



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

### PROPERTY (location of work)

Address 3631-3633 E Broad St

Historic district Chimborazo Park

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

### APPLICANT INFORMATION

Name Gregory Shron

Phone 804.362.7727

Company 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): \_\_\_\_\_

### 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 new single-family detached 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 2-27-2020



# **3631-3633 E BROAD STREET**

**TWO NEW SINGLE-FAMILY DETACHED RESIDENCES**

**CHIMBORAZO PARK HISTORIC DISTRICT**

**RICHMOND COMMISSION OF ARCHITECTURAL REVIEW – 2<sup>ND</sup> SUBMISSION**

**PREPARED: MAY 11, 2020**

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

This narrative serves to accompany the drawing package dated 05.11.2020 and provide supplemental information regarding the application for Certificate of Appropriateness. In response to staff comments and the feedback received from the Commission at the April 28<sup>th</sup> concept review hearing, we have made a number of revisions to the proposed new homes and can provide clarification on several items.

## **DESIGN REVISIONS**

1. Reversed orientation of 3633 E Broad, moving front door to right and continuing the street rhythm and allowing for larger front stoop
2. Increased height of window above front door on 3633 E Broad to match other 2<sup>nd</sup> floor windows
3. Increased width and raised head height of windows in projected front bay on 3633 E Broad to improve composition and solid-to-void ratio
4. Revised front door, building cornice and canopy design, along with siding, cornice, window, canopy and front step colors on 3633 E Broad to enhance contemporary expression
5. Enlarged selected side elevation windows on 3633 E Broad

## **ADDITIONAL NOTES**

1. General entitlement:
  - a. Both the CAR approval process and the Subdivision process need to be complete in order for construction to begin.



- b. Subdivision application, which seeks by-right (i.e. all provisions comply with underlying zoning requirements) division of existing lot at 3629 E Broad Street into three new parcels, was submitted to Planning and Development Review on 4.13.2020; routed to various departments (Zoning, Public Works, Public Utilities, Fire, Water Resources, etc.), currently awaiting comment letters.
- c. The existing home at 3629 E Broad will remain on a newly created, smaller lot, and the two homes proposed in this application will each occupy of the other newly created lots; the addresses used in this application (3631-3633) are proposed, but expected to be assigned by Richmond staff.
- d. Consideration and details of the proposed extension of the improvements in the E Broad Street right-of-way will be included in the Subdivision review.

2. Parking:

- a. Off-street parking is required for each single-family dwelling per Sec. 30-710.1 of the Zoning Ordinance.
- b. We understand the concern raised regarding driveways directly off of E Broad Street, and have included a topographic plan from the City of Richmond's GIS database (attached as "Exhibit A"). With no alley access and severe slopes to the rear and east of the property, the only way to meet the parking requirement is direct street access.
- c. As a result of the grading and access, note that several existing homes on this side of the 3600 block of E Broad have driveways off the street.

3. Building Orientation: the concept review comment re pairing the buildings and shifting parking to the outside flanks was studied; no means of providing feasible vehicle turning movements was found using this configuration, due to the location of the eastern limit of the E Broad Street right-of-way.

We look forward to answering any further questions that the CAR and staff have regarding 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

TWO NEW 2-STORY DETACHED SINGLE-FAMILY HOUSES  
IN THE CHIMBORAZO NEIGHBORHOOD  
**3631 & 3633 EAST BROAD ST.**  
3631 & 3633 EAST BROAD STREET  
RICHMOND, VIRGINIA 23223

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DRAWING INDEX	
DRAWINGS	
NO.	SHEET TITLE
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CI.1	SITE PLAN & SITE MAP
AI.1	3631 FLOOR PLANS
AI.2	3633 FLOOR PLANS
A2.0	CONTEXT ELEVATION
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A2.2	3631 LEFT & RIGHT EXTERIOR ELEVATIONS
A2.3	3633 FRONT & REAR EXTERIOR ELEVATIONS & EXTERIOR FINISH SCHEDULE
A2.4	3633 LEFT & RIGHT EXTERIOR ELEVATIONS
A3.1	EXTERIOR MATERIAL SPECIFICATIONS

NOT FOR  
CONSTRUCTION

SET/REVISION:  
C.A.R. REVIEW

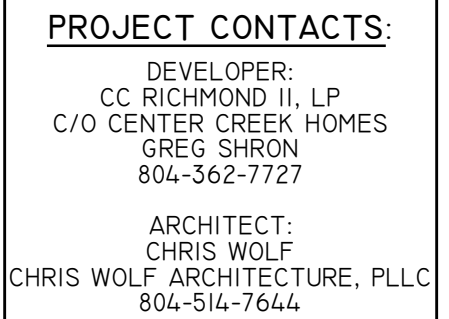
DATE/MARK:  
05.II.2020

COVER SHEET  
**CS**



			 <p><b>PROJECT CONTACTS:</b></p> <p>DEVELOPER: CC RICHMOND II, LP C/O CENTER CREEK HOMES GREG SHRON 804-362-7727</p> <p>ARCHITECT: CHRIS WOLF CHRIS WOLF ARCHITECTURE, PLLC 804-514-7644</p>
	VIEW OF SITE FROM E. BROAD ST.	VIEW OF SITE FROM GOVERNMENT ROAD	
			<p>TWO NEW 2-STORY DETACHED SINGLE-FAMILY HOUSES IN THE CHIMBORAZO NEIGHBORHOOD</p> <p><b>3631 &amp; 3633 EAST BROAD ST.</b></p> <p>3631 &amp; 3633 EAST BROAD STREET RICHMOND, VIRGINIA 23223</p>
	3629 E. BROAD ST. (NEXT DOOR)	MODERN HOUSE ON BLOCK	
			 <p>SET/REVISION: C.A.R. REVIEW</p> <p>DATE/MARK: 05.II.2020</p> <p>SITE PHOTOS <b>XI.I</b></p>
	TYPICAL OLD HOUSE ON BLOCK	NEW HOUSE ON BLOCK	





TWO NEW 2-STORY DETACHED SINGLE-FAMILY HOUSES  
IN THE CHIMBORAZO NEIGHBORHOOD

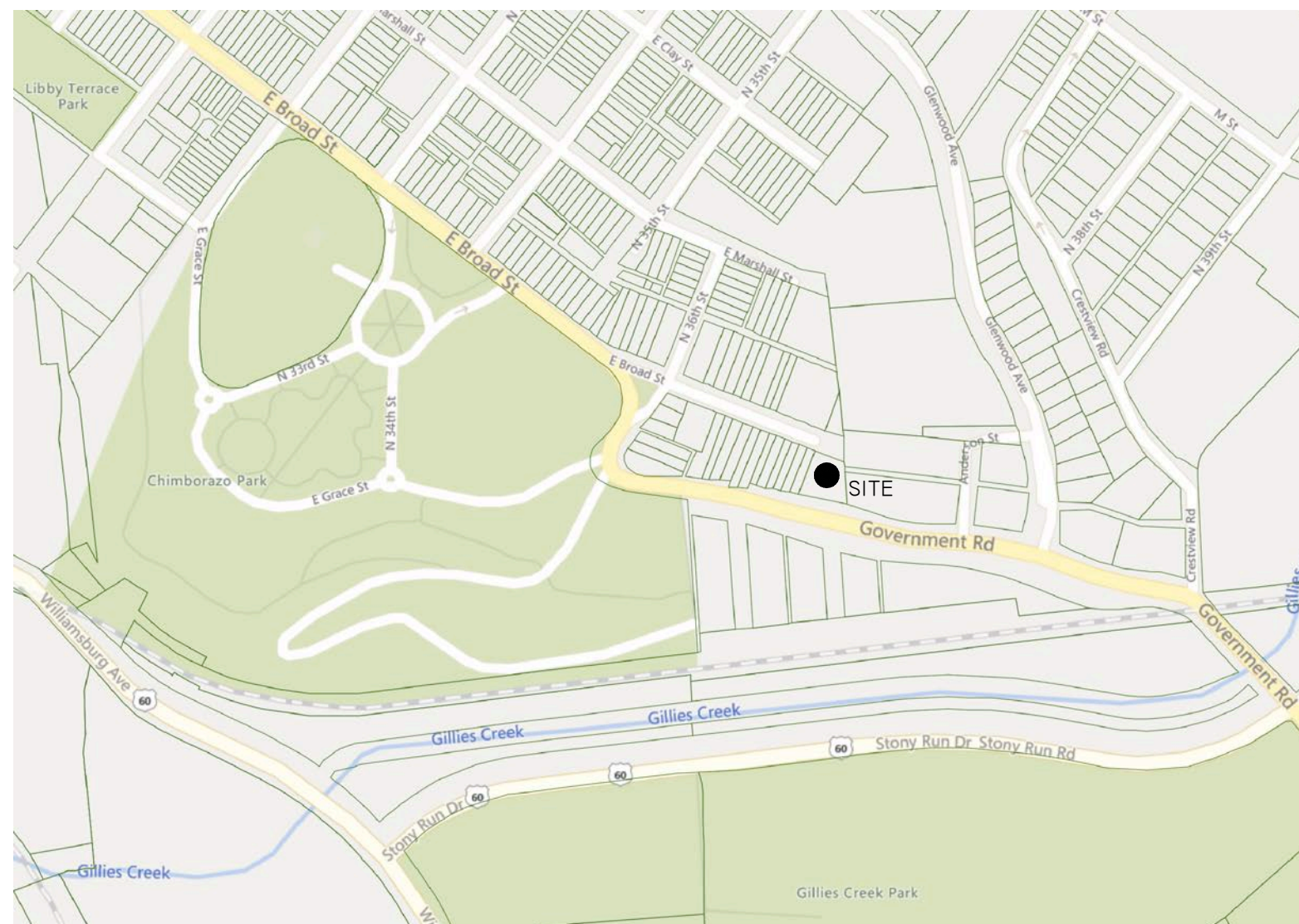
**3631 & 3633 EAST BROAD ST.**

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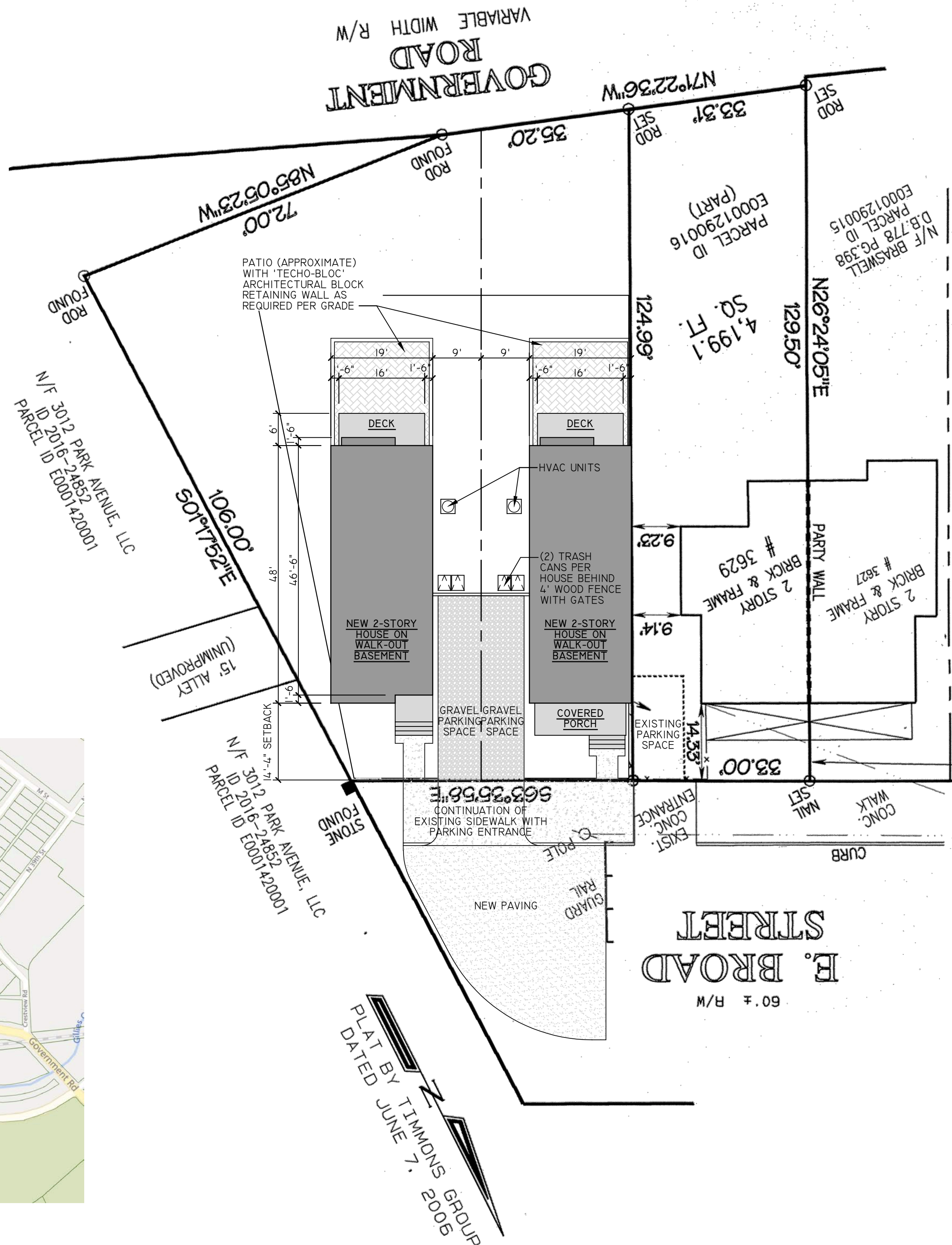


## SITE PLAN & CONTEXT ELEVATIONS

# Cl.I

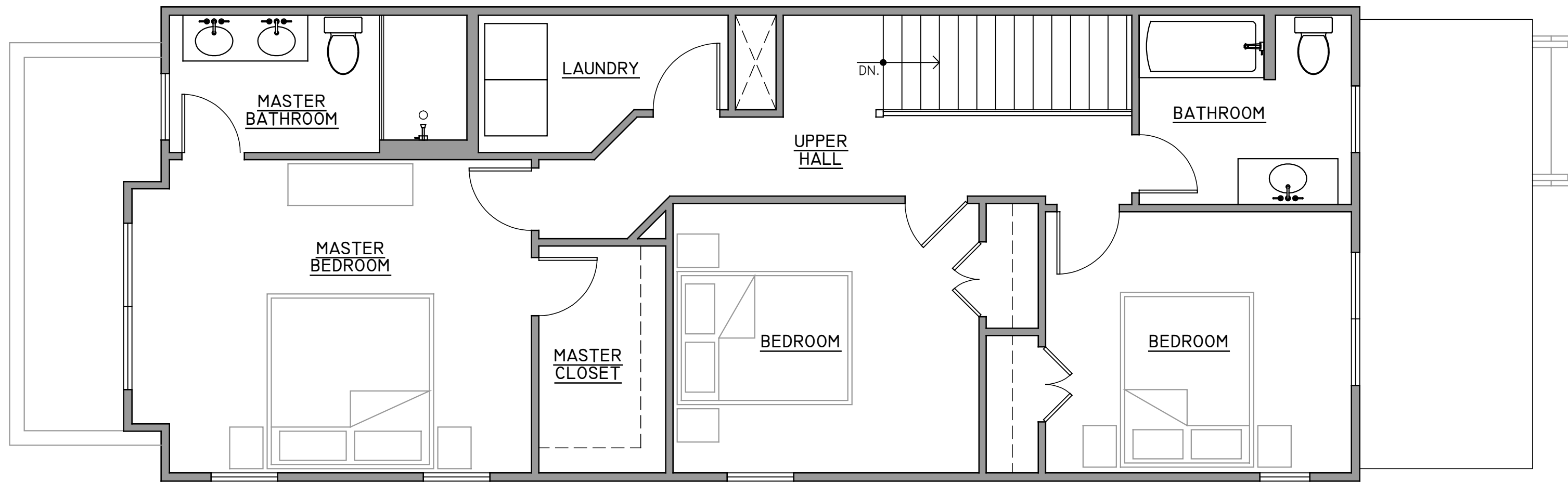


02 | SITE MAP  
N.T.S.

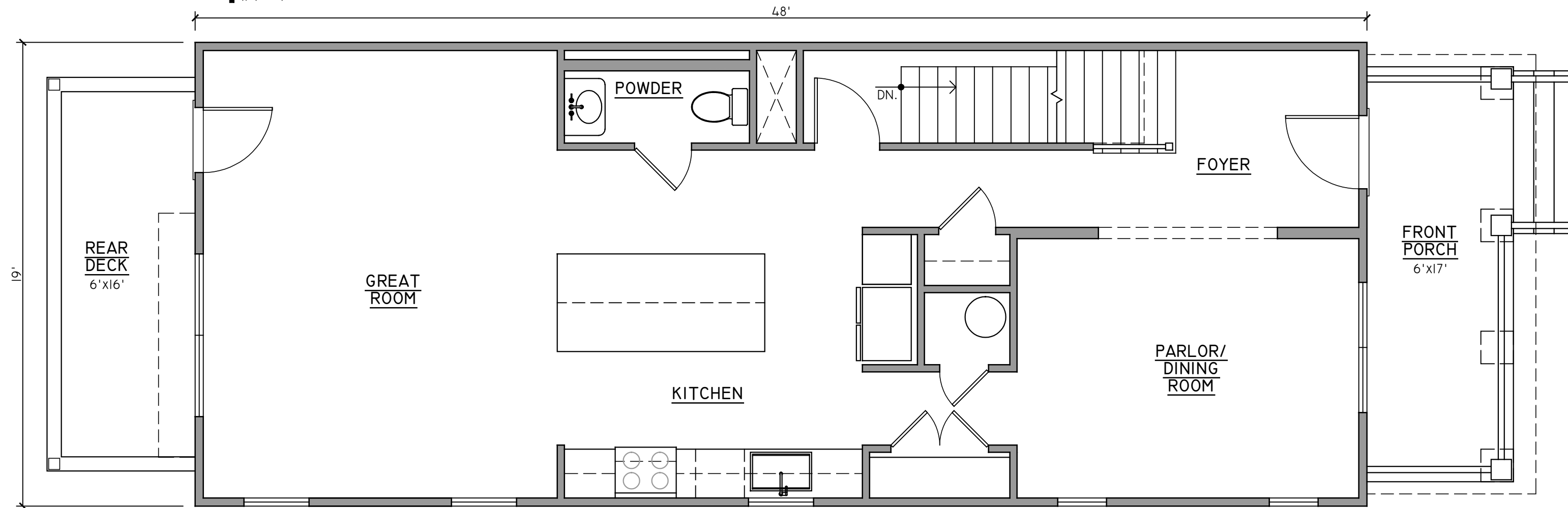


01 | ARCHITECTURAL SITE PLAN  
1" = 15'

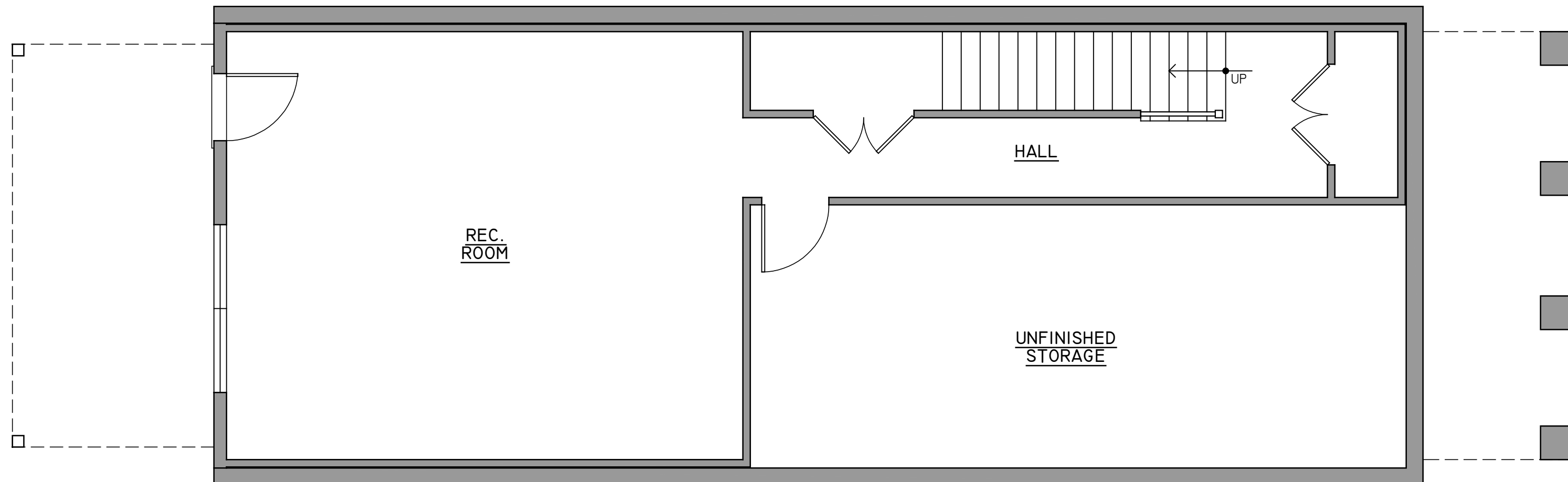




02 | SECOND FLOOR PLAN  
1/4" = 1'



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



00 | BASEMENT PLAN  
1/4" = 1'



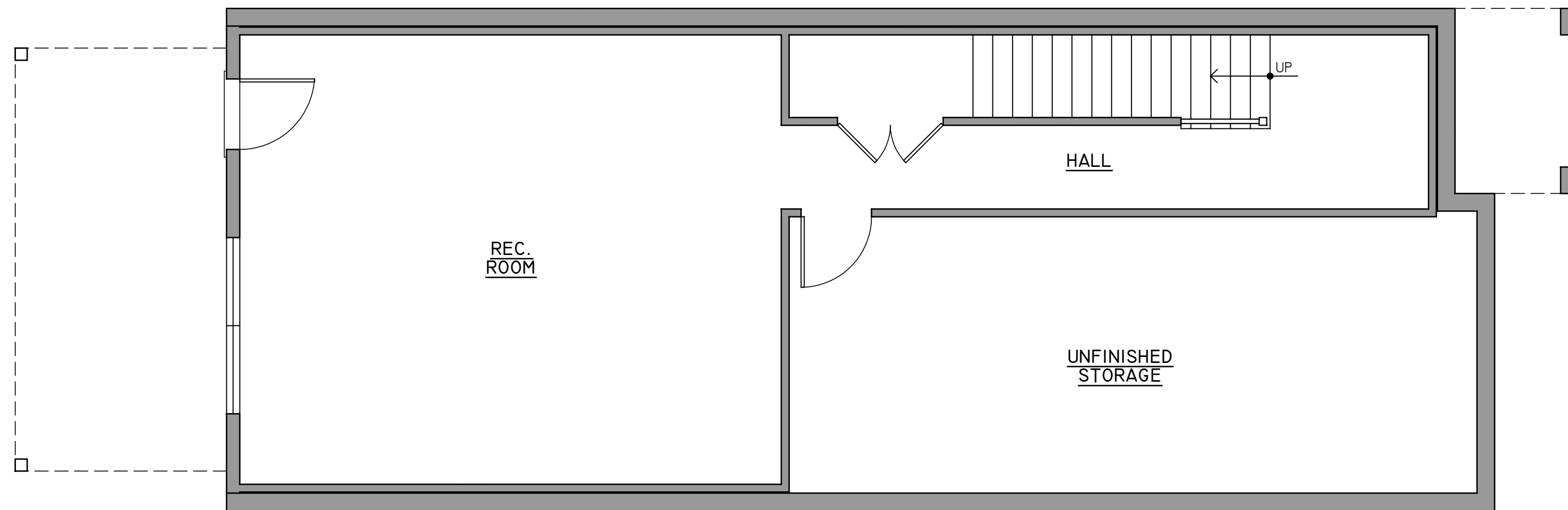
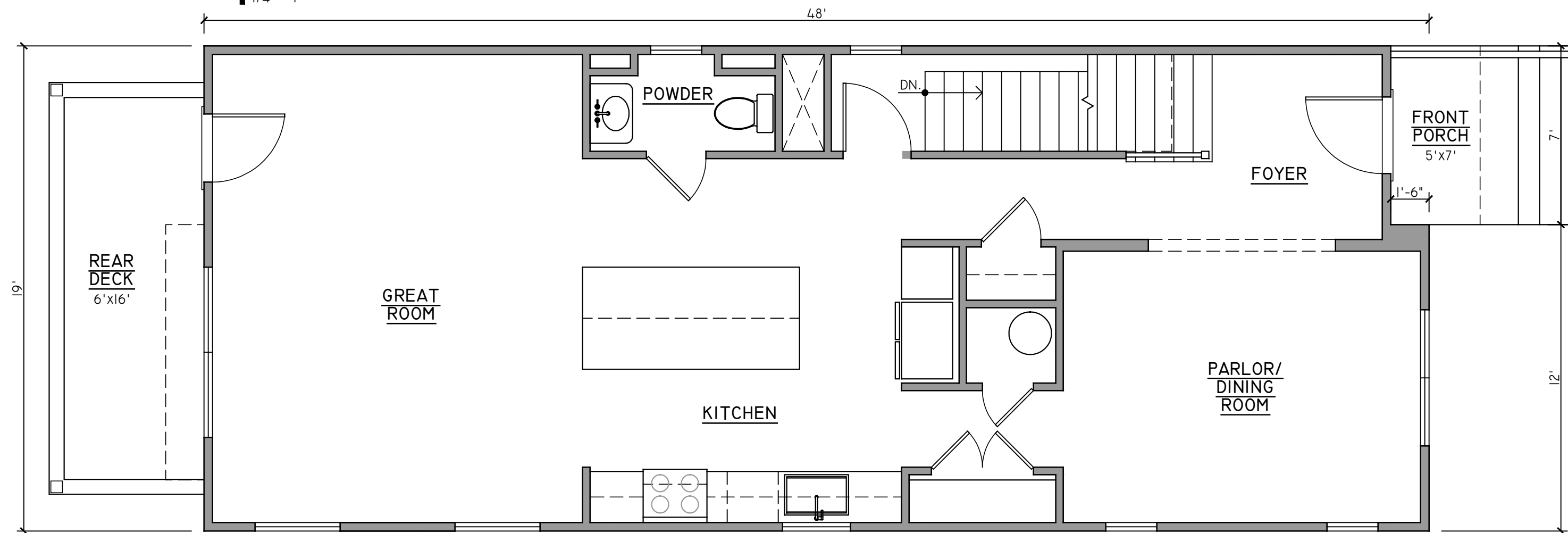
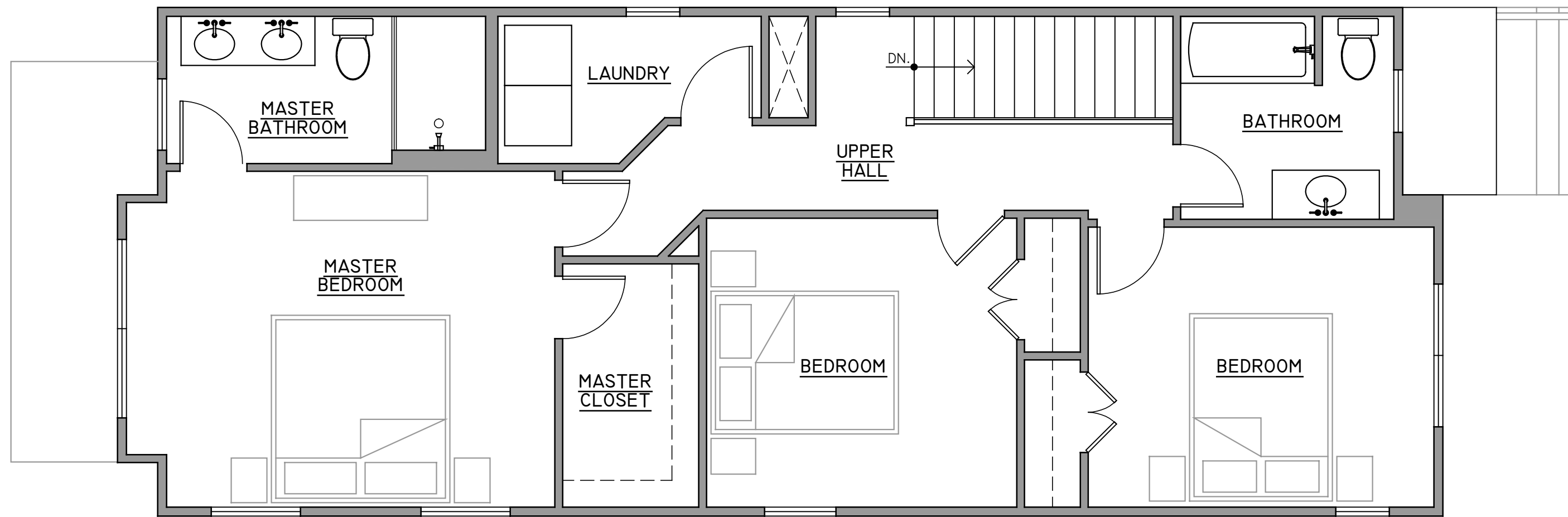
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3631 FLOOR PLANS  
**AI.1**



**PROJECT CONTACTS:**

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3633 FLOOR PLANS

**AI.2**





PROJECT CONTACTS:  
DEVELOPER:  
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FRONT ELEVATIONS  
**A2.1**



3633  
EAST BROAD ST.

3631  
EAST BROAD ST.

3629  
EAST BROAD ST.

3627  
EAST BROAD ST.

01 | BROAD ST. CONTEXT ELEVATION  
3/16" = 1'



3631 DOOR/WINDOW SCHEDULE

DOORS (FULL GLASS)				
NO.	QTY.	SIZE (NOM.)	TYPE	REMARKS
101-A	-	3'x6'8" + 16" TRANSOM (8' TOTAL)	HALF GLASS	PAINTED DEEP BLUE
101-B	-	2'8"x6'8" + 16" TRANSOM (8' TOTAL)	FULL GLASS	PAINTED DEEP BLUE
100-A	-	2'8"x6'8"	FULL GLASS	PAINTED DEEP BLUE
A	-	PAIR 2'8"x6'2"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
B	-	PAIR 2'8"x5'6"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
C	-	2'8"x5'6"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
D	-	PAIR 3'4"x6'2"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
E	-	PAIR 3'4"x5'6"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
F	-	2'8"x4'6"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
G	-	2'0"x6'2"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
H	-	2'0"x5'6"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
I	-	NOT USED FOR CLARITY		
J	-	2'8"x4'0"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
K	-	2'8"x2'8"	FIXED	PAINTED/PREFINISHED BLACK

ALL WINDOWS & DOORS MUST MEET GENERAL C.A.R. REQUIREMENTS.  
SIZES APPROXIMATE PENDING MANUFACTURER SELECTION AVAILABILITY.

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	BRICK-PATTERN CONCRETE FOUNDATION & PORCH PIERS	PAINTED DARK GRAY/BLACK
02	HARDIE SMOOTH LAP SIDING - 7" EXPOSURE	ARCTIC WHITE
03	COMPOSITE/HARDIE TRIM	ARCTIC WHITE
04	COMPOSITE/HARDIE SOFFITS	ARCTIC WHITE
05	DOORS - SOLID WOOD	PAINTED DEEP BLUE
06	WINDOWS - COMPOSITE	FACTORY BLACK (WHITE TRIM)
07	FRONT & PORCH ROOF - 16" WIDE STANDING SEAM	PETERSEN FACTORY BLACK
08	MAIN ROOF - TPO	FACTORY WHITE
09	ALUMINUM GUTTER & DOWNSPOUTS	FACTORY WHITE
10	FRONT PORCH COLUMNS: 10" BOX WITH RECESS	PAINTED ARCTIC WHITE
11	FRONT PORCH: P.T. WOOD FRAMING WRAPPED IN COMPOSITE TRIM, T&G COMPOSITE DECKING	WHITE FRAMING WRAP WITH DARK GRAY DECKING
12	FRONT PORCH RAILING: HORIZONTAL STEEL	PAINTED BLACK
13	REAR DECK: P.T. WOOD FRAMING & DECKING	NATURAL TREATED WOOD
14	REAR DECK HORIZONTAL WIRE RAILING	STAINLESS STEEL WIRES BETWEEN WOOD POSTS
15	WALL-MOUNTED LANTERNS OVER REAR DOORS	BLACK
16	4' TALL PRIVACY FENCE AT TRASH CANS	NATURAL TREATED WOOD (SEE SITE PLAN)

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

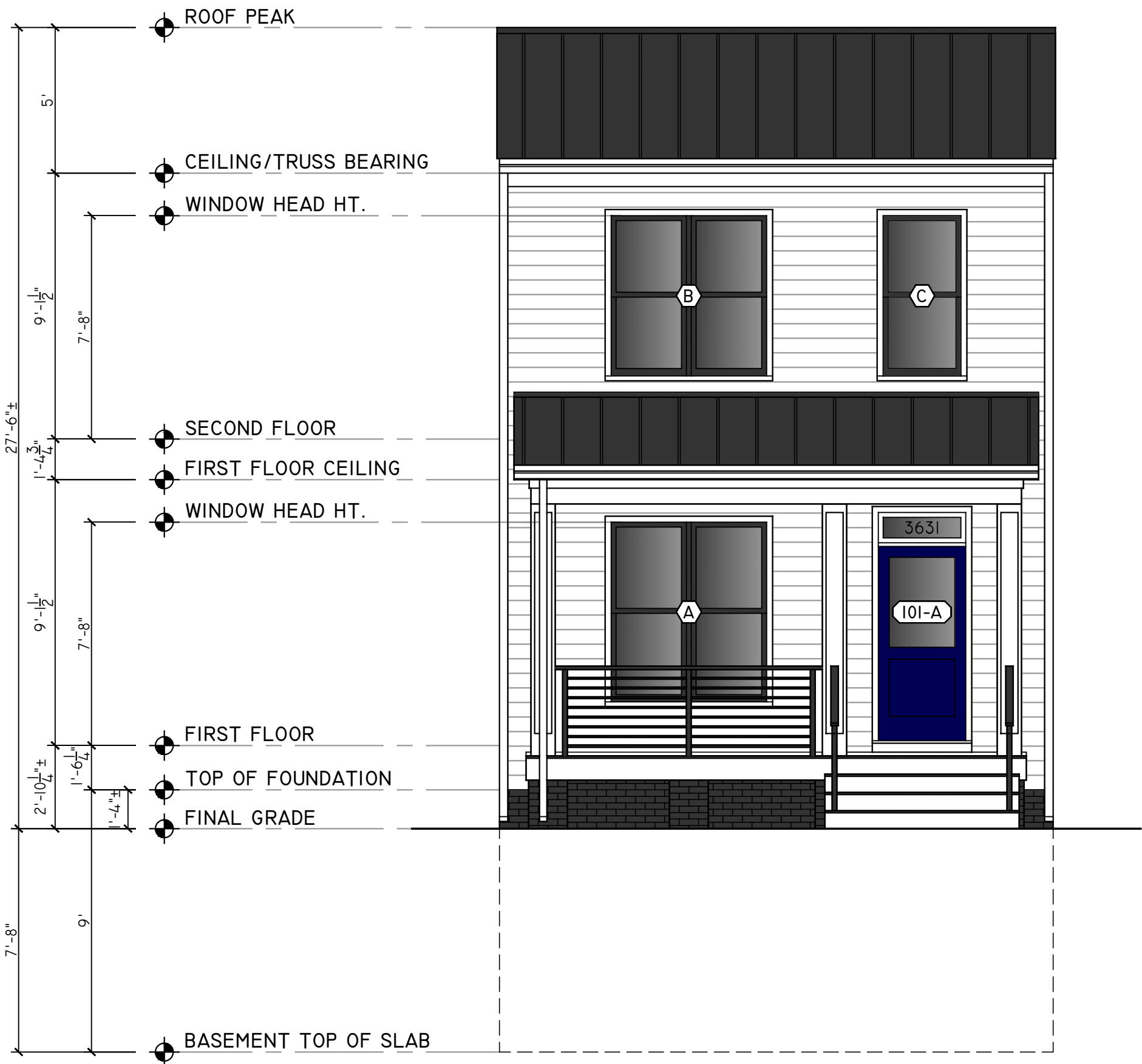


CENTER CREEK  
- HOMES -

PROJECT CONTACTS:

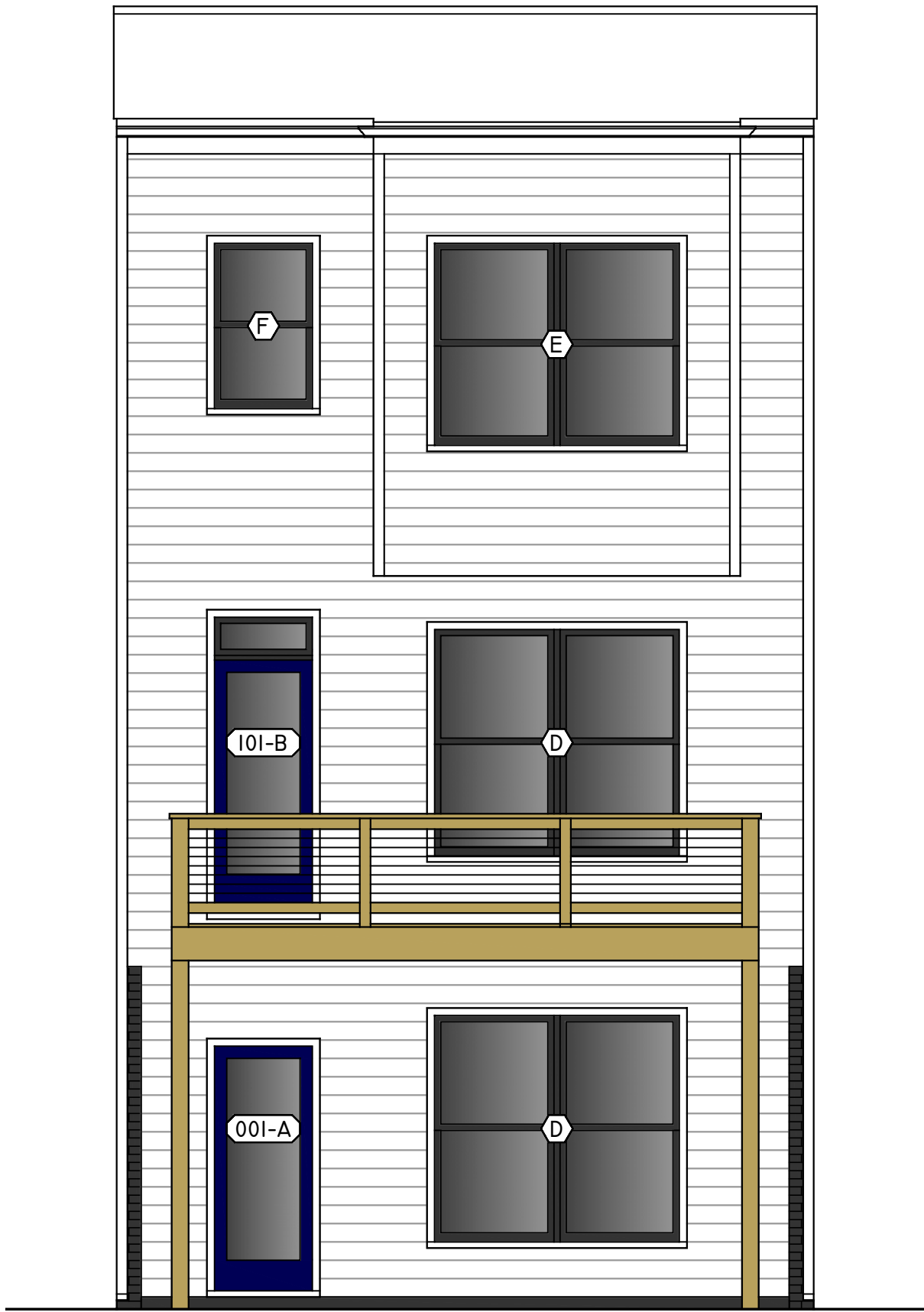
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ARCHITECT:  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
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01 | FRONT ELEVATION

1/4" = 1'



02 | REAR ELEVATION

1/4" = 1'

TWO NEW 2-STORY DETACHED SINGLE-FAMILY HOUSES  
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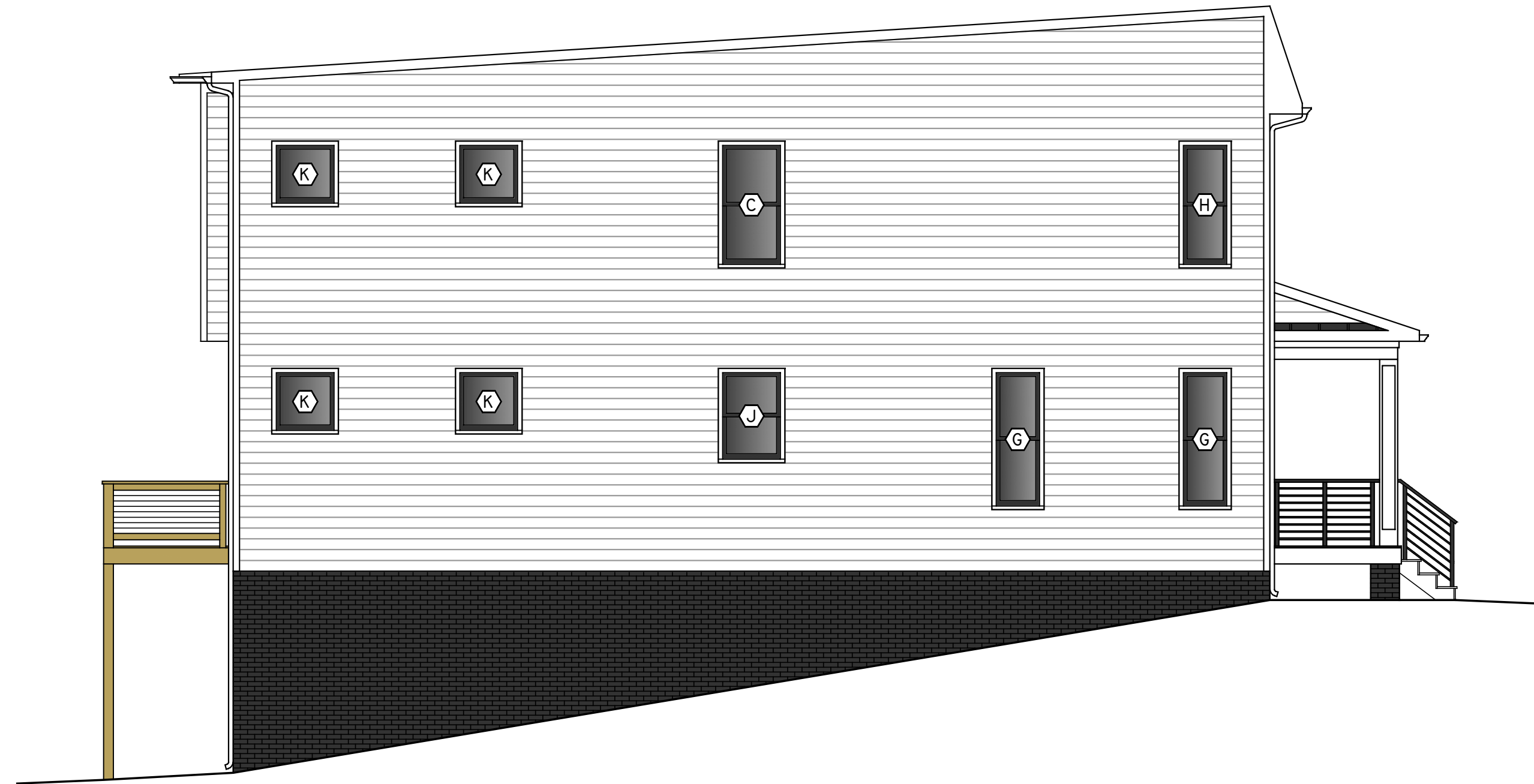
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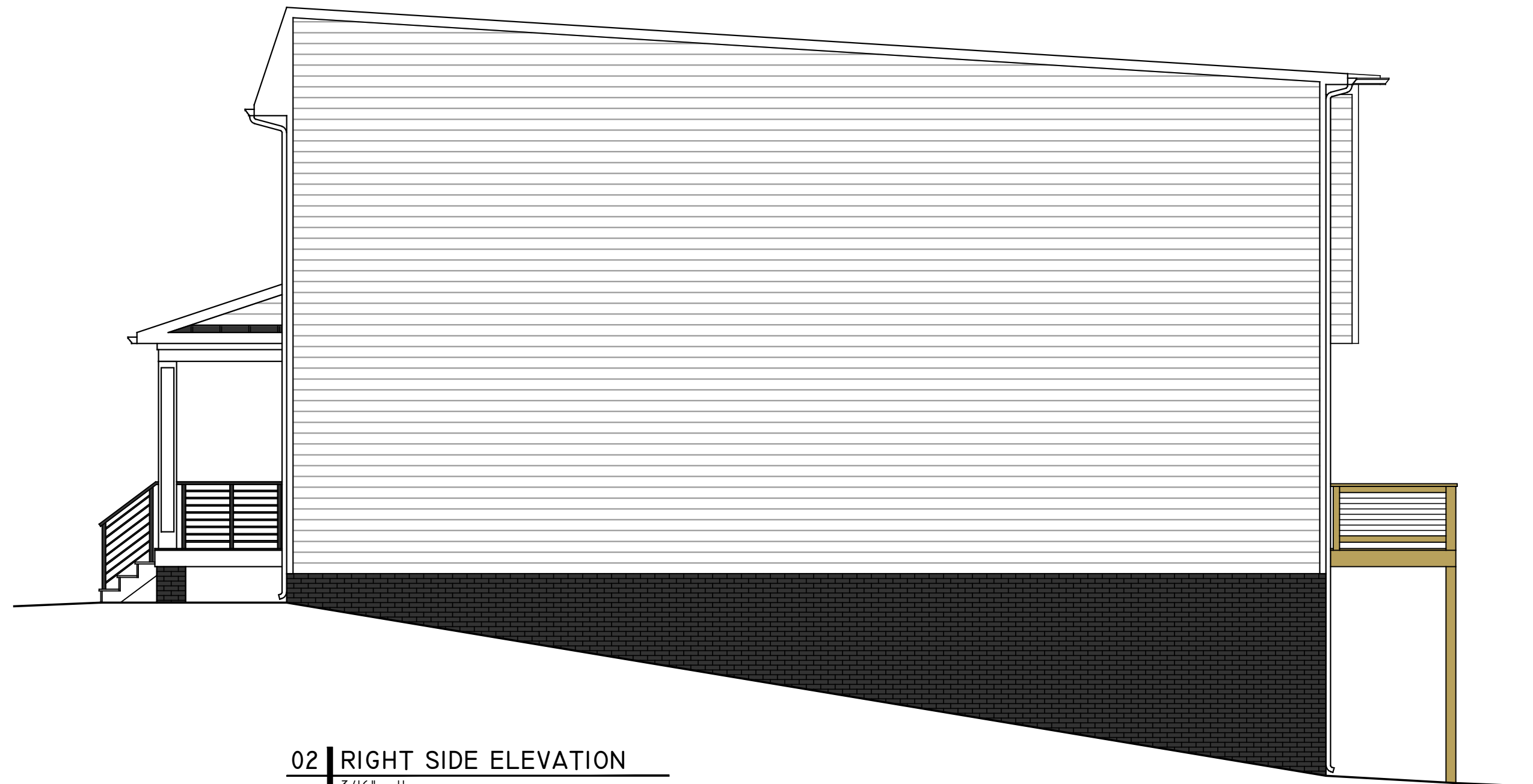
3631 FRONT & REAR  
EXTERIOR ELEVATIONS

A2.1





01 | LEFT SIDE ELEVATION  
3/16" = 1'



02 | RIGHT SIDE ELEVATION  
3/16" = 1'



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3631 LEFT & RIGHT SIDE  
EXTERIOR ELEVATIONS

**A2.2**



3633 DOOR/WINDOW SCHEDULE

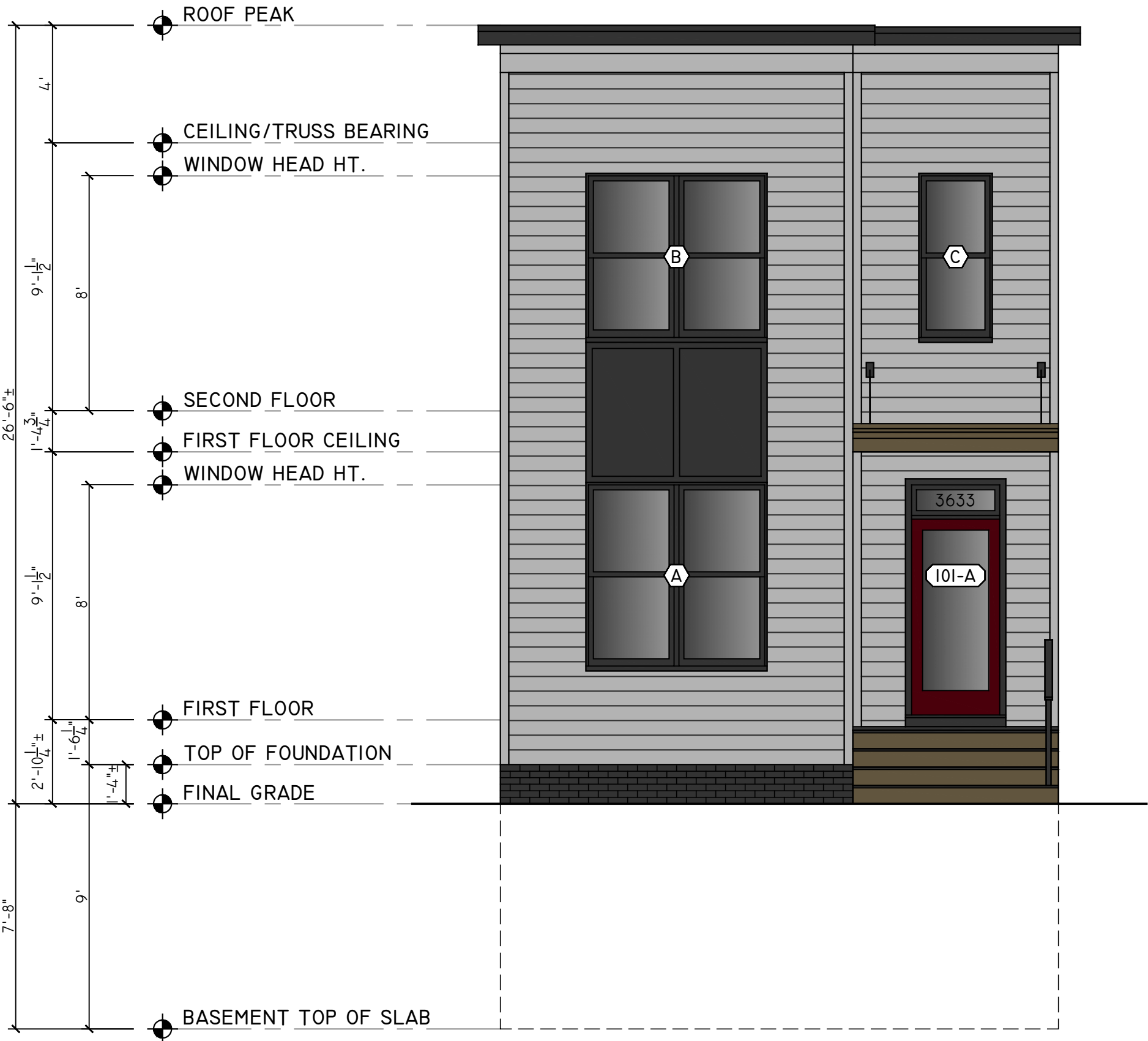
DOORS (FULL GLASS)				
NO.	QTY.	SIZE (NOM.)	TYPE	REMARKS
101-A	-	3'x6'8" + 16" TRANSOM (8' TOTAL)	FULL GLASS	PAINTED DARK RED
101-B	-	2'8"x6'8" + 16" TRANSOM (8' TOTAL)	FULL GLASS	PAINTED DARK RED
100-A	-	2'8"x6'8"	FULL GLASS	PAINTED DARK RED
A	-	PAIR 3'0"x6'2"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
B	-	PAIR 3'0"x5'6"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
C	-	2'4"x5'6"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
D	-	PAIR 3'4"x6'2"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
E	-	PAIR 3'4"x5'6"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
F	-	2'8"x5'6"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
G	-	2'0"x6'2"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
H	-	2'0"x5'6"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
I	-	NOT USED FOR CLARITY		
J	-	2'8"x4'0"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
K	-	6'2"x3'4"	FIXED	PAINTED/PREFINISHED BLACK
L	-	3'4"x3'4"	FIXED	PAINTED/PREFINISHED BLACK
M	-	2'0"x4'6"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
N	-	2'0"x4'2"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK

ALL WINDOWS & DOORS MUST MEET GENERAL C.A.R. REQUIREMENTS.  
SIZES APPROXIMATE PENDING MANUFACTURER SELECTION AVAILABILITY.

EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	BRICK-PATTERN CONCRETE FOUNDATION & PORCH PIERS	PAINTED DARK GRAY/BLACK
02	HARDIE SMOOTH LAP SIDING - 7" EXPOSURE	PEARL GRAY
03	HARDIE FLAT PANEL SPANDREL (FRONT)	IRON GRAY
04	COMPOSITE/HARDIE TRIM	PEARL GRAY (EXCEPT CORNICE/FASCIAS IRON GRAY)
05	COMPOSITE/HARDIE SOFFITS	IRON GRAY
06	DOORS - SOLID WOOD	PAINTED DEEP RED
07	WINDOWS - COMPOSITE	FACTORY BLACK
08	FRONT PORCH ROOF - METAL WRAPPED	PETERSEN AGED BRONZE
09	MAIN ROOF - TPO	FACTORY WHITE
10	ALUMINUM GUTTER & DOWNSPOUTS	FACTORY BLACK
11	FRONT PORCH: P.T. WOOD FRAMING WRAPPED IN WOOD TRIM, T&G COMPOSITE DECKING	STAINED WOOD FRAMING WRAP WITH DARK GRAY DECKING
12	FRONT PORCH STEEL HANDRAIL	PAINTED DARK GRAY/BLACK
13	REAR DECK: P.T. WOOD FRAMING & DECKING	NATURAL TREATED WOOD
14	REAR DECK HORIZONTAL WIRE RAILING	STAINLESS STEEL WIRES BETWEEN WOOD POSTS
15	WALL-MOUNTED LANTERNS OVER REAR DOORS	BLACK
16	4' TALL PRIVACY FENCE AT TRASH CANS	NATURAL TREATED WOOD (SEE SITE PLAN)

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



01 | FRONT ELEVATION

1/4" = 1'



02 | REAR ELEVATION

1/4" = 1'



PROJECT CONTACTS:

DEVELOPER:  
CC RICHMOND II, LP  
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GREG SHRON  
804-362-7727

ARCHITECT:  
CHRIS WOLF  
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TWO NEW 2-STORY DETACHED SINGLE-FAMILY HOUSES  
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RICHMOND, VIRGINIA 23223

NOT FOR  
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3633 FRONT & REAR  
EXTERIOR ELEVATIONS

**A2.3**



PROJECT CONTACTS:

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CC RICHMOND II, LP  
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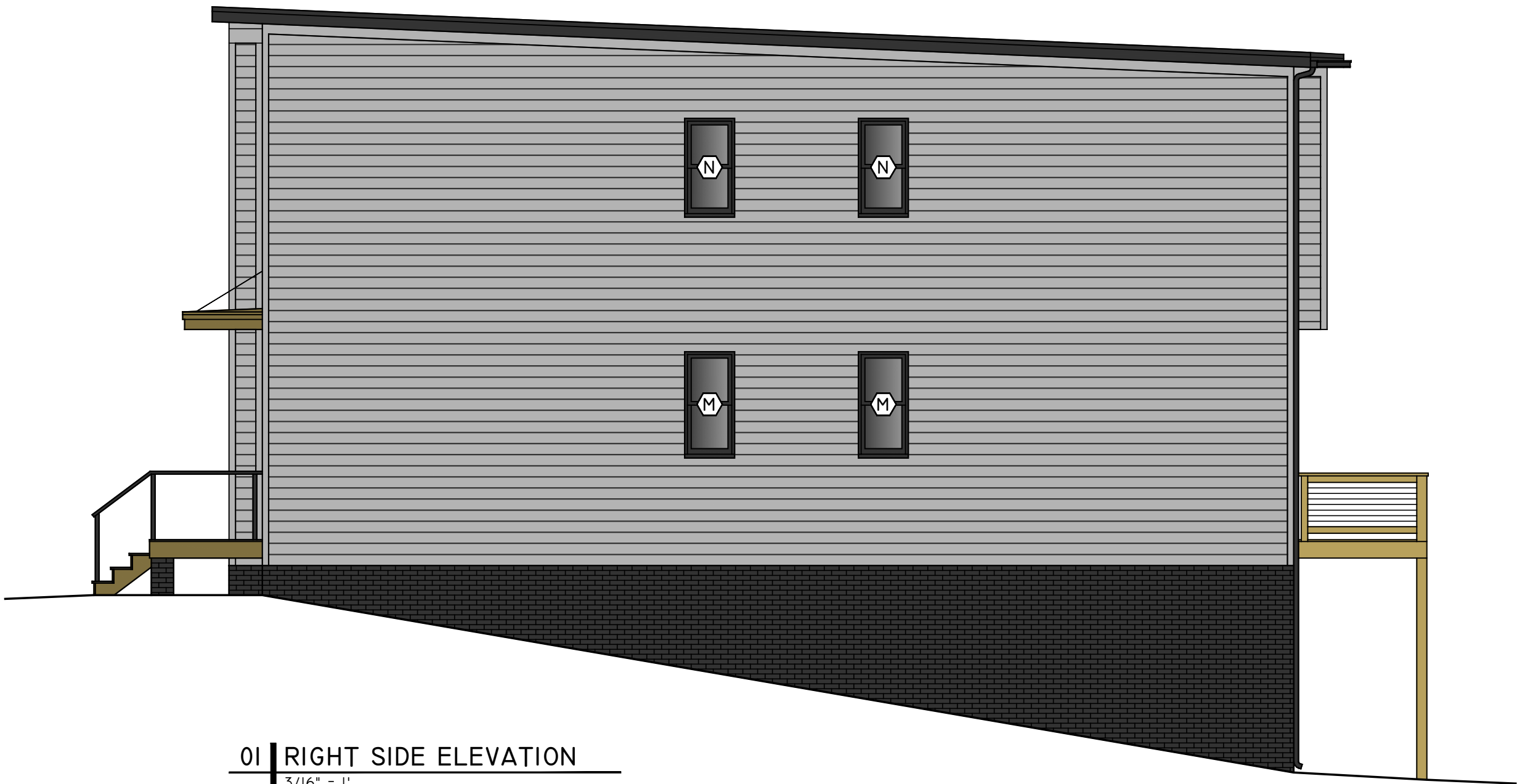
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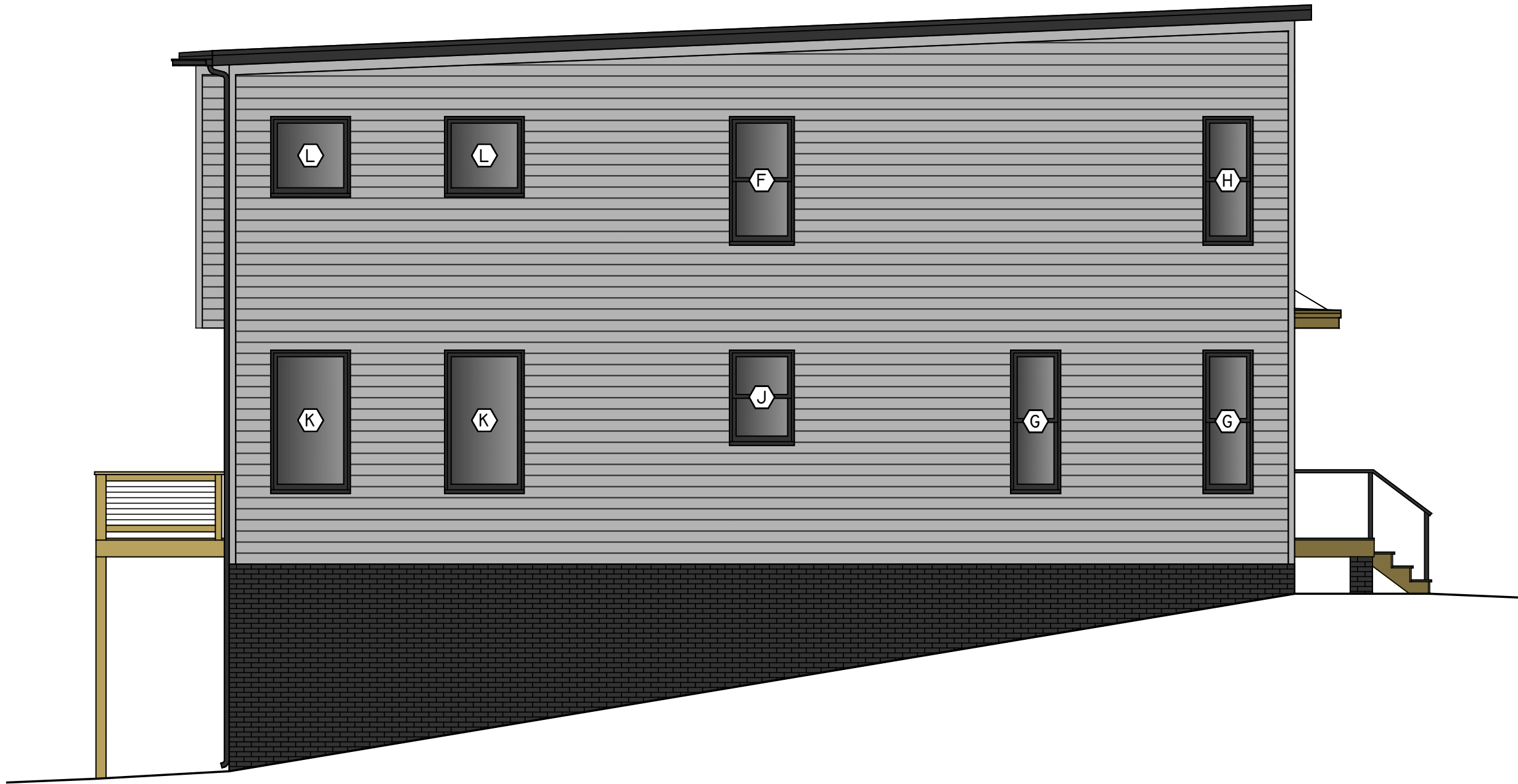
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3633 LEFT & RIGHT SIDE  
EXTERIOR ELEVATIONS

**A2.4**



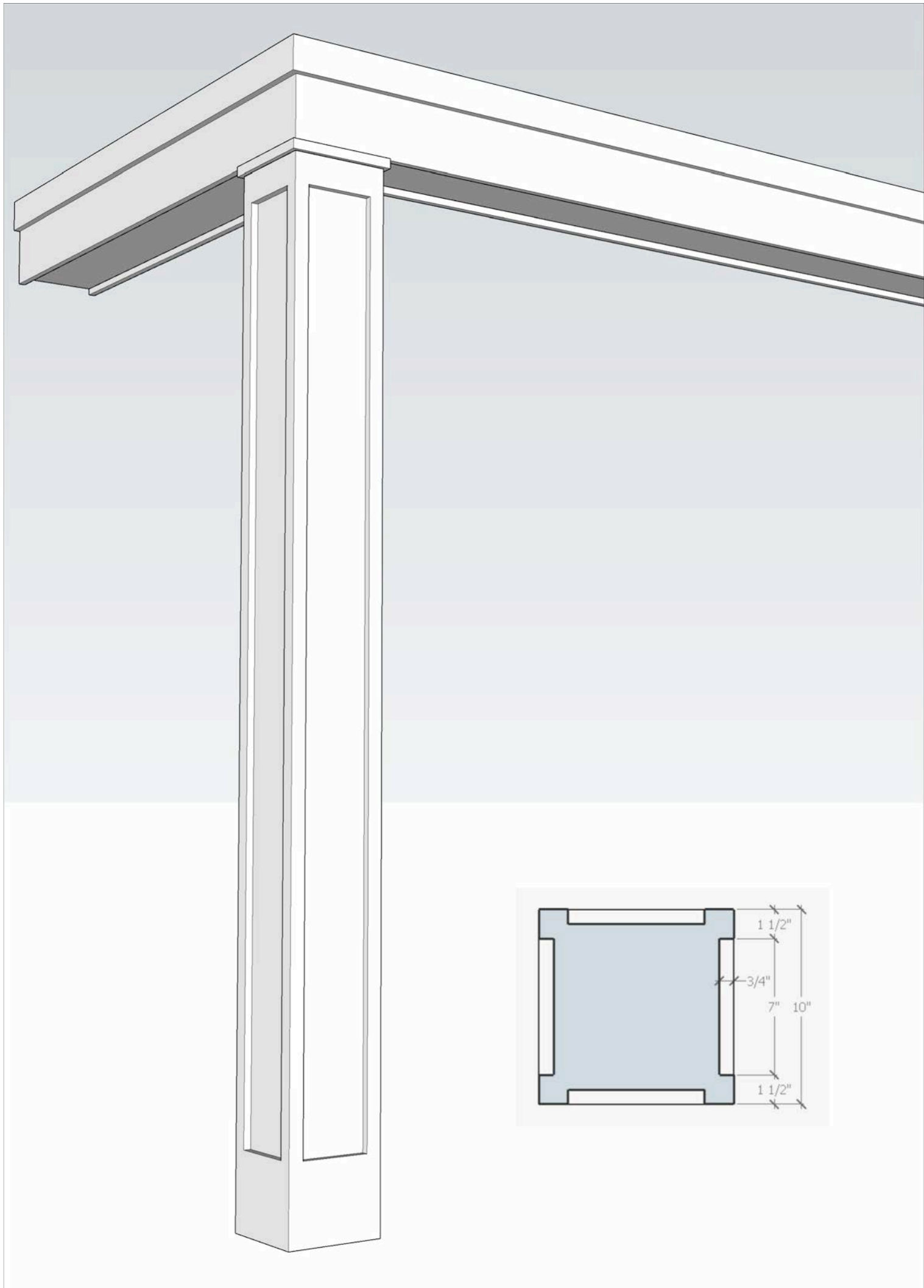
01 | RIGHT SIDE ELEVATION  
3/16" = 1'



02 | LEFT SIDE ELEVATION  
3/16" = 1'



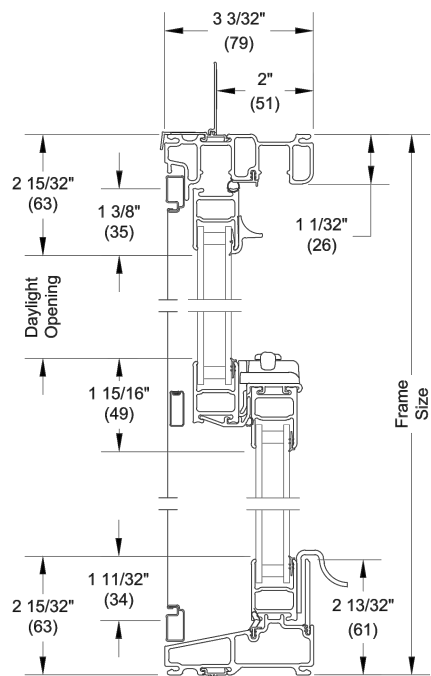
02 | 3633 PORCH ROOF CANOPY (SIM.)  
N.T.S.



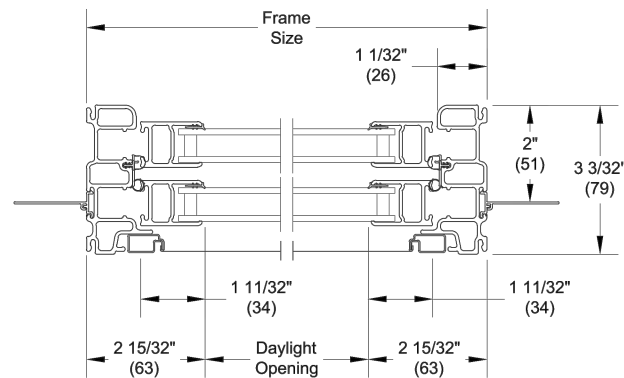
01 | 3631 FRONT PORCH COLUMN DETAIL  
N.T.S.



Scale: 3" = 1' 0"



Head Jamb and Sill



Jambs

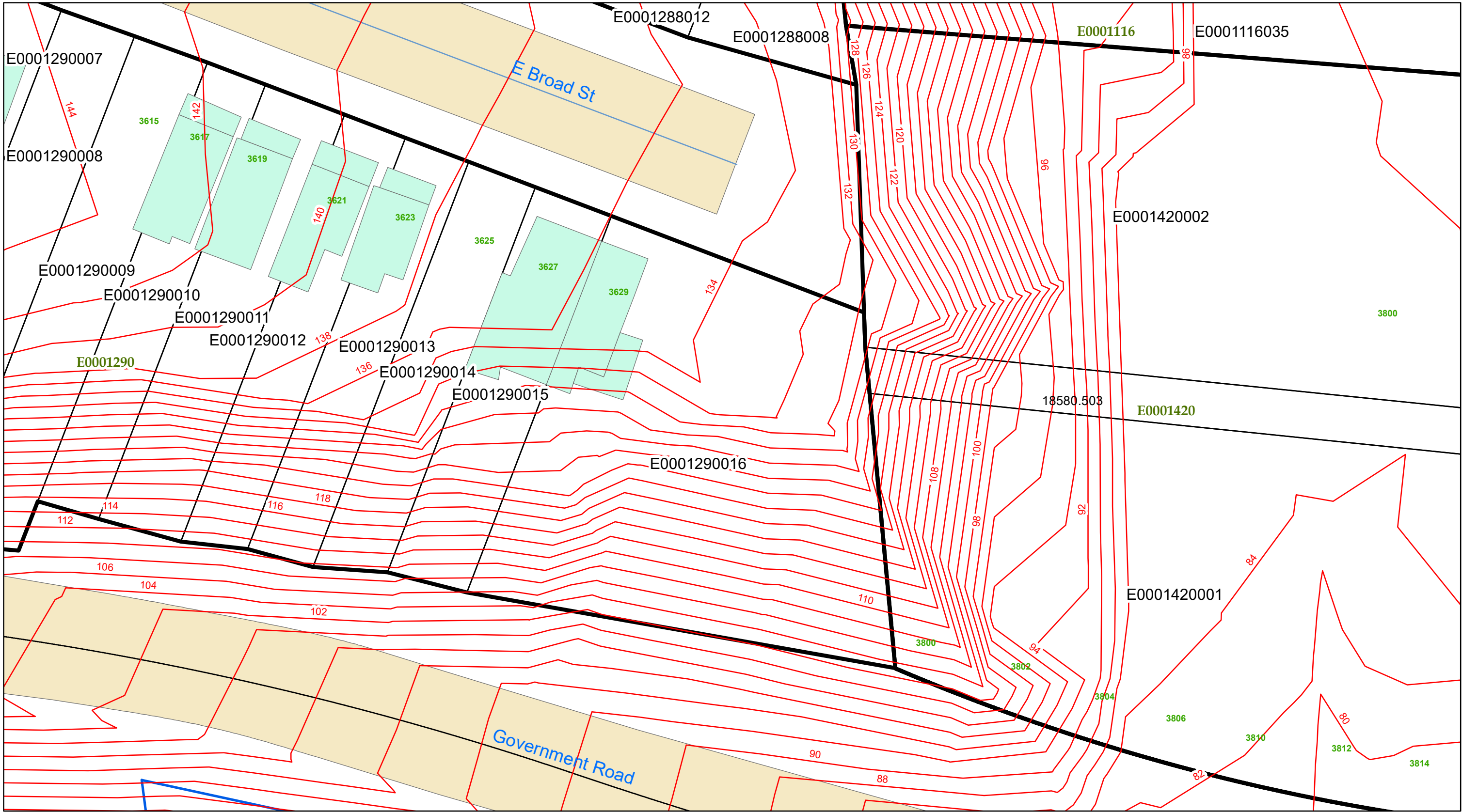
03 | COMPOSITE DOUBLE-HUNG WINDOW  
N.T.S.



# 3629 E. MAIN ST.

## EXHIBIT A

City of Richmond, VA  
Geographic Information Systems



1 inch = 30 feet