



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

### PROPERTY (location of work)

Address 3509 E Marshall 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): Contract Purchaser

### OWNER INFORMATION (if different from above)

Name Roberto and Susan Alfaro

Company

Mailing Address 4508 Argonne Ct  
Glen Allen, VA 23060

Phone (804) 833-3365

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 with accessory garage

### 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 6-26-2020



## **3509 E MARSHALL STREET**

**NEW SINGLE-FAMILY DETACHED RESIDENCE**

**CHIMBORAZO PARK HISTORIC DISTRICT**

**RICHMOND COMMISSION OF ARCHITECTURAL REVIEW - CONCEPT REVIEW**

**PREPARED: JUNE 26, 2020**

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

### **PROJECT DESCRIPTION:**

The submission depicts a new detached, 2-story, 2,160 square foot single-family home on the existing 3,696 square foot lot at 3509 E Marshall Street. The land is currently vacant.

The proposed design maintains the proportions, scale and street presence of the contributing structures on the block and in the Chimborazo Park district in general, while exploring more contemporary expression and detailing. The new home attempts to convey a modernized version of the typical neighborhood single-family porch-front form, including dark windows and metal roofing, minimalist trim profiles and a metal porch 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.



PROJECT CONTACTS:

DEVELOPER:  
CCRII HOLDINGS LLC  
C/O CENTER CREEK HOMES  
GREG SHRON  
804-362-7727

ARCHITECT:  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644

NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE  
IN RICHMOND'S CHIMBORAZO HISTORIC DISTRICT

**3509 EAST MARSHALL HOUSE**

3509 EAST MARSHALL STREET  
RICHMOND, VIRGINIA 23223

NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE  
IN RICHMOND'S CHIMBORAZO HISTORIC DISTRICT

# 3509 EAST MARSHALL HOUSE

3509 EAST MARSHALL STREET  
RICHMOND, VIRGINIA 23223

## DRAWING INDEX

### DRAWINGS

NO.	SHEET TITLE
CS	COVER SHEET
XI.I	SITE PHOTOS
CI.I	ARCHITECTURAL SITE PLAN
AI.I	FLOOR PLANS
A2.1	FRONT CONTEXT ELEVATION, REAR EXTERIOR ELEVATION, EXTERIOR FINISH SCHEDULE
A2.2	LEFT & RIGHT SIDE EXTERIOR ELEVATIONS
GI.I	DETACHED GARAGE PLANS, ELEVATIONS, & EXTERIOR FINISH SCHEDULE



SET/REVISION:  
C.A.R. REVIEW

DATE/MARK:  
07.13.2020

COVER SHEET

# CS





3507 EAST MARSHALL - NEXT DOOR



VIEW OF SITE & NEIGHBORING HOUSES



VIEW OF SITE



**PROJECT CONTACTS:**  
 DEVELOPER:  
 CCRII HOLDINGS LLC  
 C/O CENTER CREEK HOMES  
 GREG SHRON  
 804-362-7727  
 ARCHITECT:  
 CHRIS WOLF  
 CHRIS WOLF ARCHITECTURE, PLLC  
 804-514-7644



3503 EAST MARSHALL



HOUSES ON N 36TH AT MARSHALL



HOUSES ON N 36TH AT MARSHALL

NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE  
 IN RICHMOND'S CHIMBORAZO HISTORIC DISTRICT  
**3509 EAST MARSHALL HOUSE**  
 3509 EAST MARSHALL STREET  
 RICHMOND, VIRGINIA 23223



CONTEMPORARY HOUSE NEARBY



TYPICAL HOUSE IN AREA



TYPICAL HOUSE IN AREA



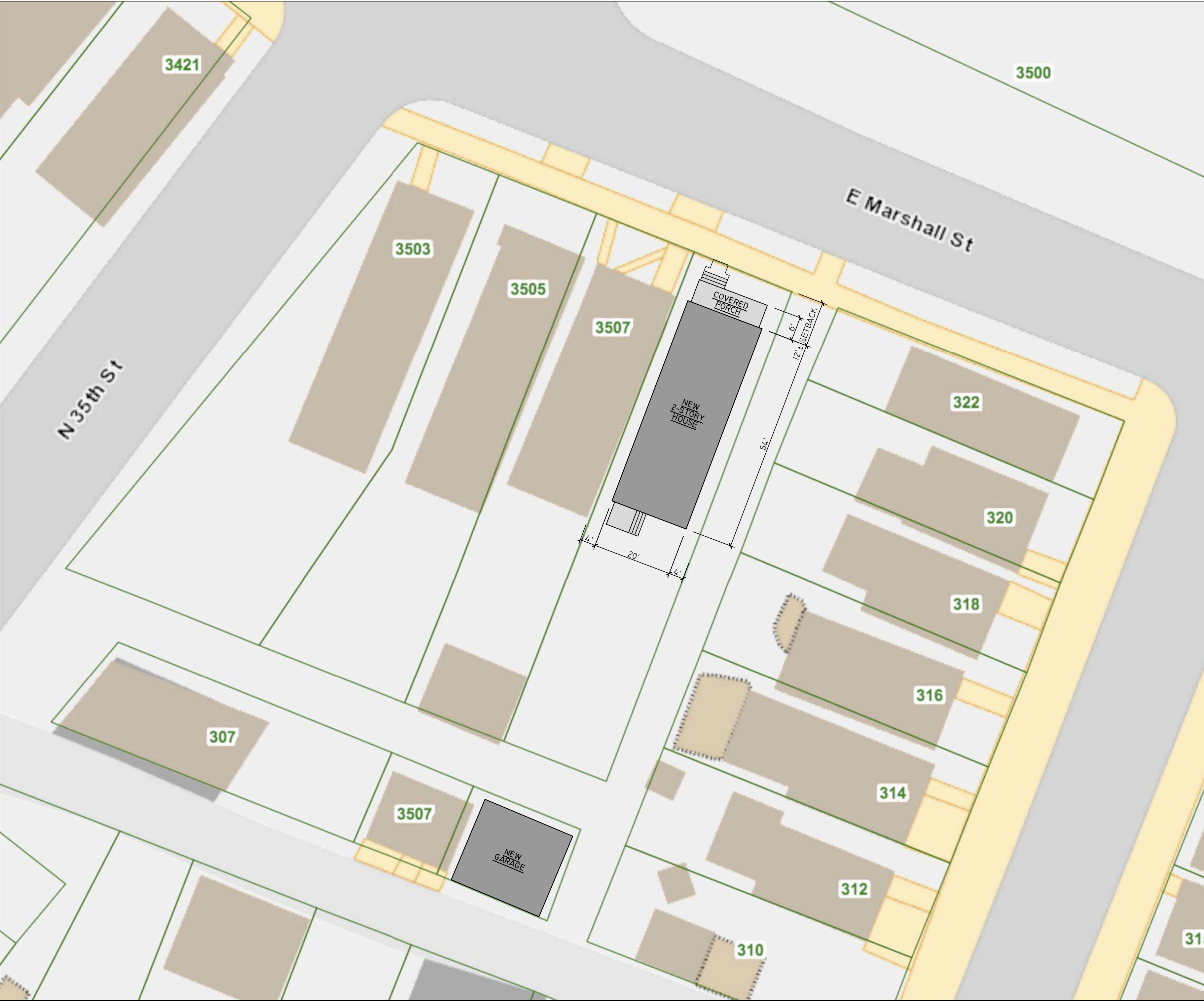
SET/REVISION:  
 C.A.R. REVIEW

DATE/MARK:  
 07.13.2020

SITE PHOTOS

**XI.1**





PROJECT CONTACTS:  
DEVELOPER:  
CCRH HOLDINGS LLC  
C/O CENTER CREEK HOMES  
GREG SHRON  
804-362-7727  
ARCHITECT:  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644

NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE  
IN RICHMOND'S CHIMBORAZO HISTORIC DISTRICT  
**3509 EAST MARSHALL HOUSE**  
3509 EAST MARSHALL STREET  
RICHMOND, VIRGINIA 23223

NOT FOR  
CONSTRUCTION

SET/REVISION:  
C.A.R. REVIEW

DATE/MARK:  
07.13.2020

SITE PLAN

CI.I



PROJECT CONTACTS:  
DEVELOPER:  
CCRII HOLDINGS LLC  
C/O CENTER CREEK HOMES  
GREG SHRON  
804-362-7727  
ARCHITECT:  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644

NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE  
IN RICHMOND'S CHIMBORAZO HISTORIC DISTRICT

3509 EAST MARSHALL HOUSE

3509 EAST MARSHALL STREET  
RICHMOND, VIRGINIA 23223

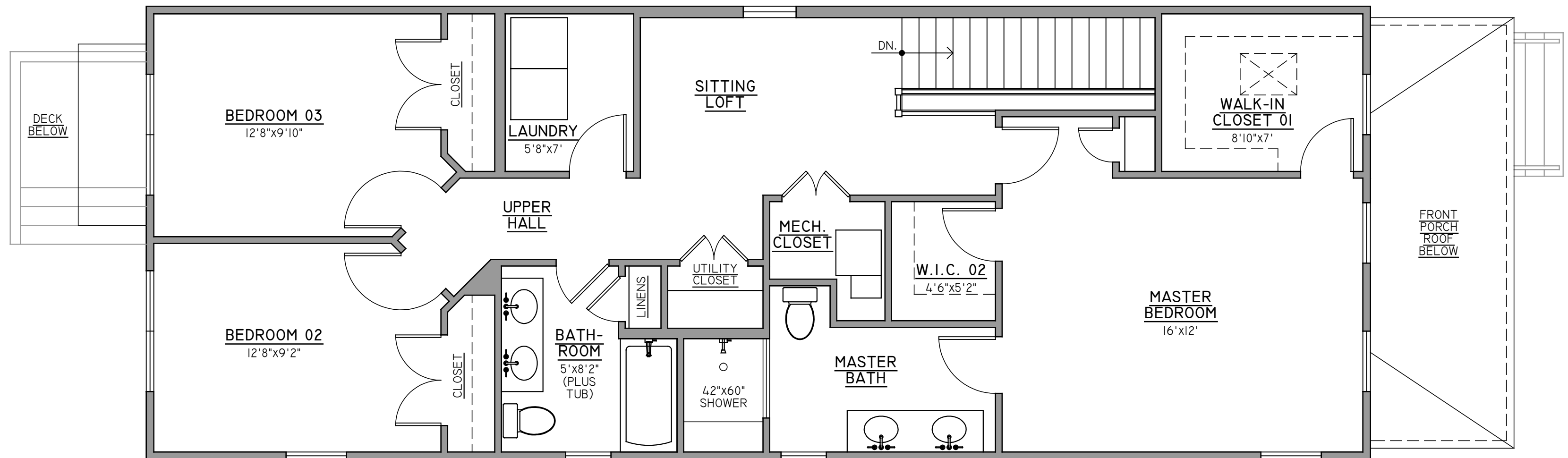
NOT FOR  
CONSTRUCTION

SET/REVISION:  
C.A.R. REVIEW

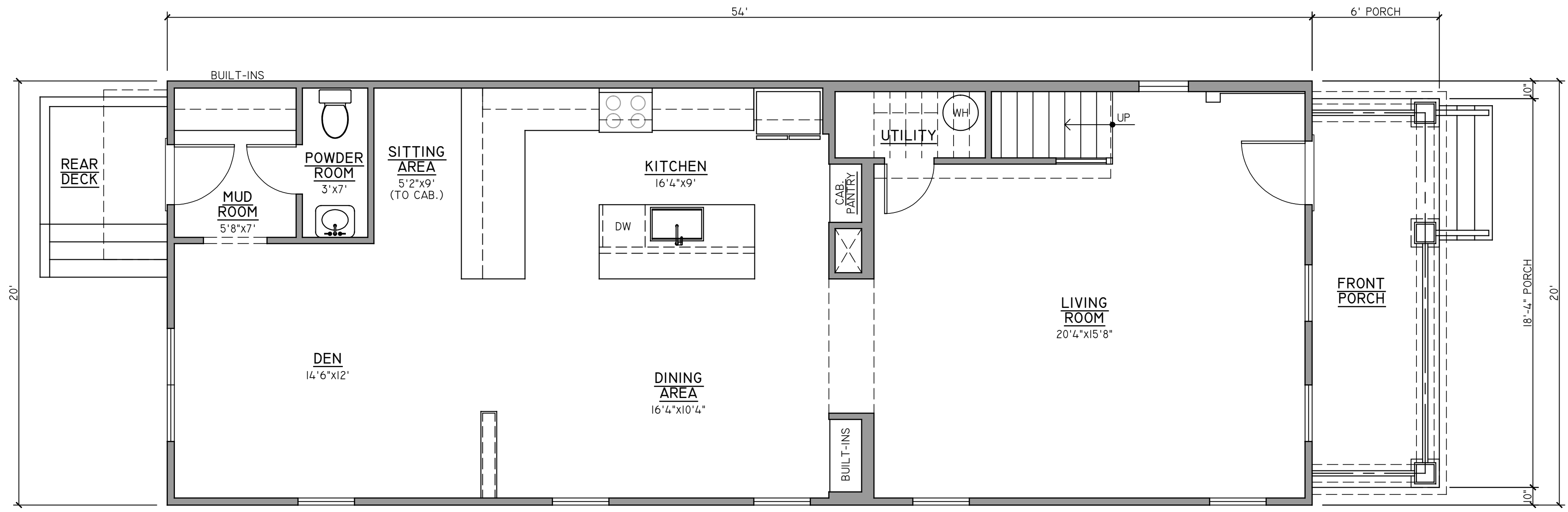
DATE/MARK:  
07.13.2020

FLOOR PLANS

AI.1



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



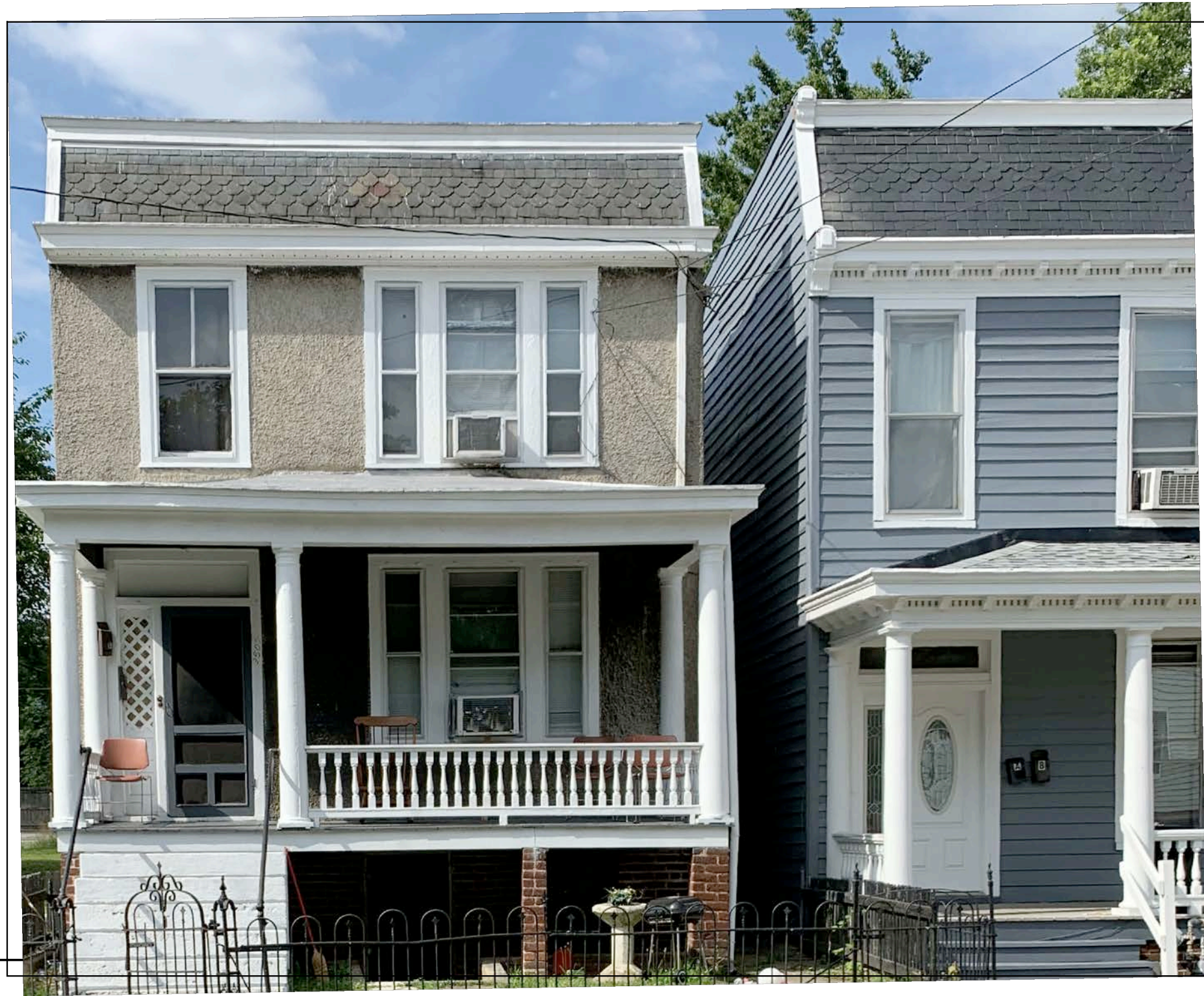
01 | FIRST FLOOR PLAN  
1/4" = 1'





01 | FRONT ELEVATION

1/4" = 1'



#### EXTERIOR FINISH SCHEDULE

NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION & PORCH PIERS	DARK GRAY/BLACK
02	HARDIE 7" EXPOSURE LAP SIDING	ARCTIC WHITE
03	-	-
04	COMPOSITE/HARDIE TRIM	ARCTIC WHITE
05	COMPOSITE/HARDIE SOFFITS	ARCTIC WHITE
06	DOORS	PER SCHEDULE (A1.1)
07	WINDOWS	PER SCHEDULE (A1.1)
08	FRONT & PORCH ROOF - 16" WIDE STANDING SEAM	PETERSEN AGED BRONZE
09	MAIN ROOF - TPO	FACTORY WHITE
10	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED WHITE
11	FRONT PORCH: P.T. WOOD FRAMING WRAPPED IN COMPOSITE TRIM, T&G COMPOSITE DECKING	WHITE FRAMING WRAP WITH PEWTER GRAY DECKING
12	FRONT PORCH RAILING: HORIZONTAL STEEL	PAINTED BLACK
13	FRONT PORCH COLUMNS: 10" BOX WITH RECESS	PAINTED WHITE
14	REAR DECK: P.T. WOOD FRAMING, DECKING, RAILING	NATURAL TREATED WOOD
15	REAR DECK ROOF- METAL WRAPPED WITH EPDM ROOFING	PETERSEN AGED BRONZE
16	WALL-MOUNTED LANTERNS AT DOORS	BLACK
17	6" TALL PRIVACY FENCE	NATURAL TREATED WOOD

- ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.
- EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.
- GRADES SHOWN APPROXIMATE. V.I.F.

#### DOOR/WINDOW SCHEDULE (PER UNIT)

NO.	QTY.	SIZE (NOM.)	TYPE	REMARKS
101	01	3'x6'8" + 16" TRANSOM (8')	HALF GLASS	PAINTED SW7585
102	01	2'10"x6'8"	HALF GLASS	PAINTED SW7585
A	-	2'8"x6'2"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
B	-	PAIR 2'8"x6'2"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
C	-	2'8"x5'6"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
D	-	PAIR 2'8"x5'6"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
E	-	2'x4'	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
F	-	2'8"x2'8"	FIXED	PAINTED/PREFINISHED BLACK
G	-	2'4"x5'2"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK
H	-	2'4"x4'8"	DOUBLE HUNG	PAINTED/PREFINISHED BLACK



02 | REAR ELEVATION

1/4" = 1'



#### PROJECT CONTACTS:

DEVELOPER:  
CCRII HOLDINGS LLC  
C/O CENTER CREEK HOMES  
GREG SHRON  
804-362-7727

ARCHITECT:  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644

NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE  
IN RICHMOND'S CHIMBORAZO HISTORIC DISTRICT

3509 EAST MARSHALL HOUSE

3509 EAST MARSHALL STREET  
RICHMOND, VIRGINIA 23223

NOT FOR  
CONSTRUCTION

SET/REVISION:  
C.A.R. REVIEW

DATE/MARK:  
07.13.2020

FRONT & REAR  
EXTERIOR ELEVATIONS

A2.1



PROJECT CONTACTS:

DEVELOPER:  
CCRII HOLDINGS LLC  
C/O CENTER CREEK HOMES  
GREG SHRON  
804-362-7727

ARCHITECT:  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644

NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE  
IN RICHMOND'S CHIMBORAZO HISTORIC DISTRICT

3509 EAST MARSHALL HOUSE

3509 EAST MARSHALL STREET  
RICHMOND, VIRGINIA 23223

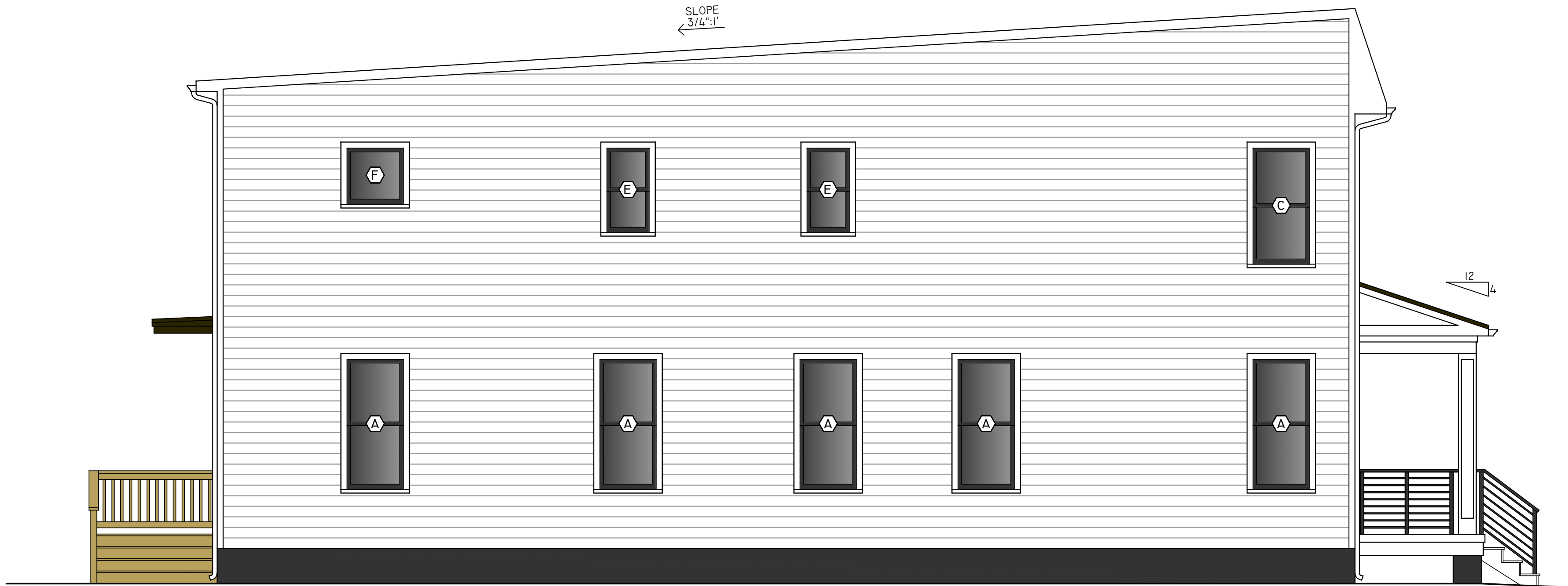
NOT FOR  
CONSTRUCTION

SET/REVISION:  
C.A.R. REVIEW

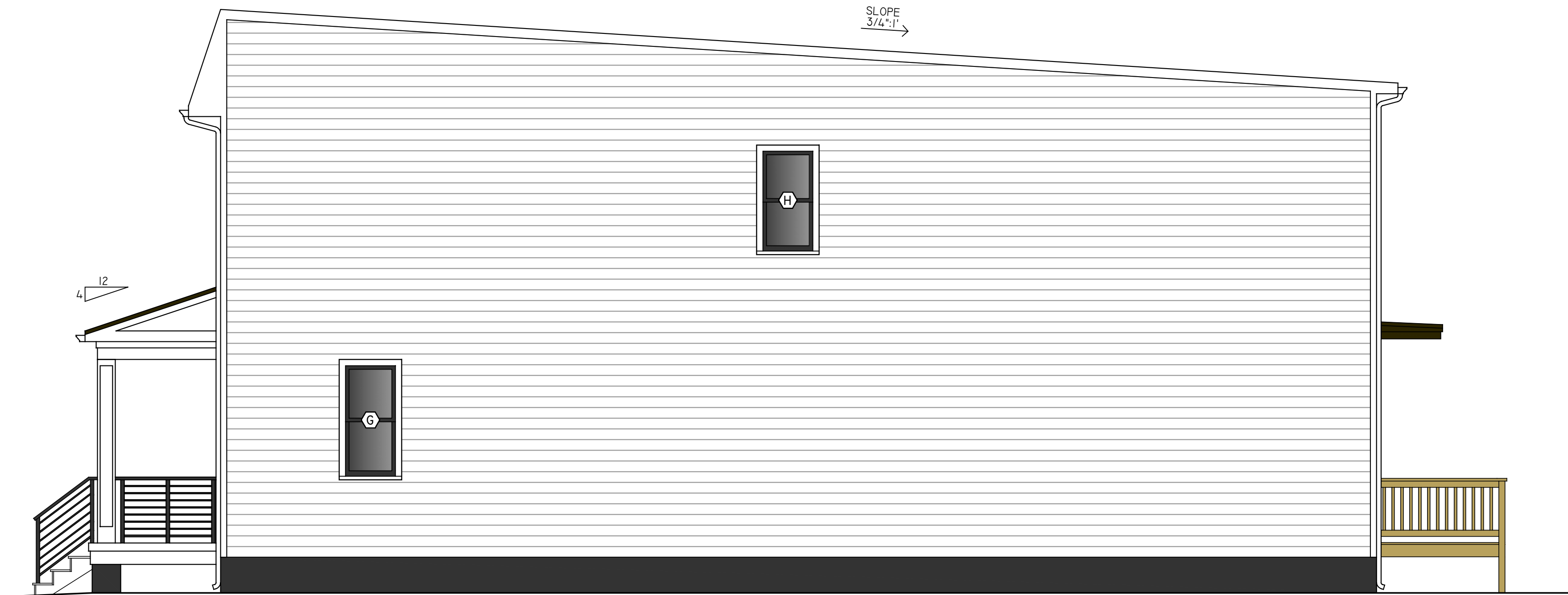
DATE/MARK:  
07.13.2020

LEFT & RIGHT SIDE  
EXTERIOR ELEVATIONS

A2.2



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



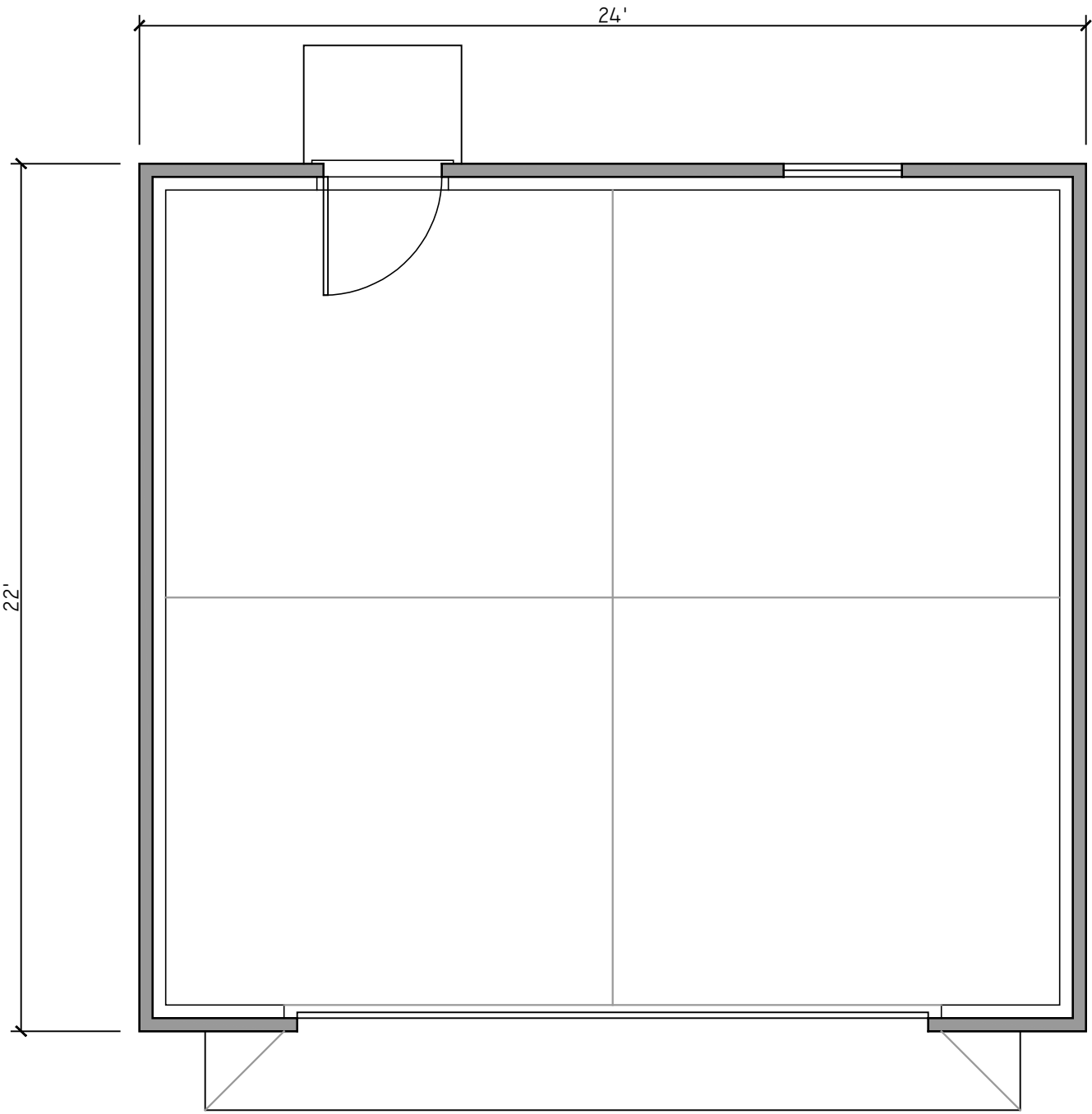
02 | RIGHT SIDE ELEVATION  
3/16" = 1'



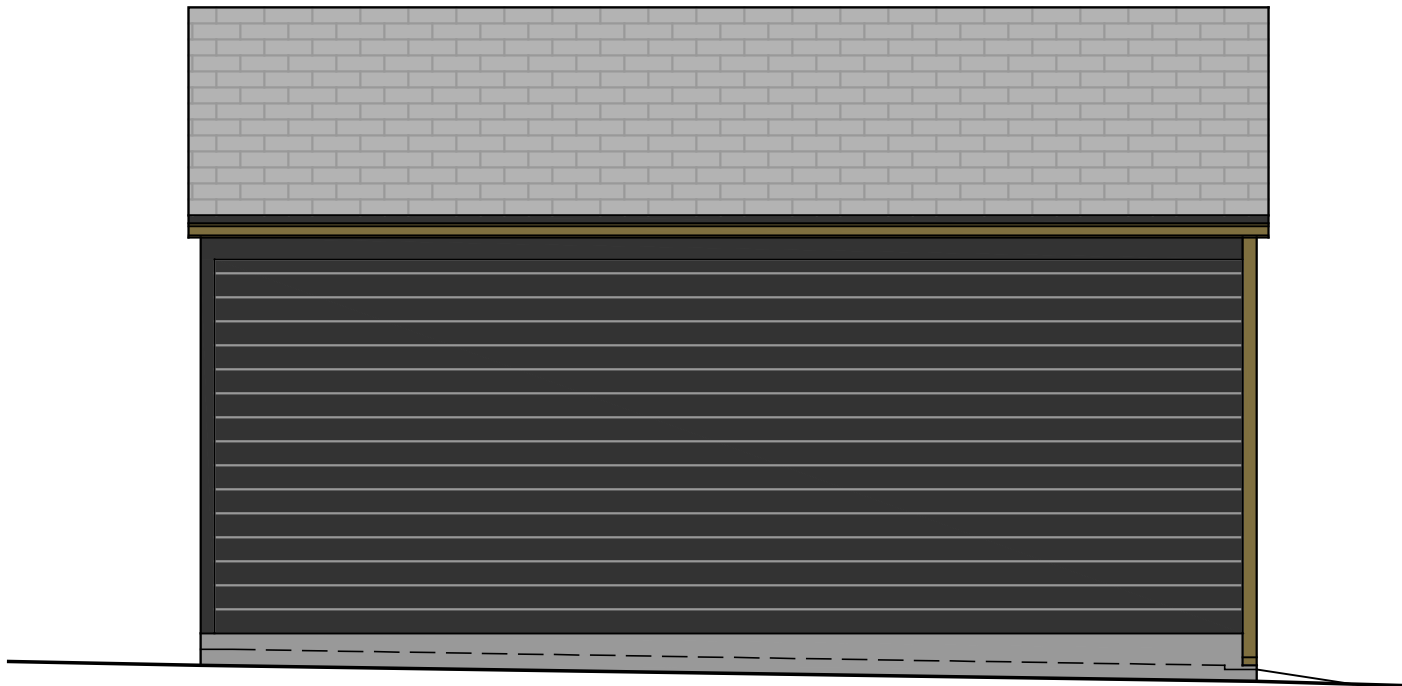
GARAGE EXTERIOR FINISH SCHEDULE		
NO.	COMPONENT/MATERIAL	COLOR/FINISH
01	PARGED FOUNDATION	WARM GRAY
02	HARDIE 7" EXPOSURE LAP SIDING	HARDIE "IRON GRAY"
03	COMPOSITE/HARDIE TRIM	HARDIE "IRON GRAY"
04	COMPOSITE/HARDIE SOFFITS	HARDIE "IRON GRAY"
05	DOORS	PER SCHEDULE (A1.1)
06	WINDOWS	PER SCHEDULE (A1.1)
07	MAIN ROOF - GAF 3-TAB ASPHALT SHINGLES	"SILVER LINING"
08	ALUMINUM GUTTER & DOWNSPOUTS	PREFINISHED MEDIUM BRONZE
09	WALL-MOUNTED LANTERNS & SECURITY LIGHTS	BLACK

1. ALL MATERIALS & COLORS MUST MEET GENERAL C.A.R. REQUIREMENTS.  
2. EXTERIOR ELEVATION NOTES ARE TYPICAL ACROSS ALL EXTERIOR ELEVATIONS UNLESS NOTED OTHERWISE.  
3. GRADES SHOWN APPROXIMATE. V.I.F.

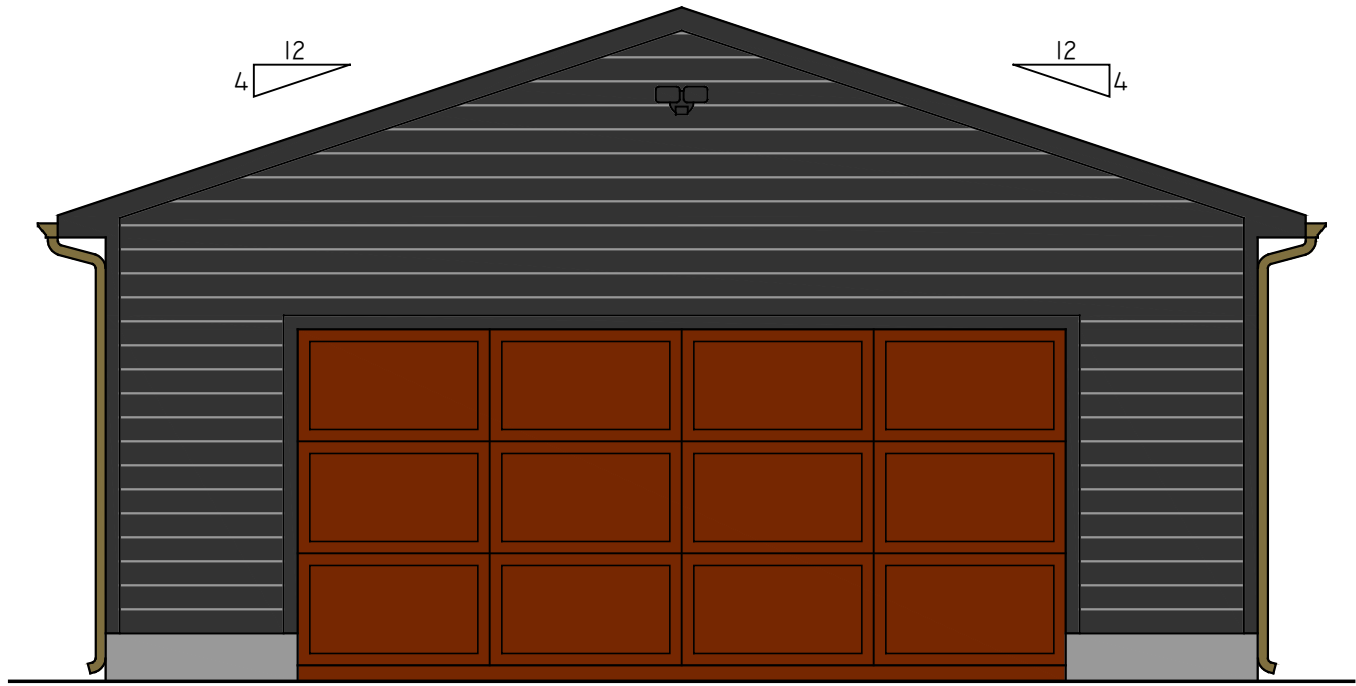
GARAGE DOOR/WINDOW SCHEDULE (PER UNIT)				
NO.	QTY.	SIZE (NOM.)	TYPE	REMARKS
101	01	3'x6'8"	PART. GLASS	PAINTED SW7585
102	01	16'x7" OVERHEAD	INSUL. STEEL	MANUFACTURER "MAHOGANY STAIN"
A	01	3'x4'	DOUBLE HUNG	PAINTED/PREFINISHED BLACK



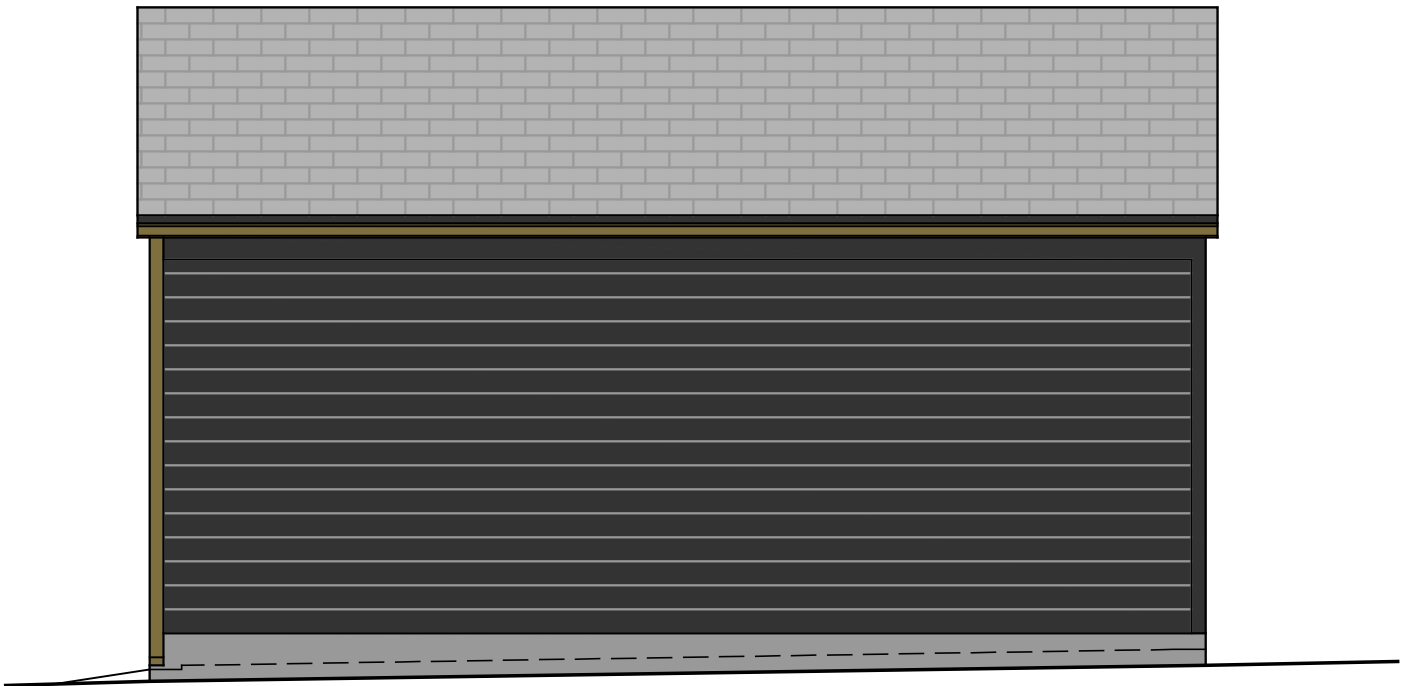
01 | GARAGE FLOOR PLAN  
1/4" = 1'



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



02 | FRONT ELEVATION  
1/4" = 1'



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



04 | REAR ELEVATION  
1/4" = 1'



PROJECT CONTACTS:  
DEVELOPER:  
CCRII HOLDINGS LLC  
C/O CENTER CREEK HOMES  
GREG SHRON  
804-362-7727  
ARCHITECT:  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
804-514-7644

NEW 2-STORY SINGLE-FAMILY DETACHED HOUSE  
IN RICHMOND'S CHIMBORAZO HISTORIC DISTRICT  
**3509 EAST MARSHALL HOUSE**  
3509 EAST MARSHALL STREET  
RICHMOND, VIRGINIA 23223



SET/REVISION:  
C.A.R. REVIEW  
DATE/MARK:  
07.13.2020  
GARAGE FLOOR PLAN  
& ELEVATIONS  
**GI.1**