



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 2304 & 2306 VENABLE ST.

Historic district UNION HILL

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

APPLICANT INFORMATION

Name SAM TUTTLE

Phone 757-903-6669

Company STREETCAR PROPERTIES

Email sam.tuttle@gmail.com

Mailing Address 615 N 25th ST.
RICHMOND, VA 23223

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)

SEE ATTACHED PROJECT DESCRIPTION

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 Sam Tuttle

Date 4/19/19



Dana Moore | Architect
404 Beechwood Drive
Richmond, Virginia 23229
804 301 3149

April 23, 2019

PROJECT DESCRIPTION

2304 & 2306 Venable Street
Richmond, Virginia 23223

for the Commission of Architectural Review

General

The above properties are attached houses in the Union Hill Historic District. They appear on the 1905 Sanborn Map with their current footprint. Prior to their purchase, the properties were abandoned and had fallen into severe disrepair to the point of major interior structural collapse. The Owner had the property stabilized to prevent complete loss. The interior of 2306 is intact enough that the project has been submitted for State and Federal Rehabilitation Tax Credits through the Commonwealth of Virginia Department of Historic Resources. Little to none of the interior remains in 2304, and the Owner proposes to develop it as a duplex, maintaining the front facade as shown in the drawings.

Existing Conditions

The current condition of the structure is extremely poor for its age. The exterior brick shell was recently stabilized, and during this process much of the remaining exterior trim on the front facade was removed, including the front porches. Originally, a rear double porch existed against the house at the "L" but it is in complete disrepair at 2306 and nothing remains of it at 2304. The existing brick that is unpainted is proposed to remain unpainted. (See the Existing Conditions photographs.)

Proposed Work

Front Porch & Facade – The front porch will be rebuilt using detailing seen on the porch prior to the structure's stabilization. The porch roof is proposed to be TPO with the gray side exposed. The original front doors remain and will be rehung at 2306. New, slim double doors of a similar but simpler style will be used in 2304. (See the Proposed Front Elevation and page 2 of the Existing Conditions photographs.)

Windows – The Owner proposes to install 2-over-2 windows in the front facade which are the original window pattern seen in (3) existing front windows. There are (2) original 6-over-6 windows at 2306 on the East Side Elevation which will be repaired or replaced in kind as required, and the new windows in existing masonry openings will be 6-over-6 SDLs per DHR's requirements. The remainder of the windows are proposed to be 1-over-1 as there are no known photos of the house in its original condition. All windows remain in the existing masonry

PROJECT DESCRIPTION, continued
2304 & 2306 Venable Street
Richmond, Virginia 23223

Windows, cont.—

openings, except at the enclosed rear porch. Where new windows are replacing doors in original masonry openings, brick recessed 1” will infill the opening below the window sill.

Rear Porch – A wood frame addition will be built at the rear of the existing brick structure in the footprint of the original back porches and under the original roofline. The enclosure will employ horizontal and vertical trim to cast shadows, mimicking the lines of a porch with windows above the “handrail”. Where there are no windows, fiber-cement panels will enclose the remainder of the addition. Because the remnants of the existing rear porch are in complete disrepair with no historic fabric; because the proposed enclosure maintains the footprint and roofline of the original porch; and because the work occurs on a secondary elevation, we feel that the proposed changes are in keeping with the Old and Historic Districts Design Review Guidelines.

Rear Stair – As shown on the elevations, the grade falls steeply toward the north (back of the structure). A pressure-treated, stained rear stair at 2304 and 2306 is proposed to reach grade. The handrails, guardrails and pickets will be the same material and finish. The stair at 2304 extends to the 2nd floor to accommodate the 2nd level of the duplex.

Please refer to the attached Proposed Plans and Elevations in reference to the descriptions above. Window, door, and siding cut sheets are included with this submittal to show the general intent for the materials to be used in construction. If the specific product or manufacturer is not used, a product with similar or equal properties will be substituted. Where applicable, the Owner plans to choose paint colors from the palette in the Old and Historic District Handbook for administrative approval.

Thank you for taking the time to review this project. Please do not hesitate to call with any questions.

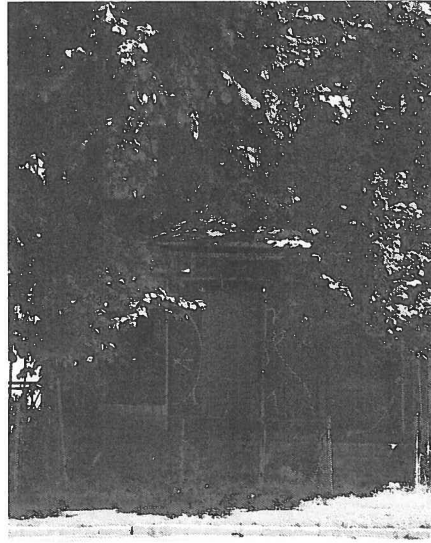
Sincerely,

Dana G. Moore, R.A.

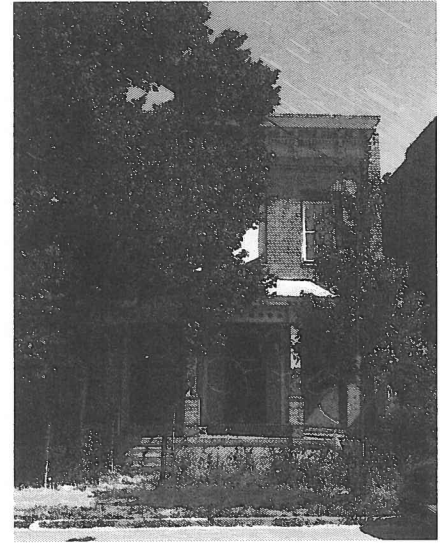
EXISTING CONDITIONS
2304 & 2306 Venable Street



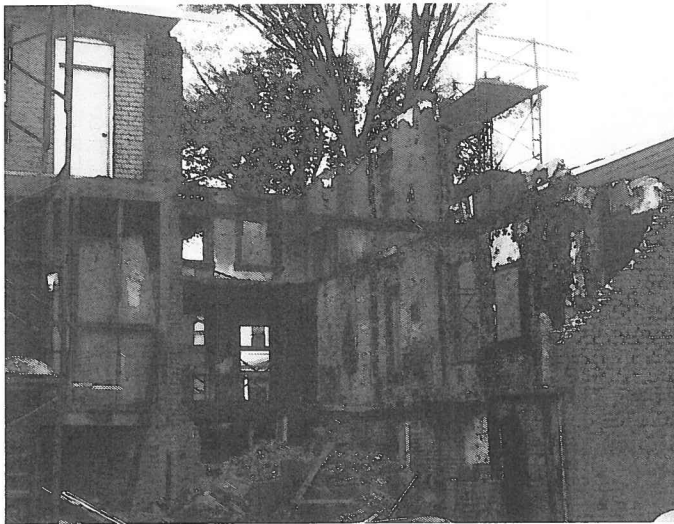
Nov. '18



Aug. '18



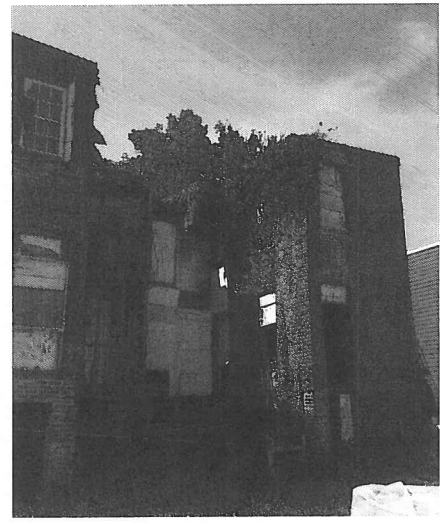
Aug. '18



Nov. '18



Aug. '18

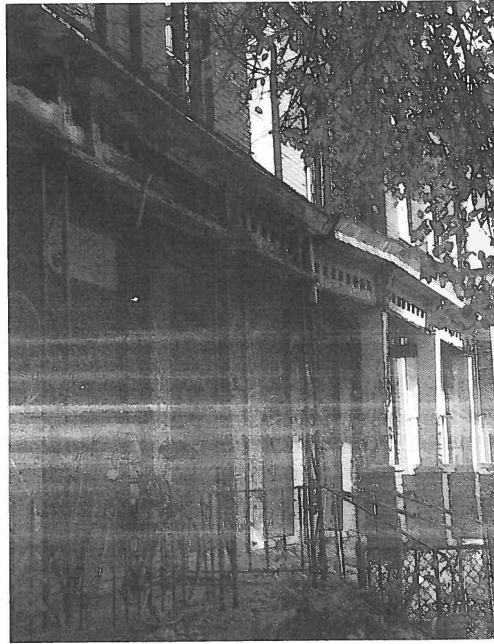


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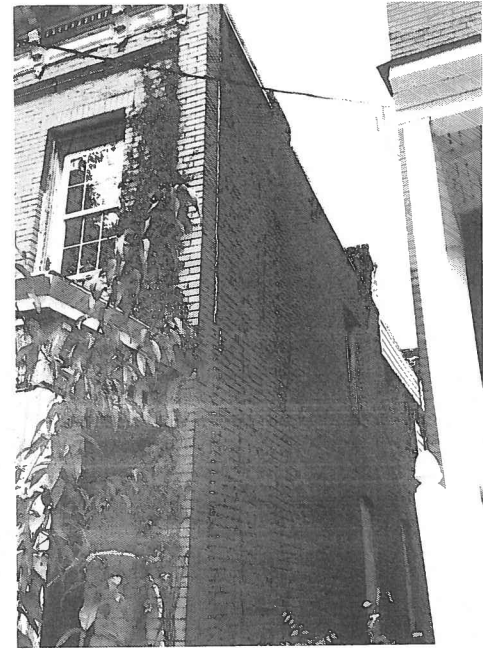
EXISTING CONDITIONS
2304 & 2306 Venable St. p.2



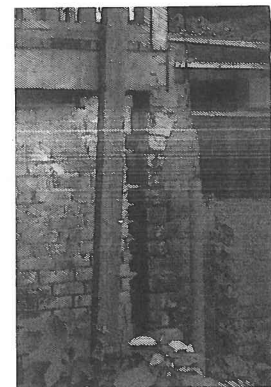
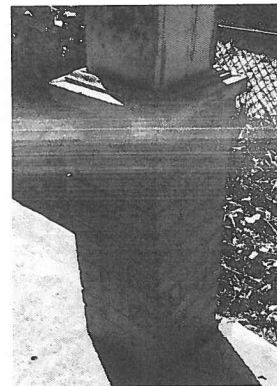
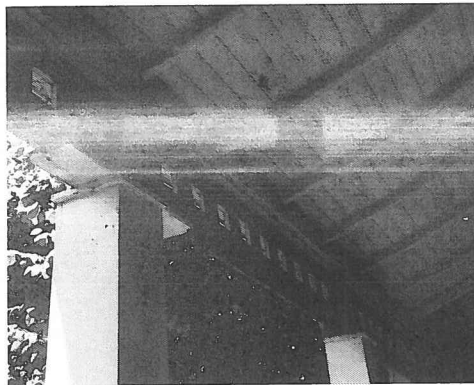
West Elev. - Nov. '17



South Elev. - Nov. '17



East Elev. - Nov. '17





PROPOSED SIDE (WEST) ELEVATION

2304 VENABLE ST.

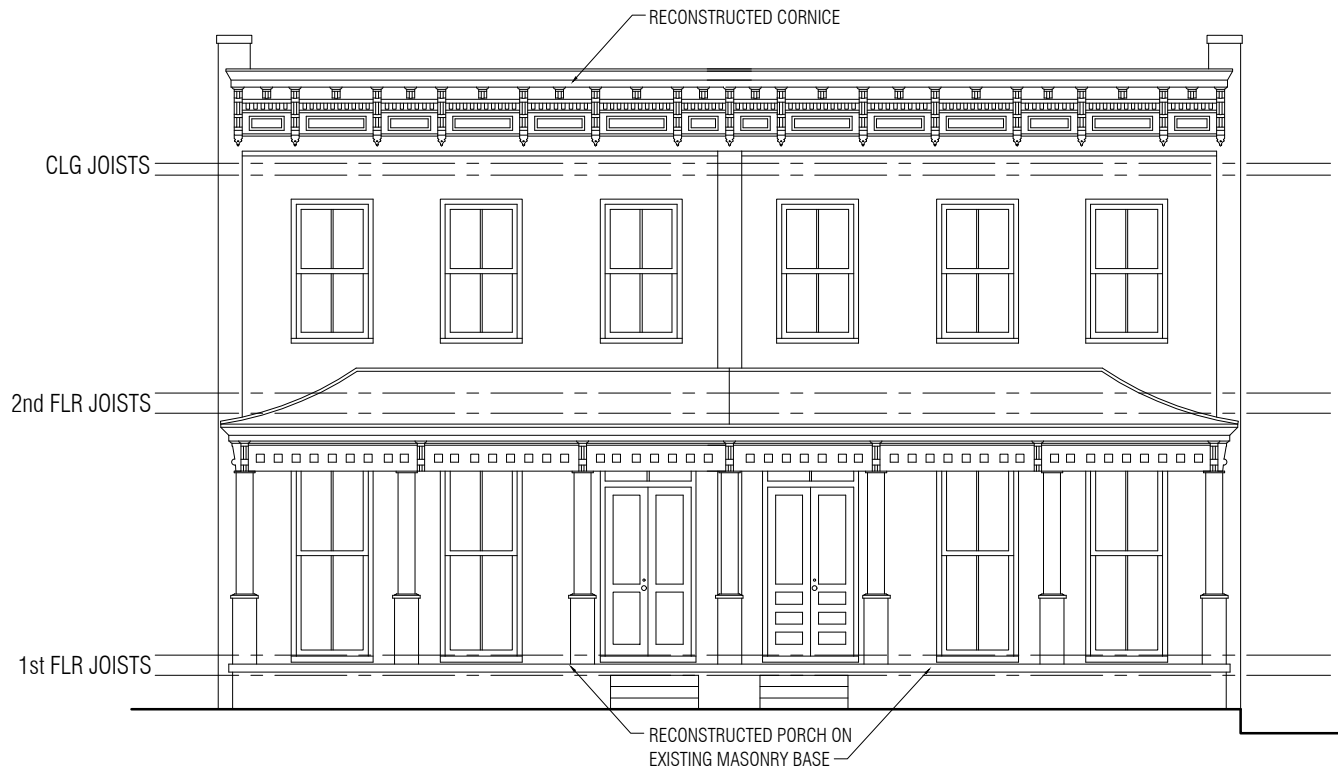
SCALE: 1/8" = 1'-0"



PROPOSED REAR (NORTH) ELEVATION

2304 & 2306 VENABLE ST.

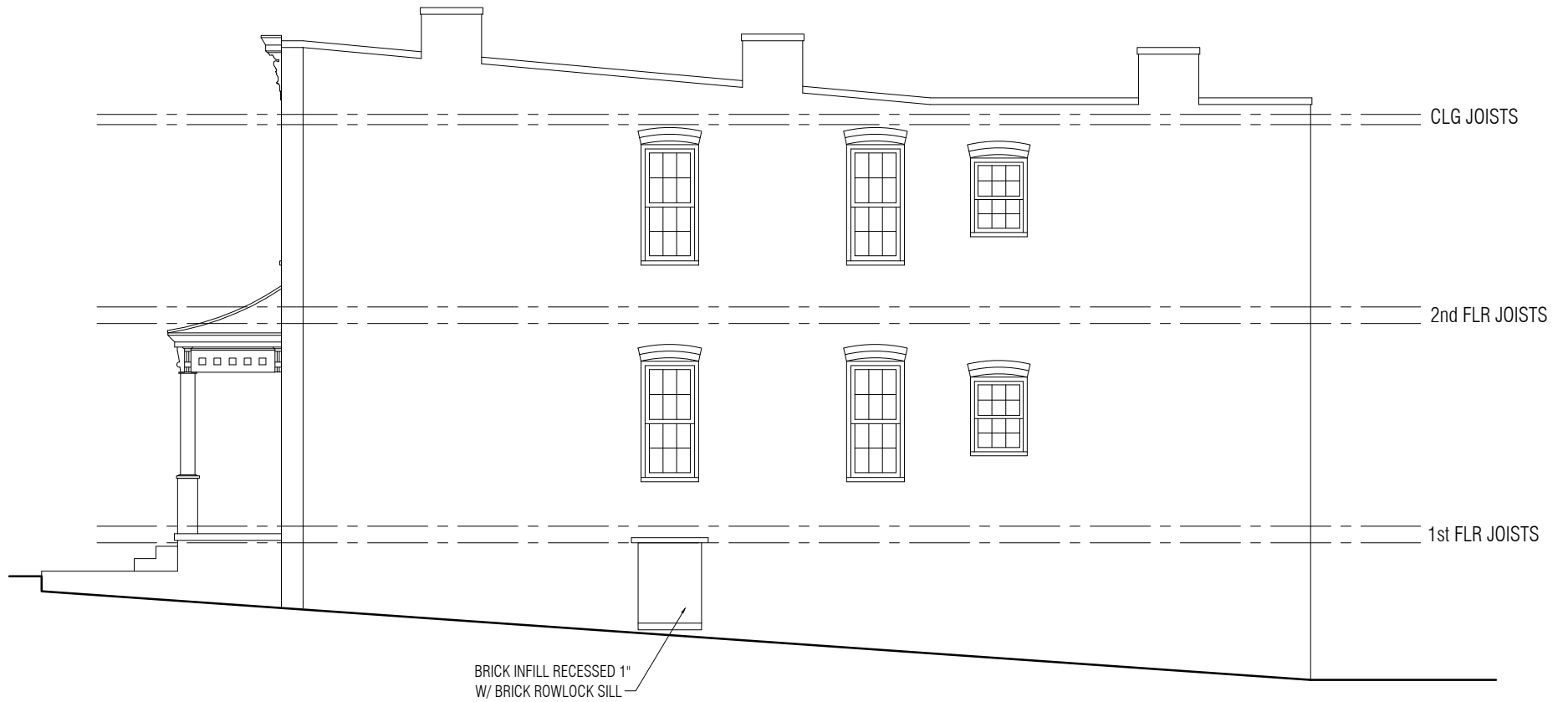
SCALE: 1/8" = 1'-0"



PROPOSED FRONT (SOUTH) ELEVATION

2304 & 2306 VENABLE ST.

SCALE: 1/8" = 1'-0"



EXISTING SIDE (EAST) ELEVATION

2306 VENABLE ST.

SCALE: 1/8" = 1'-0"

Address: #2304 Venable Street
 Current Owner: Streetcar Properties, LLC
 Parcel ID: E0000425027
 I.D. 2017 23145

Note: Bearings protracted from City
 Baseline sheet 9 NE.

No apparent utilities servicing
 property at time of survey.

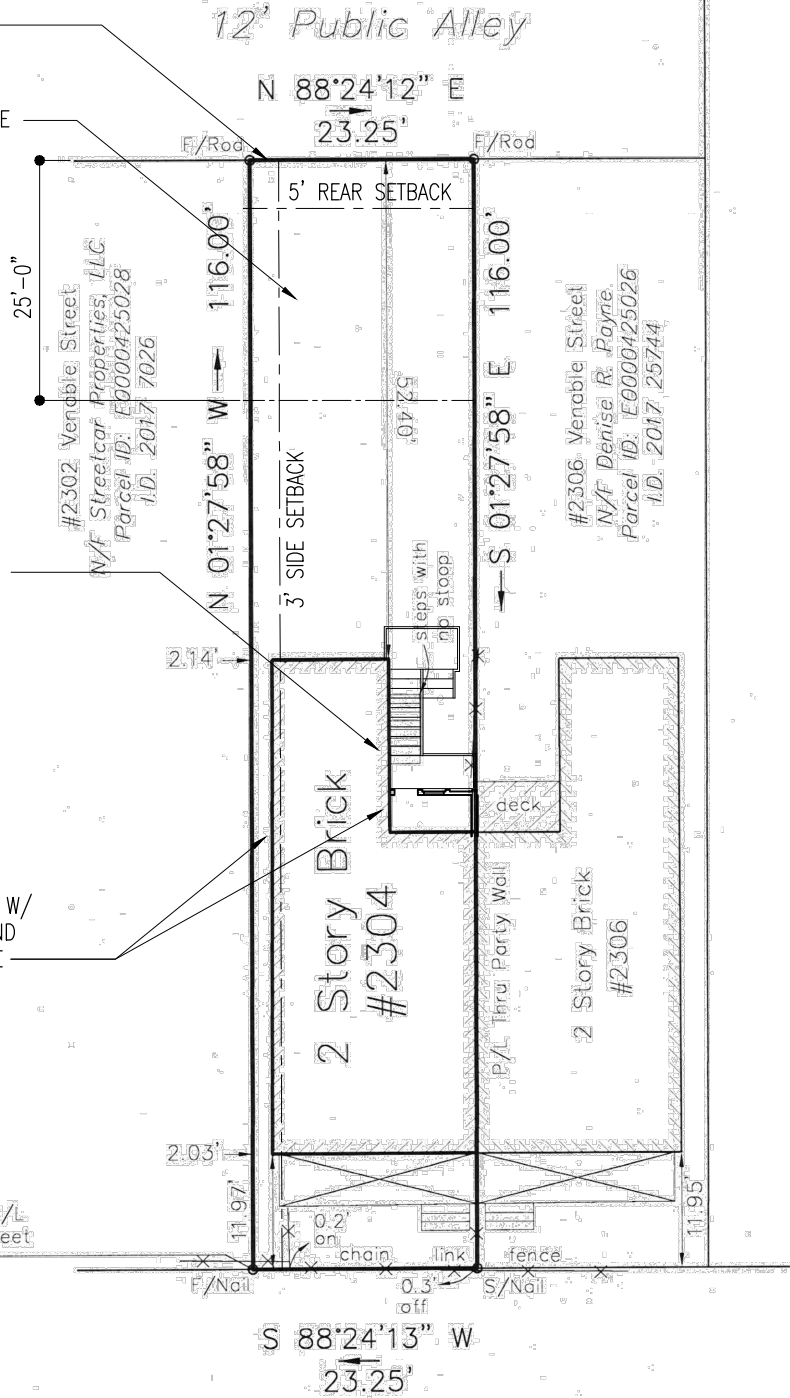
6' PRIVACY FENCE

GRAVEL PARKING -
 FENCE TO PROP. LINE

EXISTING CONCRETE
 STAIR TO BE DEMO'D

EXISTING STRUCTURE W/
 ENCLOSED PORCH AND
 NEW STAIR TO GRADE

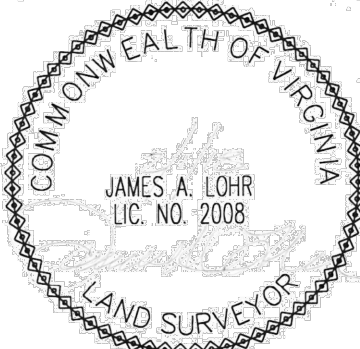
42.75' to E/L
 of Tulip Street



VENABLE STREET

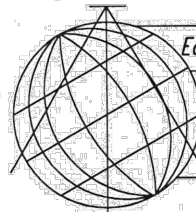
Survey and Plat of

The Property Known as
 #2304 Venable Street in
 the City of Richmond, VA



This is to certify that on 02/01/18 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X of the Flood Insurance Rate Map, Community Panel No. 5101290041E effective date of 07/16/14. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.



Edwards, Kretz, Lohr & Associates, PLLC

Land Surveyors-Planners

Virginia-North Carolina

1900 Byrd Avenue, Suite 103
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

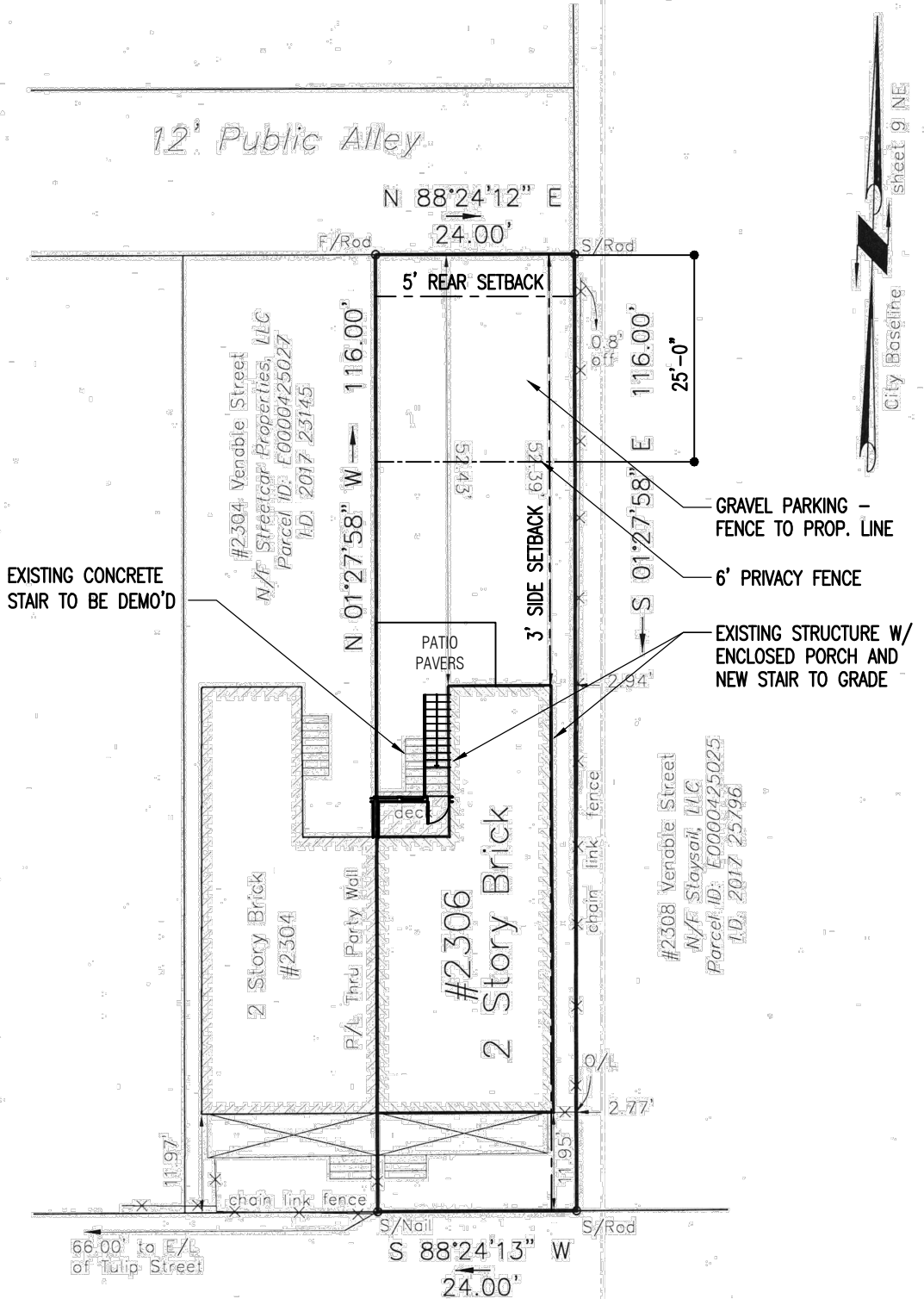
Scale: 1" = 20'
 Drawn: TCJ
 Job: 1005-18

Date: 02/22/18
 Checked: JAL

Address: #2306 Venable Street
 Current Owner: Streetcar Properties, LLC
 Parcel ID: E0000425026
 I.D. 2018 6165

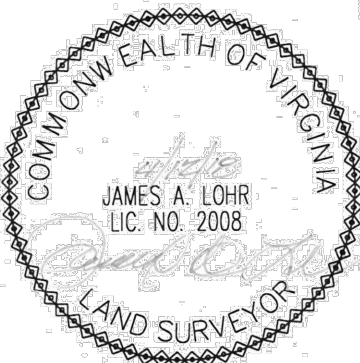
Note: Bearings protracted from City Baseline sheet 9 NE.

No apparent utilities servicing property at time of survey.



VENABLE STREET

Survey and Plat of
 The Property Known as
 #2306 Venable Street in
 the City of Richmond, VA



This is to certify that on 04/12/18 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

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 Land Surveyors-Planners
 Virginia-North Carolina
 1900 Byrd Avenue, Suite 103
 Richmond, Virginia, 23230
 Phone (804) 673-9666
 Fax (804) 673-9990

Scale: 1"=20'
 Drawn: TCJ
 Job: 1173-18

Date: 04/26/18
 Checked: JAL

Wood Exterior Door – Jeld-Wen Model 5201 (or equal)





For The Pros United States

Find A Store

- PRODUCTS
- PLANNING & PROJECTS
- PROFESSIONAL
- PRODUCT SUPPORT
- INVESTOR RELATIONS

Home » Exterior Doors » Authentic Wood » Authentic Wood Glass Panel Exterior Door

AUTHENTIC WOOD GLASS PANEL EXTERIOR DOOR



Options [View product details for more options](#) Price Range: \$\$

Group Model

Model

5201

Wood Options

Hemlock

Glass Options

Clear

WAYS TO BUY THIS PRODUCT

[▶ REQUEST A CONSULTATION](#) [▶ FIND A STORE](#)

Product Overview Design Options Glass Options Build & Installation


An engineered wood core that is better suited for climate changes. A wide range of choices in door designs will help you make your house a home.

FEATURES

- **Glass Options:** energy efficient
- **Maintenance Level:** moderate
- **Project Type:** New Construction; Remodel / Replacement
- **Warranty:** limited 5-years
- **Wood Options:** hemlock, meranti mahogany

HAVE A QUESTION?

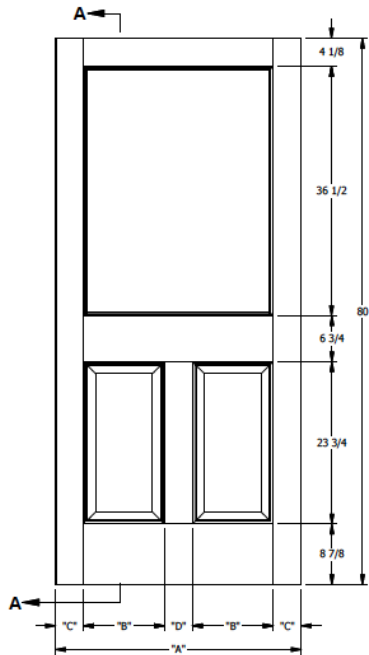
Our customer service team is happy to assist you



[CONTACT US](#)

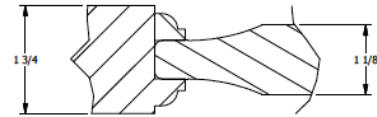
Jeld-Wen Model 5201 Construction Details

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JELD-WEN, INC. CONFIDENTIAL AND PROPRIETARY.



SECTION A-A

DIMENSION TABLE					
DOOR SIZE	"A"	"B"	"C"	"D"	DLO
2'-6" x 6'-8"	30"	8 13/16"	4 1/8"	4 1/8"	5.1 sq ft
2'-8" x 6'-8"	32"	9 13/16"	4 1/8"	4 1/8"	5.6 sq ft
3'-0" x 6'-8"	36"	11 13/16"	4 1/8"	4 1/8"	6.6 sq ft



PANEL PROFILE : 1 1/8" SINGLE HIP RAISED PANEL
1 3/4" HEMLOCK DOOR

CREATION DATE: 1/22/2014		3737 Lakeport Blvd. Hamath Falls, OR 97031 Phone: (800) 535-9936 www.jeld-wen.com
REV DATE:		
TITLE: AUTHENTIC WOOD EXTERIOR DOOR		
DESCRIPTION: 5201 2 PANEL HALF VIEW 6'-8" HEMLOCK 2'-6", 2'-8", 3'-0"		

JELD-WEN, INC. RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE. DIMENSIONS MAY VARY BY DESIGN OR MANUFACTURING FACILITY. PLEASE CONTACT YOUR LOCAL JELD-WEN FACILITY FOR DIMENSIONAL CLARIFICATIONS OR FOR OPTIONAL COMPONENTS.

Jeld -Wen Wood Double Hung Windows W-2500 (or equal)

Windows to be ordered without exterior cladding

The JELD-WEN® website is your ultimate resource for learning about our reliable windows and doors. It has all the product information and design advice you need. Visit us at jeld-wen.com today.



W-2500 Clad-Wood Window Features

Awning | Casement | Double-Hung | Fixed, Radius and Geometric

THE JELD-WEN PROMISE

JELD-WEN products create lasting value for your home. We are so confident that you will be pleased with our W-2500 Clad-Wood Windows, that each one carries our industry-leading warranty. Here are just some of the highlights of our warranty...

The Window & Patio Door Limited Warranty Includes:

- Lifetime limited warranty on Aurex® Wood; protects against wood rot for as long as you own and occupy your home
- 20-year coverage against defects in material and workmanship for most product components (such as insulating glass, metal and wood components, and hardware)
- 20-year coverage on Kynar® clad finish; 10-year coverage on polyester clad finishes
- Skilled labor coverage for warranty repairs for 2 years
- Coverage is transferable for 10 years

NOTE: The above information is a summary of key provisions of the JELD-WEN Window & Patio Door Limited Warranty effective February 1, 2014. For a complete copy of the current warranty, see your sales associate or refer to www.jeld-wen.com



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Jeld -Wen Wood Double Hung Windows W-2500 (or equal) p.2

HARDWARE & SCREEN OPTIONS

Double-Hung Sash Options



Standard Sash Option

Traditional Sash Option

Window Hardware



Nesting Handle

Sash Lock

Painted Finishes



White

Desert Sand

Chestnut Bronze

Plated Finishes



Polished Brass

Oil-Rubbed Bronze

Brushed Chrome

Antique Brass

Double-Hung Jamb Liner Options



Without Optional Jamb Liner Edge Cover



With Optional Jamb Liner Edge Cover

Screen Options*

These screens are designed to keep insects outside, while letting more natural light inside. They feature fine, black fiberglass mesh with a light gloss finish. BetterVue® insect screens are standard for awning, casement and double-hung windows.



View through regular fiberglass insect screen

View through BetterVue insect screen (standard)

View through optional UltraVue insect screen

*These images are for illustration purposes only. Insect screens are intended to allow air and light in, while keeping insects out. They are not intended to stop children from falling through an open door or window. For safety screens and other security devices, contact your local building supply retailer.

PERFORMANCE GLASS OPTIONS

Low-E, LoE²-366 and Low-E EC Insulating Glass

High-performance Low-E insulating glass comes standard to help lower energy costs, allows homes to stay cooler in the summer and warmer in the winter, prevents fading of interior furnishings, and reduces condensation. It also delivers greater visible light transmission than tinted glass. We also offer optional LoE²-366, which provides even more protection against heat loss and fading, as well as greater energy savings.

Most windows and patio doors with Low-E glass are ENERGY STAR® qualified. ENERGY STAR products help Americans save energy, save money, and reduce their carbon footprints. ENERGY STAR criteria for windows are based on the U-factor and SHGC combinations that provide significant energy efficiency for a given climate zone. Just tell your JELD-WEN® dealer you want

JELD-WEN windows that are ENERGY STAR qualified for your climate zone.

For even more protection, choose Low-E EC for an "extra coating" that improves the thermal performance of our windows and is the optimal solution for meeting ENERGY STAR criteria in certain regions of the country.

For more information, visit www.jeld-wen.com/energyefficiency.



ENERGY STAR®

The W-2500 line meets ENERGY STAR criteria in all four climate zones in the United States. ENERGY STAR criteria are achieved in North, North Central, and South Central climate zones with the standard glass package of LoE²-270 with argon, and in the Southern zone when grilles are used. Without grilles, Southern zone ENERGY STAR criteria are achieved with LoE²-366 and argon.

Tax Credits, Rebates and Incentives

The JELD-WEN website is a great source of information for Tax Credits, Rebates and Incentives on energy efficient products. Visit www.jeld-wen.com for more information. Because the windows in our W-2500 window line are so energy efficient, replacing old windows can mean money in your pocket.



Exterior Siding – HardiePanel by James Hardie (or equal)

(Siding paint color and trim color to be chosen from the palette found in the Old and Historic District Handbook and approved administratively if possible)



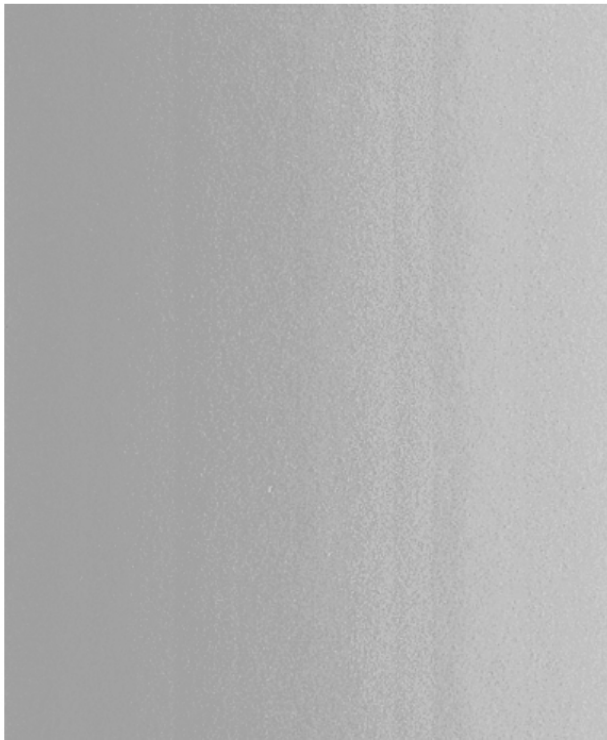
HARDIEPANEL® VERTICAL SIDING

SMOOTH

You can't go wrong with this sleek, modern siding. Find the perfect color in our Statement Collection products or Dream Collection products. Or get it primed for paint.

PRIMED FOR PAINT

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for field painting. It's a durable, high-performance canvas.



AVAILABLE SIZES

THICKNESS:	0.312"
LENGTH:	96" boards
WIDTHS:	48"
EXPOSURES:	48"

[Request a Quote >](#)

[Request a Sample >](#)