



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

**PROPERTY** (location of work)

Address 404 N 23rd St

Historic district Church Hill North

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

### APPLICANT INFORMATION

Name Gregory Shron

Phone 804.362.7727

Company CCR III 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): \_\_\_\_\_

### 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 10-11-2021



## **404 N 23<sup>rd</sup> St**

**NEW SINGLE-FAMILY DETACHED RESIDENCE**

**CHURCH HILL NORTH OLD AND HISTORIC DISTRICT**

**RICHMOND COMMISSION OF ARCHITECTURAL REVIEW - FINAL REVIEW**

**PREPARED: Nov 7, 2021**

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

### **PROJECT DESCRIPTION:**

The submission depicts a new detached, 2-story, 1,527 square-foot single-family home with an English basement on a 1,155 square-foot vacant lot located at 404 N 23<sup>rd</sup> Street. The lot is rectangular in shape, is between E Marshall St and E Clay St in the Church Hill North Historic District and is zoned R-8; note that a previously approved SUP, now expired, allowed for commercial space on the ground floor. In keeping with this zone's intent to encourage "a mixture of detached and attached dwellings of two and three stories in height with a distinct orientation to the street, and situated on small lots with narrow yards", its regulations establish a minimum building height of two stories and a maximum of three stories.

To provide high-quality outdoor living space for the proposed home, given the size constraints of the lot, the design features a rooftop terrace with the access stair located in the rear right corner set back from the front elevation. The stepped back tower component has been minimized as much as possible on the alley-facing elevation, while emphasizing a primary 2-story cornice line along the front and street facing elevations.

The exterior language is a modern take on the historic building form of many single-family homes in the Church Hill North Historic District. The two-story, three bay structure is raised from the street level by an English basement. It has a one-story, two-thirds front porch with horizontal railing. The rooftop terrace is hidden from view by a mansard roof that wraps three sides of the home.

Primary exterior materials are 7" exposure prefinished fiber-cement smooth lap siding in white, prefinished aluminum one-over-one double hung windows in black, painted trim, and prefinished standing seam metal roofing.



During the hearing for the project on 10/26, the Commission expressed some concern regarding the modern tower element proposed on the north elevation. Feedback included suggestions to possibly move the stair tower element and minimize its presence on the north elevation. Further, the Commissioners felt the mix of modern and traditional was struggling to work on such a small structure, and strongly recommended we choose one style for the entire building.

In response to the Commission's comments, the north side elevation has been completely redesigned. We removed the modern, rectangular stair tower element that ran the entire height of the structure. We then wrapped the cornice line, horizontal siding, and windows found on the front façade around the side elevations of the building. In addition, we changed all windows to be one consistent shape and style. Lastly, we reduced the width of the access stair to minimize its presence on the north elevation. We have included vignettes depicting our studies of alternate finishes for the stair tower; after discussing with staff, we believe there is a consensus that continuing the white lap siding onto this element is the most successful approach.

We feel the revised design addresses the Commission's comments from the 10/26 hearing, and that the final product will be a positive addition to the neighborhood. We look forward to working with the CAR and staff towards approval for this project.

D

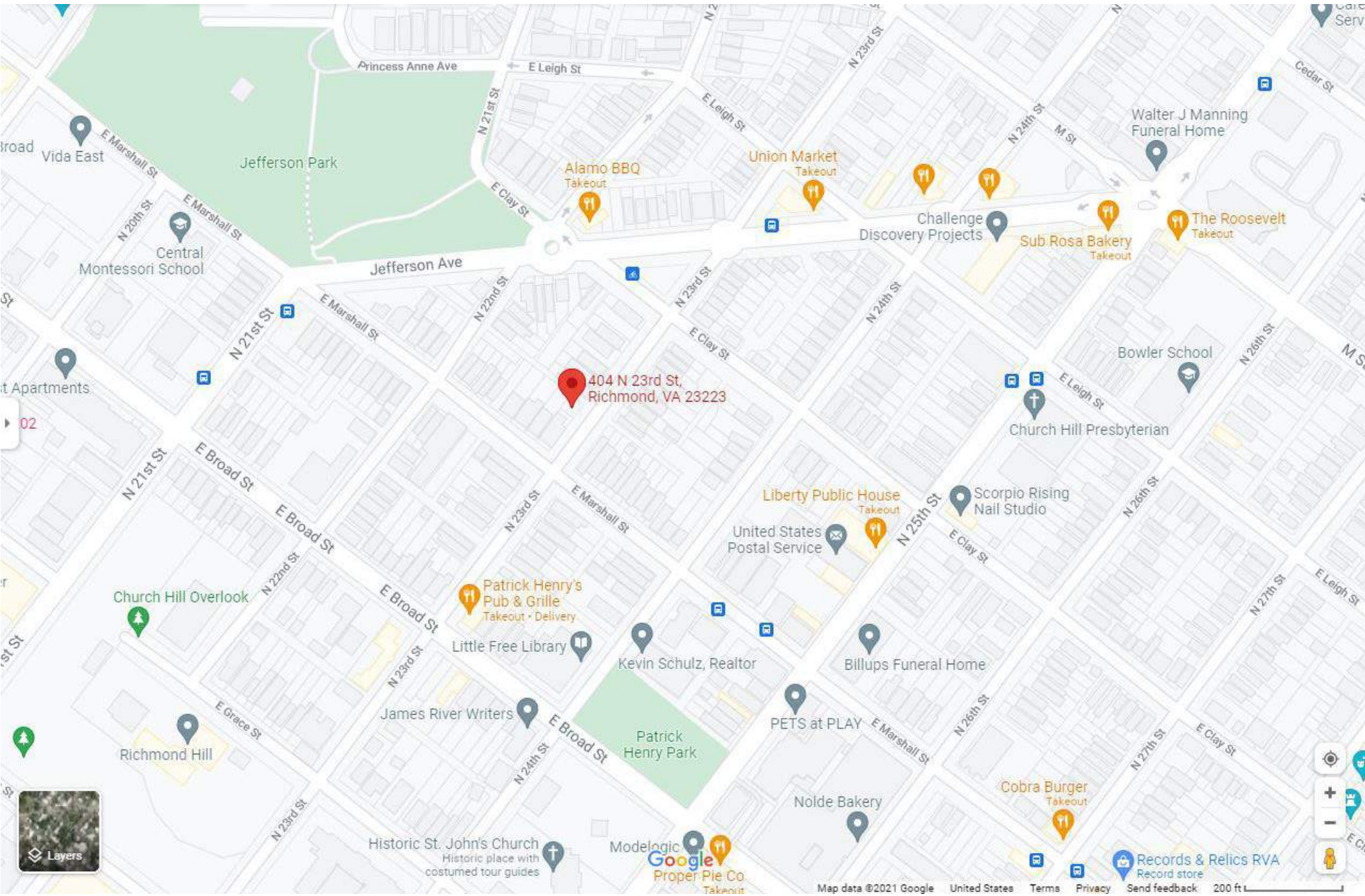
C

B

A



NEIGHBORHOOD MAP



404 N. 23RD ST.  
RICHMOND, VA 23223

NEW SINGLE-FAMILY DETACHED HOUSE IN  
RICHMOND'S CHURCH HILL NEIGHBORHOOD.

DRAWING INDEX

SHEET NUMBER	SHEET NAME
CAR-1	COVER SHEET
CAR-2	CONTEXT
CAR-3	PLANS
CAR-4	ELEVATIONS
CAR-5	ELEVATIONS
CAR-6	RENDERINGS, ALT. FINISH



CENTER CREEK  
— H O M E S —

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CONTACTS

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C/O CENTER CREEK HOMES  
GREG SCHRON  
T 804.362.7727

**ARCHITECT**  
CHRIS WOLF  
CHRIS WOLF ARCHITECTURE, PLLC  
T 804.514.7664

**CLIENT**  
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11 S. 12TH ST., STE. 115  
RICHMOND, VA 23219

PROJECT

404 N. 23RD ST.

404 N. 23RD ST.  
RICHMOND, VA 23223

SEAL

NOT FOR  
CONSTRUCTION

PROJECT#: 21001  
DRAWN BY: CE  
DATE: 11.05.2021

REVISIONS

NO.	DATE	DESCRIPTION
1	10.11.2021	2ND SUBMISSION
2	11.05.2021	3RD SUBMISSION

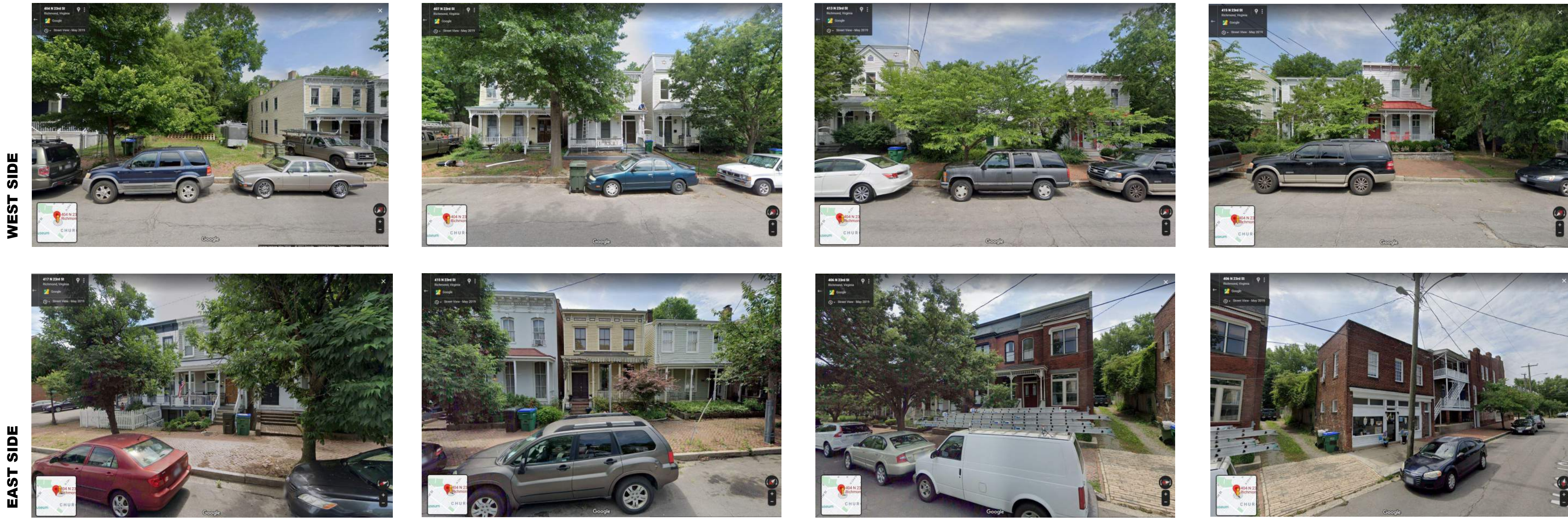
SHEET TITLE

COVER SHEET

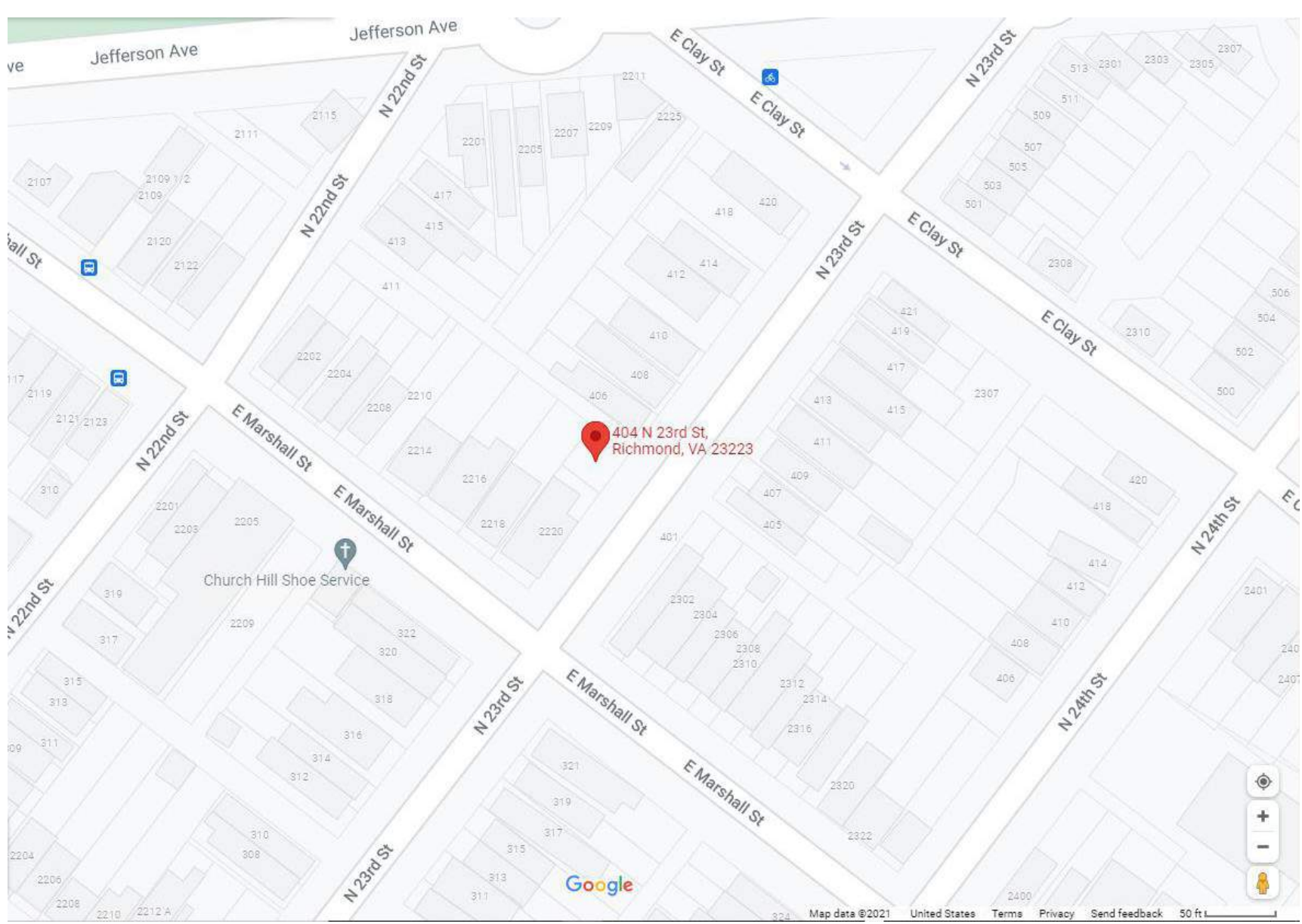
SHEET NUMBER

CAR-1

D



C1 BLOCK PHOTOS - 23RD BTW CLAY AND MARSHALL  
12" = 1'-0"



C4 LOCATION MAP  
12" = 1'-0"

B



A3 PERSPECTIVE RENDERINGS OF 404 N. 23RD ST.  
12" = 1'-0"



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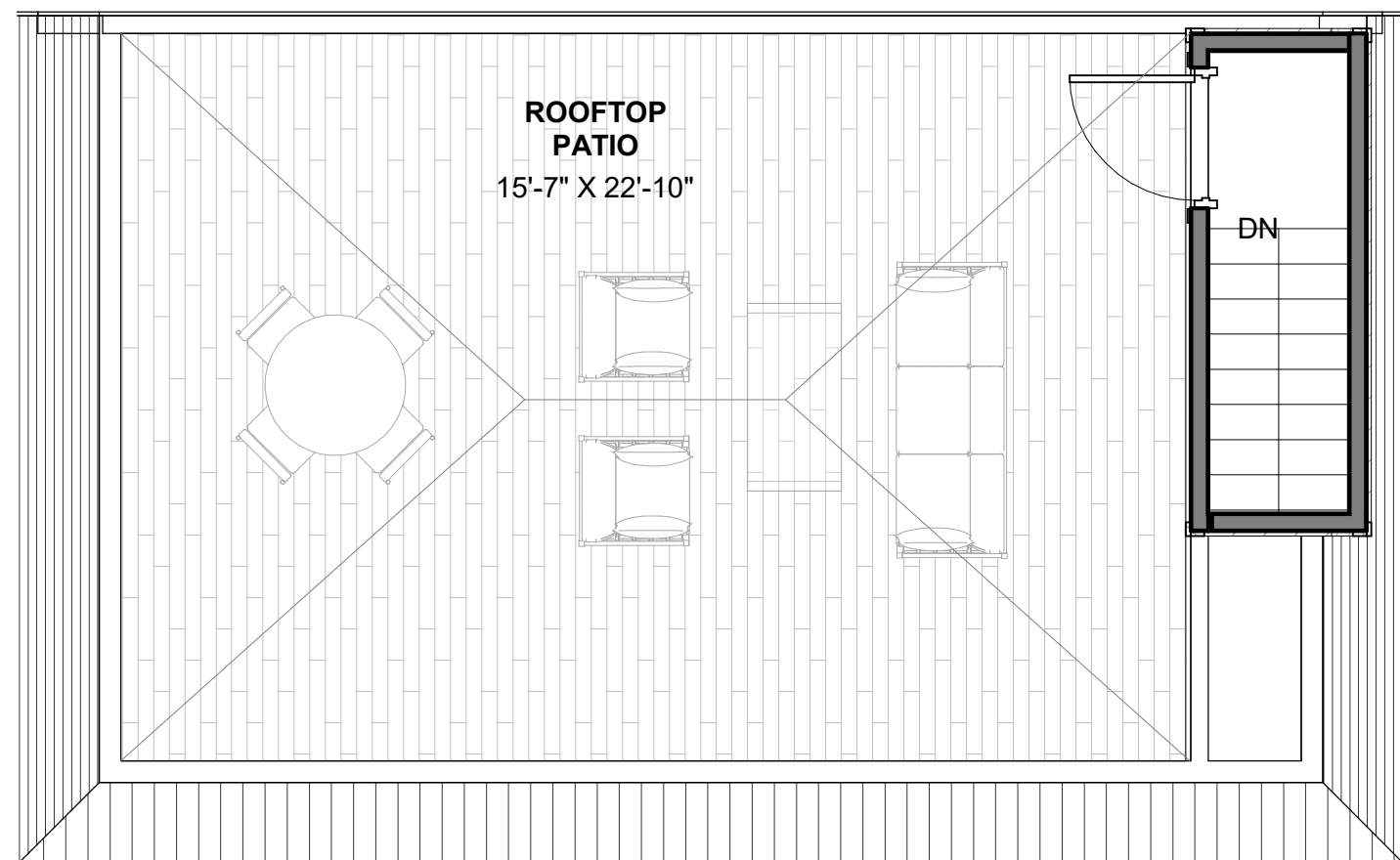
SHEET TITLE

CONTEXT

SHEET NUMBER

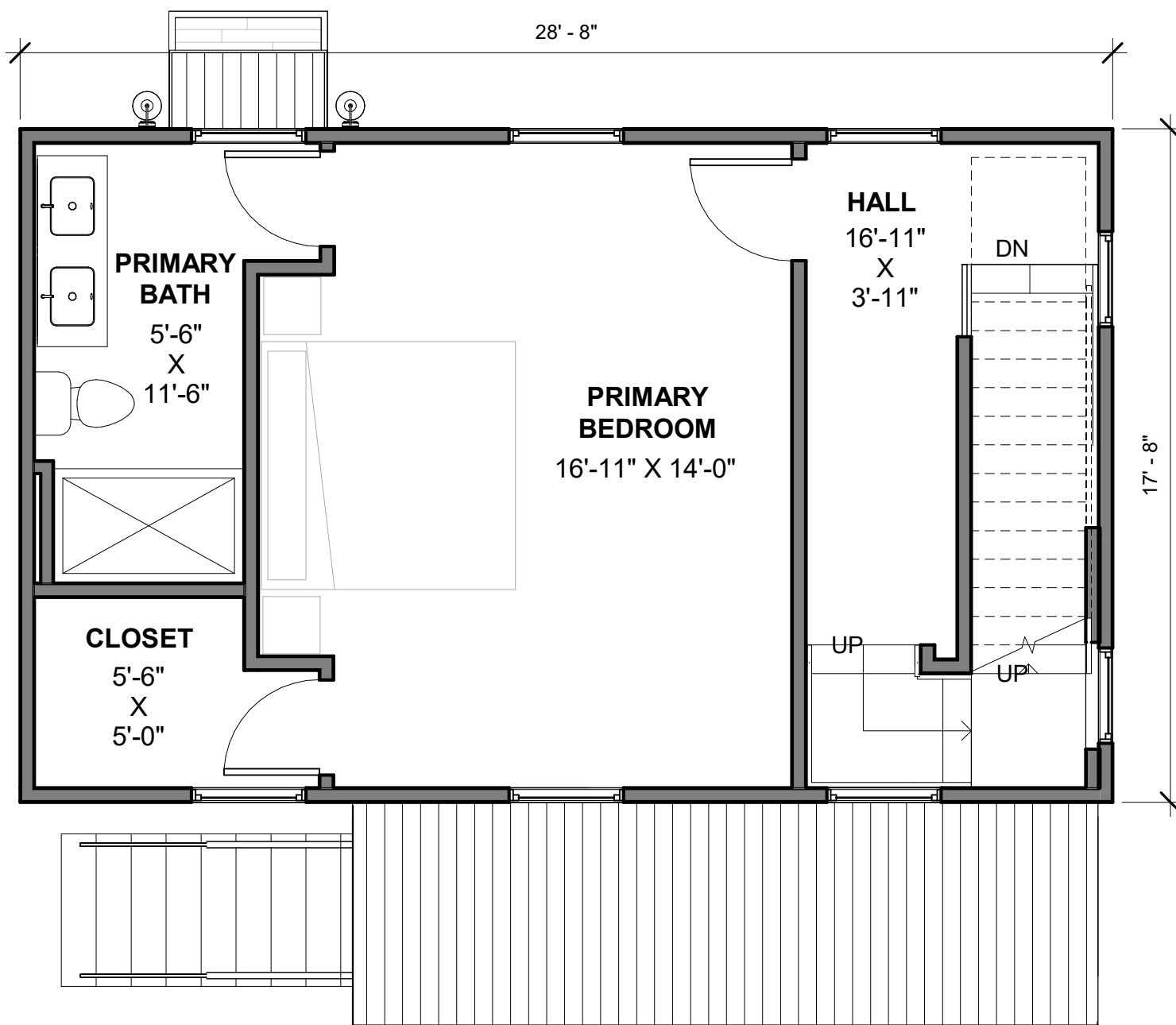
CAR-2

D

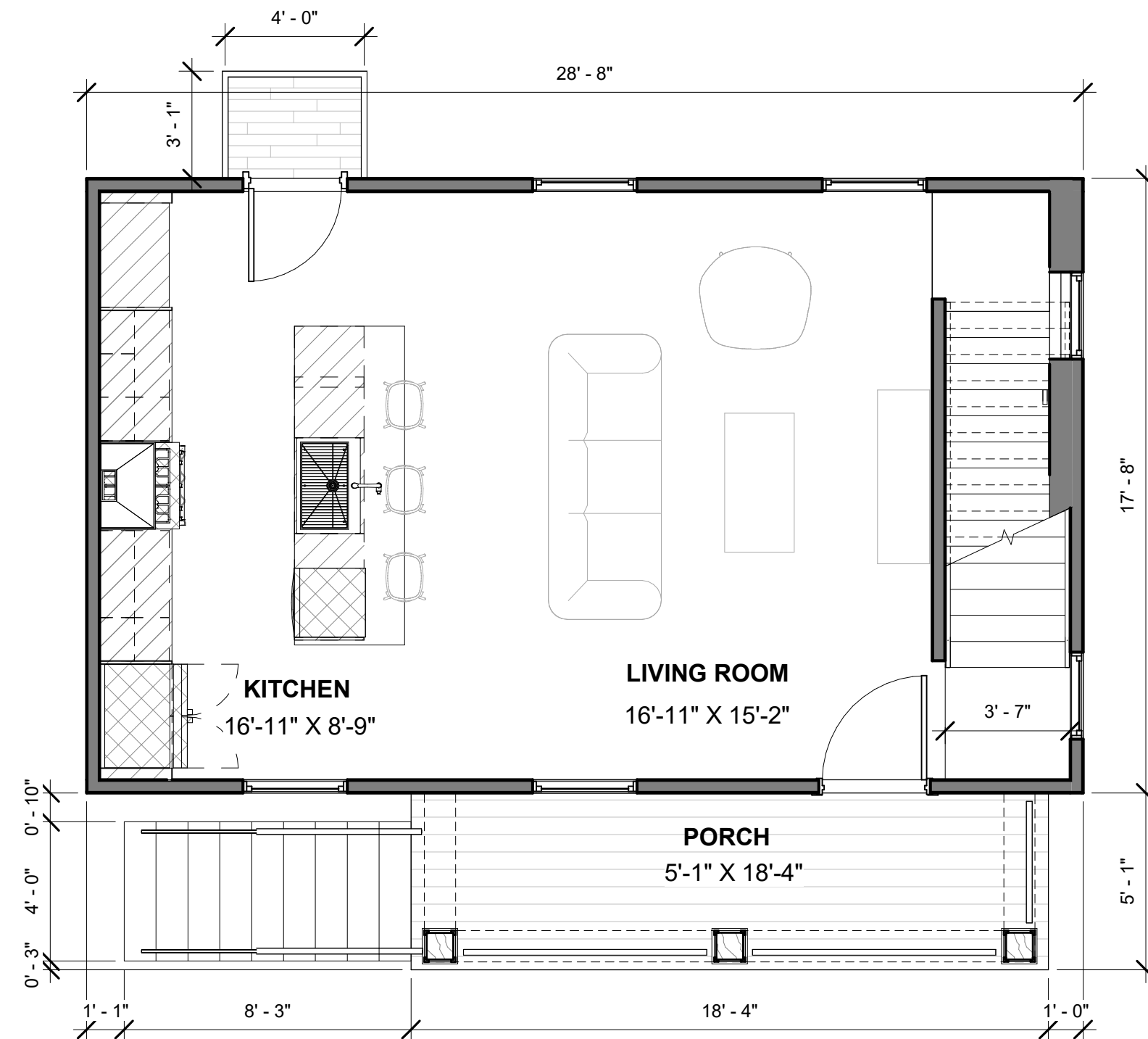


B1 ROOF PLAN  
1/4" = 1'-0"

C

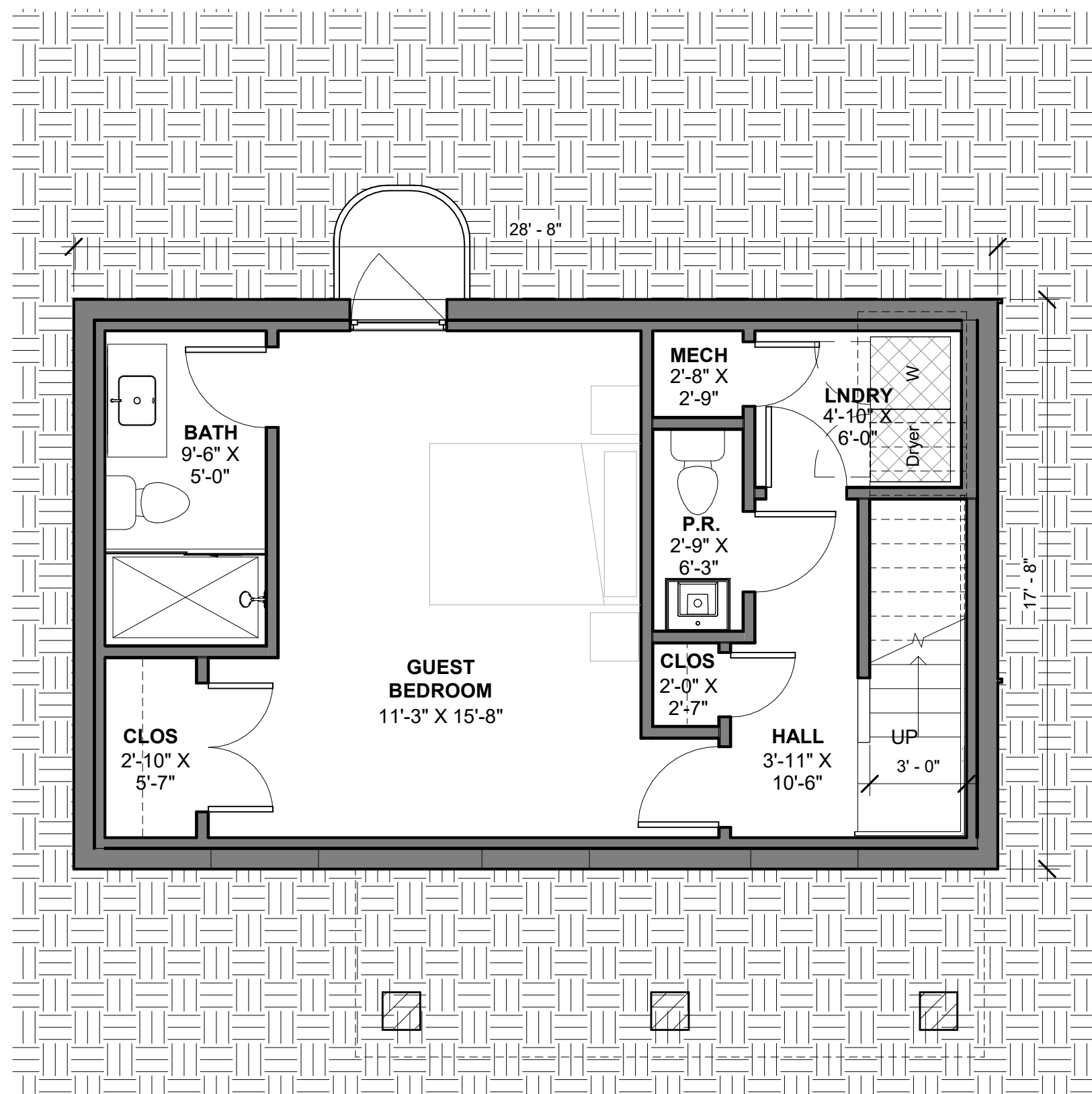


B2 SECOND FLOOR  
1/4" = 1'-0"



B4 FIRST FLOOR  
1/4" = 1'-0"

B



A1 BASEMENT PLAN  
1/4" = 1'-0"

A

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".  
CURRENT OWNER: 404 N 23RD ST LLC ID 2014-12771

E. MARSHALL STREET

ZONING INFORMATION:  
ZONED: R-8  
TOTAL CONDITIONED AREA: 1527 SF  
BASEMENT: 507 SF  
FIRST FLOOR: 510 SF  
SECOND FLOOR: 510 SF  
ROOF TERRACE AREA: 367 SF  
SETBACKS:  
REAR SETBACK: 9'-2" +/-  
LEFT/RIGHT SIDE: 3'-1" +/-  
HEIGHT: 3 STORIES W/ STAIR TOWER (36'-5")  
LOT SIZE AND COVERAGE:  
LOT WIDTH: 35 FT  
LOT AREA: 1155 SF  
LOT COVERAGE: 510 SF  
LOT COVERAGE %: 44%

THOMAS M KOJCSIC  
DB 259 PG 1044  
TM# E0000257011

MARK B SHUBERT  
ID 2015-13776  
TM# E0000257010

N. 23RD STREET

A2 SITE PLAN  
1" = 10'-0"

#### GENERAL NOTES

1. FURNITURE SHOWN IS FOR SCHEMATIC PURPOSES ONLY.
2. ALL MATERIALS, PATTERNS, TRIMS, WINDOWS, DOORS, CASEWORK, APPLIANCES, AND OTHER FIXTURES SHOWN DO NOT REPRESENT EXACT SELECTIONS. GENERIC STYLES SHOWN UNLESS OTHERWISE INDICATED.
3. TOPOGRAPHY SHOWN IS RELATIVELY ACCURATE, BUT NOT EXACT. REFER TO SURVEY (BY OTHERS).



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PLANS

#### SHEET NUMBER

CAR-3

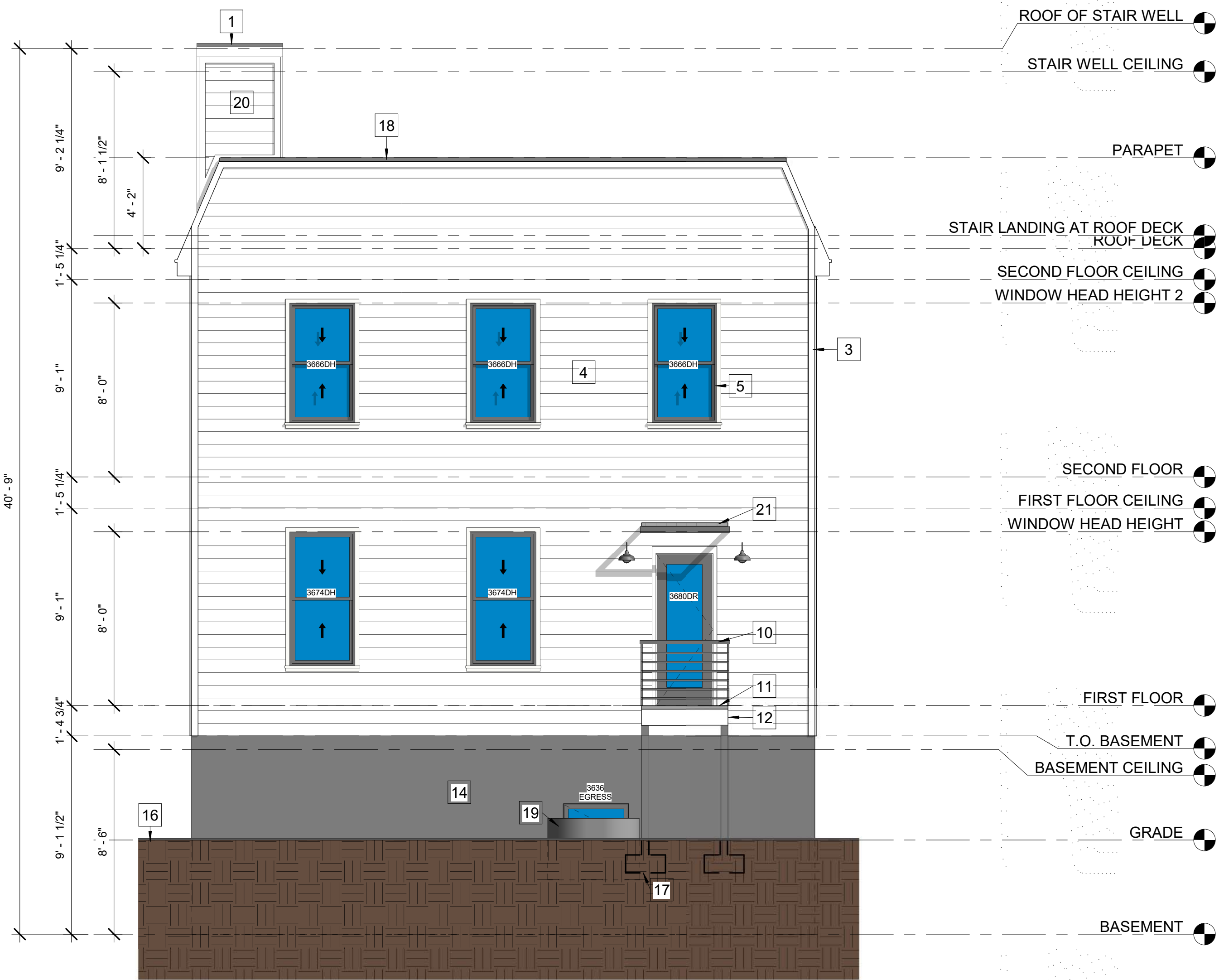
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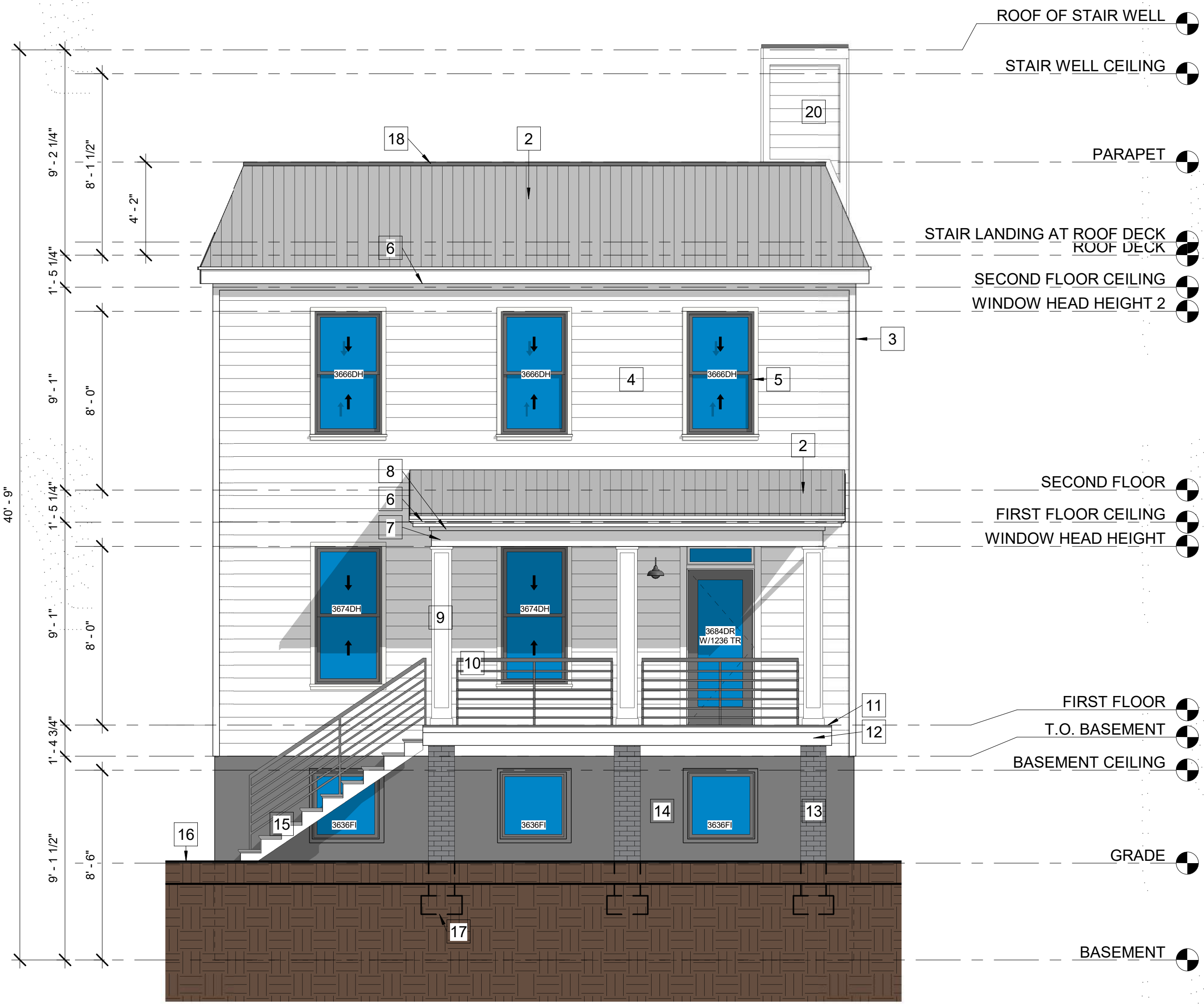
① EAST ELEVATION WITH CONTEXT  
1/8" = 1'-0"

B



① WEST EXTERIOR  
1/4" = 1'-0"

③ EAST EXTERIOR  
1/4" = 1'-0"



CAR KEYNOTES	
Key	Note
1	TPO ROOF
2	STANDING SEAM METAL ROOF, DARK GRAY
3	4" COMPOSITE TRIM, WHITE
4	HARDIPLANK 7" LAP SIDING, TYP., WHITE
5	PAINTED REVEALS AT HARDIPANEL IN LIEU OF TRIM
6	1X6 COMPOSITE FASCIA, WHITE
7	COMPOSITE CLAD 2X10 BOX BEAM, WHITE
8	COMPOSITE FRIEZE TRIM, WHITE
9	8" SQUARE LOAD-BEARING SYNTHETIC COLUMN, WHITE - PROVIDE 4X4 P.T. WOOD POST DOWN TO PIER W/GALV. POST ANCHOR
10	36"H STEEL RAILING, PAINTED BLACK / STEEL HORIZONTALS AT 4" O.C.
11	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
12	COMPOSITE 1X10 OUTER BOARD AND 1X4 TOP TRIM, WHITE
13	16"X16" BRICK PIERS, TOP OF PIERS 4" BELOW TOP OF HOUSE FOUNDATION (TYP.), PAINTED DARK GRAY
14	PARGED CMU BASEMENT LEVEL, PAINTED DARK GRAY
15	STAIRS TO SIDEWALK- VERIFY IN FIELD; 11" TREADS, MAX. 8" RISER
16	APPROXIMATE GRADE (V.I.F.)
17	30" SQUARE X 12" THICK CONCRETE FOOTING WITH (2) #4 EACH WAY, CENTERED UNDER PIER (TYP.)
18	COPING TO MATCH ROOFING
19	WINDOW WELL, PAINTED TO MATCH PARGING
20	HARDIPANEL, PAINTED TO MATCH PARGING
21	METAL AWNING TO MATCH ROOFING

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**ELEVATIONS**

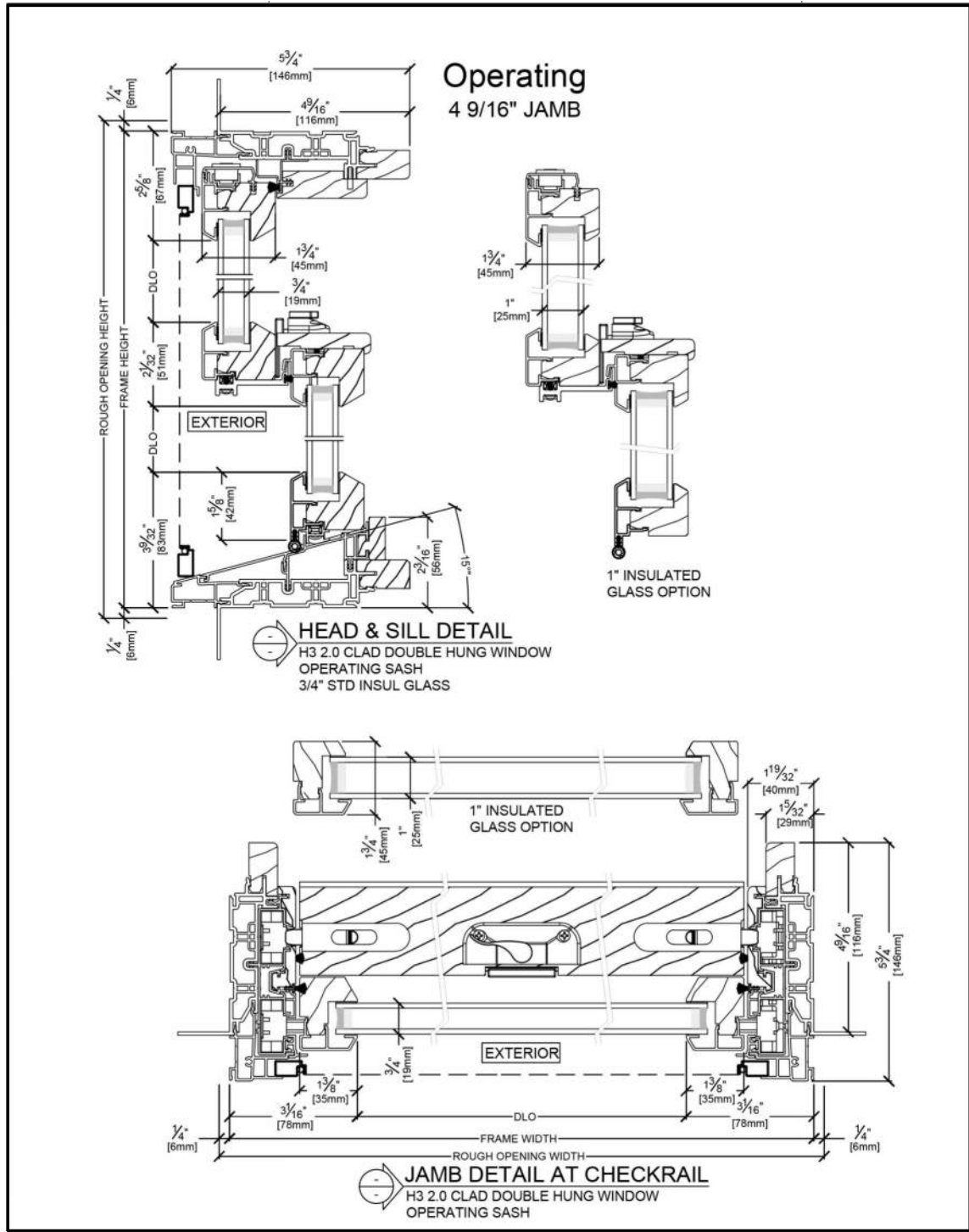
**SHEET NUMBER**  
**CAR-4**

D

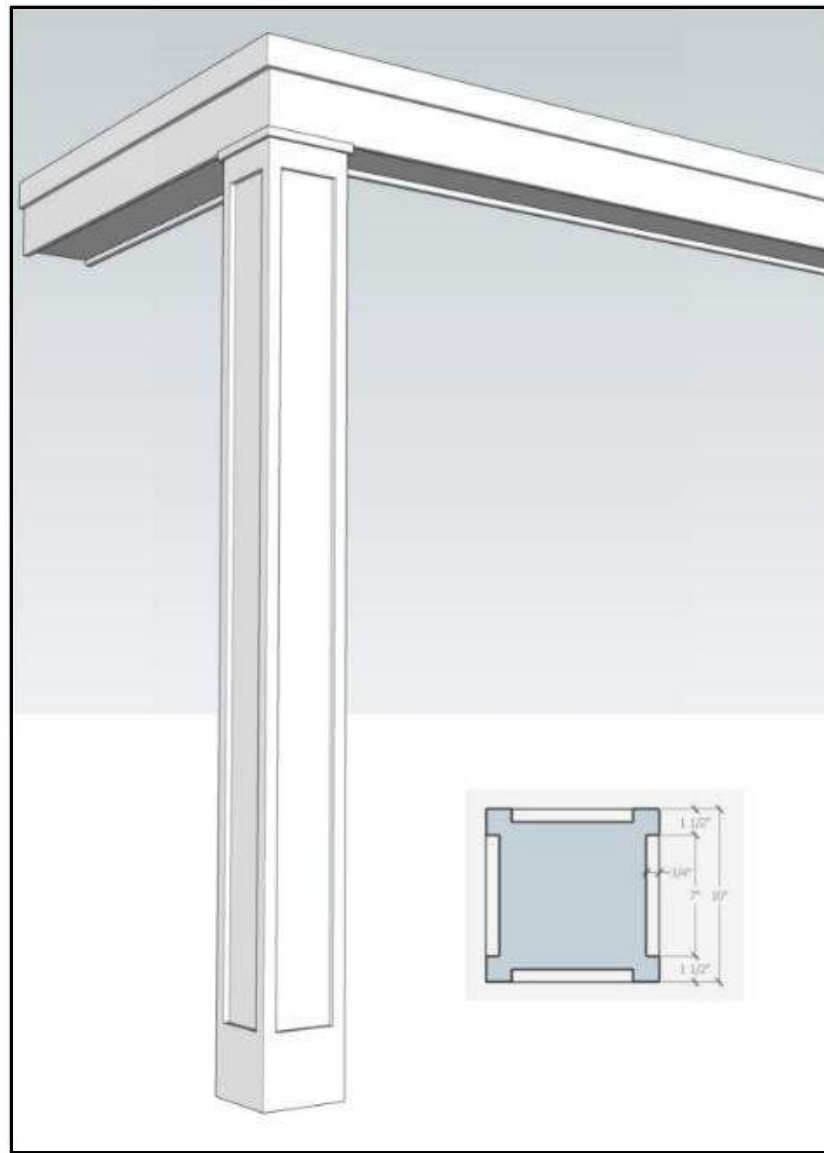
C

B

A

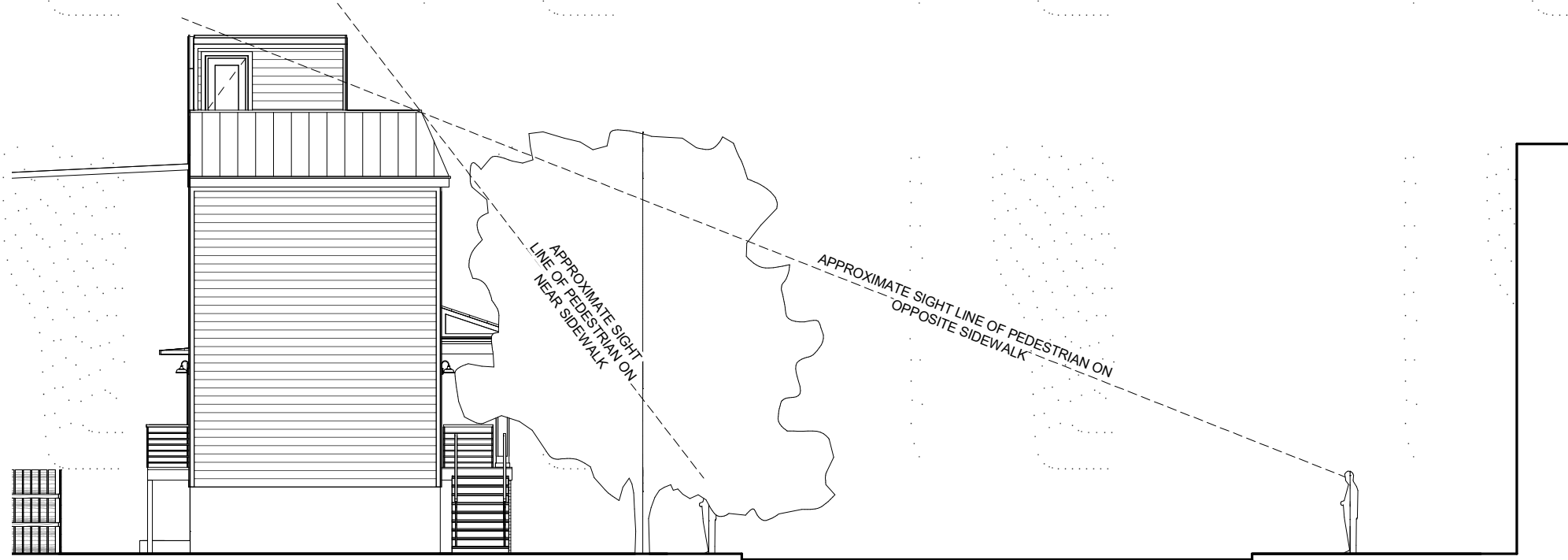


TYPICAL WINDOW DETAILS

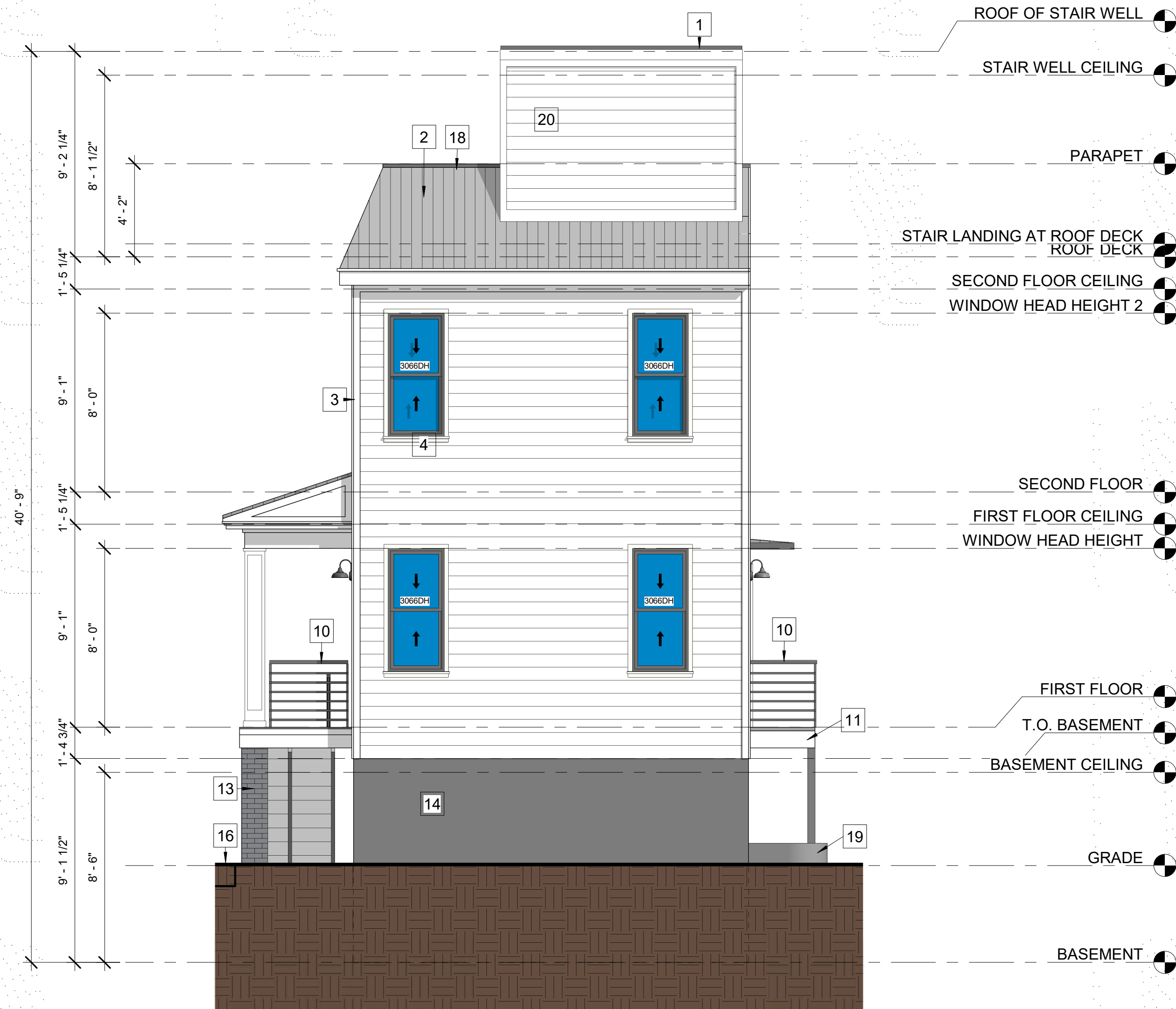


PORCH COLUMN DETAILS

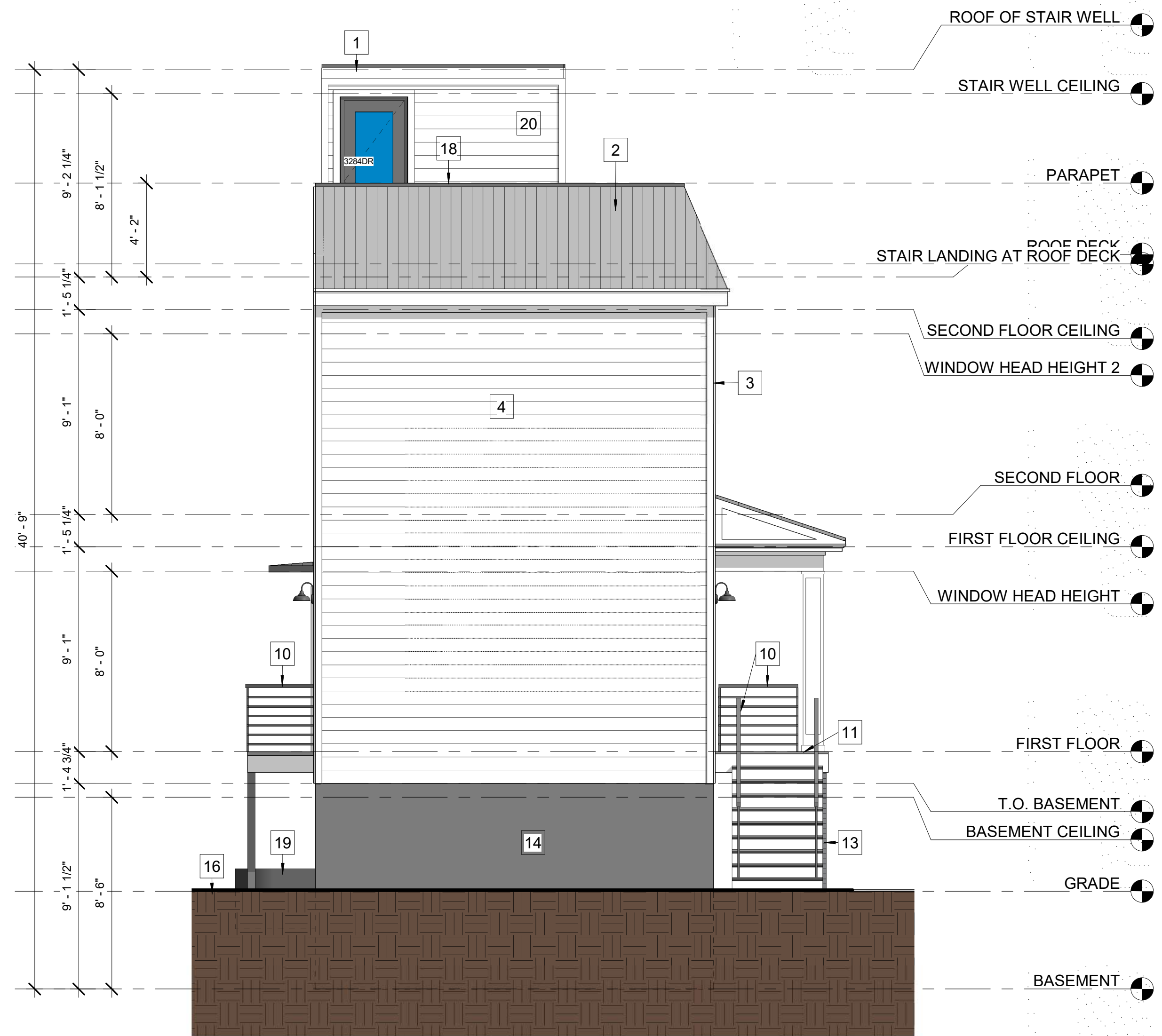
C3 SIGHTLINES  
3/32" = 1'-0"



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19	WINDOW WELL, PAINTED TO MATCH PARGING
20	HARDIPANEL, PAINTED TO MATCH PARGING
21	METAL AWNING TO MATCH ROOFING



3 NORTH EXTERIOR  
1/4" = 1'-0"



A3 SOUTH EXTERIOR  
1/4" = 1'-0"

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ELEVATIONS

SHEET NUMBER

CAR-5

PERSPECTIVES: ALTERNATE STAIR TOWER FINISHES

D

WHITE HARDIE SIDING FINISH



C

LIGHT GRAY HARDIE PANEL FINISH



B

DARK GRAY HARDIE PANEL FINISH



A



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RENDERINGS,  
ALT. FINISH

SHEET NUMBER

CAR-6