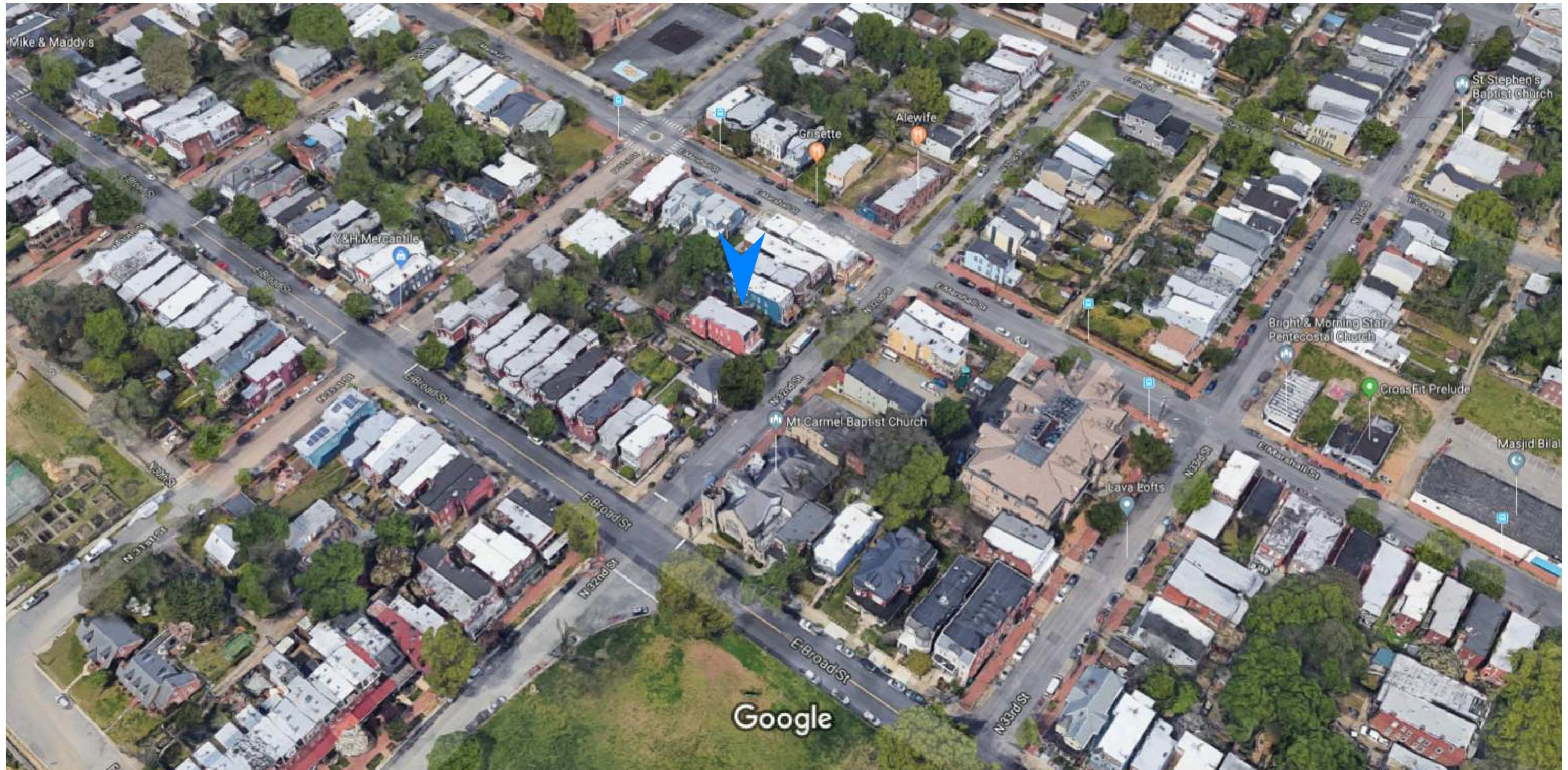
Date:
21 Dec '18

Scale @ 11x17:

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



LOCATION PLAN 01



Revision notes:

Rev:	Date:	Notes:
0	21 Dec 2108	CAR Concept Review

Date:
21 Dec '18

Scale @ 11x17:

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



**AERIAL
VIEW 02**



Revision notes:		
Rev:	Date:	Notes:
0	21 Dec 2108	CAR Concept Review

Date:
21 Dec '18

Scale @ 11x17:

NEW SINGLE-FAMILY RESIDENCE: 312 N 32ND STREET



STREET VIEW **03**



Revision notes:		
Rev:	Date:	Notes:
0	21 Dec 2108	CAR Concept Review

Date:
21 Dec '18

Scale @ 11x17:

NEW SINGLE-FAMILY RESIDENCE: 312 N 32ND STREET



STREET VIEW **04**



Revision notes:

Rev:	Date:	Notes:
0	21 Dec 2108	CAR Concept Review

Date:
21 Dec '18

Scale @ 11x17:

NEW SINGLE-FAMILY RESIDENCE: 312 N 32ND STREET



STREET VIEW **05**



Revision notes:

Rev:	Date:	Notes:
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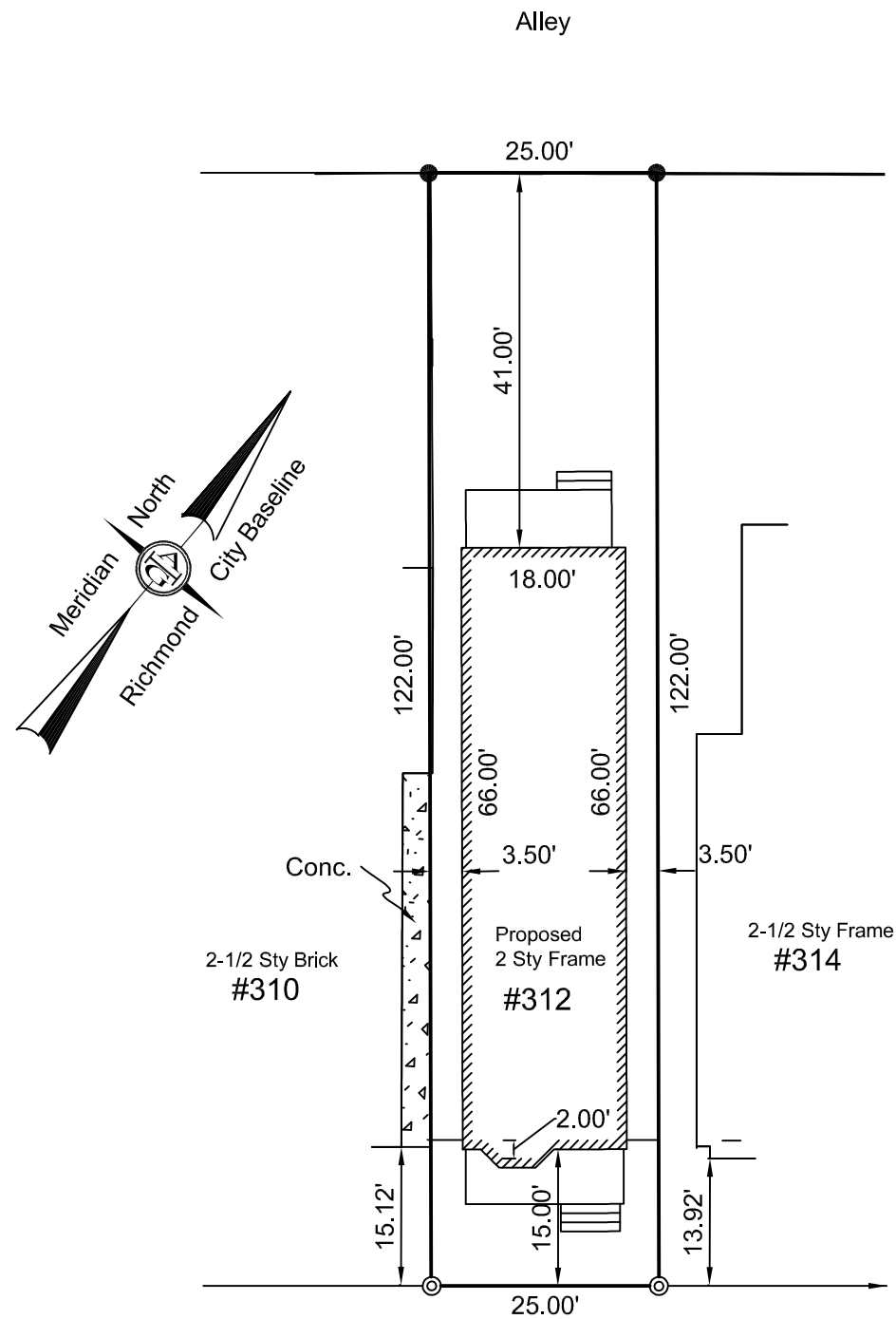
Date:
21 Dec '18

Scale @ 11x17:

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



STREET VIEW 06



#312 N. 32nd STREET

Revision notes:

Rev:	Date:	Notes:
0	21 Dec 2108	CAR Concept Review

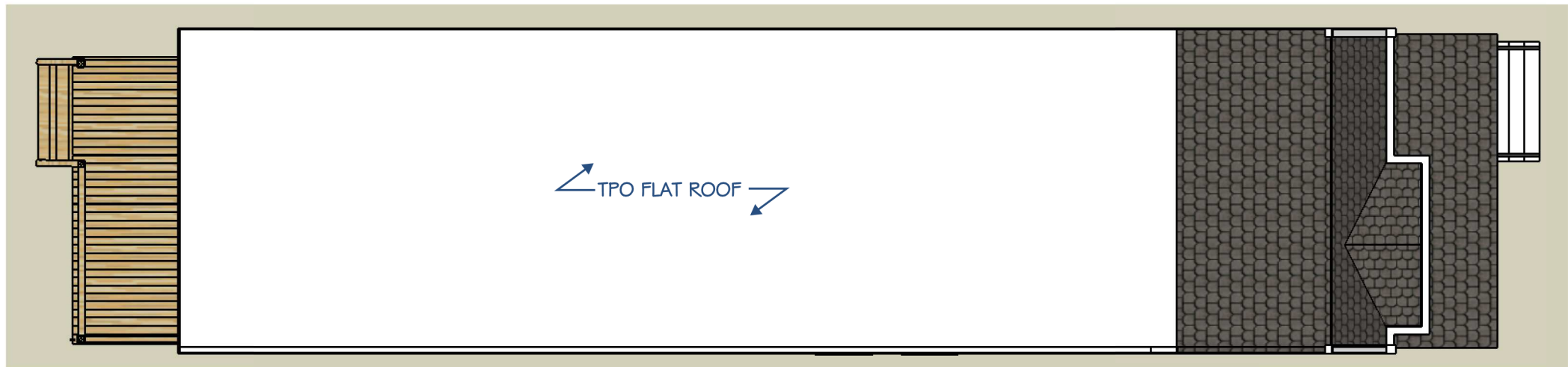
Date:
21 Dec '18

Scale @ 11x17:
1"=20'

NEW SINGLE-FAMILY RESIDENCE: 312 N 32ND STREET



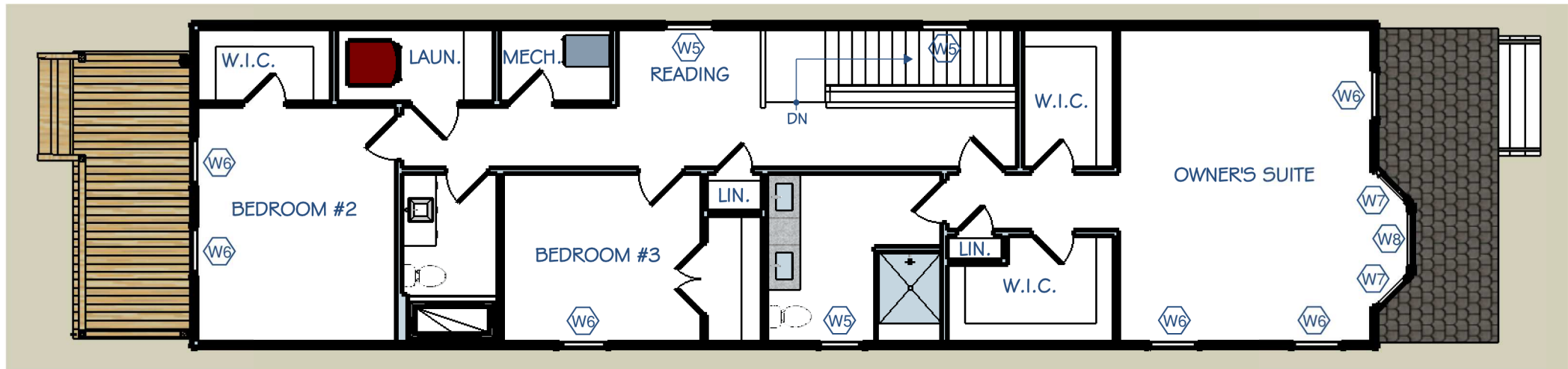
SITE PLAN **07**



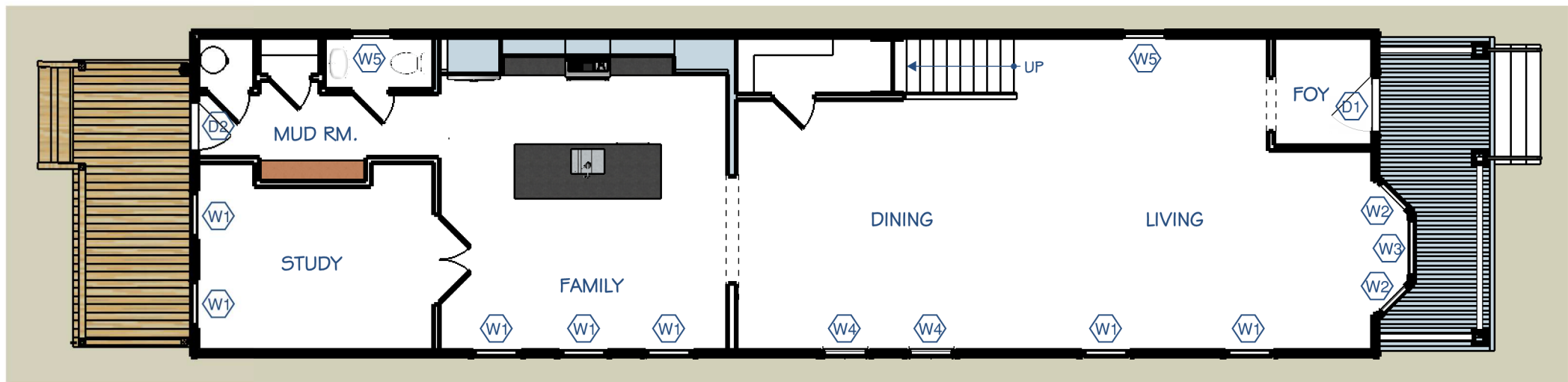
ROOF PLAN

TAG	TYPE	SIZE
W1	DOUBLE-HUNG WINDOW	2862
W2	DOUBLE-HUNG WINDOW	2062
W3	DOUBLE-HUNG WINDOW	3062
W4	FIXED WINDOW	2828
W5	DOUBLE-HUNG WINDOW	2442
W6	DOUBLE-HUNG WINDOW	2852
W7	DOUBLE-HUNG WINDOW	2052
W8	DOUBLE-HUNG WINDOW	3052
D1	HALF-LITE DOOR	3068
D2	FULL-LITE DOOR	2868

WINDOW & DOOR SCHEDULE



2ND FLOOR PLAN



1ST FLOOR PLAN

Revision notes:

Rev:	Date:	Notes:
0	21 Dec 2108	CAR Concept Review

Date:
21 Dec '18

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

NEW SINGLE-FAMILY RESIDENCE: 312 N 32ND STREET



FLOOR PLANS **08**



FRONT ELEVATION



REAR ELEVATION

6" EXP. LAP SIDING,
SW 2849
WESTCHESTER GRAY

5/4x4 CASING, TYP.

Revision notes:

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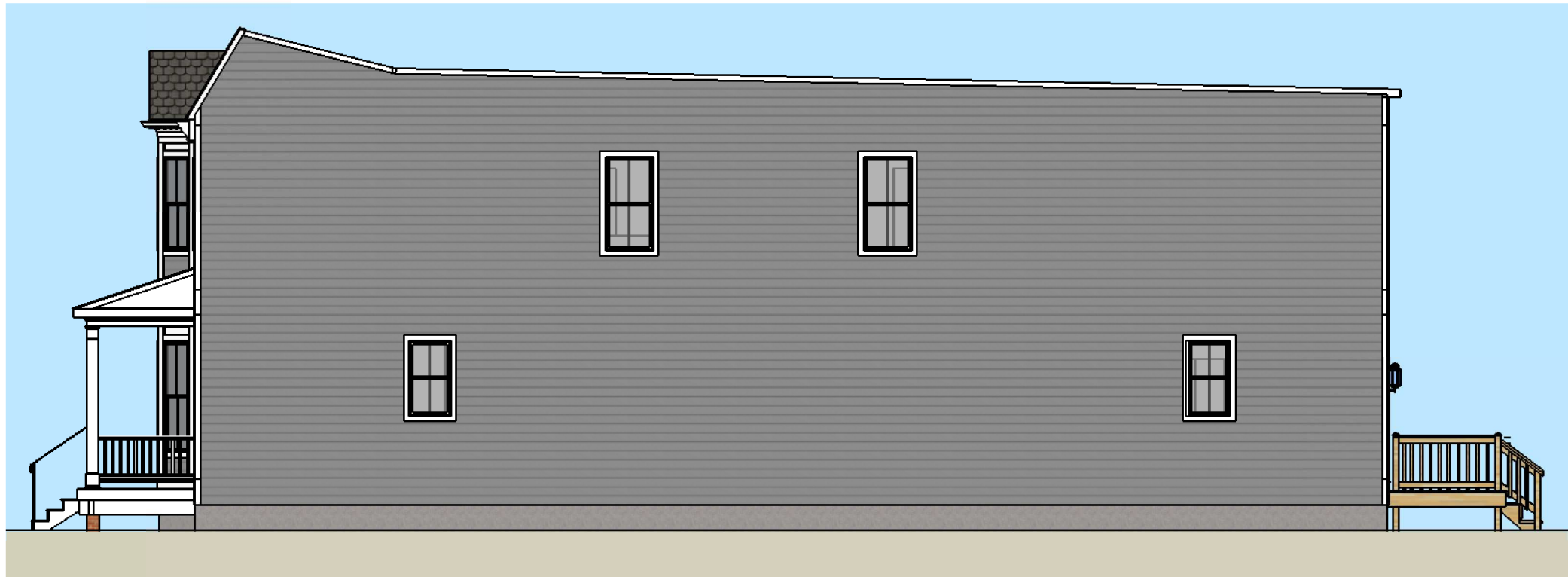
Date:
21 Dec '18

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

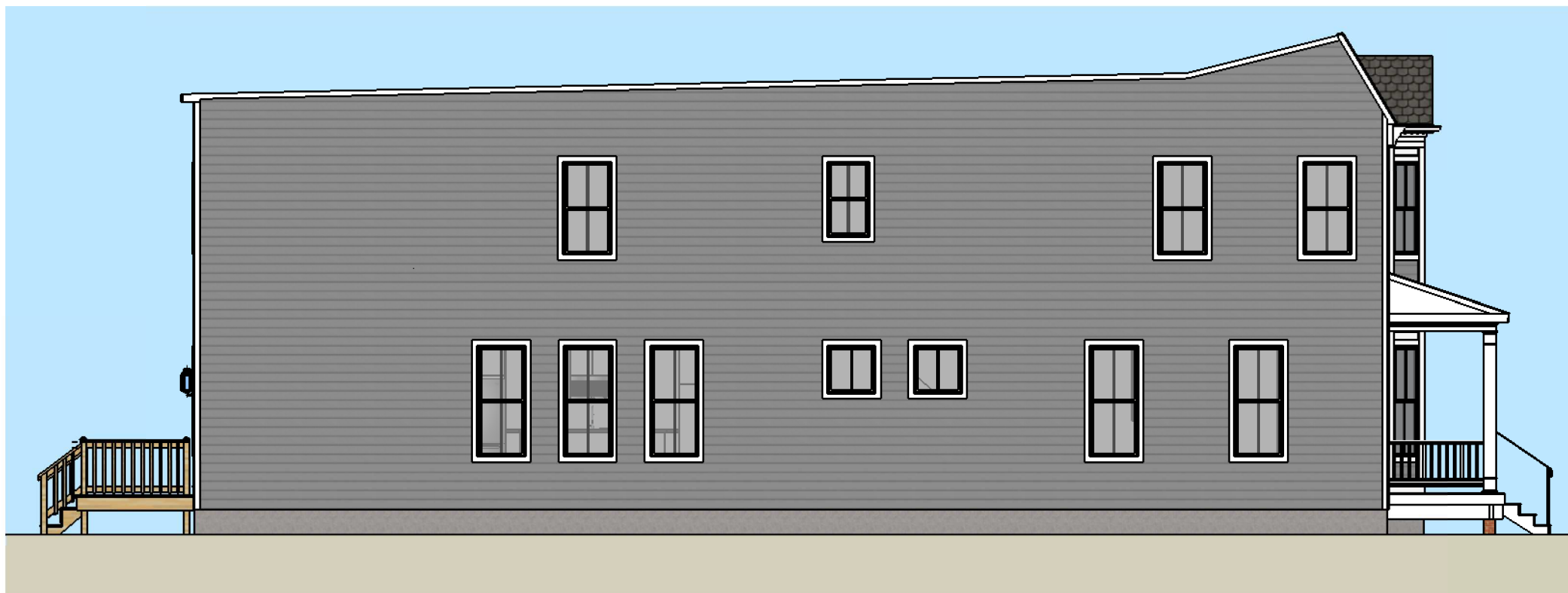
NEW SINGLE-FAMILY RESIDENCE:
312 N 32ND STREET



FRONT / REAR 09



RIGHT ELEVATION



LEFT ELEVATION

Revision notes:

Rev:	Date:	Notes:
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Date:
21 Dec '18

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

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



RIGHT / LEFT **10**



FRONT VIEW

Revision notes:

Rev:	Date:	Notes:
0	21 Dec 2108	CAR Concept Review

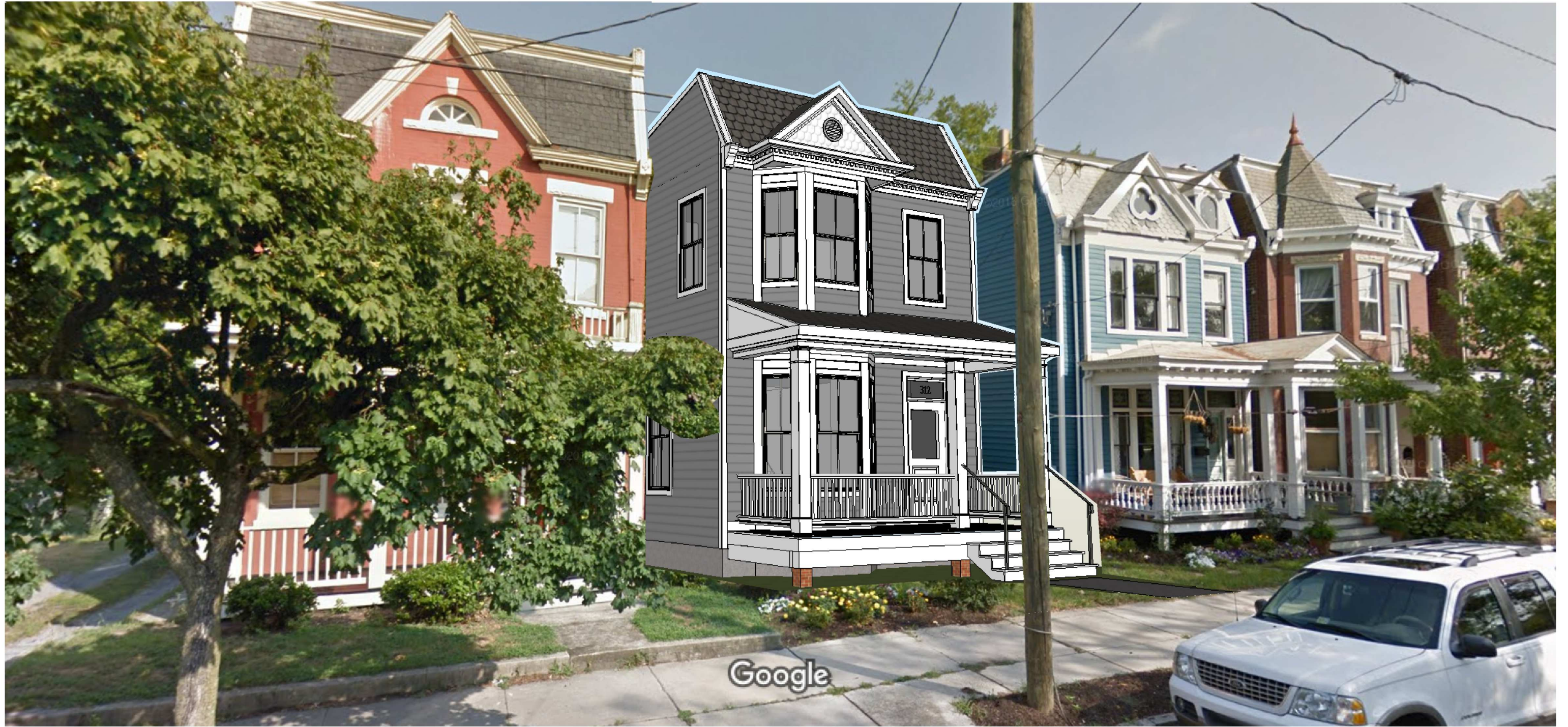
Date:
21 Dec '18

Scale @ 11x17:

NEW SINGLE-FAMILY RESIDENCE: 312 N 32ND STREET



FRONT VIEW **11**



Revision notes:		
Rev:	Date:	Notes:
0	21 Dec 2108	CAR Concept Review

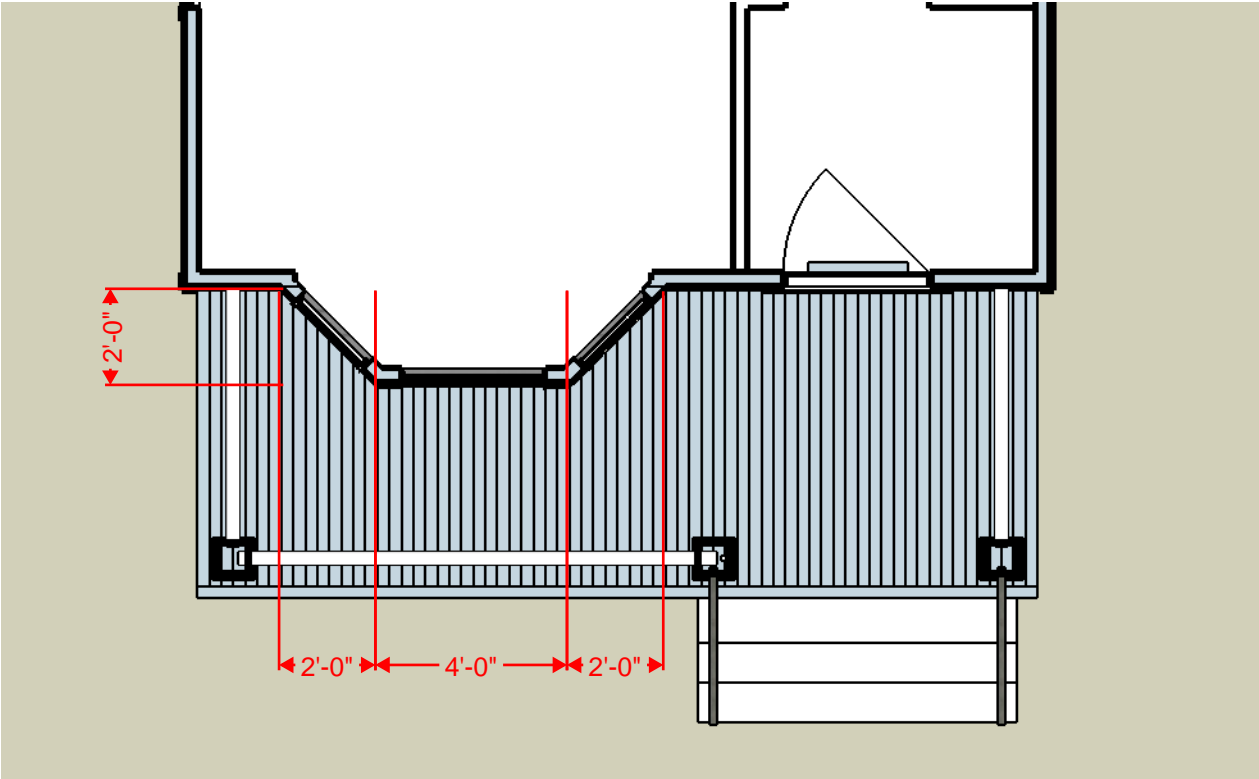
Date:
21 Dec '18

Scale @ 11x17:

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



CONTEXT
 VIEW **12**



312 N 32ND STREET NEW SINGLE-FAMILY RESIDENCE

ST. JOHN'S CHURCH OLD & HISTORIC DISTRICT

**RICHMOND COMMISSION OF ARCHITECTURAL REVIEW
CONCEPT REVIEW SUBMISSION**

SUPPLEMENTAL INFORMATION

PREPARED: JANUARY 7, 2019

APPLICANT: CENTER CREEK HOMES c/o Greg Shron

PROPOSED EXTERIOR MATERIALS

Siding	Fiber cement lap, painted
Windows	Wood / Composite SDL Double-Hung, painted
Trim / Cornice	Wood / Composite, painted
Entry Door	Fiberglass Flush-Glazed, painted
Roofing (front)	Composite Tile, e.g. EcoStar Empire Slate