



Property (location of work)

Property Address: 730 North 23rd Street Richmond, VA 23223

Current Zoning: R-63

Historic District: Union Hill

Application is submitted for: (check one)

- ☒ Alteration
☐ Demolition
☐ New Construction

Project Description (attach additional sheets if needed):

Minor modifications to update and repair (please see attached)

Applicant/Contact Person: Dawn Hollander

Company: _____

Mailing Address: 730 N. 23rd Street

City: Richmond

State: VA

Zip Code: 23223

Telephone: (757) 293-5850

Email: dawnho11ander@icloud.com

Billing Contact? ☒ Yes ☐ No Applicant Type (owner, architect, etc.):

Owner

Property Owner: SAME AS ABOVE

If Business Entity, name and title of authorized signee: _____

Mailing Address: _____

City: _____

State: _____

Zip Code: _____

Telephone: ()

Email: _____

Billing Contact? ☐ Yes ☒ No

****Owner must sign at the bottom of this page****

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 payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. 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. Application materials should be prepared in compliance with zoning.

Property Owner Signature: _____

Date: May 15, 2025

[Sierra M. Padden Execution Page]

IN WITNESS WHEREOF, the undersigned releasor has caused
this Release to be executed on this 28th day of
June, 2024.

In the presence of:

Latonya Monique Wallace-Conyers
Notary

Sierra M. Padden
Sierra M. Padden

Virginia
STATE OF ~~CONNECTICUT~~ }
COUNTY OF Williamburg } Ss.: Town of
City

On this the 28th day of June, 2024, personally
appeared, SIERRA M. PADDEN, signer of the foregoing instrument,
and acknowledged the same to be her free act and deed, before
me.

[Signature]
Notary Public / Commissioner
of the Superior Court

LATONYA MONIQUE WALLACE-CONYERS
Notary Public
Commonwealth of Virginia
Registration No. 7150674
My Commission Expires Jan 31, 2026

[Dawn Hollander Execution Page]

IN WITNESS WHEREOF, the undersigned releasor has caused
this Release to be executed on this 28th day of
June, 2024.

In the presence of:

Latonya Monique Wallace-Conyers
Notary

Dawn Hollander
Dawn Hollander

Virginia
STATE OF ~~CONNECTICUT~~
COUNTY OF Williamstown City
City
On this the 28th day of June, 2024, personally
appeared, DAWN HOLLANDER, signer of the foregoing instrument,
and acknowledged the same to be her free act and deed, before
me.

[Signature]
Notary Public / Commissioner
of the Superior Court

LATONYA MONIQUE WALLACE-CONYERS
Notary Public
Commonwealth of Virginia
Registration No. 7150674
My Commission Expires Jan 31, 2026

IRREVOCABLE STOCK POWER

FOR VALUE RECEIVED, the undersigned does hereby sell, assign and transfer to **SAMARA HOLLANDER GINSBURG, TRUSTEE OF THE SAMARA HOLLANDER GINSBURG IRREVOCABLE GST-EXEMPT TRUST DATED FEBRUARY 7, 2022**, 337 shares of the common stock, no par value, of Hartford Distributors, Incorporated (the "Corporation") represented in part by Certificate No. 15, and 325.5 shares of the common stock, no par value, of the Corporation represented in part by Certificate No. 31, the original copies of which are attached hereto, standing in the name of the undersigned on the books of the Company

The undersigned does hereby irrevocably constitute and appoint Rogin Nassau LLC attorney to transfer the said stock on the books of said Company, with full power of substitution in the premises, and issue a replacement certificate to me for the balance of my shares of stock in the Company.

Dated: _____ 2024

Witnessed by:

 AKA 

Dawn Hollander, f/k/a Dawn H. Padden

Jules A. Hollander HDI Trust f/b/o Ross H. Hollander
Jules A. Hollander HDI Trust f/b/o Steven C. Hollander
Jules A. Hollander HDI Trust f/b/o Seth A. Hollander
Jules A. Hollander HDI Trust f/b/o Stephanie H. Witt
Jules A. Hollander HDI Trust f/b/o Dawn Hollander


By: _____
Ross H. Hollander, Trustee

By: _____
Steven C. Hollander, Trustee

Steven Hollander

Seth Hollander

Stephanie Witt



Dawn Hollander

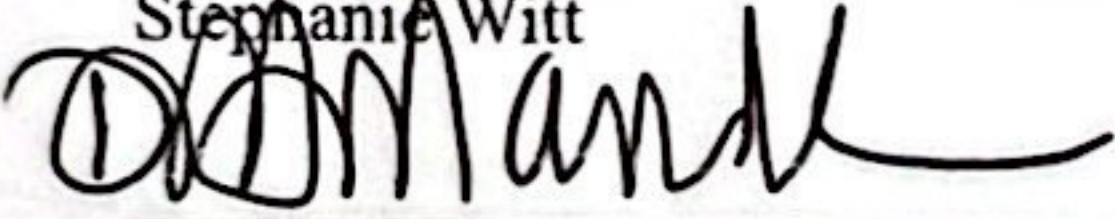
(Signature page to Shareholders Voting Agreement.)

IN WITNESS WHEREOF, the parties have hereunto executed this Voting Agreement as of this day of , 2024.

TRANSFEROR:

Steven Hollander

Seth Hollander

Stephanie Witt


Dawn Hollander

DESIGNEE:

Andrew Ginsburg

TRANSFeree:

SAMARA HOLLANDER GINSBURG, TRUSTEE
OF THE SAMARA HOLLANDER GINSBURG
IRREVOCABLE GST-EXEMPT TRUST DATED ‘
FEBRUARY 7, 2022, AS AMENDED

Samara Hollander Ginsburg, Trustee of the Samara Hollander
Ginsburg Irrevocable GS-Exempt Trust dated February 7, 2022,
as amended

HARTFORD DISTRIBUTORS, INCORPORATED

By: _____
Name: Ross Hollander
Title: Chief Executive Officer

[signature page to Stock Purchase Agreement]

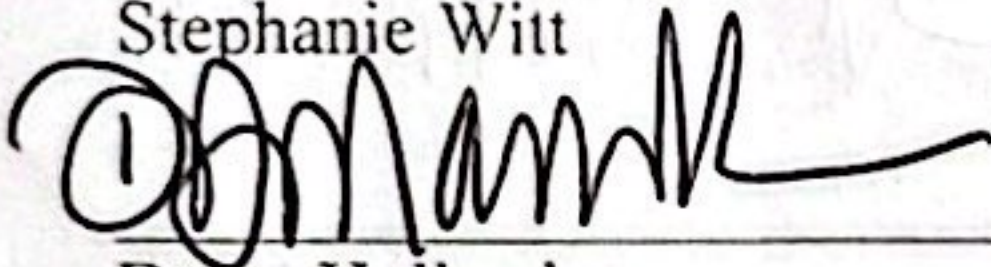
IN WITNESS WHEREOF, the Parties have duly executed this Stock Purchase Agreement as of the day and year first above written.

THE SELLERS:

Steven Hollander

Seth Hollander

Stephanie Witt



Dawn Hollander

THE BUYER

SAMARA HOLLANDER GINSBURG, TRUSTEE
OF THE SAMARA HOLLANDER GINSBURG
IRREVOCABLE GST-EXEMPT TRUST DATED
FEBRUARY 7, 2022. AS AMENDED

Samara Hollander Ginsburg, Trustee of the Samara Hollander
Ginsburg Irrevocable GS-Exempt Trust dated February 7, 2022.
as amended

THE CORPORATION (as to Sections 4.2(b), 5.3 and Article 7 only) :

HARTFORD DISTRIBUTORS, INC.

By: _____
Name: Ross Hollander
Title: Chief Executive Officer



DEPARTMENT OF
**PLANNING AND
DEVELOPMENT
REVIEW**

Commission of Architectural Review
Certificate of Appropriateness Application
900 E. Broad Street, Room 510
Richmond, VA 23219
804-646-6569

Property (location of work)

Property Address: 730 N. 23rd St Current Zoning: _____

Historic District: _____

Application is submitted for: (check one)

- ☒ **Alteration**
☐ **Demolition**
☐ **New Construction**

Project Description (attach additional sheets if needed):

Please see attached

Applicant/Contact Person: Dawn M. Hollander

Company: _____

Mailing Address: 730 N. 23rd St.

City: Richmond State: VA Zip Code: 23223

Telephone: (61) 293 5850

Email: dawnhollander@icloud.com

Billing Contact? _____ Applicant Type (owner, architect, etc.): _____

Property Owner: same as above

If Business Entity, name and title of authorized signee: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: (____) _____

Email: _____

Billing Contact? _____


****Owner must sign at the bottom of this page****

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 payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. 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. Application materials should be prepared in compliance with zoning.

Property Owner Signature:  Date: 5/15/2025



CERTIFICATE OF APPROPRIATENESS

ALTERATION AND ADDITION CHECKLIST

Well in advance of the COA application deadline contact staff to discuss your project, and if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Standards for Rehabilitation outlined in Section 30.930.7(b) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

PROPERTY ADDRESS: 730 N. 23rd St.

BUILDING TYPE

- | | |
|---|--|
| <input checked="" type="checkbox"/> single-family residence | <input type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> commercial building | <input type="checkbox"/> other |
| <input type="checkbox"/> mixed use building | |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|---|--|
| <input type="checkbox"/> addition | <input type="checkbox"/> roof |
| <input type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input checked="" type="checkbox"/> windows or <u>doors</u> | <input type="checkbox"/> ramp or lift |
| <input type="checkbox"/> porch or balcony | <input checked="" type="checkbox"/> other
<i>See attached</i> |

WRITTEN DESCRIPTION

- ☒ property description, current conditions and any prior alterations or additions
- ☒ proposed work: plans to change any exterior features, and/or addition description
- ☒ current building material conditions and originality of any materials proposed to be repaired or replaced
- ☒ proposed new material description: attach specification sheets if necessary

PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- ☐ elevations of all sides
- ☐ detail photos of exterior elements subject to proposed work
- ☐ historical photos as evidence for restoration work

DRAWINGS (refer to required drawing guidelines)

- | | | |
|---|--|---|
| <input type="checkbox"/> current site plan | <input type="checkbox"/> list of current windows and doors | <input type="checkbox"/> current elevations (all sides) |
| <input type="checkbox"/> proposed site plan | <input type="checkbox"/> list of proposed window and door | <input type="checkbox"/> proposed elevations (all sides) |
| <input type="checkbox"/> current floor plans | <input type="checkbox"/> current roof plan | <input type="checkbox"/> demolition plan |
| <input type="checkbox"/> proposed floor plans | <input type="checkbox"/> proposed roof plan | <input type="checkbox"/> perspective and/or line of sight |
| <input type="checkbox"/> legal "plat of survey" | | |

May 15, 2025

TO: Alex Dandridge, Preservation Planner and Secretary to the CAR
900 E. Broad St., Room 511
Richmond, VA 23219-1907

RE: **730 North 23rd Street**

Enclosed and attached, please find the completed application and checklist for my property identified above. Please note that in addition to submission of this application, I have paid the application fee on the City's Online Permit Portal as indicated under the Submission Requirements and am enclosing photographic examples of similar modifications located throughout the Union Hill neighborhood of Richmond.

This application is seeking administrative approval for the following modifications:

Paint: Requesting a house paint color change to Sherwin Williams Paint color 7042 (Shoji White). Shoji White is quite similar to Alabaster (SW 7008), which is on the approved list. Shoji White has a warmer tone with "greige" undertones. Additionally, I am requesting to paint the trim Sherman Williams Paint Color 6258 (Tricorn Black). This paint scheme is in line with other homes in the area and is limited to two colors.

Shutters: I am requesting to add black board and batten shutters to existing windows. Following the "Guidelines for Masonry Buildings," the black shutters are a different color than the walls and trim.

Porch Rails: Following the "general guidelines" guidance document, I am requesting to add black wrought iron porch rails to enclose the porch which sits approximately 10 -12 inches above the ground. The property was formerly enclosed with an unsightly black chain link fence that was removed by the previous owner.

Door: At present, the front door, which is not original to the home, is metal with etched glass at the top. It is dented and clearly deteriorated. I am requesting to replace the door with a Beechwood Therma Tru Entry Door (see photo).



Photos from around Union Hill with similar modifications being requested for my property:

