



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 910 N 25th 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)

Two sew single-family attached dwellings

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 9-25-2020



910 N 25th STREET

TWO NEW SINGLE-FAMILY ATTACHED RESIDENCES

UNION HILL HISTORIC DISTRICT

RICHMOND COMMISSION OF ARCHITECTURAL REVIEW - CONCEPT REVIEW

PREPARED: SEP 24, 2020

APPLICANT: CENTER CREEK HOMES c/o Greg Shron

PROJECT DESCRIPTION:

The submission depicts a pair of new attached, 3-story, 2,010 square-foot single-family homes on what is today a 4,400 square-foot vacant lot at 910 N 25th Street. The lot is being divided into two distinct 2,200 square-foot lots, each accommodating one of the proposed homes.

The property sits on the eastern boundary of the Union Hill Historic District along a primary thoroughfare, 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 developing the proposed design for the pair of homes, whose program includes a partial third floor in conjunction with a rooftop terrace, the decision was made to position the third-floor volume at the front of the structure. This was primarily driven by a desire to locate the upper level outdoor living space toward the quieter, more residential rear of the property, versus the front, which overlooks a commercial building and surface parking lot on N 25th Street.

As with some of our previous work, the architectural expression of the proposed homes attempts to apply contemporary expression and detailing to the forms and proportions typical of the District. A familiar porch-front form is accentuated with dark windows, metal roofing, minimalist trim profiles and metal porch rails with horizontal members.

Primary exterior materials are 7" exposure fiber-cement smooth lap siding, painted or prefinished aluminum 1-over-1 double-hung windows, painted trim / built-up cornice and prefinished aluminum standing seam metal roofing.

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

UNION HILL AT 910-912 N 25TH STREET - CAR

910-912 N 25TH STREET
RICHMOND, VA, 23223

3-STORY 3-BEDROOM, 3-1/2 BATH, NEW CONSTRUCTION 2-FAMILY ATTACHED RESIDENCE
WITH OPEN 3RD LEVEL BALCONY LOCATED IN RICHMOND'S HISTORIC UNION HILL DISTRICT



PAGE #	TITLE	SHEET LIST
A0.0	COVER SHEET	
A0.1	SITE PLAN AND CONTEXT ELEVATION PHOTO	
A0.1	EXISTING SITE PHOTOS	
A0.2	EXISTING SITE PHOTOS	
A1.0	FLOOR PLANS	
A2.0	EXTERIOR ELEVATIONS	
A2.1	EXTERIOR ELEVATIONS	



#	DATE	DESCRIPTION

PROJECT CONTACTS:
DEVELOPER:
CORHI HOLDINGS, LLC
C/O CENTER CREEK HOMES
GREG SCHRON
PHONE: 804.362.7727
ARCHITECT:
CHRIS WOLF
CHRIS WOLF ARCHITECTURE, PLLC
PHONE: 804.514.7644

PROJECT NAME:
UNION HILL AT 910-912 N 25TH STREET - CAR
CLIENT:
CENTER CREEK HOMES
910-912 N 25TH STREET
RICHMOND, VA, 23223

TITLE
COVER SHEET

DOCUMENT PHASE:
CAR SUBMISSION SET

PLOT DATE:
9/24/2020
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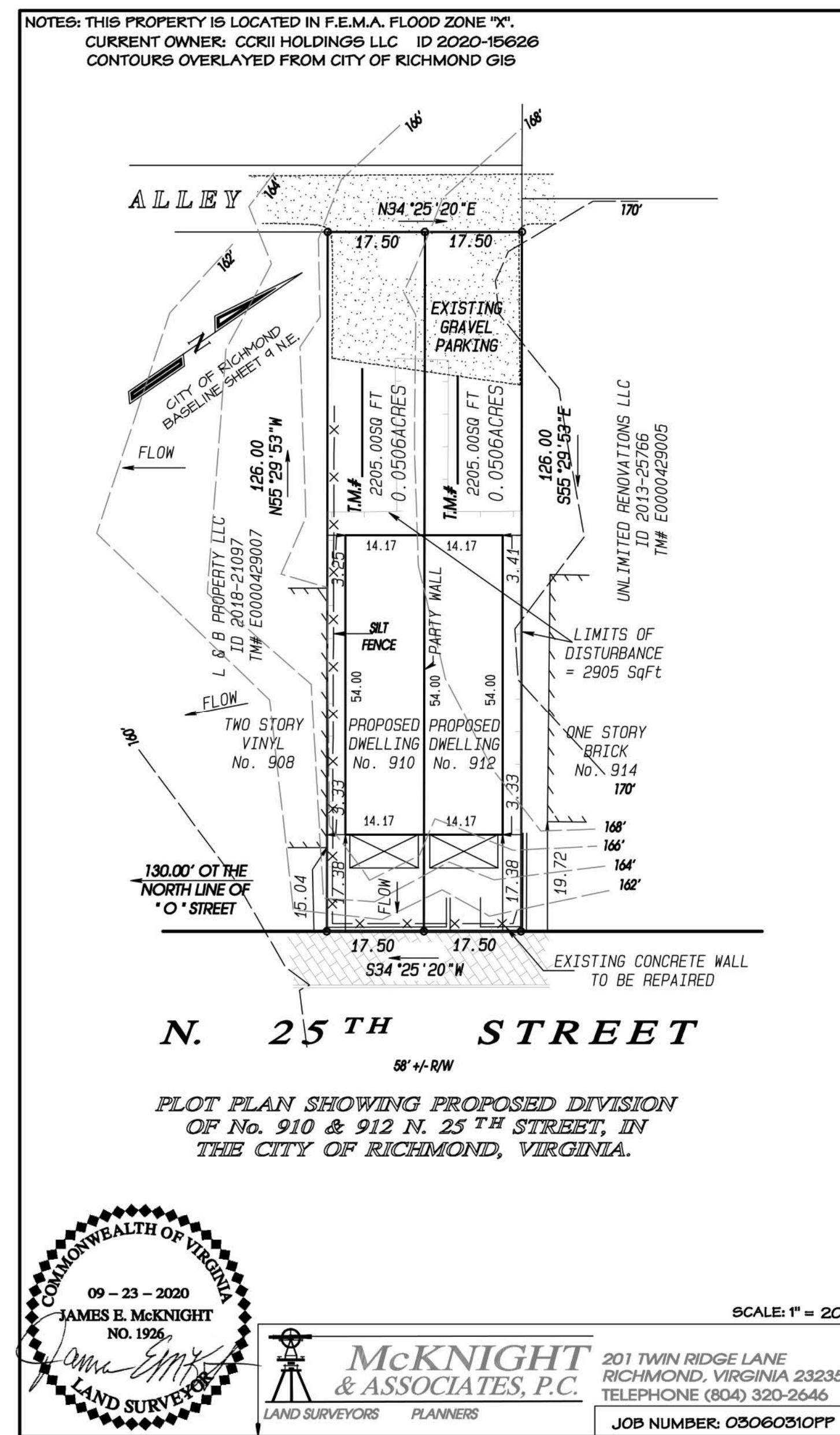
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DUSTIN HETRICK

SCALE: SEE PLAN

SHEET
A0.0
1 OF 7

REVISIONS	
#	DATE DESCRIPTION

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1 PROPOSED SITE PLAN
 SEE SCALE SHOWN ON PLAN



2 PROPOSED RENDERING OF 910-912 N 25TH STREET
 FOR REFERENCE ONLY

PROJECT NAME:
UNION HILL AT 910-912 N 25TH STREET - CAR

CLIENT:
 CENTER CREEK HOMES
 910-912 N 25TH STREET
 RICHMOND, VA, 23223

TITLE
 SITE PLAN AND
 CONTEXT ELEVATION
 PHOTO

DOCUMENT PHASE:
 CAR SUBMISSION SET

PLOT DATE:
 9/24/2020
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 DUSTIN HETRICK

SCALE: SEE PLAN

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A0.1
 2 OF 7



1 900 N 25TH STREET
FOR REFERENCE ONLY



2 902 N 25TH STREET
FOR REFERENCE ONLY



3 904 N 25TH STREET
FOR REFERENCE ONLY



4 906-908 N 25TH STREET
FOR REFERENCE ONLY



5 SITE OF 910-912 N 25TH STREET
FOR REFERENCE ONLY



6 914 N 25TH STREET
FOR REFERENCE ONLY



7 916 N 25TH STREET
FOR REFERENCE ONLY



8 918 N 25TH STREET
FOR REFERENCE ONLY



9 922 N 25TH STREET
FOR REFERENCE ONLY



10 913 N 25TH STREET
FOR REFERENCE ONLY

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 910-912 N 25TH STREET
 RICHMOND, VA, 23223

TITLE
 EXISTING SITE PHOTOS

DOCUMENT PHASE:
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PLOT DATE:
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 DUSTIN HETRICK

SCALE: SEE PLAN

SHEET
 A0.1
 3 OF 7



11 901-913 N 25TH STREET
FOR REFERENCE ONLY



12 817-821 N 25TH STREET
FOR REFERENCE ONLY



13 818-820 N 25TH STREET
FOR REFERENCE ONLY



14 2511 O STREET
FOR REFERENCE ONLY



15 2515 O STREET
FOR REFERENCE ONLY



16 900 N 26TH STREET
FOR REFERENCE ONLY

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RICHMOND, VA, 23223

TITLE
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DOCUMENT PHASE:
CAR SUBMISSION SET

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9/24/2020
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SCALE: SEE PLAN

SHEET
A0.2
4 OF 7

#	DATE	DESCRIPTION

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 RICHMOND, VA, 23223

TITLE
 FLOOR PLANS

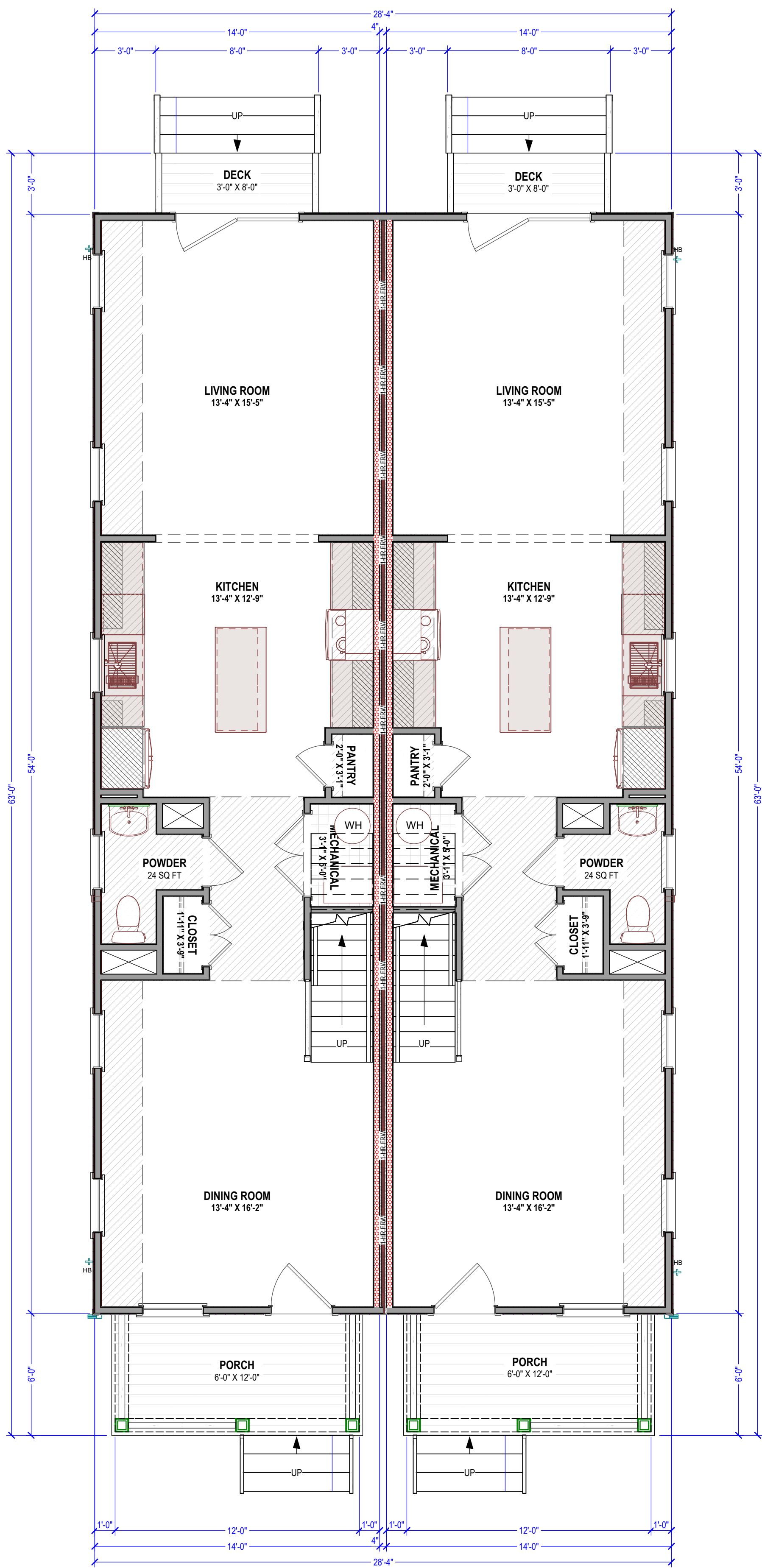
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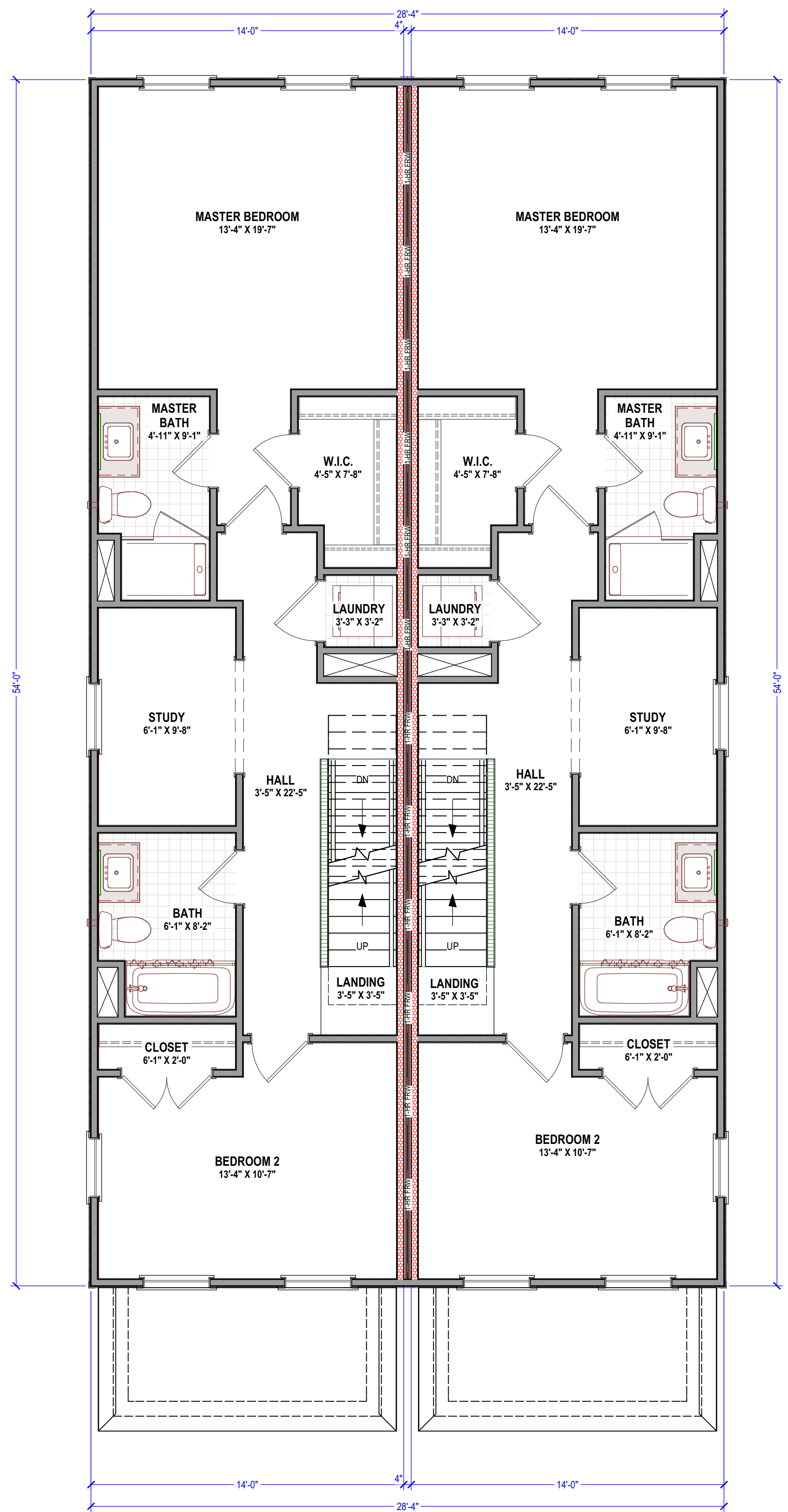
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SCALE: SEE PLAN

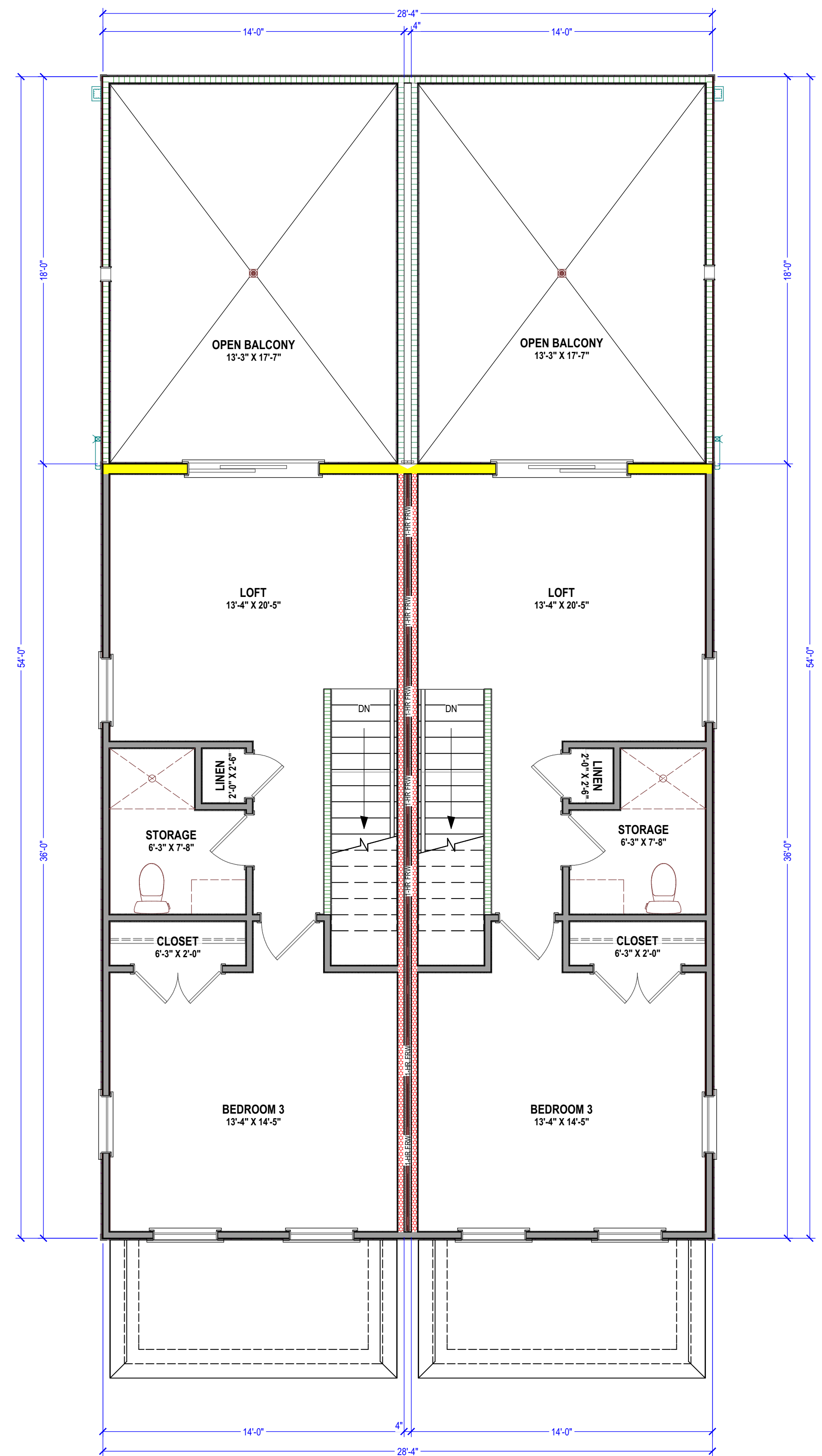
SHEET
 A1.0
 5 OF 7



① 1ST FLOOR PLAN - CAR SUBMISSION
 SCALE: 1/4 IN = 1 FT



② 2ND FLOOR PLAN - CAR SUBMISSION
 SCALE: 1/4 IN = 1 FT



③ 3RD FLOOR PLAN - CAR SUBMISSION
 SCALE: 1/4 IN = 1 FT



1 3D FRONT PERSPECTIVE
NOT TO SCALE - FOR REFERENCE ONLY



2 3D REAR PERSPECTIVE
NOT TO SCALE - FOR REFERENCE ONLY



E1 EXTERIOR ELEVATION AT FRONT
SCALE: 1/4 IN = 1 FT



E2 EXTERIOR ELEVATION AT REAR
SCALE: 1/4 IN = 1 FT

KEYNOTE LEGEND - EXTERIOR ELEVATIONS	
1	APPROXIMATE GRADE (V.I.F.)
2	30" SQUARE X 12" THICK CONCRETE FOOTING WITH (2) #4 EACH WAY, CENTERED UNDER PIER (TYP.)
3	16"X16" BRICK PIERS, TOP OF PIERS 4" BELOW TOP OF HOUSE FOUNDATION (TYP.)
4	PARGED CMU FOUNDATION - SEE FOUNDATION PLAN
5	STAIRS TO SIDEWALK - VERIFY IN FIELD; 1" TREADS, MAX. 8" RISER
6	STEEL/IRON HANDRAIL, MIN. 36" HIGH, CONSULT DEVELOPER FOR SELECTION
7	COMPOSITE 1X10 OUTER BOARD AND 1X4 TOP TRIM
8	5/4X6 T&G DECKING OVER 2X8 P.T. JOISTS AT 16" O.C. WITH HANGERS; (2)2X10 P.T. OUTER BEAM; 2X8 P.T. LEDGER BOARD ALONG HOUSE WITH 1/2" GALV. LAG BOLTS AT 16" O.C. STAGGERED - SEE WALL SECTION
9	6" SQUARE LOAD-BEARING SYNTHETIC COLUMN - PROVIDE 4X4 P.T. WOOD POST DOWN TO PIER WIGALV. POST ANCHOR
10	36" W X 16" H TRANSOM ABOVE ENTRY DOOR
11	HALF-ROUND ALUMINUM GUTTER & DOWNSPOUT
12	1X6 COMPOSITE FASCIA
13	(3)2X10 DEEP BOX BEAM, WRAPPED IN COMPOSITE 1X, WIDTH TO MATCH COLUMN WIDTH (8"±)
14	1X4 COMPOSITE FRIZE TRIM
15	STANDING-SEAM METAL ROOF
16	PORCH ROOF DOWNSPOUT
17	5/4X4 COMPOSITE CORNER TRIM, TYP.
18	FYPON BKTTX18 BRACKET ON VERTICAL 1X8 TRIM
19	2X4 FRAMED FULL-LENGTH SOFFIT RETURN WITH 1X6 COMPOSITE FASCIA TRIM, HARDI-SOFFIT, & ALUMINUM TOP FINISH SLOPED 2"11'-0" WITH FLASHING AS REQUIRED
20	1X8 COMPOSITE FRIZE TRIM
21	2X6 COMPOSITE FRIZE TRIM
22	POWER EXHAUST VENT - REFER TO ROOF VENTILATION NOTES ON A2.1
23	1X6 FASCIA W/METAL DRIP CAP
24	HARDIPLANK SIDING, TYP.
25	COMPOSITE EXT. CASING AT WINDOW AND DOORS PER OWNER SPECS
26	P.T. 4X4 DECK POSTS FASTENED WITH SIMPSON POST BASE ON 12" DIA. CONCRETE TUBE FOOTINGS 18" MIN. BELOW GRADE (TYP.)
27	P.T. WOOD STAIRS TO SIDEWALK - VERIFY IN FIELD; 1" TREADS, MAX. 8" RISERS
28	36" H P.T. WOOD RAILING
29	P.T. 5/4X6 DECKING OVER 2X8 P.T. JOISTS AT 16" O.C. WITH HANGERS; (2)2X8 P.T. FLUSH OUTER BEAM; 2X8 P.T. LEDGER BOARD WITH 1/2" GALV. LAG BOLTS AT 16" O.C. STAGGERED
30	TPO ROOF - REFER TO ROOF PLAN
31	1X6 FASCIA TRIM
32	(2)5/4X4 COMPOSITE VERTICAL TRIM AT CENTER OF UNITS - MATCH COLORS FOR EACH UNIT
33	ALUMINUM DOWNSPOUT
34	A/C CONDENSER
35	POWDER EXHAUST VENT THROUGH RIM JOIST VIA 4" HARD PIPE
36	BATH EXHAUST VENT THROUGH GABLE END WALL VIA 4" HARD PIPE
37	CONT. 18" WIDE X 10" DEEP CONCRETE FOOTING WITH (2) CONT. #4 REBAR REINFORCING; BOTTOM OF FOOTING MIN. 30" BELOW GRADE - SEE GEOTECH. REPORT FOR FURTHER INSTRUCTIONS/SPECS. (TYP. ALL FOOTINGS U.N.O.)
38	MIN. 32"X16" CRAWL-SPACE ACCESS WITH PRE-FAB DOOR
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40	WHITE ALUMINUM COLLECTOR BOX W/DOWNSPOUT
41	42" H 2X4 FRAMED BALCONY RAILING WALL W/SIDING & CONT. METAL CAP & 1X4 COMPOSITE OUTER TRIM - SEE TYP. DETAIL
42	6"X8" ALUMINUM OVERFLOW WALL SCUPPER, FLASH OPENING AS REQUIRED - SEE TYP. DETAIL
43	HARDI-PANEL
44	HARDI-PANEL
45	36" H WOOD RAILING W/STAINLESS STEEL CABLES AT 4" O.C.
46	HALF-ROUND ALUMINUM GUTTER

GENERAL ELEVATION & 3D NOTES

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- IF KEYNOTES ARE USED, REFERENCE KEYNOTE LEGEND ON THIS SHEET FOR DESCRIPTION.



REVISIONS		
#	DATE	DESCRIPTION

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DEVELOPER:
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 PHONE: 804.362.7727

ARCHITECT:
 CHRIS WOLF
 CHRIS WOLF ARCHITECTURE, PLLC
 PHONE: 804.514.7644

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 UNION HILL AT 910-912 N 25TH STREET - CAR

CLIENT:
 CENTER CREEK HOMES
 910-912 N 25TH STREET
 RICHMOND, VA, 23223

TITLE
 EXTERIOR ELEVATIONS

DOCUMENT PHASE:
 CAR SUBMISSION SET

PLOT DATE:
 9/24/2020
 7:30:59 PM

DRAWN BY:
 DUSTIN HETRICK

SCALE: SEE PLAN

SHEET
 A2.0
 6 OF 7

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9/24/2020
7:31:10 PM

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SHEET
A2.1
7 OF 7

KEYNOTE LEGEND - EXTERIOR ELEVATIONS	
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