



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 803 Jessamine 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): Contract Purchaser

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; see attached narrative

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 1-29-2021



803 JESSAMINE STREET

NEW SINGLE-FAMILY DETACHED RESIDENCE

UNION HILL HISTORIC DISTRICT

RICHMOND COMMISSION OF ARCHITECTURAL REVIEW - CONCEPT REVIEW

PREPARED: JAN 29, 2021

APPLICANT: CENTER CREEK HOMES c/o Greg Shron

PROJECT DESCRIPTION:

The submission depicts a new detached, 3-story, 2,025 square-foot single-family home on a 1,359 square-foot vacant lot at 803 Jessamine Street. The lot is irregularly shaped, sits just north of Cedar Street in the Union Hill Historic District and is zoned R-63 Multifamily Urban Residential. In keeping with this zone's intent to "encourage development of medium density neighborhoods", its regulations establish a minimum building height of two stories and a maximum of three stories, with four-story construction allowed on corner lots.

In order to provide high-quality outdoor living space for the proposed home, given the size and geometric constraints of the lot, the design features a set-back third floor that opens onto a rooftop terrace. This is similar in concept to previous Center Creek projects approved by the Commission at 519 St. James Street and 910/912 N 25th Street.

The exterior language trends toward contemporary, while respecting proportions typical of single-family homes in Union Hill. Dark horizontal siding is punctuated by front and rear projected bays with a stained finish; the third floor is treated as a "monitor" and rendered in a lighter board-and-batten siding to minimize its visual impact. Ornament is used sparingly, with bronze-colored metal accents visible on the front porch overhang and parapet wall caps.

Primary exterior materials are 7" exposure fiber-cement smooth lap siding, 4" exposure stained fiber-cement siding, prefinished aluminum 1-over-1 double-hung windows, painted trim / built-up cornice and prefinished aluminum canopy and coping.

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

NEW 3-STORY, SINGLE-FAMILY, DETACHED HOUSE
IN RICHMOND'S HISTORIC UNION HILL NEIGHBORHOOD

803 JESSAMINE ST. HOUSE

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 803 JESSAMINE STREET
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COVER SHEET
CS

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**NOT FOR
CONSTRUCTION**

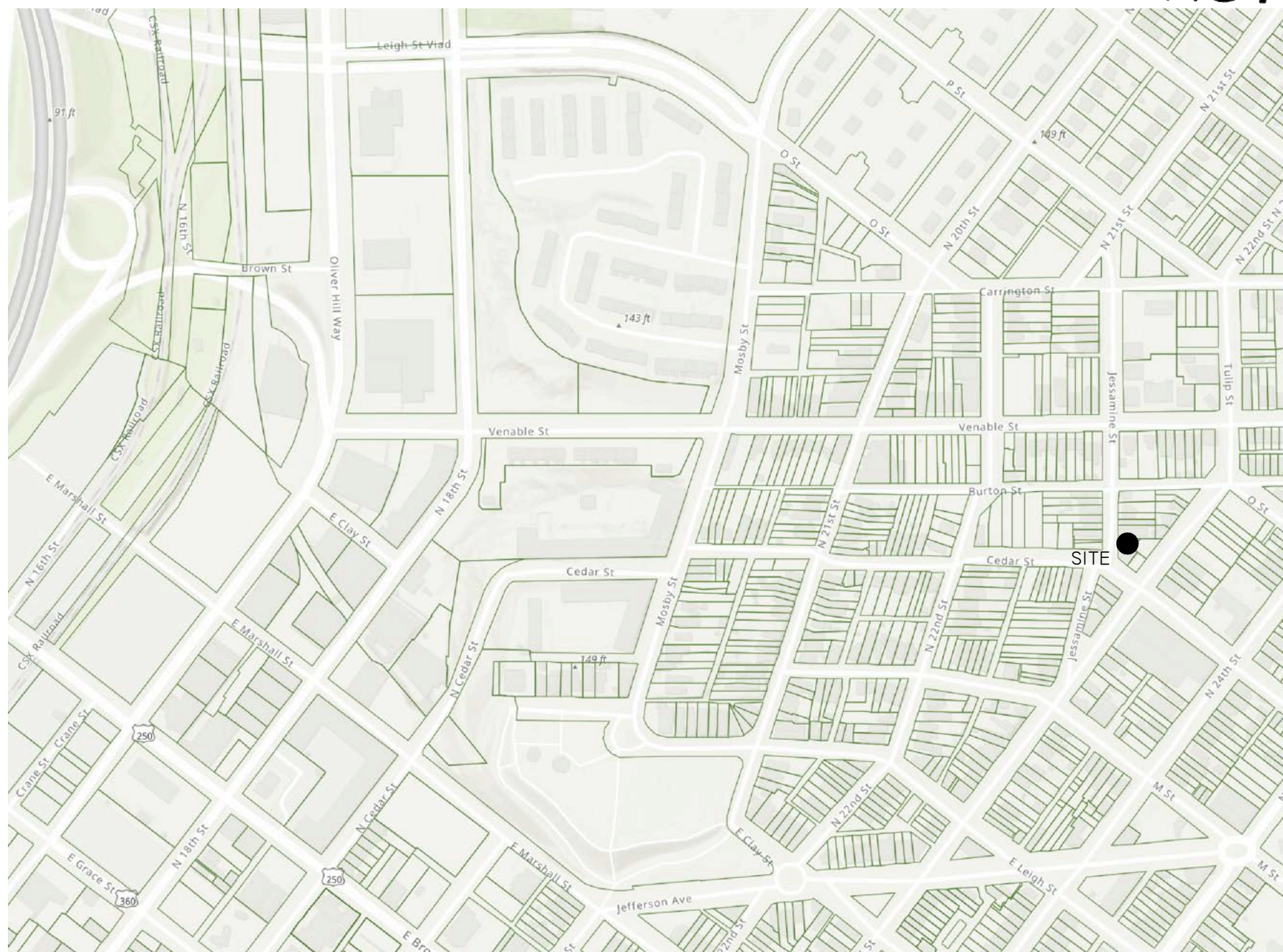
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ARCH. SITE PLAN,
SITE MAP, ZONING INFO

CI.2

ZONING INFORMATION:	
LOT ZONED R-63	
HOUSE CONDITIONED AREA:	758
FIRST FLOOR:	777 S.F.
SECOND FLOOR:	490 S.F.
THIRD FLOOR:	2,025 S.F.
TOTAL CONDITIONED AREA:	2,025 S.F.
ROOF TERRACE AREA: 285 S.F.	
SETBACKS/YARDS:	
FRONT YARD:	4'±
LEFT SIDE YARD:	3'2"±
RIGHT SIDE YARD:	3'2"±
REAR YARD:	5'-2"±
HEIGHT:	3 STORIES (38' TO PEAK)
LOT SIZE & COVERAGE:	
LOT WIDTH:	26.5'
LOT AREA:	1,359 S.F.
LOT COVERAGE:	777 S.F.
COVERAGE PERCENTAGE:	58%



2-STORY
FRAME
DWELLING

NO. 807

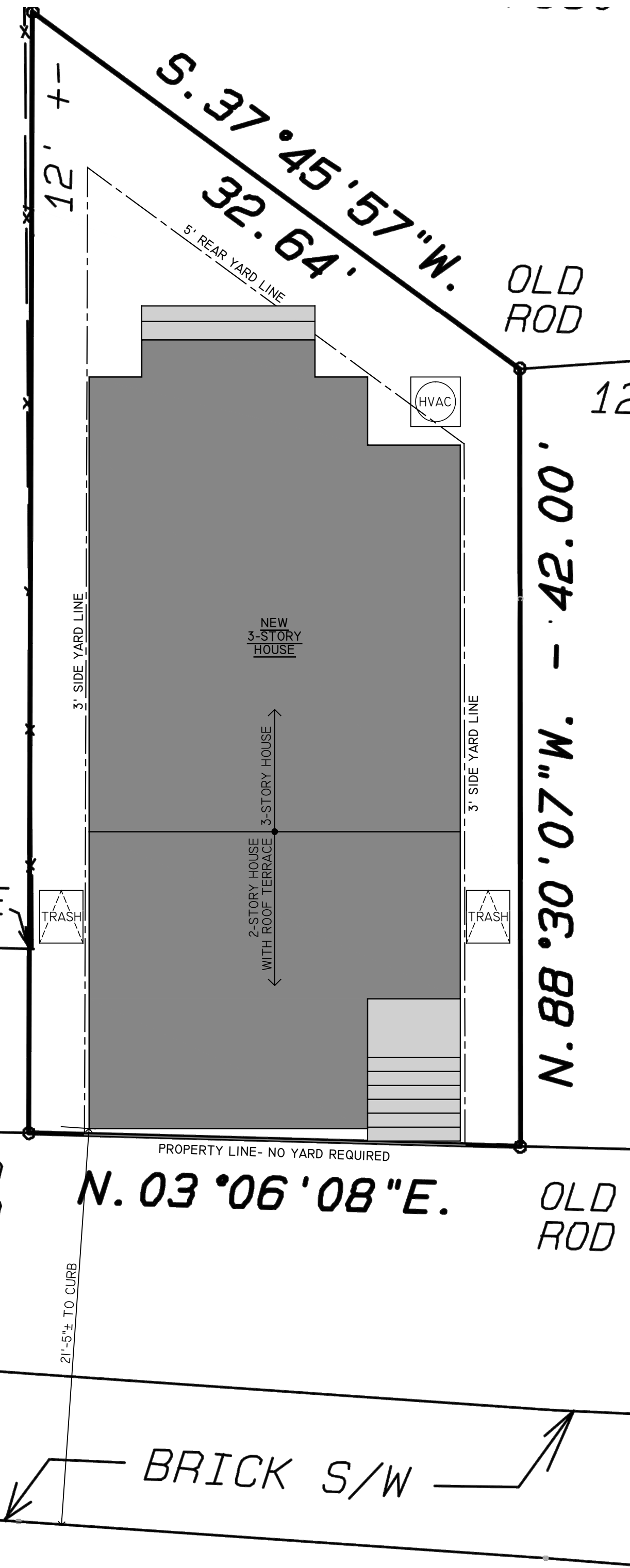
FENCE
ONLINE

9.96'

OLD
ROD

PROPERTY LINE- NO YARD REQUIRED
N. 03°06'08"E.

OLD
ROD

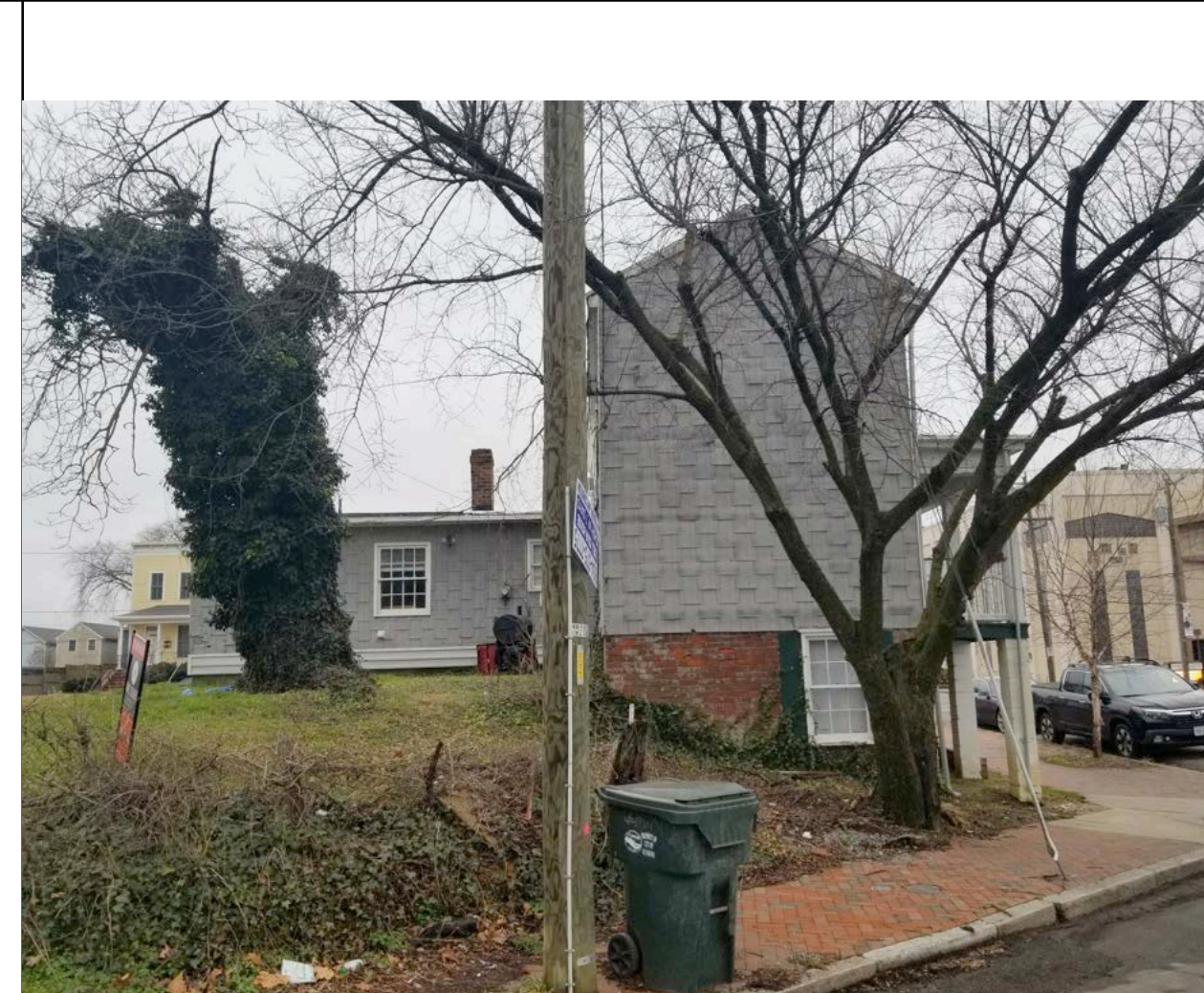




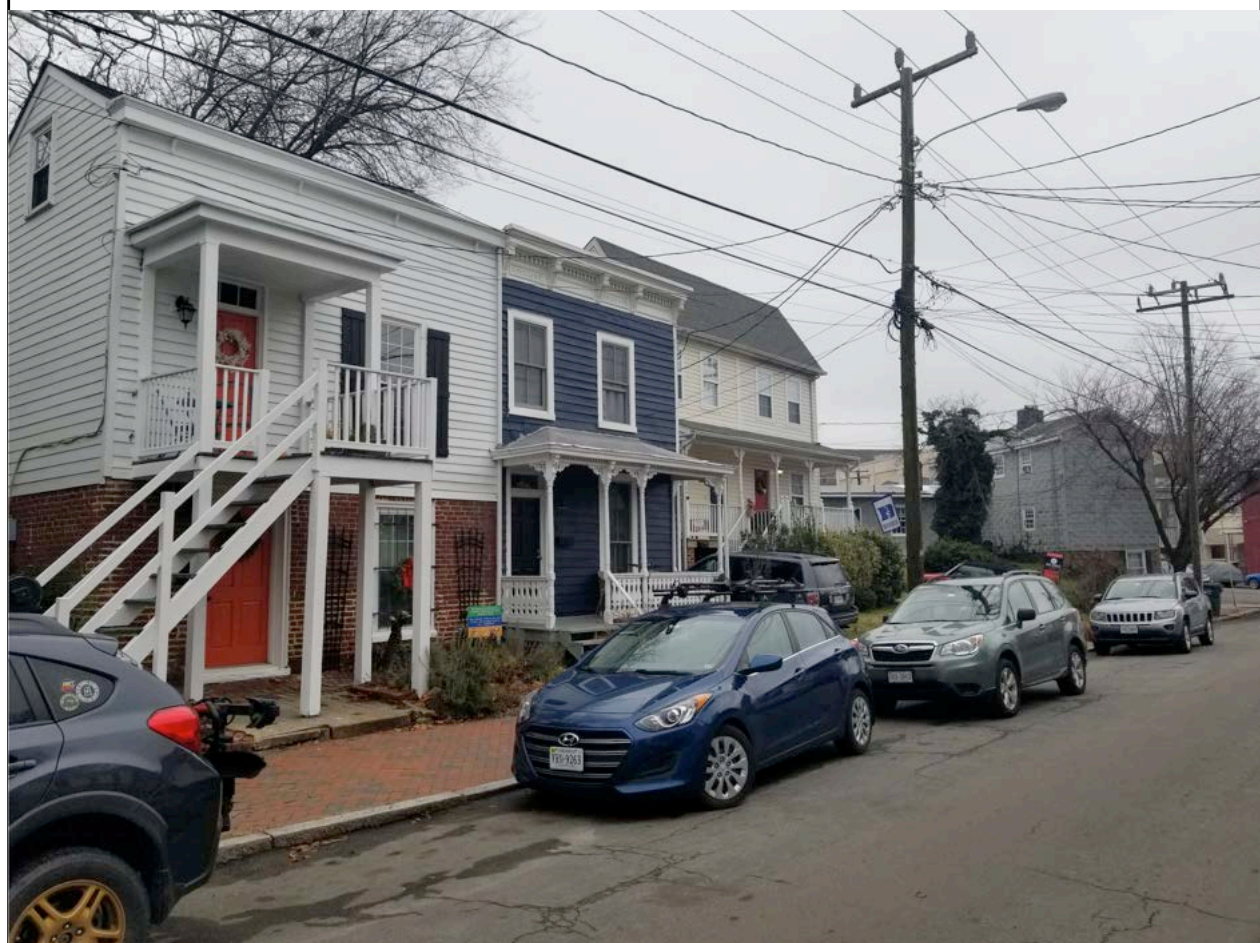
807-809 JESSAMINE - LEFT OF PROJECT LOT



PROJECT LOT - STREET VIEW



2228 CEDAR ST. - RIGHT OF PROJECT LOT



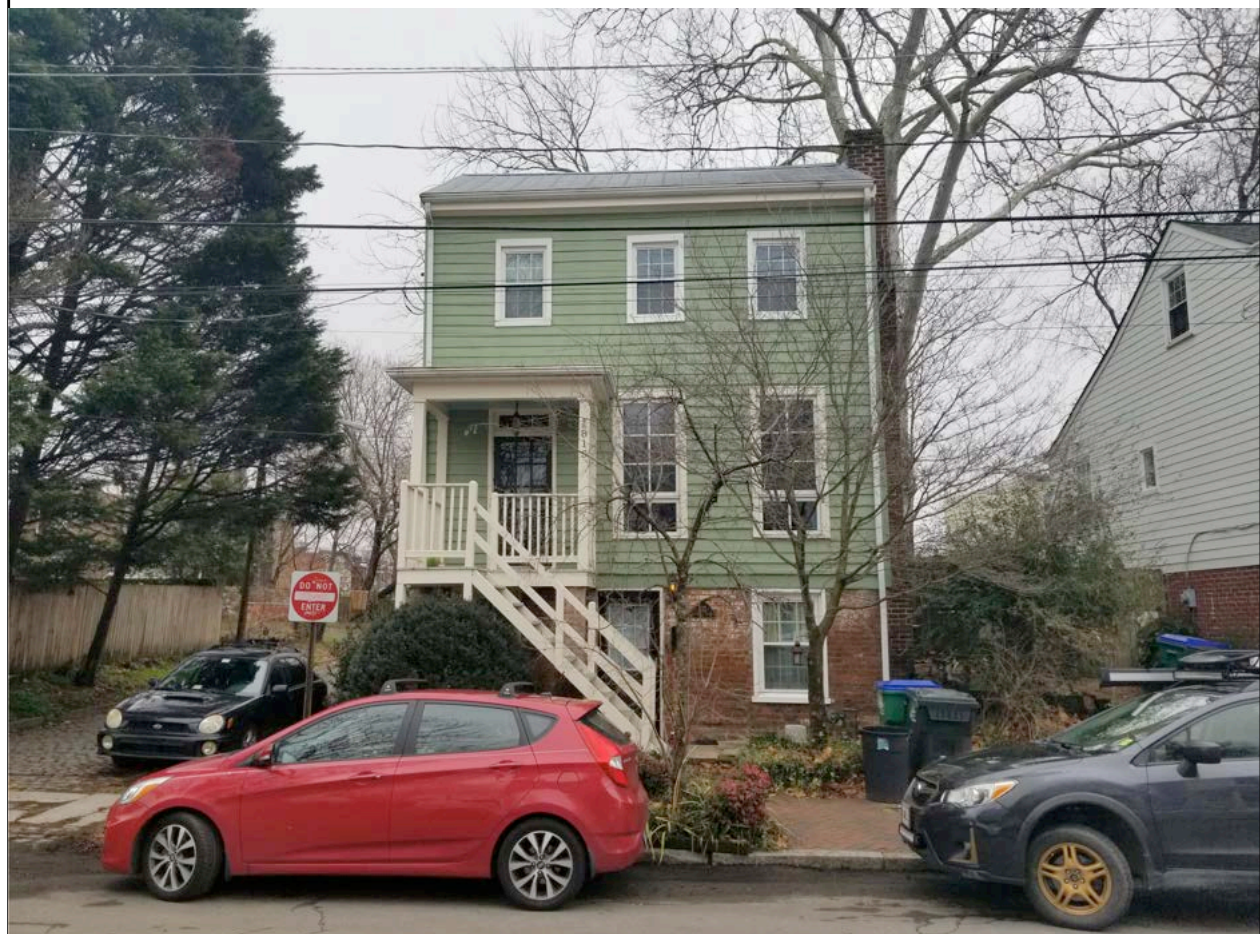
807-813 JESSAMINE ST. - LEFT OF LOT



PROJECT LOT - REAR VIEW



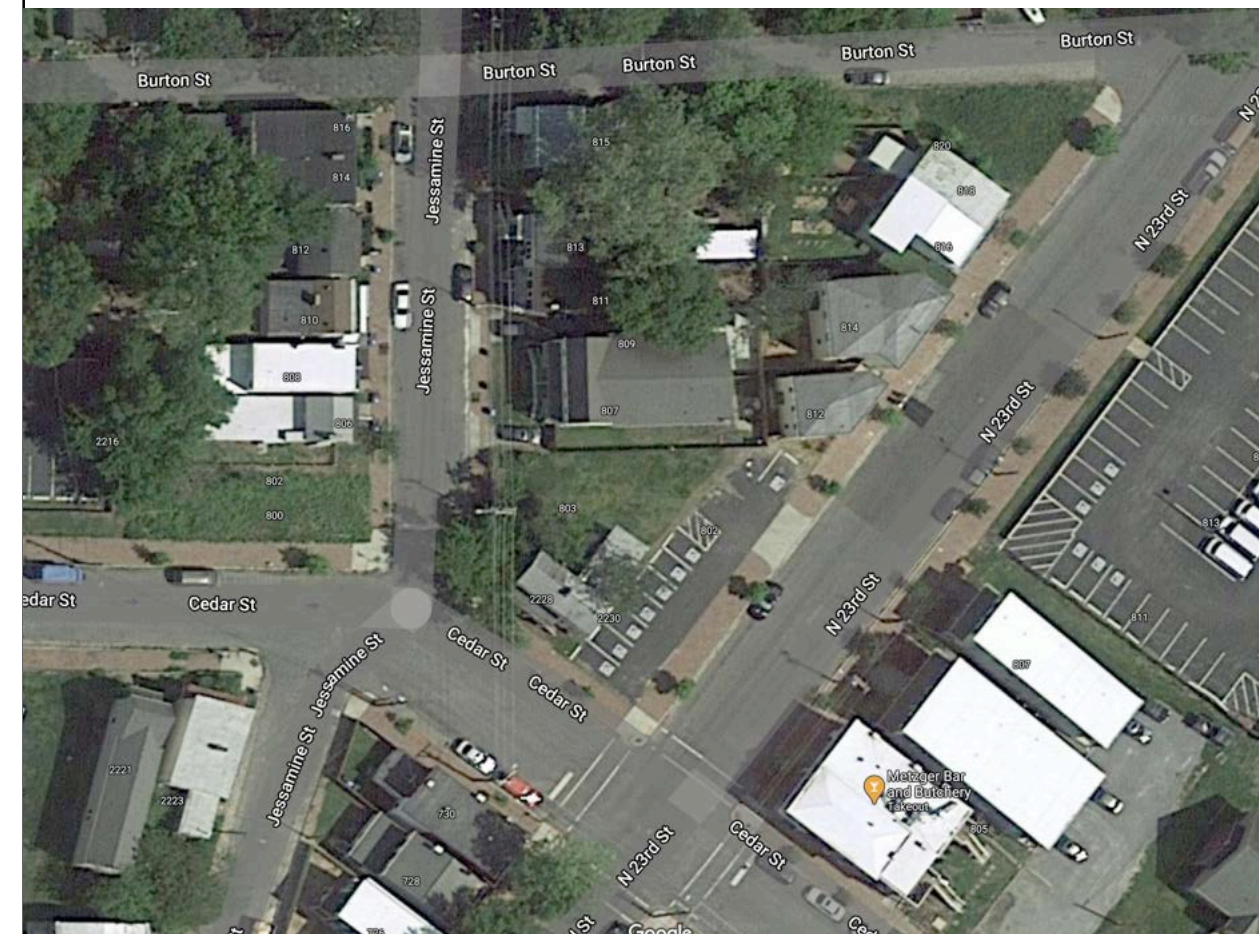
2228 CEDAR ST. - VIEW OF FRONT



815 JESSAMINE ST.



HOUSES ACROSS JESSAMINE ST. FROM LOT



SATELLITE VIEW OF PROJECT LOT



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AREA PHOTOS
XI.1

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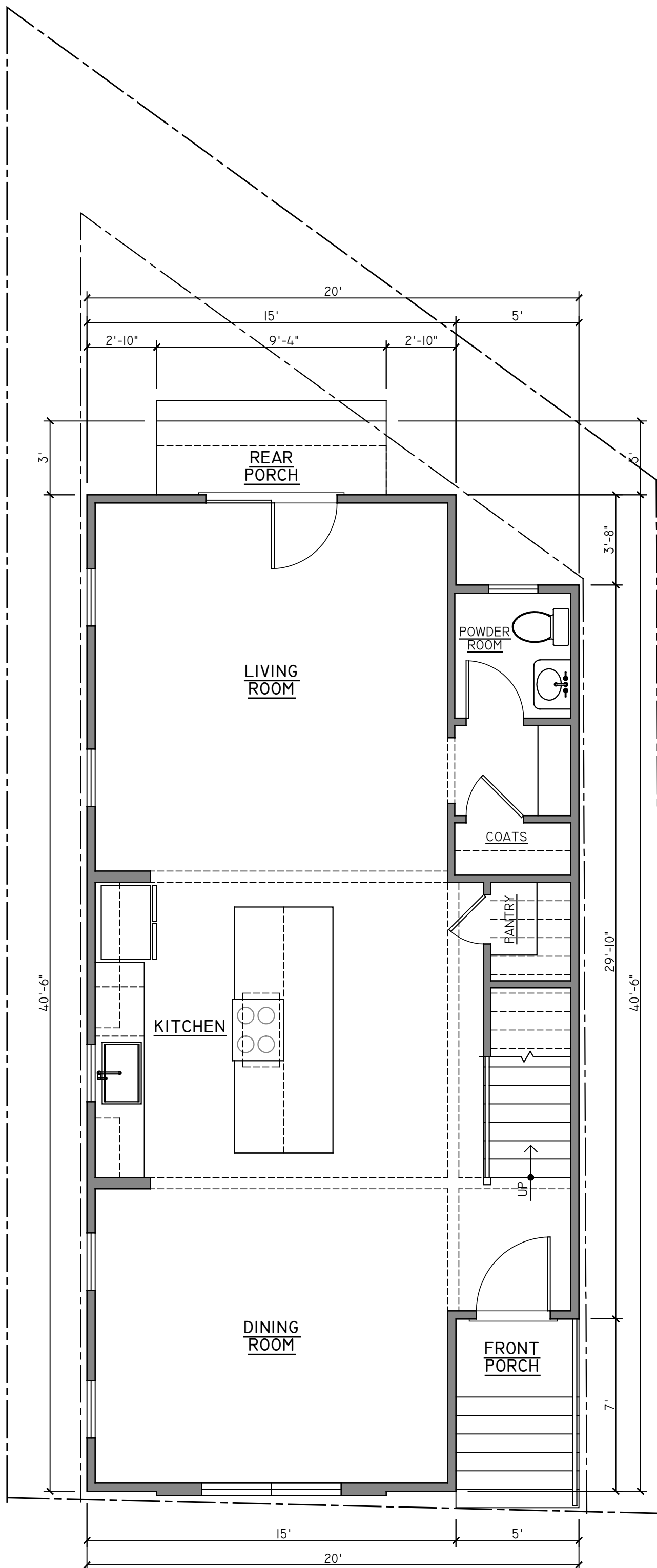
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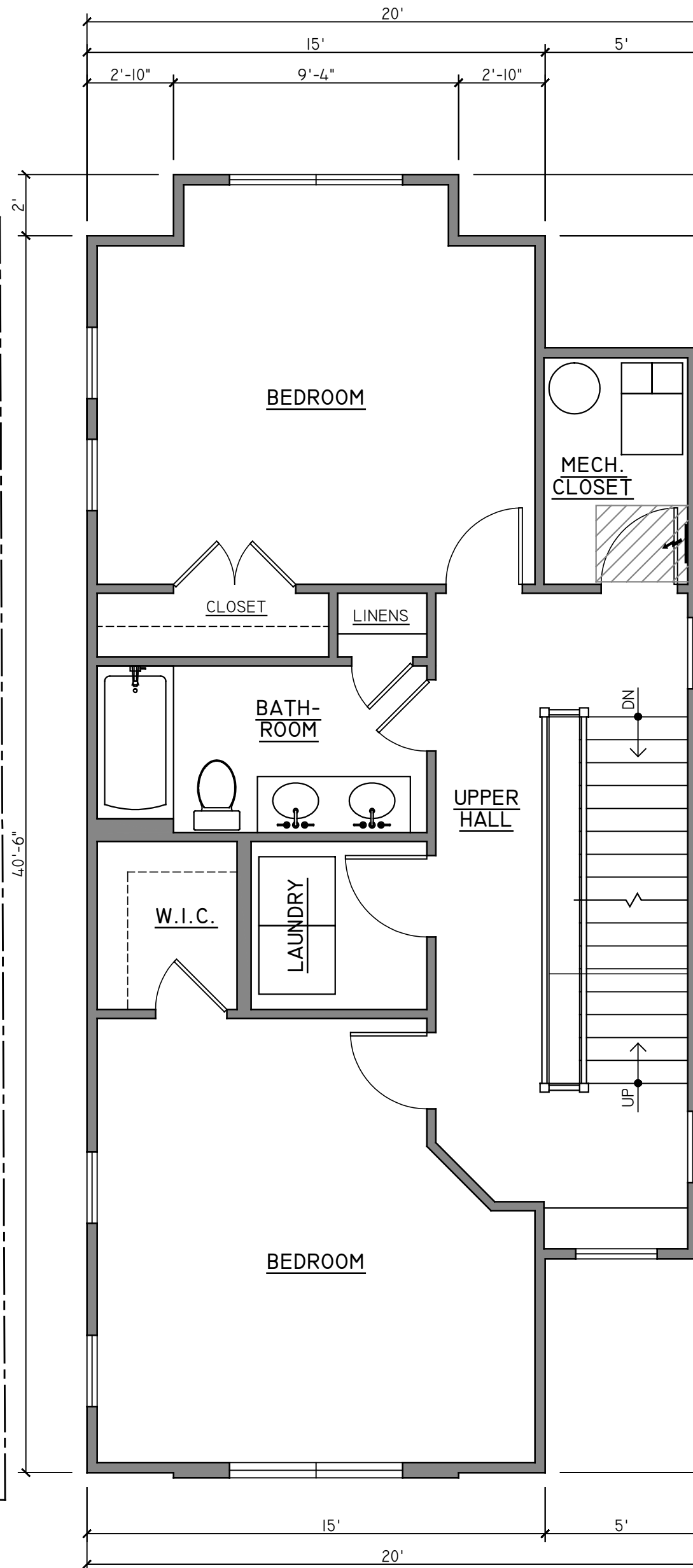
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FLOOR PLANS

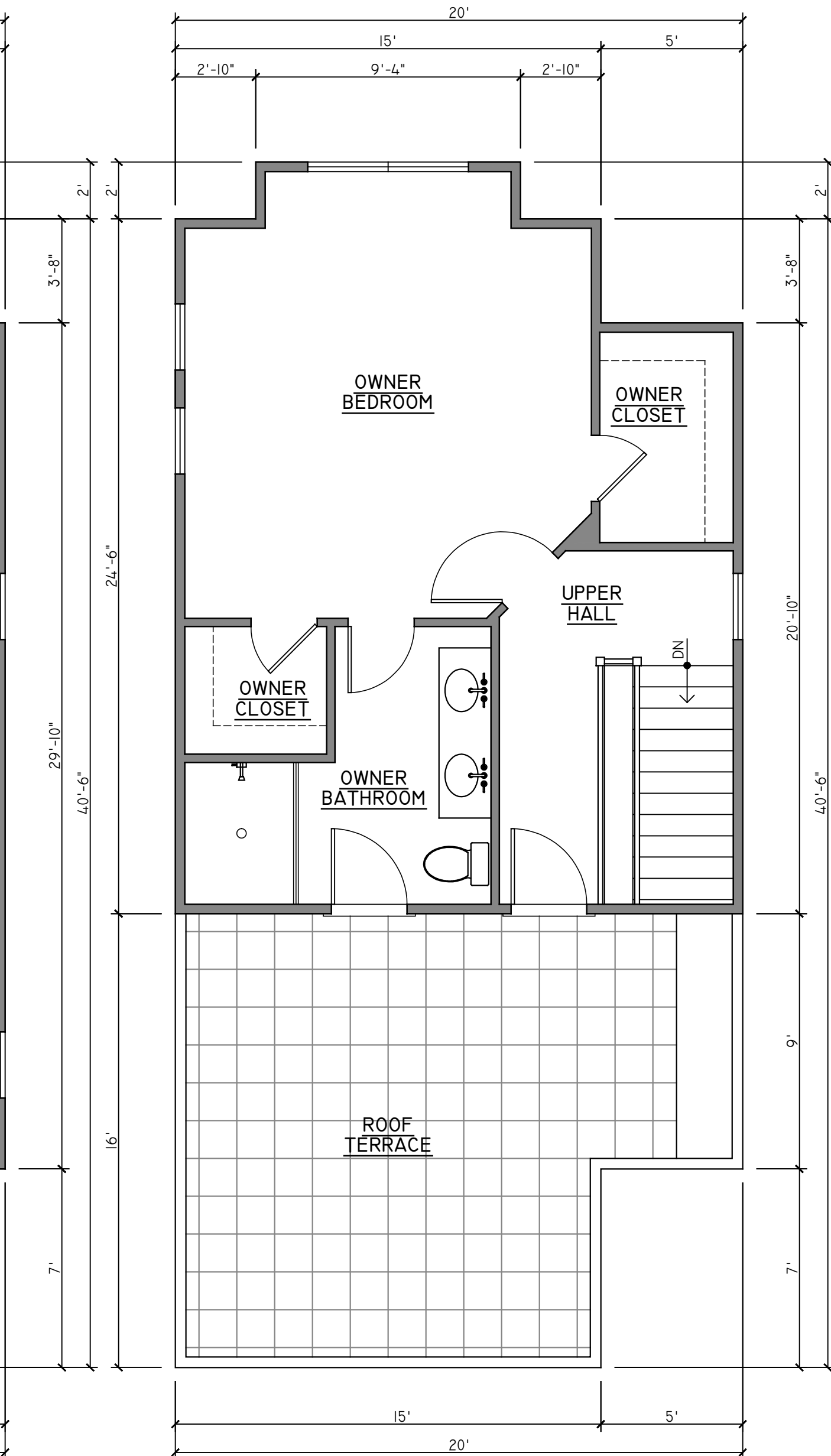
AI.1



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



02 | SECOND FLOOR PLAN
1/4" = 1'



03 | THIRD FLOOR PLAN
1/4" = 1'

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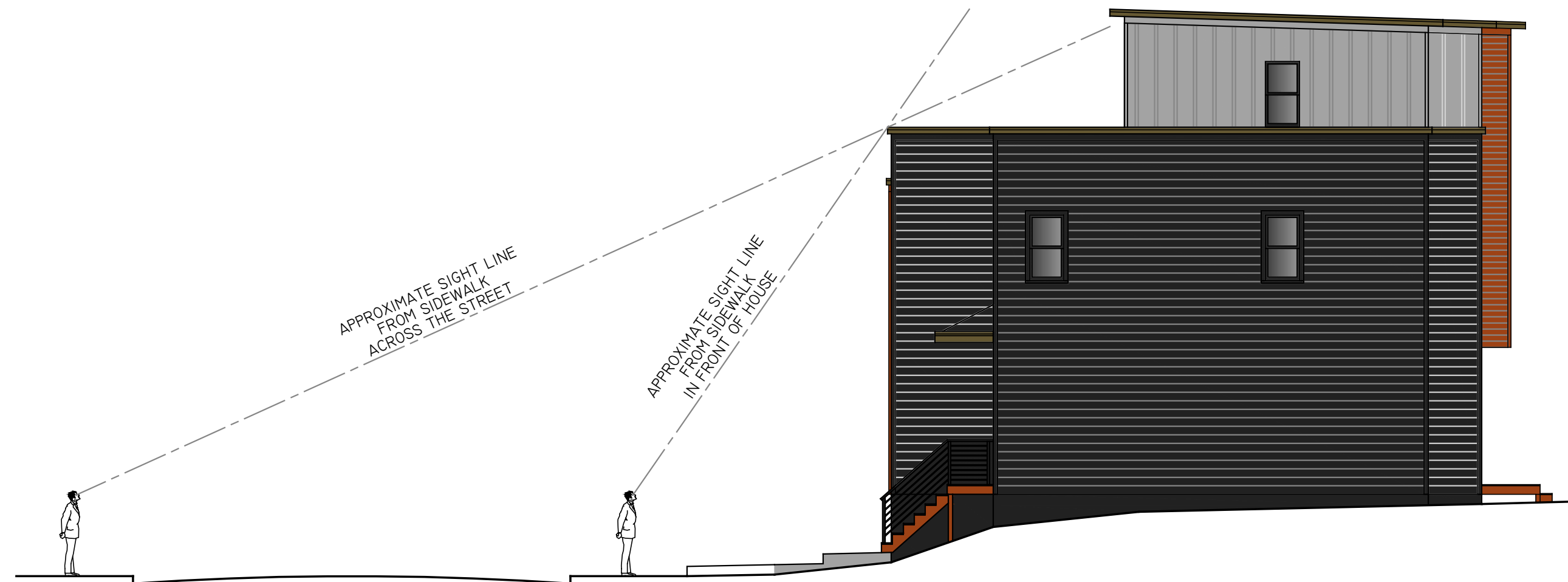
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CONTEXT ELEVATION
 & SIGHT LINE STUDY

A2.0



02 | SIGHT LINE STUDY
 1/8" = 1'



01 | CONTEXT ELEVATION
 3/16" = 1'



EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	DARK GRAY/BLACK
02	HARDIE SMOOTH LAP SIDING - 7" EXPOSURE	IRON GRAY
03	"WOODTONE" CEMENTITIOUS SIDING - 7" EXPOSURE	MOUNTAIN CEDAR LOOK
04	HARDIE SMOOTH BOARD & BATTEN SIDING	LIGHT GRAY
05	COMPOSITE/HARDIE TRIM	MATCH SURROUNDING SIDING
06	COMPOSITE/HARDIE SOFFITS	PETERSON AGED BRONZE
07	DOORS - SOLID WOOD	PAINTED DEEP RED
08	WINDOWS - CLAD WOOD	FACTORY BLACK
09	FRONT PORCH: P.T. WOOD FRAMING WRAPPED IN COMPOSITE TRIM, T&G COMPOSITE DECKING	WHITE FRAMING WRAP WITH DARK GRAY DECKING
10	FRONT PORCH ROOF - WRAPPED METAL	PETERSON AGED BRONZE
11	FASCIAS, SOFFITS, ROOF EDGING	PETERSON AGED BRONZE
12	MAIN ROOF - TPO	FACTORY WHITE
13	ALUMINUM GUTTER & DOWNSPOUTS	FACTORY BLACK
14	FRONT PORCH RAILING: HORIZONTAL STEEL	PAINTED BLACK
15	REAR DECK: P.T. WOOD FRAMING & DECKING	NATURAL TREATED WOOD

ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.



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01 | FRONT ELEVATION
1/4" = 1'



02 | REAR ELEVATION
1/4" = 1'

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FRONT & REAR
EXTERIOR ELEVATIONS

A2.1

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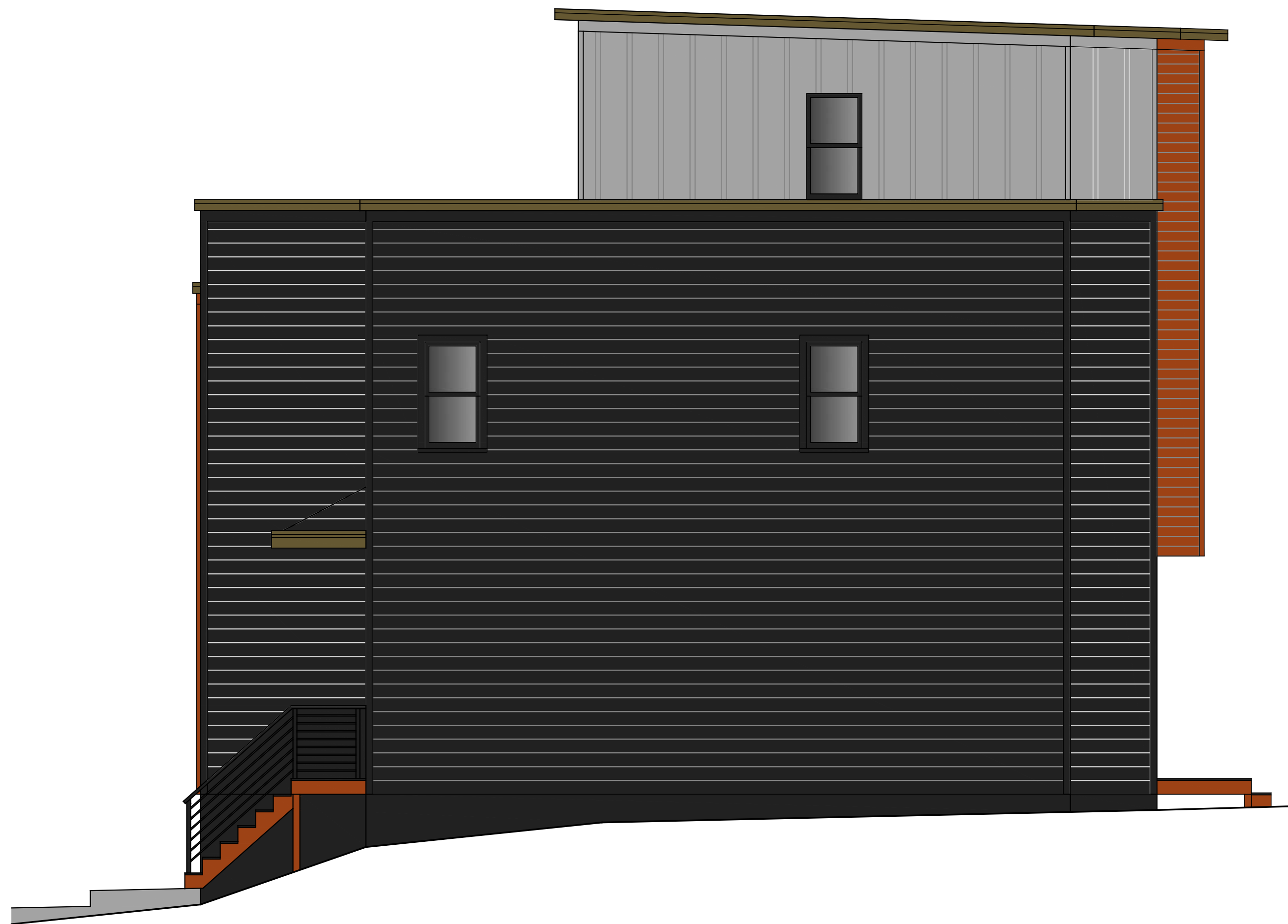
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01 | RIGHT SIDE ELEVATION
1/4" = 1'

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RIGHT SIDE
EXTERIOR ELEVATION

A2.2

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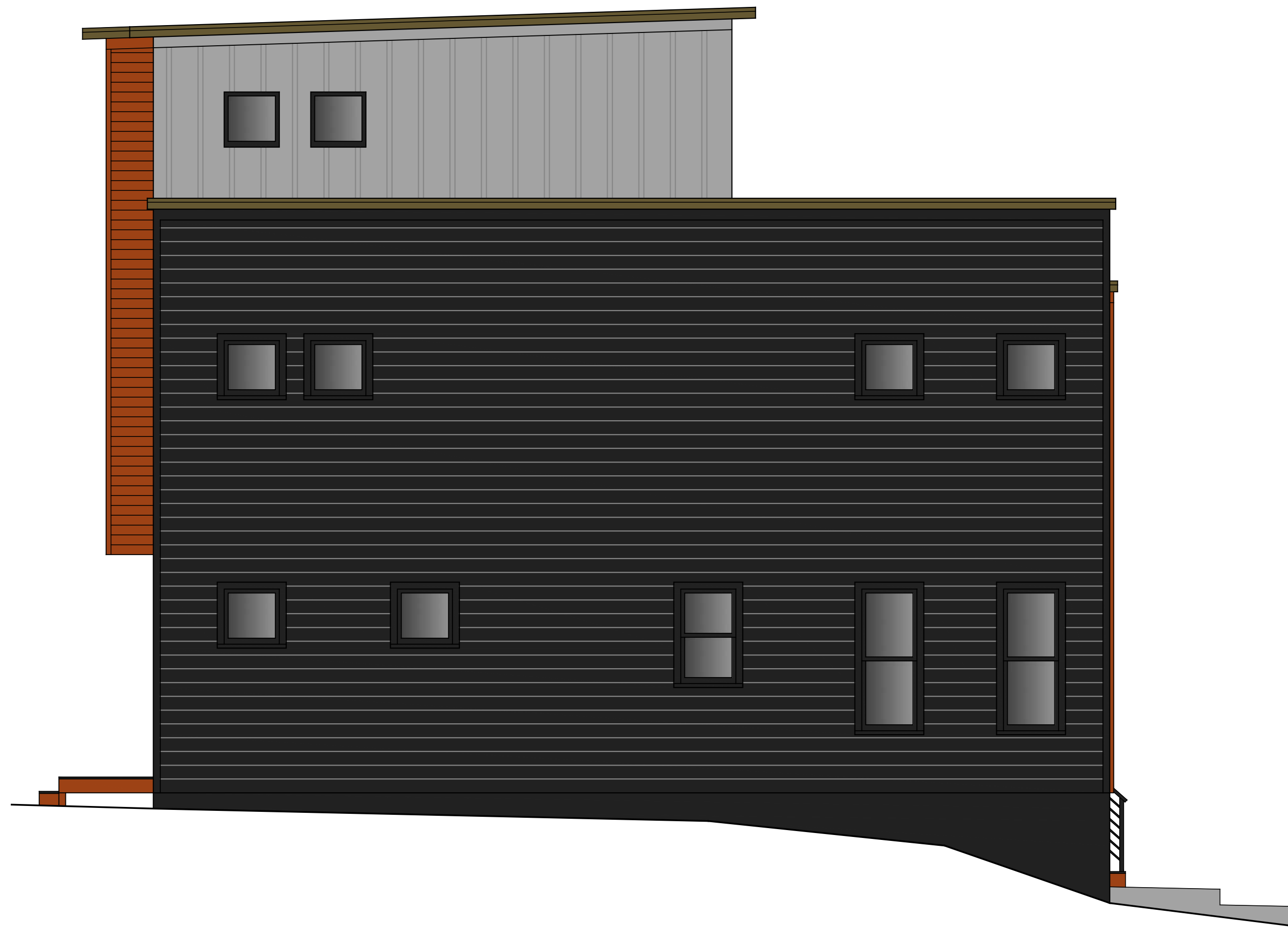
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01 | LEFT SIDE ELEVATION
1/4" = 1'

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LEFT SIDE
EXTERIOR ELEVATION

A2.3