



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2323 Venable St.

Historic district Union Hill Old and Historic District

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

APPLICANT INFORMATION

Check if Billing Contact

Name Austin Ross Phillips

Phone (434) 962-2866

Company _____

Email arossphillips@gmail.com

Mailing Address 2323 Venable St.

Applicant Type: Owner Agent

Richmond, VA 23223

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)

See Attachment. Supporting photos submitted by email December 31, 2021.

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 1/14/22



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.

May 2020- My now wife, Olivia, and I bought our house at 2323 Venable Street. One reason we were drawn to our house and neighborhood is their historic character. We are committed to embracing that historic character.

August 2020- Water damage primarily from an upstairs bedroom window caused dangerous mold and yeast to protrude from the walls around the two downstairs windows. It looked like something from Stranger Things if you saw that TV show. We paid an industrial hygienist and a construction defect contractor to inspect the house and prepare reports. It was clear that the leakiest upstairs window and both downstairs windows had to be replaced. We paid restoration contractors to safely remove moldy and yeasty materials from around those windows. After that removal, it was apparent that the original windows went almost to the floor but they had been replaced by much smaller windows. The walls are three bricks deep, but the gaps between the original windows and replacement windows were filled with a single row of mismatched brick.

To restore our house's historic character, Olivia and I decided to replace the cheaper modern window size with larger windows that much better align with the original size. For aesthetic consistency and to make structural repairs to prevent future leaking, we had to restore the other two upstairs windows while we were at it.

Meanwhile, there was a severe shortage of contractors and building materials, e.g., windows, due to the COVID pandemic and the construction/remodel boom. I covered our exposed brick walls around the three windows with tarp for the winter as we miserably searched for a contractor then waited for windows to arrive. I slept approximately 5 feet from the upstairs tarp-covered window, or listened to the wind and/or rain blowing against the "wall" when they kept me awake. To be sure, dealing with this so soon after purchasing our house has been traumatic and expensive.

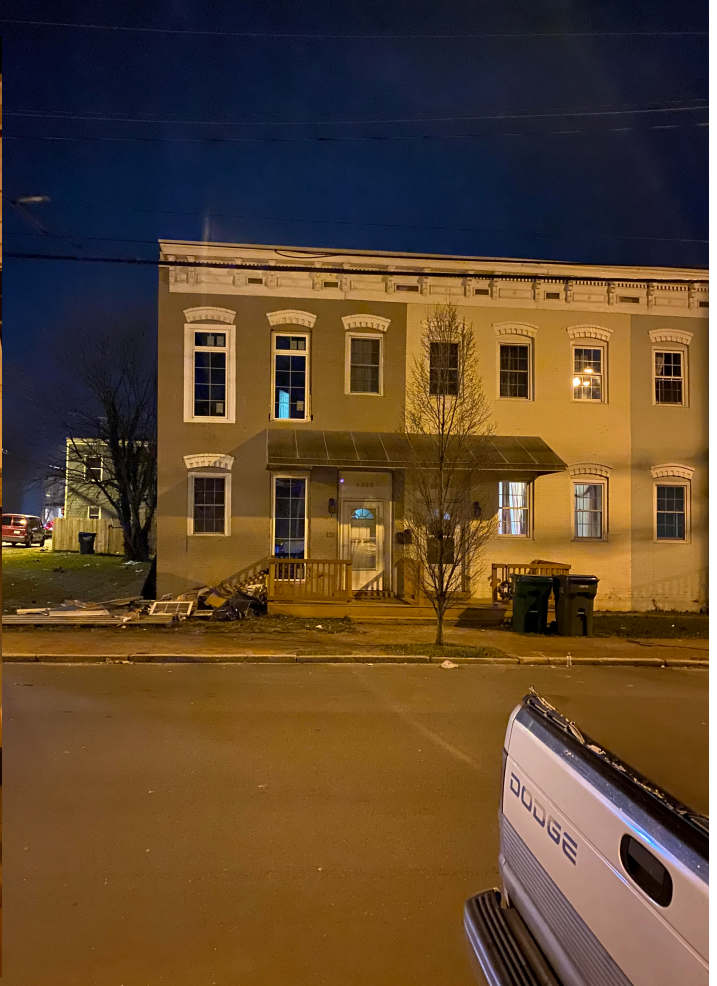
March 2021- Windows were finally installed!

December 2021- Notice of Violation issued for restoring windows without certificate of appropriateness.











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ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P)	Solar Heat Gain Coefficient (SHGC)
0.25	0.22

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	Air Infiltration (cfm/ft²)
0.47	≤ 0.3
Condensation Resistance	
60	—

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturers literature for other product performance information. - www.nfrc.org

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Virginia Department of Historic Resources

Reconnaissance Level Survey Report for Record No. 127-0815-0363

PROPERTY INFORMATION

DHR ID#: 127-0815-0363

Property Dates: 1890-1905

Other DHR#:

Resource Name: Row Houses, 2317-2323 Venable Street

Resource Name Explanation: Function/Location

ADDRESS INFORMATION

Street #: 2317-23
Suffix:
Street Name: Venable Street

Address Explanation: Current

LOCATION

County or Independent City: Town/Village/Hamlet: Vicinity:
VA760 Richmond (Ind. City)

USGSQUAD: RICHMOND

Restricted UTM Data?: No

Tax Parcel: Magisterial District:

UTM Center -10 acres:

State: Virginia

ZIP:

UTM Coords +10 acres:

HISTORIC DISTRICT INFORMATION

Name of National Register Historic District: Union Hill Historic District

Name of DHR Eligible Historic District:

Name of Local Historic District:

PHYSICAL CHARACTER OF GENERAL SURROUNDINGS

Setting: City Acreage: NR Resource Type: Building Ownership: Private

Site Description / Notable Landscape Features:

Union Hill is an urban historic district. The houses are situated on narrow lots that run from the street face to a rear alley. The dwellings are set close together with many being attached or in rows. The front yards are narrow and often unplanted. The sidewalks are brick laid in a herringbone pattern with granite curbs. With the exception of Clay Street there are very few mature street trees.

INDIVIDUAL RESOURCE INFORMATION

Resource Type: Single Dwelling

Year Built: 1890-1905

Primary Resource: Yes

Date Source: Site Visit

Architectural Style: Italianate

Architectural Description:

This 2-story, 12-bay, Italianate Style row house has paired entrances. The building has a bracketed cornice with dentils and ventilator panels in frieze. There are corbeled brick arched lintels over windows and doors. Rear ells are paired.

Condition: Poor

Threats to Res: Vacant

Additions & Alterations Description:

Porches have been removed. Windows have been altered, the doors boarded and rear portions partially demolished.

Secondary Resource Description:

of Stories: 2 Interior Plan:

Accessed:

Access Denied: Why?

Interior Description:

What is it?	Single Dwelling	RESOURCE COUNT	What is it?: COUNT	1	What is it?: STATUS	Historic
EXTERIOR COMPONENTS						
127-0815-0363	Chimney	1	Interior end	Brick		
127-0815-0363	Door	4	Boarded	Not visible		Not visible
127-0815-0363	Window(s)	20	Sash, double-hung	Wood		2/2, Horizontal
127-0815-0363	Porch	1	Removed	Not visible		Not visible
127-0815-0363	Roof		Shed	Not visible		Not visible
127-0815-0363	Chimney	4	Central interior	Brick		
127-0815-0363	Structural System		Masonry	Brick		Stretcher Bond

HISTORIC SUMMARY

DHR Historic Context: Domestic

Statement of Significance:

This Italianate Style dwelling contributes to the architectural integrity of the Union Hill Historic District.

PHOTOGRAPHIC DOCUMENTATION

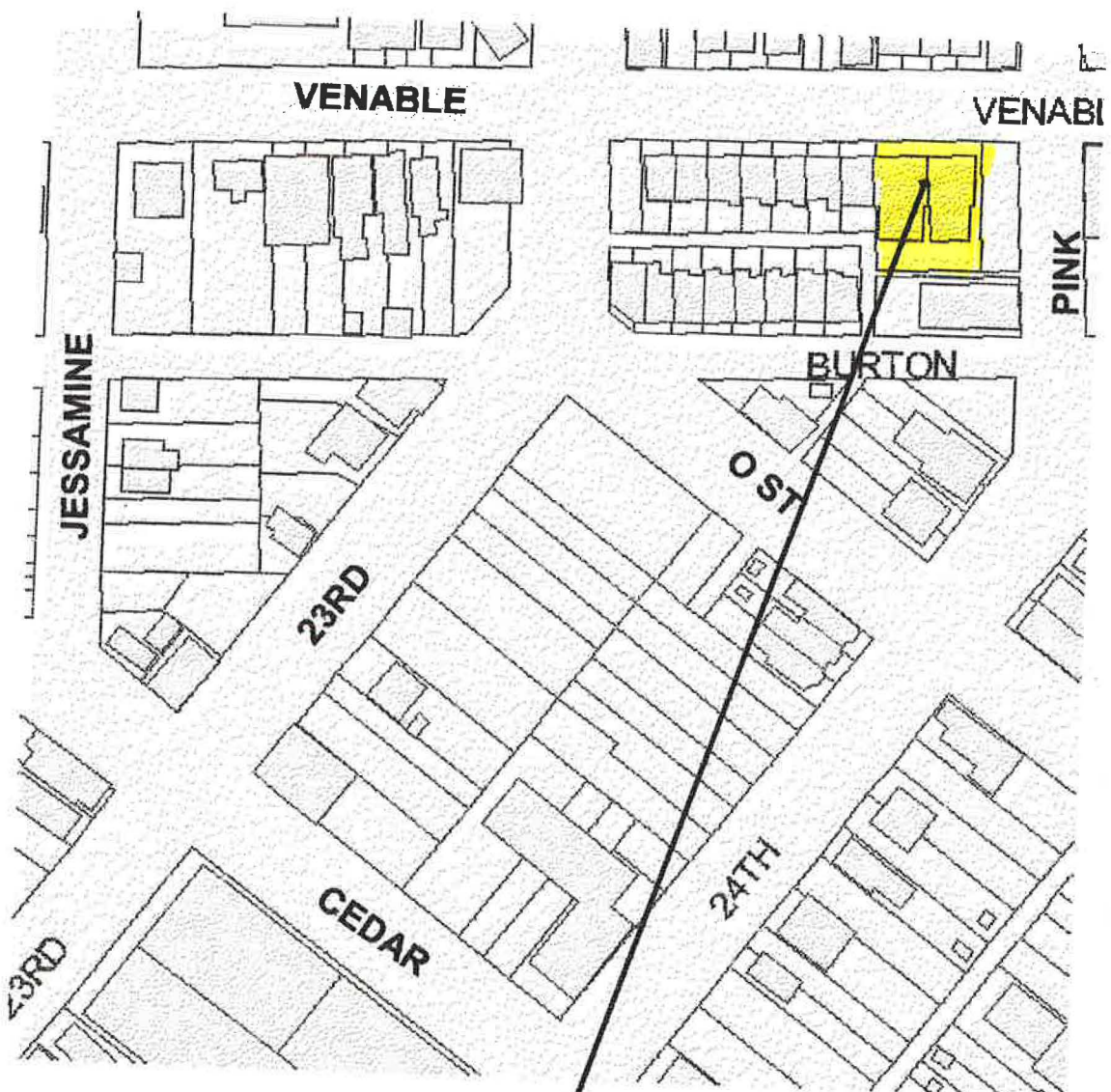
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B&W 35mm Photos				

BIBLIOGRAPHIC INFORMATION

Record Type:	Author:	Citation Abbreviation:	Bibliographic Notes:

CRM EVENT INFORMATION

CRM Event: Person or Organization	P. Witt	CRM Event: ID# Associated with Event
CRM Event Type:	Reconnaissance: Cost-Share	CRM Event: Notes
Event: Start Date:	06/27/2000	
CRM Event: Person or Organization	Janet G. Blutstein	CRM Event: ID# Associated with Event
CRM Event Type:	Reconnaissance Survey	CRM Event: Notes
Event: Start Date:	10/ /1993	



2317-2323 VENABLE ST