



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

Phone (804) 362-7727

Company Center Creek Homes

Email greg@centercreekhomes.com

Mailing Address 11 S. 12th St #115

Applicant Type: Owner Agent

Richmond, VA 23219

Lessee Architect Contractor

Other (please specify): _____

OWNER INFORMATION (if different from above)

Check if Billing Contact

Name _____

Company _____

Mailing Address _____

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 03/05/2022



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

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.



CERTIFICATE OF APPROPRIATENESS

DEMOLITION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation in office or on site.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for Demolition outlined in Section 30.930.7(d) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: _____

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions

PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location

- elevations (all sides)
- interior views that show structural damage and/or deterioration

DRAWINGS

- legal "plat of survey" showing improvements

DOCUMENTATION

- evidence of any consideration by the owner of uses and adaptive reuses, relocation or re-sale of the property
- rehabilitation cost estimates, itemized and detailed
- comparison costs of rehabilitation of the existing building, demolition of the building and new construction
- report by a licensed structural engineer on the feasibility of rehabilitation
- evidence that the building does or does not contribute to the historic character of the Old and Historic District
- complete architectural plans and drawings of the intended future use of the property (See CAR New Construction checklist)
- plans to reuse or recycle -- list of building materials to be salvaged



207 N 31st Street

TWO NEW SINGLE-FAMILY ATTACHED RESIDENCES

ST JOHN'S CHURCH HISTORIC DISTRICT

RICHMOND COMMISSION OF ARCHITECTURAL REVIEW – 2nd SUBMISSION

PREPARED: March 4, 2022

APPLICANT: CENTER CREEK HOMES c/o Greg Shron

DEMOLITION OF EXISTING STRUCTURE:

The existing structure at 207 N 31st St was not built during the period of architectural significance, and does not contribute to the historic character, of the St. John's Church Old and Historic District; a very strong argument can be made that the structure as it stands today detracts from the architectural character of the district. Walking the surrounding blocks, one notices that the predominant building form features 2-story massing, with 2 bays and a 1-story decorative full width porch. Buildings in the immediate vicinity on E Broad Street have articulated roof lines of false mansards or Italianate cornices. The existing structure at 207 N 31st is a 1-story, side-gable suburban form with a minimal entry portico.

The positioning of the structure on the lot is also not in keeping with the predominant urban patterning found in the district. While all surrounding contributing residential structures are set back between 10' and 15' from the sidewalk, this structure sits approximately 25' from the sidewalk, adding to its suburban character and jarring contrast with its historic surroundings.

Predominant building materials found in the district are brick masonry and painted wood siding. The existing structure at 207 N 31st is constructed with exposed CMU exterior walls that are painted.

The structure itself is in poor condition, with foundation settling issues and dry rot throughout. We have attached a report from a licensed structural engineer highlighting the deteriorated condition of the structure. The PE recommends demolition of the structure due to the following reasons: the entire floor system has extensive dry rot and needs to be removed and replaced, the roof structure is undersized and contains too much damage from water leakage to declare a sound structure, and



based on the cracks in the concrete block walls, there is no certainty the structure will not collapse during framing reconstruction and footing underpinning reinforcement.

The standards for demolition in the City's Old & Historic District Design Guidelines discourage demolition of "contributing historic properties," and allow for approval of a request for demolition when, among other provisions, "a building or structure is deemed not to be a contributing part of the historic character of an Old and Historic District." According to the description of the St. John's Church Old and Historic District in the Guidelines, "the residences in the neighborhood range from early 19th century Federal style to mid-century Greek Revival, followed by a range of late 19th century styles." The existing structure at 207 N 31st St, built in 1950, fails every single test associated with contribution to the St. John's Church district's historic character: is not in keeping with the **form**, **massing** or **material** of the district's period of historical significance or that of any of the surrounding contributing structures. Furthermore, as documented in the attached report, any effort to rehabilitate the structure for suitable and code-compliant habitation would not only entail significant risk, but also require a massive financial investment, entirely unfeasible without the use of historic preservation tax credits. Critically, due to all the factors listed above, the structure meets *none* of the Secretary of the Interior's standards for these tax credits, and any such application would be immediately rejected by the Virginia Department of Historic Resources.

Center Creek Homes looks forward to replacing the existing unfortunate structure at 207 N 31st St with two carefully designed and well-built new homes, which will respect and contribute to the unique and rich character of the district.

PROJECT DESCRIPTION:

The submission depicts a pair of new attached, 3-story, 2,811 square-foot single-family homes with a 2-story massing at the street and a third floor and rooftop deck located at the rear. The existing structure sits on a pair of 2,838 square foot platted lots with the property line running through the center of the building. Each lot is 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, the proposed design features a rooftop terrace off the third-floor bonus room. The community expressed concern about having the rooftop terraces on the façade of the building. In response to those concerns, we have moved these spaces to the rear of the homes.

The exterior language is a modern take on the historic building form of many buildings in the St John's Church Historic District. It has a two-story primary façade, with a setback third floor and rooftop terrace located at the rear of the structure.

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. Our proposal depicts several options for exterior materials, including the use of smooth 4'x8' hardiboard panels in a running bond pattern.

In response to the Community and Commission's comments, we redesigned the side elevation that is visible from the adjacent alley. We pushed the 3rd floor element to the back of the home and recessed the associated side elevation plane on the 1st and 2nd floors. In keeping with the surrounding homes, we redesigned the back half of the home to appear as an addition to the front portion of the home. We modified the front porch, turning the steps to the side to reflect the actual on-site conditions.

Per the Community and Commission's recommendation, we have recorded a public access easement over the makeshift alley located on our property. We have provided a structural analysis of the existing building, as well as a budget to repair and rehab the property. In addition, we have provided a thorough analysis of the demolition guidelines with respect to conditions of the existing home.

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

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".
 CURRENT OWNER: CCR3 HOLDINGS LLC ID 2021-28813 AND 2022-861



H STEPHEN MCKAY &
 KAREN PARKER MCKAY
 ID 2016-10456
 TM# E0000732016

12' PUBLIC ALLEY

535'00"00"W

PUBLIC ALLEY

PROPOSED 16' PUBLIC
 ACCESS EASEMENT
 FOR INGRESS/EGRESS

H STEPHEN MCKAY &
 KAREN PARKER MCKAY
 ID 2016-10456
 TM# E0000732037

BRADLEY L RUCKART
 ID 2017-18768
 TM# E0000732002

KORI L & VALDEZ L MOSELY
 ID 2014-14385
 TM# E0000732001

132.00
 S55°01'53"E

T.M.# E0000732043
 2838.0050 FT
 0.0652ACRES

132.00
 N55°01'53"W

T.M.# E0000732034
 2838.0050 FT
 0.0652ACRES

132.00
 N55°01'53"W

16' PUBLIC ALLEY

21.50

21.50

N35°00'00"E

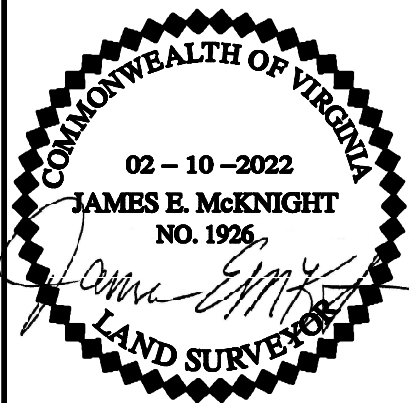
APRON

165.32' TO THE SOUTH LINE
 OF E. BROAD STREET

N. 31 ST STREET

66' +/- R/W

PLAT SHOWING PROPOSED EASEMENT
 ON No. 207 AND No. 209 N. 31 ST STREET
 IN THE CITY OF RICHMOND, VIRGINIA.



SCALE: 1" = 25'

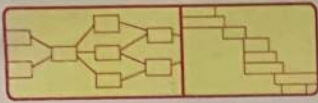


McKNIGHT & ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646

JOB NUMBER: 90093707EASE



Klaus J. Worrell, P.C.

Consulting Engineer

I-ENG-A OF MID ATLANTIC VA Professional Forensic Engineering
605 Research Road, Suite A, North Chesterfield, Virginia 23236



7 February 2022

Mr. Scott Gouldman
Center Creek Homes
11 South 12th Street, Suite 115
Richmond, Virginia 23219

RE: STRUCTURAL OBSERVATION
207 NORTH 31ST STREET
PERMIT NUMBER BLDR _____ -2022
CHURCH HILL NEIGHBORHOOD
EAST DISTRICT
CITY OF RICHMOND, VIRGINIA

Dear Mr. Gouldman:

Per your request, I visited the above referenced site to determine the possible renovation of the structure for occupancy.

The floor framing of the first floor has been reinforced, however it has not been properly reinforced and most of the framing is excessively rotted and the entire floor needs to be removed because the framing is unstable for reinforcement.

The roof structure is under sized and contains too much wood rot from water leakage through the roof. The ceiling framing has too much water damage from the water leakage through the roof to declare it to be sound enough to clean and reinforce, it needs to be replaced.

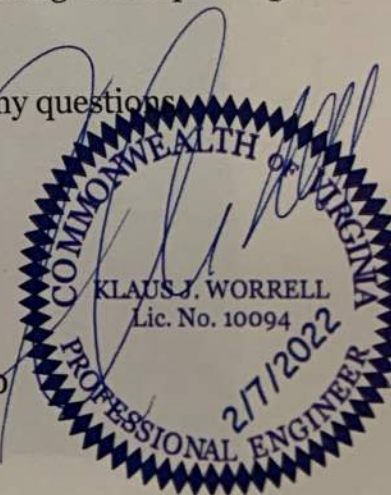
With all of the framing in poor condition and needing to be removed and reconstructed, it leaved the exterior masonry (block) walls and the footing supporting the structure. Based on the cracks in the walls, I cannot certify that the footings as sound for the reconstruction of the framing support of this house. It appears that based on the location and size of the cracks in the walls that the footings need extensive reinforcement with underpinning or total removal and replacement. Removal and replacement will be more cost effective than underpinning. The cracks in the exterior block walls can be covered over after the footings are stabilized.

Since this house was constructed in (or about) 1950 and the condition is less than poor for the age of the structure, removal of the structure is the better option since there is no certainty that the block walls will not collapse during the framing reconstruction and footing underpinning and reinforcement.

Please let me know if you need additional information or if you have any questions.

Sincerely,
Klaus. J. Worrell, P.C.

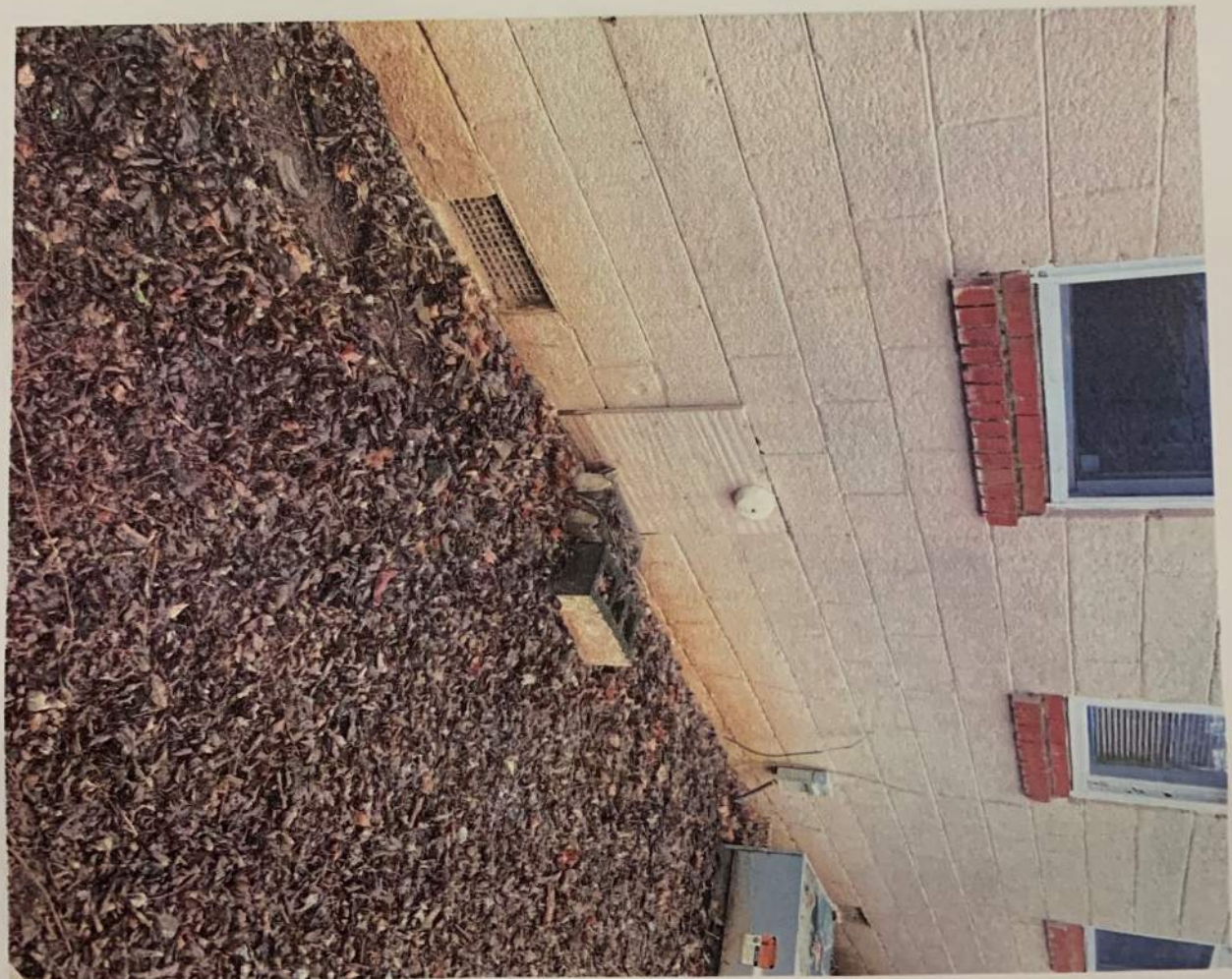
by: Klaus J. Worrell, P.E.
President (804) 241-7970











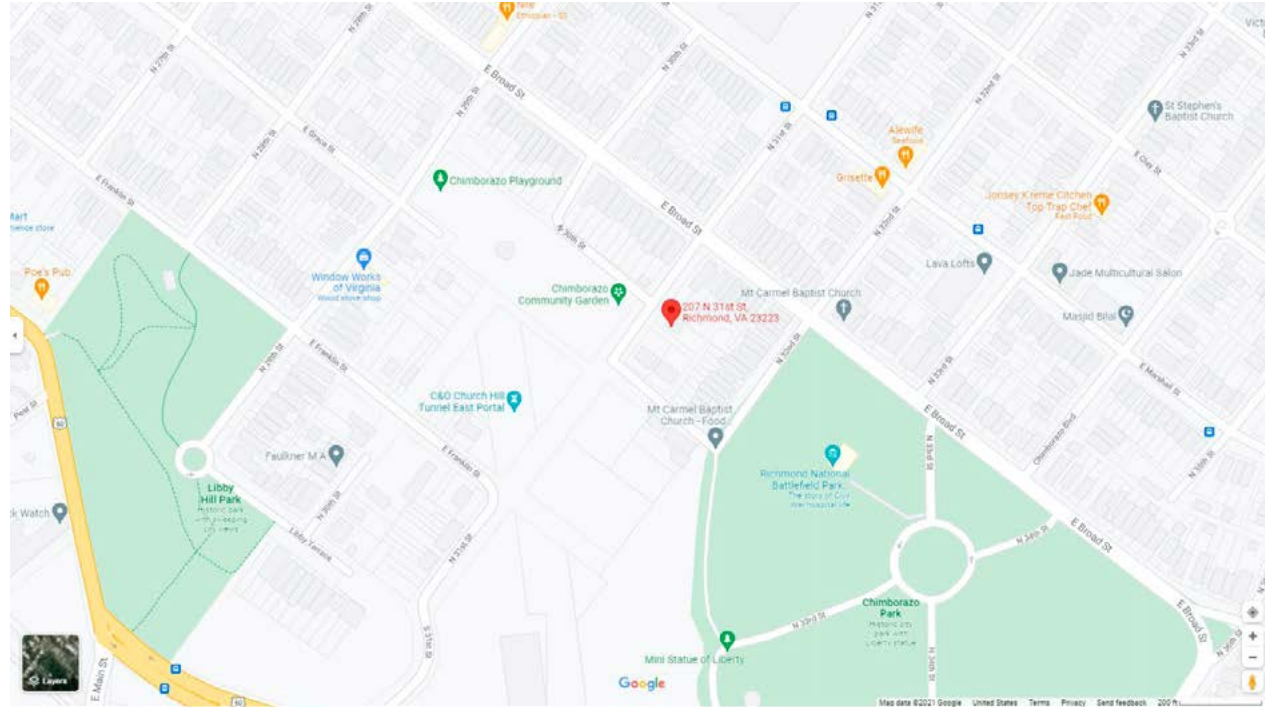


C.A.R. SUBMISSION PACKAGE #1: 207 NORTH 31ST STREET, RICHMOND, VA 23223

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



EXISTING BUILDING CONDITION



FRONT



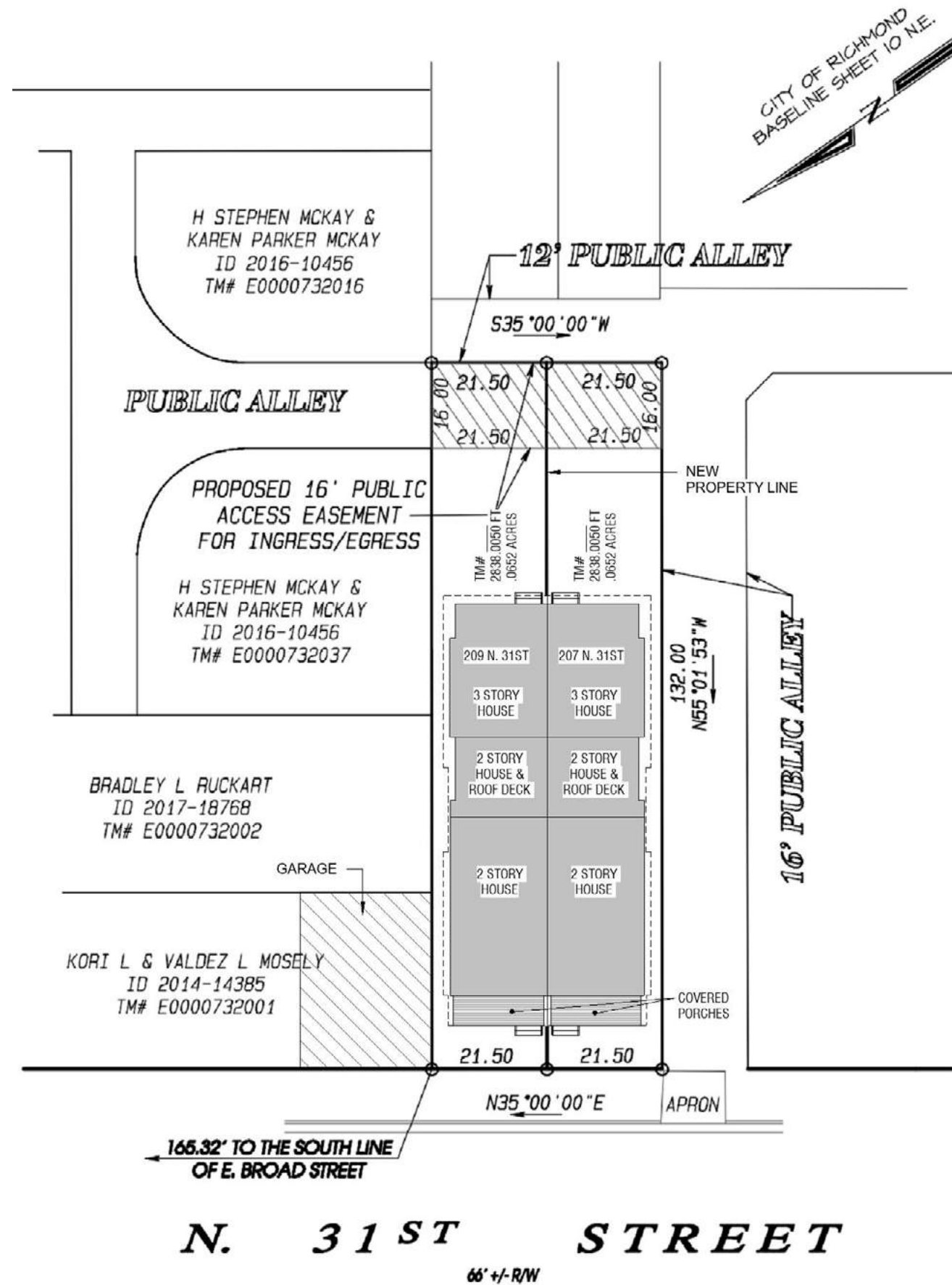
REAR



INTERIOR SETTLING



INTERIOR SETTLING



N. 31ST STREET
66' +/- R/W

PLAT SHOWING PROPOSED BASEMENT ON No. 207 AND No. 209 N. 31ST STREET IN THE CITY OF RICHMOND, VIRGINIA.

ZONING INFORMATION:

ZONED: R-6

TOTAL CONDITIONED AREA: 2890 SF
 FIRST FLOOR: 1176 SF
 SECOND FLOOR: 1287 SF
 THIRD FLOOR: 427 SF

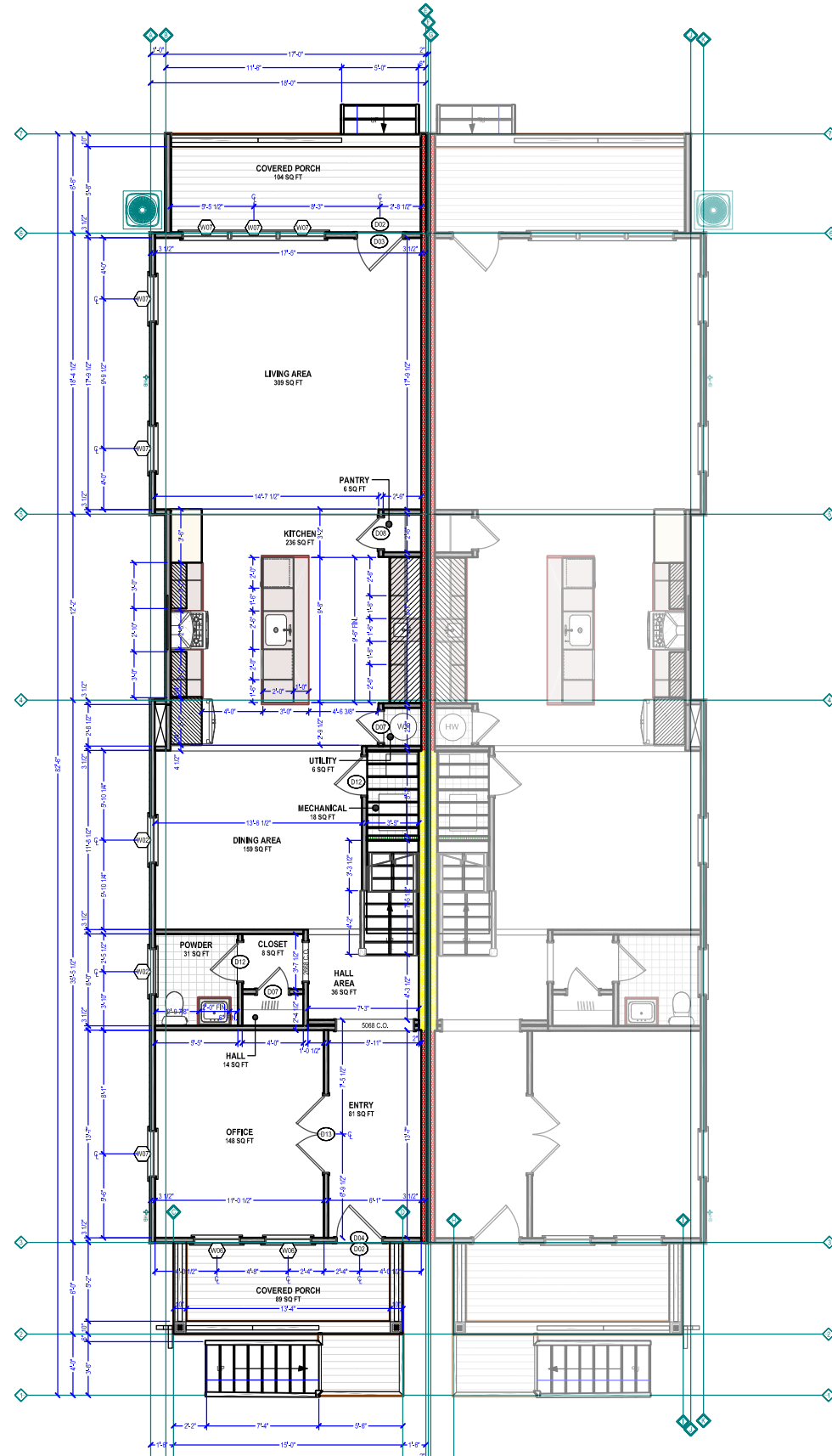
ROOF TERRACE: 276 SF
 COVERED PORCH AREA REAR: 111 SF
 COVERED PORCH AREA FRONT: 112 SF

SET BACKS:
 REAR SETBACK: 45'-9"
 LEFT/RIGHT SETBACK: 3'-3"
 FRONT SETBACK: 14'-0"

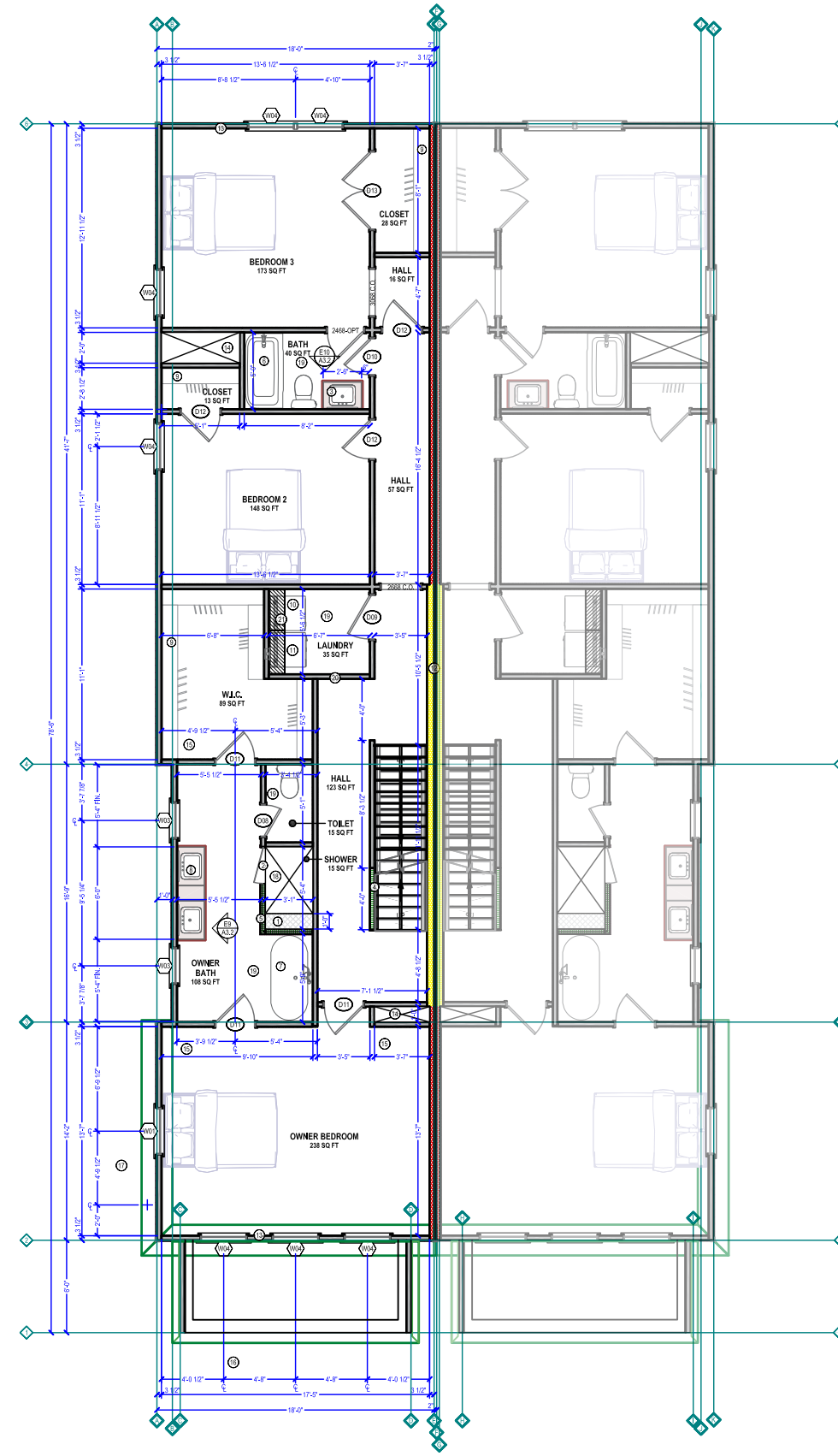
HEIGHT: 3 STORIES, 33'-9" ABOVE GRADE

LOT SIZE AND COVERAGE:
 LOT AREA: 2838 SF
 LOT COVERAGE: 1287, 45%

FLOOR PLANS

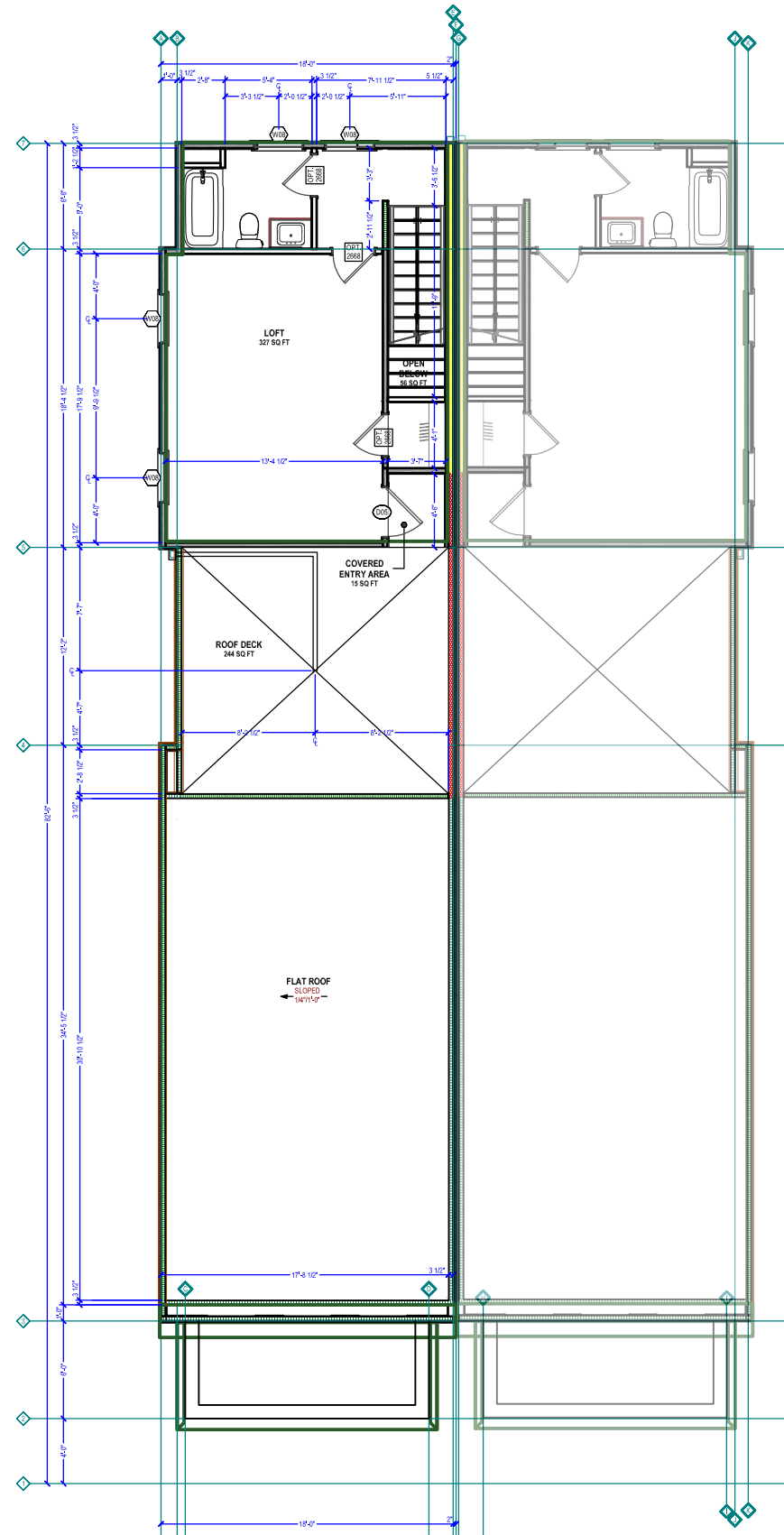


FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"



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

FLOOR PLANS



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

SCHEDULES

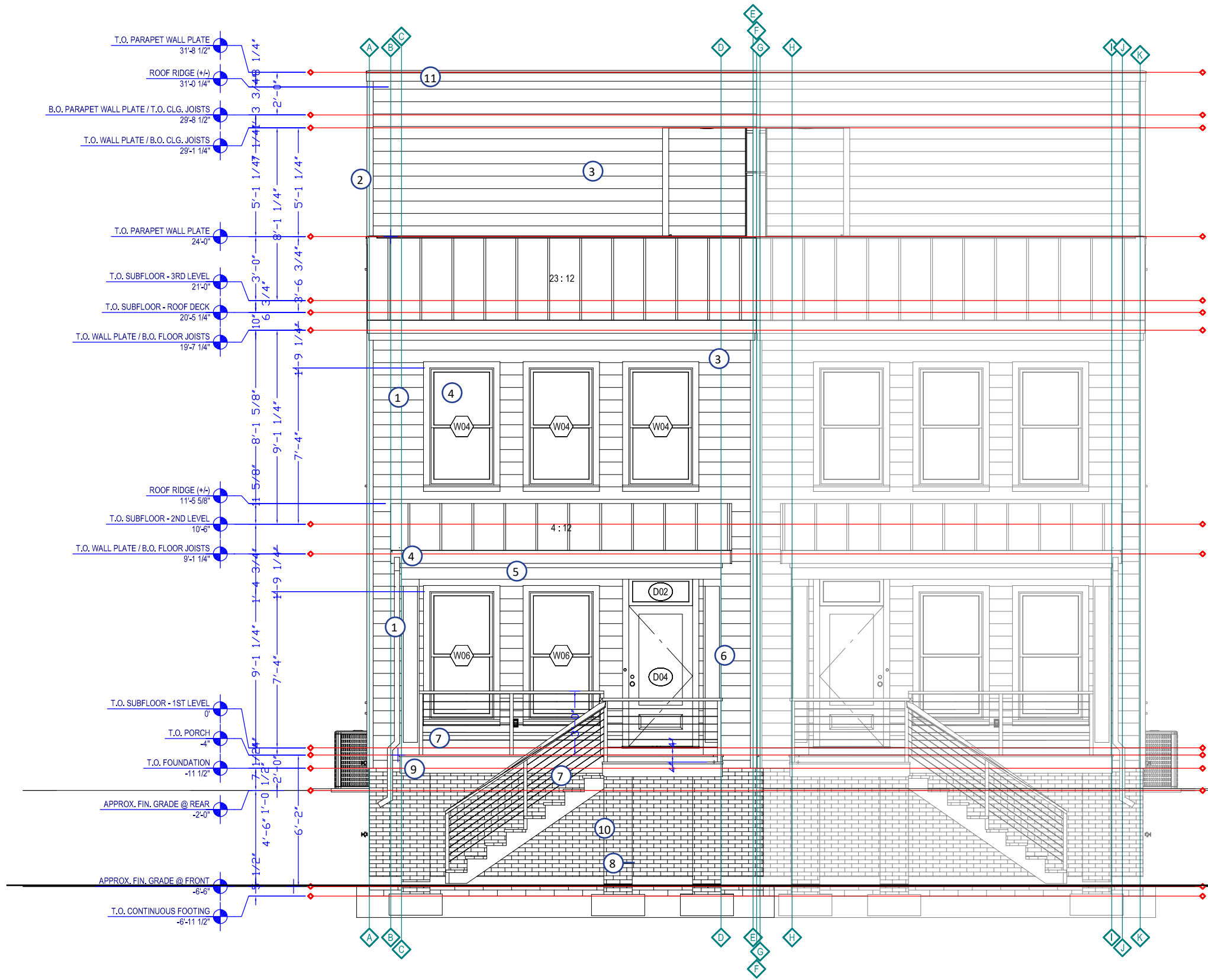
WINDOW SCHEDULE

NUMBER	LABEL	QTY	FLOOR	WIDTH	HEIGHT	TOP	BOTTOM	DESCRIPTION	EGRESS	TEMPERED	DIVIDED LITES
W01	3056DH	1	2	36"	66"	88"	22"	DOUBLE HUNG			1/1
W02	3056DH	2	1	36"	66"	92"	26"	DOUBLE HUNG			1/1
W03	3056DH	1	2	36"	66"	88"	22"	DOUBLE HUNG		YES	1/1
W04	3056DH	8	2	36"	66"	88"	22"	DOUBLE HUNG	YES		1/1
W06	3060DH	2	1	36"	72"	88"	16"	DOUBLE HUNG			1/1
W07	3060DH	6	1	36"	72"	92"	20"	DOUBLE HUNG			1/1
W08	3060DH	4	3	36"	72"	90"	18"	DOUBLE HUNG			1/1

DOOR SCHEDULE

NUMBER	LABEL	QTY	WIDTH	HEIGHT	DESCRIPTION
D01	3028	1	36"	32"	CRAWLSPACE ACCESS
D02	3014 EX	2	36"	16"	EXT. FIXED-GLASS PANEL
D03	3068 L EX	1	36"	80"	EXT. 3/4 LITE ENTRY DOOR
D04	3068 R EX	1	36"	80"	EXT. 3/4 LITE ENTRY DOOR
D05	3068 L EX	1	36"	80"	EXT. HINGED ENTRY DOOR
D06	2668 L IN	4	30"	80"	INT. HINGED DOOR
D07	2068 L IN	3	24"	80"	INT. HINGED DOOR
D08	2068 R IN	1	24"	80"	INT. HINGED DOOR
D09	21068 R IN	1	34"	80"	INT. HINGED DOOR
D10	2468 R IN	1	28"	80"	INT. HINGED DOOR
D11	4068 L/R IN	1	48"	80"	INT. HINGED DOOR
D12	2668 R IN	4	30"	80"	INT. HINGED DOOR
D13	5068 L/R IN	2	60"	80"	INT. HINGED DOOR
D14	2468 L IN	1	28"	80"	INT. HINGED DOOR

ELEVATIONS

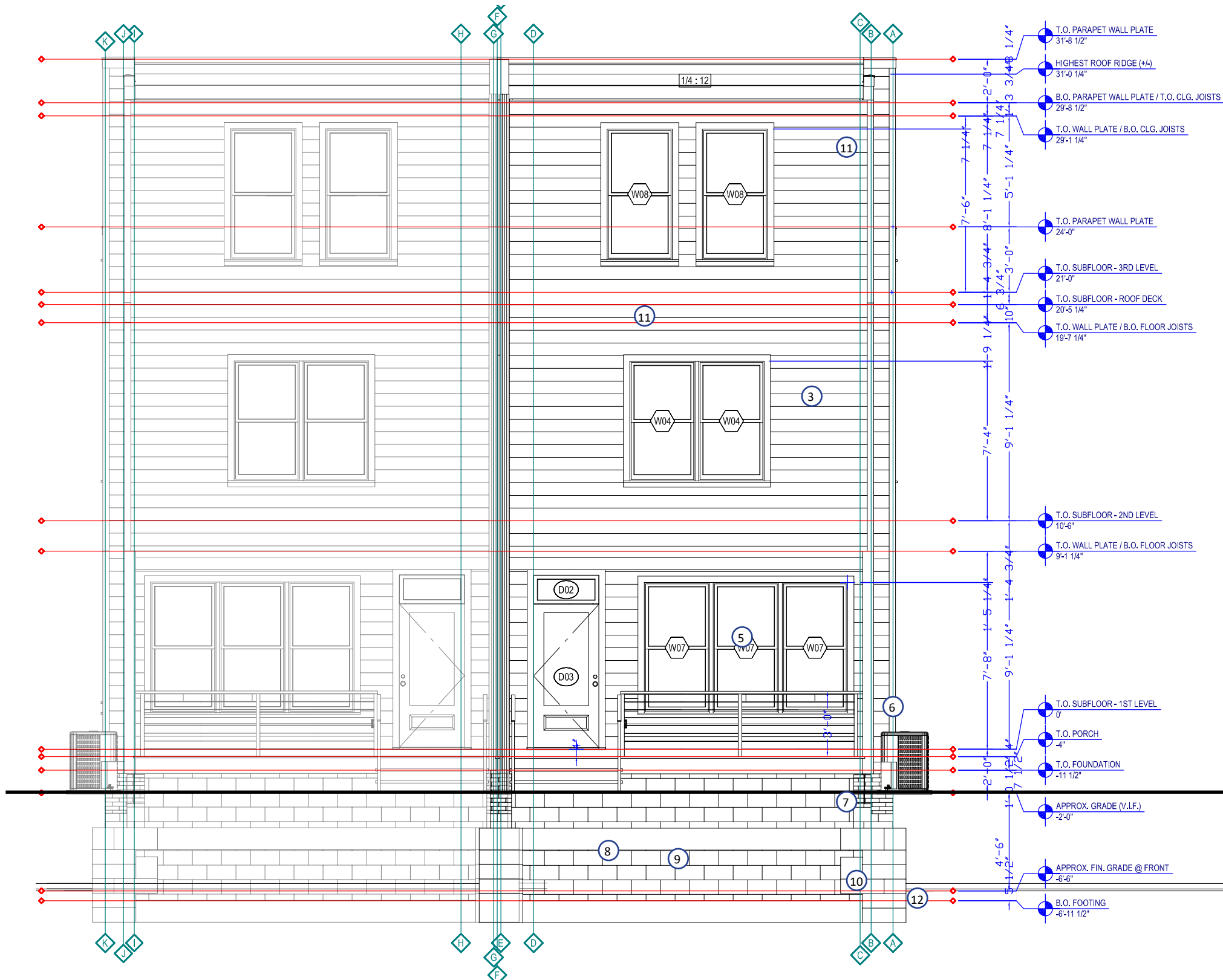


FRONT ELEVATION
SCALE: 3/16" = 1'-0"

KEYED FINISHES

- ① STANDING SEAM METAL ROOF, DARK GRAY
- ② 4" COMPOSITE TRIM, TYP., WHITE
- ③ HARDPLANK 7" LAP SIDING, TYP., (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



KEYED FINISHES

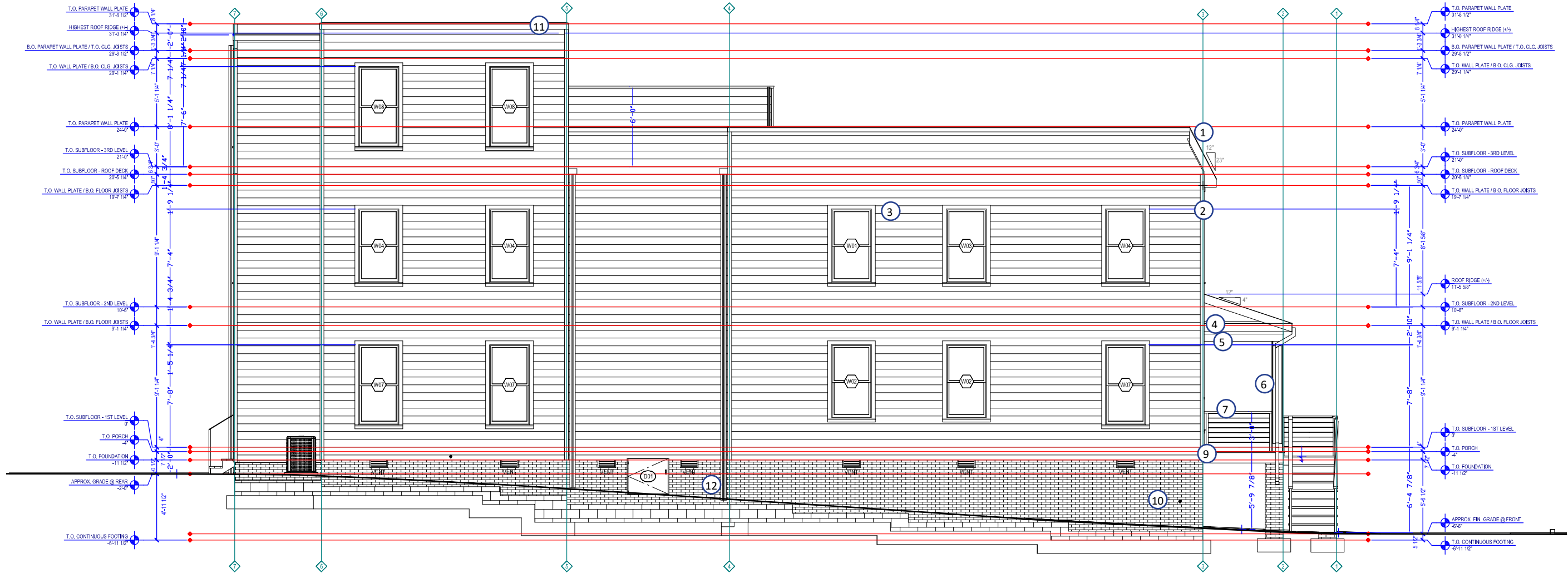
- ① STANDING SEAM METAL ROOF, DARK GRAY
- ② 4" COMPOSITE TRIM, TYP., WHITE
- ③ HARDPLANK 7" LAP SIDING, TYP., WHITE (SMOOTH)
- ④ 1X6 COMPOSITE FASCIA, WHITE
- ⑤ COMPOSITE FRIEZE TRIM AND BOX BEAM, WHITE
- ⑥ 10" SQUARE LOAD-BEARING SYNTHETIC COLUMN, WHITE
- ⑦ 36" STEEL AND CABLE RAILING, PAINTED BLACK
- 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
- ⑬ COMPOSITE SHINGLE ROOF

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

ELEVATIONS

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., (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 | 13 | COMPOSITE SHINGLE ROOF |
| 7 | 36" STEEL AND CABLE RAILING, PAINTED BLACK | | |

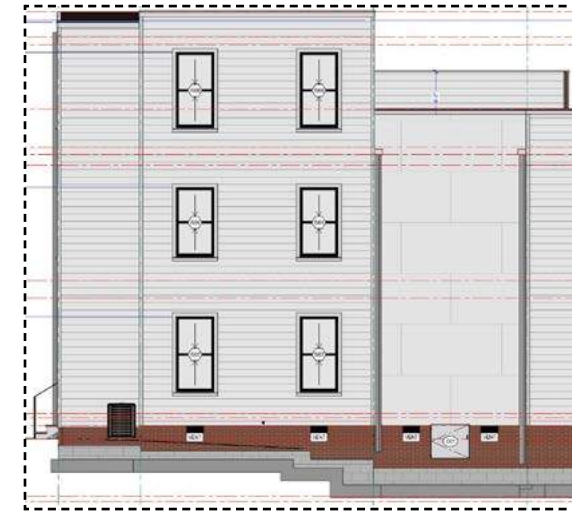


SIDE ELEVATION
SCALE: 1/8" = 1'-0"

COLOR MOCKUPS



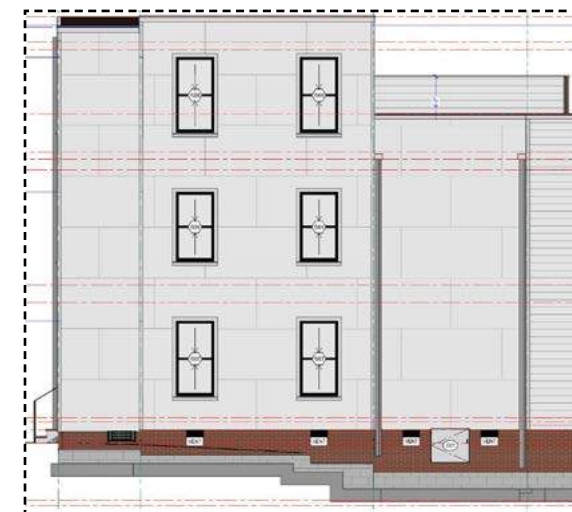
ALTERNATE SIDING SCHEME: OFFSET PANELS AND HORIZONTAL SIDING IN BOOTHBAY GRAY



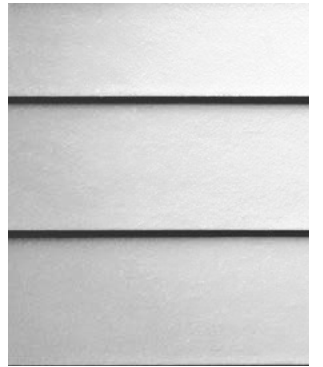
ALTERNATE SIDING SCHEME: OFFSET PANELS AND HORIZONTAL SIDING IN PEARL GRAY



ALTERNATE SIDING SCHEME: OFFSET PANELS AND HORIZONTAL SIDING IN BOOTHBAY GRAY



SIDING COLORS:



"ARCTIC WHITE"



"PEARL GRAY"



"BOOTHBAY BLUE"

EXTERIOR RENDERINGS



PERSPECTIVE FROM SOUTHWEST

EXTERIOR RENDERINGS



PERSPECTIVE AT FRONT

CONTEXTUAL ELEVATION



200 BLOCK OF NORTH 31ST STREET

Center Creek Builders Construction Budget

Project Address:

207 N. 31st St

Date:

9/22/21

Cost Code	Unit Cost	LH Division
13300 - Due Diligence	\$ -	22
13410 - Water & Sewer Tap Fees	\$ 19,100.00	22
13451 - Offsite Water & Sewer	\$ -	22
13453 - Offsite ROW Improvements	\$ -	22
13455 - Sidewalk	\$ -	22
13457 - Curb & Gutter	\$ -	22
13459 - Sewer Lateral	\$ -	22
13461 - Clearing & Grading	\$ -	22
13463 - Tree Removal	\$ -	22
13465 - Final Grading	\$ 6,307.54	22
13467 - Lawn	\$ -	19
13471 - Hardscapes	\$ -	19
13473 - Tree Planting	\$ -	19
13475 - Driveway	\$ 6,307.54	7
13477 - Leadwalk	\$ 3,153.77	7
13481 - Accessory Structure (Garage, Shed, etc.)	\$ -	19
13483 - Stormwater Management Structures	\$ -	22
13485 - Construction Entrance	\$ -	7
13501 - General Conditions	\$ 6,307.54	2
13502 - Selective Demo / Clean-Up	\$ -	22
13503 - Demolition	\$ 12,000.00	2
13509 - Environmental Remediation	\$ -	22
13511 - Sediment & Erosion Control	\$ -	22
13513 - Soil Improvement	\$ -	22
13515 - Soil Treatment	\$ 1,576.89	22
13517 - Infrastructure - Water & Sewer	\$ 6,307.54	22
13519 - Infrastructure - Gas	\$ -	22
13521 - Infrastructure - Electric	\$ -	22
13523 - Footings	\$ 18,922.63	3
13525 - Foundations	\$ 22,076.40	3
13527 - Slabs	\$ 5,046.04	3
13529 - Waterproofing	\$ -	3
13530 - Crawl Space Repairs	\$ -	3
13531 - Backfill & Rough Grading	\$ 6,307.54	3
13533 - Framing - Floors	\$ 75,690.53	8
13535 - Framing - Walls & Misc	\$ -	8
13537 - Framing - Roof	\$ -	8
13539 - Framing - Labor	\$ 45,729.69	8
13541 - Steel	\$ -	8
13543 - Porch Material	\$ 18,922.63	5
13545 - Roofing	\$ 17,345.75	4
13546 - Gutters and Downspouts	\$ 3,153.77	4

13547 - Ext Doors & Windows	\$ 23,653.29	6
13549 - Garage Doors	\$ -	7
13551 - Stairs	\$ 3,153.77	8
13553 - HVAC	\$ 31,537.72	17
13555 - Plumbing	\$ 34,691.49	15
13557 - Electrical	\$ 25,230.18	16
13559 - Light Fixtures	\$ 6,307.54	16
13561 - Low Voltage	\$ -	16
13563 - Fireplace	\$ -	9
13565 - Insulation	\$ 15,768.86	10
13567 - Brick / Stone	\$ -	5
13569 - Siding	\$ 44,152.81	5
13571 - Ext Trim & Features	\$ -	5
13572 - Decorative Metalwork	\$ -	5
13573 - Drywall	\$ 22,076.40	10
13575 - Interior Trim & Doors	\$ 25,230.18	9
13577 - Cabinets	\$ 25,230.18	13
13579 - Countertops	\$ 7,884.43	13
13581 - Flooring - Hardwood	\$ 40,999.04	12
13583 - Flooring - Carpet	\$ -	12
13585 - Flooring - Other	\$ -	12
13587 - Tile - Labor & Accessories	\$ 17,345.75	12
13589 - Tile - Material	\$ -	12
13591 - Paint - Interior	\$ 17,345.75	11
13593 - Paint - Exterior	\$ 3,153.77	5
13595 - Appliances	\$ 12,615.09	18
13597 - Hardware	\$ 6,307.54	9
13599 - Bath Accessories	\$ -	14
13600 - Packaged Vanities	\$ 6,307.54	14
13601 - Shower Enclosure	\$ -	14
13602 - Reglaze Tub	\$ -	14
13603 - Cleaning	\$ 2,207.64	2
13617 - Punchout	\$ -	2
13619 - Final Survey	\$ -	2
13621 - Misc Construction Cost	\$ 8,515.18	2
13648 - Theft & Damages	\$ 1,576.89	2
13650 - Warranty Repairs	\$ -	2
13699 - GC Fee	\$ 57,847.90	2

Center Creek Homes Developer Budget

Cost Code	Unit Cost	LH Division
13469 - Landscaping	\$ 6,307.54	19
13479 - Fencing	\$ -	19
13710 - Architect	\$ 5,600.00	1
13715 - Civil Engineer	\$ -	1
13717 - Landscape Architect	\$ -	1

13720 - Geotechnical	\$ 800.00	1
13725 - Land Use Counsel	\$ -	1
13727 - Legal - Misc	\$ 600.00	1
13730 - Mechanic's Lien Agent	\$ -	1
13735 - Misc Consultant	\$ 11,900.00	1
13740 - Permit Expediter	\$ 1,200.00	1
13745 - Reprographics	\$ 850.00	1
13750 - Structural Engineer	\$ -	1
13755 - Survey	\$ 2,000.00	1
13760 - Zoning Consultant	\$ -	1
13810 - Building Permit Fee	\$ 3,829.55	1
13820 - Site Development Permit Fee	\$ -	1
13830 - Subdivision Fee	\$ -	1
13840 - Zoning Variance Fee	\$ -	1
13850 - Tax Abatement Fee	\$ -	1
13860 - CAR - Historic Preservation Review	\$ -	1
13881 - Staging	\$ -	22
13882 - Gifts	\$ -	22
13883 - Property level advertising	\$ 4,587.73	22
13884 - Marketing Graphics	\$ -	22
13930 - Property level insurance	\$ 2,956.54	22
13940 - Real estate taxes	\$ 2,242.89	22
13950 - Bank fees	\$ -	22
13960 - Utilities (usage)	\$ 407.80	22
14010 - Loan interest	\$ -	22
14020 - Loan origination fees	\$ -	22
14030 - Loan title work	\$ -	22
14040 - Loan Closing Costs	\$ -	22
14110 - Warranty Program Enrollment	\$ -	22
14120 - Warranty reserve	\$ -	22

Appendix A

Demolition of 207 N 31st Street

CAR Design Handbook and Design Review Guidelines – [LINK HERE](#)

Chapter 2 - The Districts

Page 12,13 “St. John’s Church”

- p.12 – specifically notes in the neighborhood description “The residences in the neighborhood range from early 19th century Federal style to mid-century Greek Revival, followed by a range of late 19th century styles.”
 1. Per the City Assessor’s Card, the dwelling at 207 N 31st was constructed in 1950 and is of no meaningful architectural style.

Page 42 – Lists “Prominent Structures” within the St. Johns Church District and does not include the subject parcel.

Chapter 3 – The Design Guidelines

Page 82- “Standards for Demolition”

- p. 82 – ...the Commission **shall** approve requests for demolition when:
 1. 2) A building or structure is deemed not to be a contributing part of the character of an Old and Historic District
- p. 82 – In addition to the above criteria, the Commission has the authority to consider four other factors in arriving at decisions involving proposed demolitions:
 1. **The historic and architectural value of a building**
 - The Commission has the discretionary power to decide, on a case-by-case basis, if a building not deemed “historic” according to The Secretary of the Interior’s Standards is an appropriate candidate for demolition.
 - There may instances when a property owner applies to the Commission for demolition of a building that is considered “historic” by virtue of the 50-year threshold, but the building design may be of such minor significance that the building is classified as non-contributing to the historic character of the District. If the building also meets one or more of the other criteria listed (i.e. if it is severely deteriorated, a source or blight or the demolition request will make way for new infill construction more appropriate to the District, etc.), the Commission may vote to approve the demolition. As with all potential demolitions, however, each case is approved or rejected on its own merits.
 - The Commission has the discretionary power to decide, on a case-by-case basis, if a building not deemed “historic” according to The Secretary of the Interior’s Standards is an appropriate candidate for demolition.

2. **The effect that demolition will have on the surrounding neighborhood:**
 - Individual buildings are significant contributing elements to the immediate area in which they are located. Removal of that building may have a positive effect on the neighborhood, but quite often demolitions have the opposite effect, producing a negative and irreversible impact to the streetscape. Since the Commission is charged with the preservation of entire Districts, and not just individual buildings and structures, adherence to these criteria is appropriate and justified.
3. **The type and quality of the project that will replace the demolished building:**
 - When demolition requests are made in conjunction with designs for a replacement structure, the overall quality of the new design is an appropriate factor in determining the merits of demolition. The Commission may vote to approve demolition of a non-contributing building when provided detailed plans for appropriate, compatible infill construction. Conversely, a demolition request to accommodate the installation of an open parking lot with little or no screening would almost certainly be rejected. In most cases, a demolition permit will not be issued until the Commission has approved the design of a replacement structure.
4. **The historic preservation goals outlined in the Master Plan and Downtown Plan:**
 - The overriding goal of both documents is to facilitate the preservation, rehabilitation, and adaptive re-use of the City's valuable architectural history. To the degree that proposed demolitions do not run counter to this goal, reasonable and objective consideration may be given to such requests.

[1970 National Register of Historic Places Nomination Form](#) – [LINK HERE](#)

The description of the St. Johns Historic District discusses townhomes and dwellings of the Federal, Neo-Classical, Greek Revival, and other row house styles but does not include any reference to 1 story single-family detached block dwellings.

[1990 Amendment and Boundary Increase Nomination](#) – [LINK HERE](#)

Below is a screenshot showing the dwelling at 207 N 31st being specifically noted as NC – Non-Contributing on the historic nomination form. Also, the single-family detached brick dwellings located adjacent to the property at 3100 and 3102 E Grace St are also listed as Non-Contributing (Page 7).

Furthermore, the purpose of the 1990 Boundary Increase was to justify “expanding the period of significance for the St. Johns Church HD to include the period from 1900 to 1940.” Which does not include the subject property.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 29

NORTH THIRTY-FIRST STREET

6 N. 31st St.	1886	shed-roofed frame rowhouse
8 N. 31st St.	1892	shed-roofed frame rowhouse
10 N. 31st St.	1893	shed-roofed frame rowhouse
12 N. 31st St.	1893	shed-roofed frame rowhouse
14 N. 31st St.	1893	shed-roofed frame rowhouse
16-18-20-22-24 N. 31st St.	1893	shed-roofed frame rowhouses
207 N. 31st St.	1940s	gable-roofed concrete block house (NC)
304 N. 31st St.	1904	false mansard-roofed frame house
305 N. 31st St.	ca.1940	flat-roofed brick apartment building
306 N. 31st St.	1904	false mansard-roofed frame house
308 N. 31st St.	1902	false mansard-roofed frame house