



Property (location of work)

Property Address: 504 North 26th Street, Richmond, VA 23223 Current Zoning: _____
Historic District: Church Hill North

Application is submitted for: (check one)

- Alteration
- Demolition
- New Construction

Project Description (attach additional sheets if needed):

To build retaining wall and replace a substandard wall and correct sime foundation and structure shift. Improve the character, similar to other neighboring, historic structures.

Applicant/Contact Person: Stephen Casey (Owner)
Company: Owner
Mailing Address: 504 North 26th Street
City: Richmond State: VA Zip Code: 23223
Telephone: (415) 676-1697
Email: yesacaevets@gmail.com
Billing Contact? _____ Applicant Type (owner, architect, etc.): Owner

Property Owner: Stephen Casey (Owner)
If Business Entity, name and title of authorized signee: _____
Mailing Address: 504 North 26th Street
City: Richmond State: VA Zip Code: _____
Telephone: (415) 676-1697
Email: yesacaevets@gmail.com
Billing Contact? Stephen Casey (Owner)
****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: 01/21/2024

Certificate of Appropriateness Application Instructions

Staff Contact: (804)-646-6569 | alex.dandridge@rva.gov

Before You Submit

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. The CAR website has additional project guidance and required checklists: www.rva.gov/planning-development-review/commission-architectural-review.

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 that month's agenda.

Submission Requirements

Please submit applications to staff via email with the project address in the subject line. Submit the following items via email to staff:

- One (1) signed and completed application (PDF) – property owner signature required.
- Supporting documentation, as indicated on the [checklist](#), which can be found under the 'Application Information' tab on the website.
- Payment of application fee, if required. Payment of the fee must be received before the application will be scheduled. An invoice will be sent via the City's Online Permit Portal. Please see [fee schedule](#) available on the CAR website for additional information.

A complete application includes a signed application form, legible plans, drawings, elevations, material specifications, and payment of the required fee as described in the City Code of Ordinances 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 Information and Application Due Dates

- The Commission meets on the fourth Tuesday of each month, except for December when it meets on the third Tuesday.
- Application hearings start at 4:00pm. Meetings are held in person at City Hall in the 5th floor conference room. Participation via Microsoft Teams is available. It is strongly recommended that at least one person, either the owner or applicant, attend the meeting in person.
- 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 www.rva.gov/planning-development-review/commission-architectural-review or contact staff.
- Revisions to applications that have been deferred or conceptually reviewed at a CAR 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.
- New construction will be required to go through a conceptual review. The conceptual review is non-binding.
- Applicants are encouraged to reach out to any relevant civic associations and immediate neighbors for new construction or large-scale projects prior to submitting to the Commission of Architectural Review.



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: _____

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

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 **NA**

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 **NA**

DRAWINGS (refer to required drawing guidelines)

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

Introduction

Property Address: 504 N 26 St, Richmond VA 23223

Project Owner: Stephen Casey and Guangzhao Zhu (Owners)

Contact: 504 N 26 Street, Richmond, VA 23223 ; 415-676-1697 ; yesacas@yahoo.com

Summary: A single family residential property to replace a below grade foundation with engineered one to provide adequate drainage. Add a retaining wall and new lower level entrance. Repair a porch roof, support and trim and replace a concrete decking with traditional wood.

Further Explanation:

To provide proper protection to the upper wood structure providing proper drainage and support. Also to correct some of the structure leaning and shift. Along with these measures is to improve the front, visible exterior, similar to other neighboring properties, replacing a concrete porch deck with wood planked one and repair the decayed roof and trim with the same proportioned look.

Included documents:

- Project Introduction
- COA Checklist
- Signed Application
- Pics
 - Front street view overview where work to be done, also shows direct N/S neighbors
 - 506 neighbor with similar retaining wall and entrance
 - SE Corner of damaged foundation, where received much soil movement. This area has many repair attempts to replace crumbling, shifting brick. Not shown is further damage and shift to the wood sill and above structure.
- Drawings
 - As Is Elevation (2 pages)
 - Site (1 page)
 - As Is Foundation and Basement Level (1 page)
 - Foundation Plan, Showing wall replacement on Front/East and South wall as well as retaining wall with added lower entrance. (1 page)
 - Section 8 Foundation and Retaining Wall detail showing cross-section of main work. (1 page)
 - Section 9 Porch Roof Deck and Trim detail showing repair and replacement. Deck to be replaced with traditional wood one following neighbor detail. Dimensionally accurate to the existing features and visibly the same. (1 page)

502

Google

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504

506



504

506

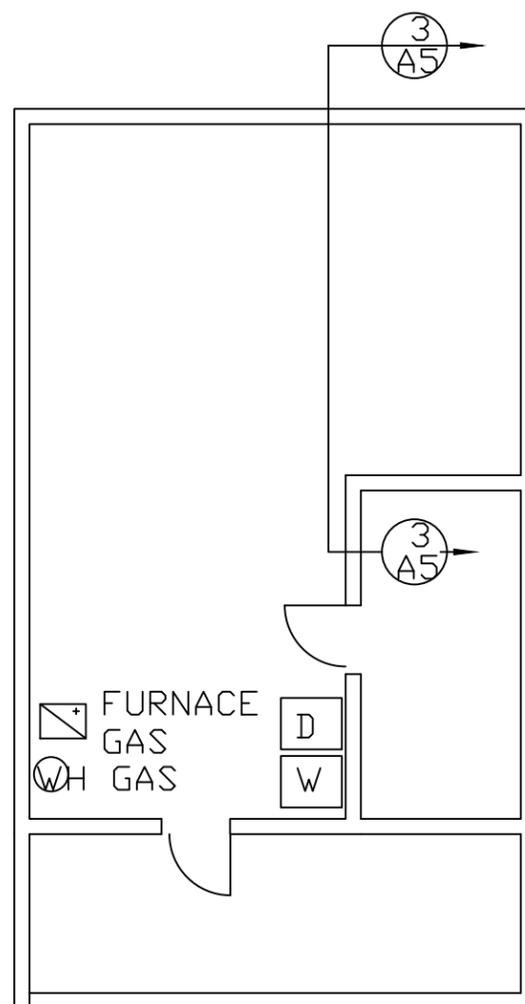
504

506 N 26
Ret Wall Lower Lvl
Entrance





SE Corner
Wall Damage



(E) FOUNDATION / BASEMENT AS IS

1/8" = 1'

ABBREVIATIONS:
 U.N.D UNLESS NOTED OTHERWISE
 TYP. TYPICAL
 N NEW
 E EXISTING
 C-C CENTER TO CENTER
 F-C HEIGHT OF FLOOR/GRADE/SLAB TO BOTTOM OF JOISTS
 EXT EXTERIOR
 E.W. EACH WAY
 PL. PLACES
 DF DOUGLAS FIR
 N.C. NO CHANGE

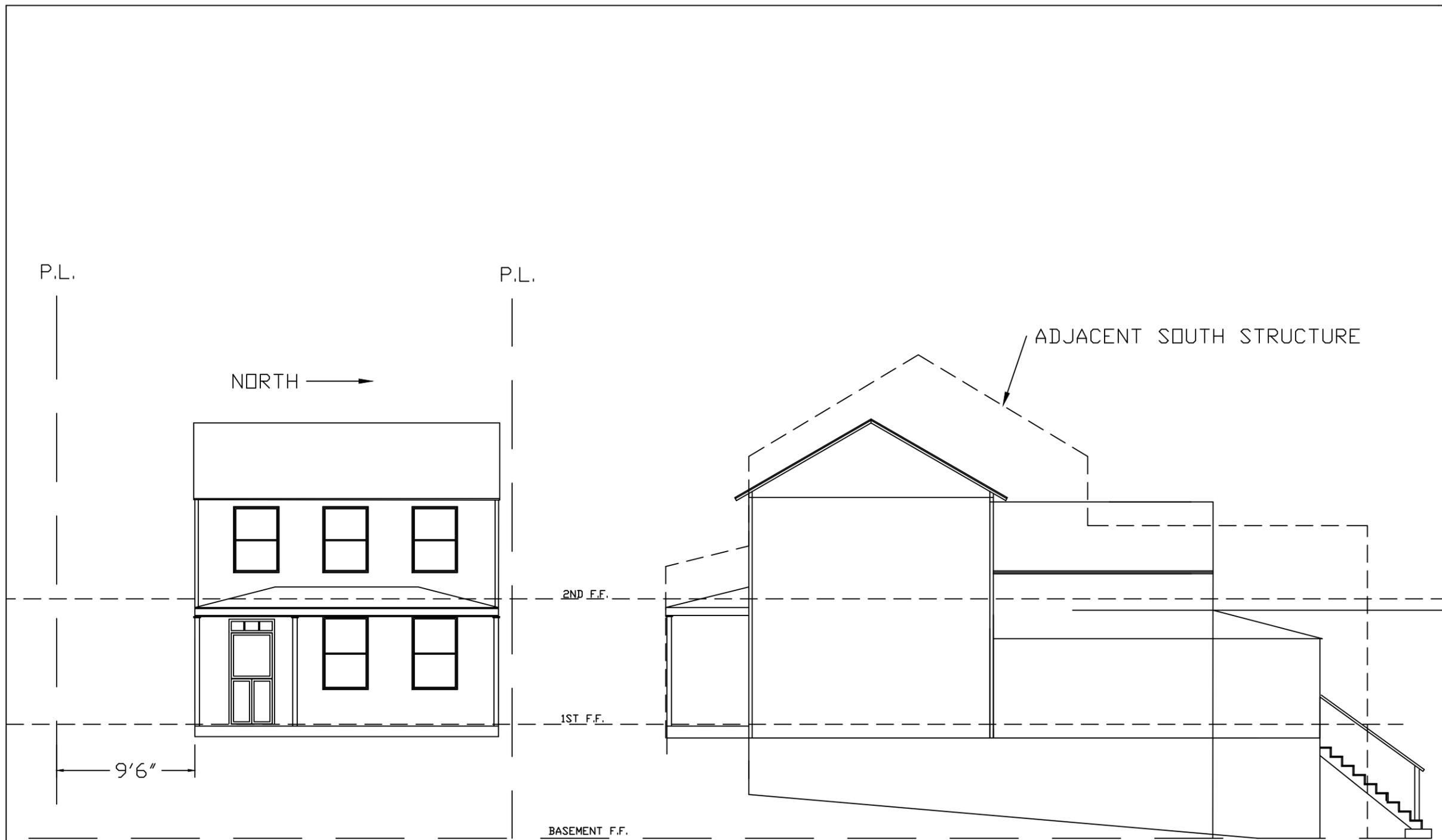
KEY:
 ◆ REFER TO PHOTO LOCATION AND VIEW
 (N/S) DETAIL OR SECTION NUMBER (N) AND SHEET (S)
 [diagonal lines] FOUNDATION REMAIN
 [cross-hatch] FOUNDATION NEW/REPLACE
 [stippled] CONCRETE
 [horizontal lines] WOOD/DOOR

3		
2		
1		
0	INITIAL DRAWING	3/11/2022
No.	Revision/Issue	Date

Contact Name and Address
 GUANGZHAD ZHU / STEPHEN CASEY
 504 N 26TH ST
 RICHMOND, VA 23223
 415-676-1697
 YESACAS@YAHOO.COM

Project Name and Address
 RETAINING WALL AND FOUNDATION REPLACEMENT
 504 N 26TH ST
 RICHMOND, VA 23223

Project No	504 N 26TH ST	Sheet	AS IS 1
Date	3/11/2022	DF	
Scale	1/8" = 1'		1



(E) FRONT ELEVATION (EAST SIDE)
 N.C. FOR REFERENCE ONLY
 $\frac{1}{8}'' = 1'$

(E) RIGHT SIDE ELEVATION (NORTH SIDE)
 N.C. FOR REFERENCE ONLY
 $\frac{1}{8}'' = 1'$

ABBREVIATIONS:
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 PL. PLACES
 DF DOUGLAS FIR
 N.C. NO CHANGE

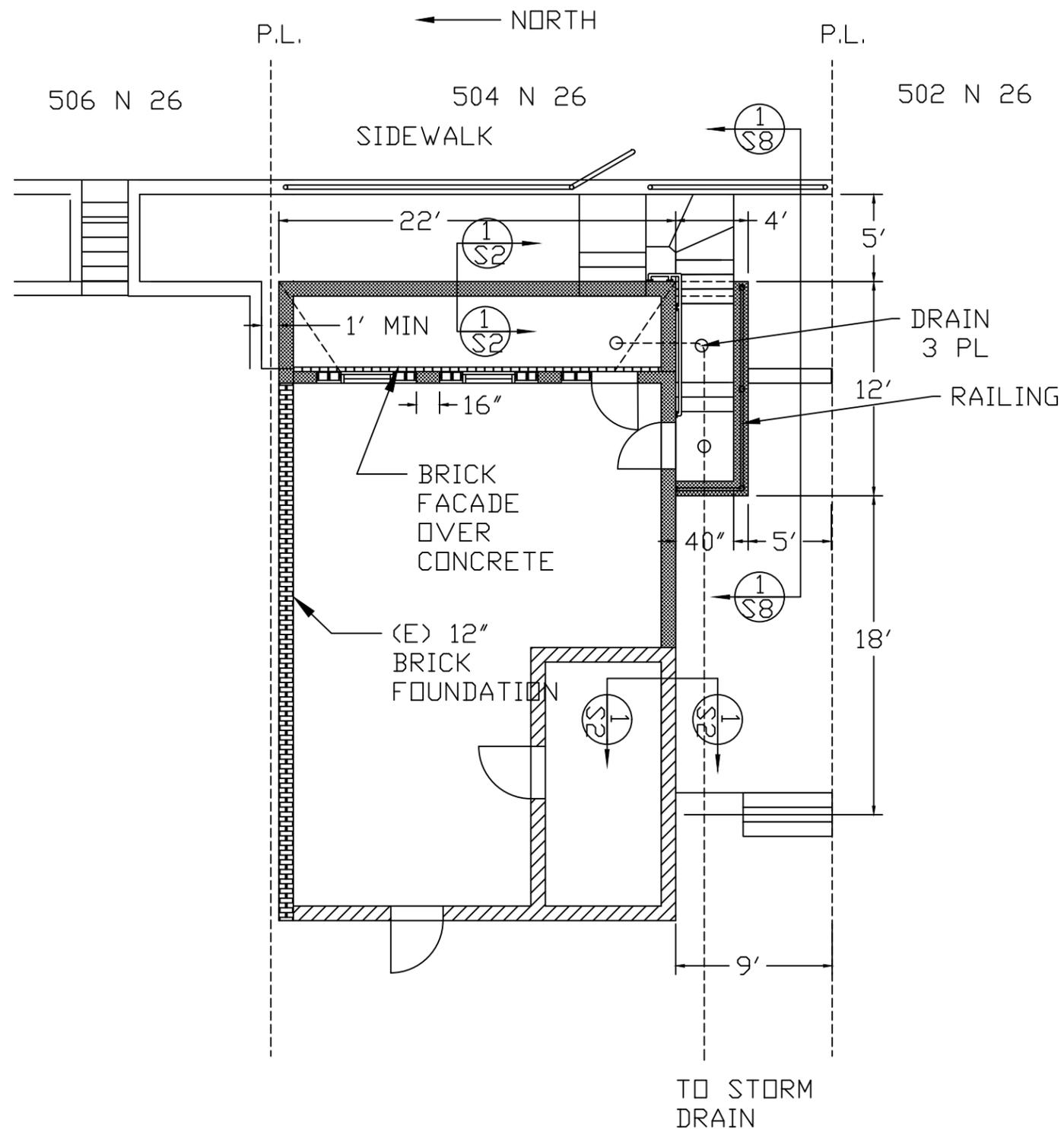
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 [cross-hatch] FOUNDATION NEW/REPLACE
 [stippled] CONCRETE
 [horizontal lines] WOOD/DOOR

3		
2		
1		
0	INITIAL DRAWING	3/20/23
No.	Revision/Issue	Date

Contact Name and Address
 GUANGZHAD ZHU / STEPHEN CASEY
 504 N 26TH ST
 RICHMOND, VA 23223
 415-676-1697
 YESACAS@YAHOO.COM

Project Name and Address
 RETAINING WALL AND FOUNDATION REPLACEMENT
 504 N 26TH ST
 RICHMOND, VA 23223

Project No	FOUND 504 N 26	Sheet	ELEVATION 1
Date	3/20/23	DF	
Scale	$\frac{1}{8}'' = 1'$		2



FOUNDATION AND RETAINING WALL PLAN
 $\frac{1}{8}'' = 1'$

ABBREVIATIONS:
 U.N.D UNLESS NOTED OTHERWISE
 TYP. TYPICAL
 N NEW
 E EXISTING
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 F-C HEIGHT OF FLOOR/GRADE/SLAB TO BOTTOM OF JOISTS
 EXT EXTERIOR
 E.W. EACH WAY
 PL. PLACES
 DF DOUGLAS FIR
 N.C. NO CHANGE
 R.S. ROUGH SAWN

KEY:

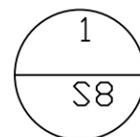
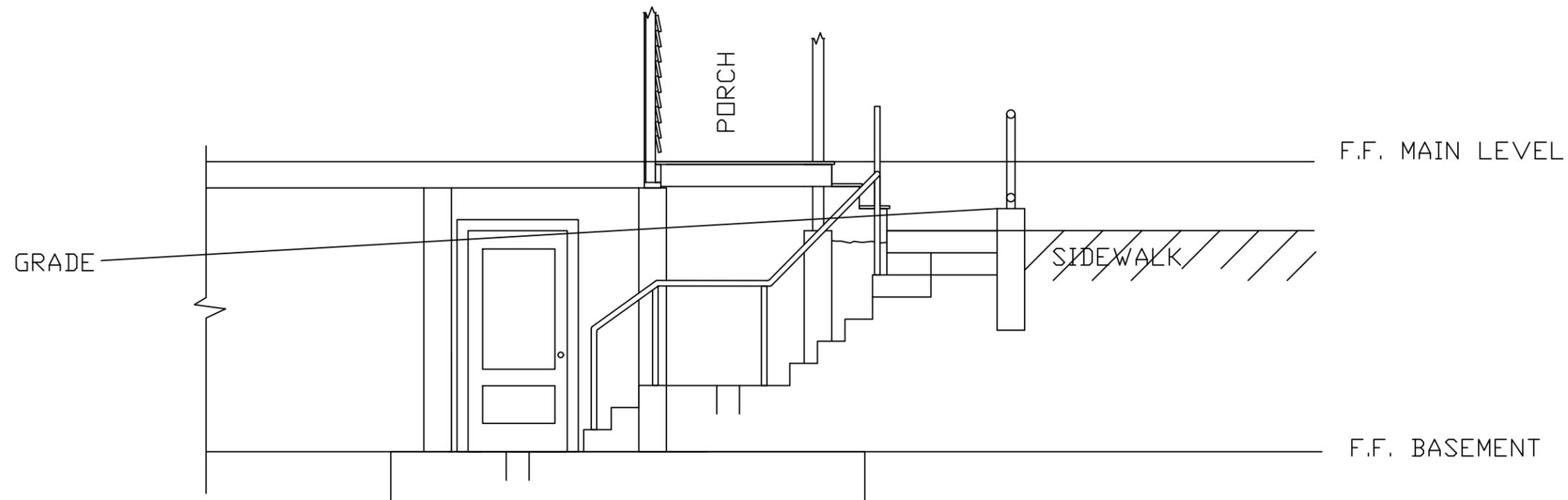
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 ▩ FOUNDATION NEW/REPLACE
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 [Pattern] WOOD/DOOR

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1	UPDATE W WALL CHG	12/31/23
0	INITIAL DRAWING	3/20/23
No.	Revision/Issue	Date

Contact Name and Address
 GUANGZHAD ZHU / STEPHEN CASEY
 504 N 26TH ST
 RICHMOND, VA 23223
 415-676-1697
 YESACAS@YAHOO.COM

Project Name and Address
 RETAINING WALL AND FOUNDATION REPLACEMENT
 504 N 26TH ST
 RICHMOND, VA 23223

Project No	FOUND 504 N 26	Sheet	FOUNDATION 1
Date	3/20/23		DF
Scale	$\frac{1}{8}'' = 1'$		1



SECTION
FOUNDATION AND RETAINING WALL
SOUTH SIDE VIEW
1/4" = 1'

ABBREVIATIONS:
 U.N.D UNLESS NOTED OTHERWISE
 TYP. TYPICAL
 N NEW
 E EXISTING
 C-C CENTER TO CENTER
 F-C HEIGHT OF FLOOR/GRADE/SLAB TO BOTTOM OF JOISTS
 EXT EXTERIOR
 E.W. EACH WAY
 PL. PLACES
 DF DOUGLAS FIR
 N.C. NO CHANGE

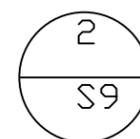
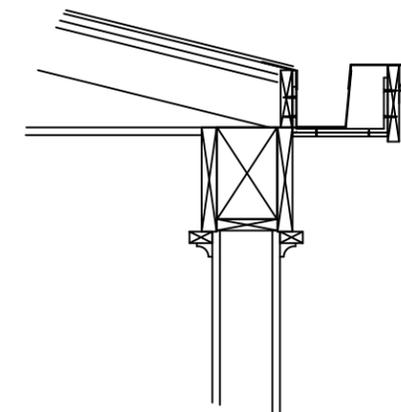
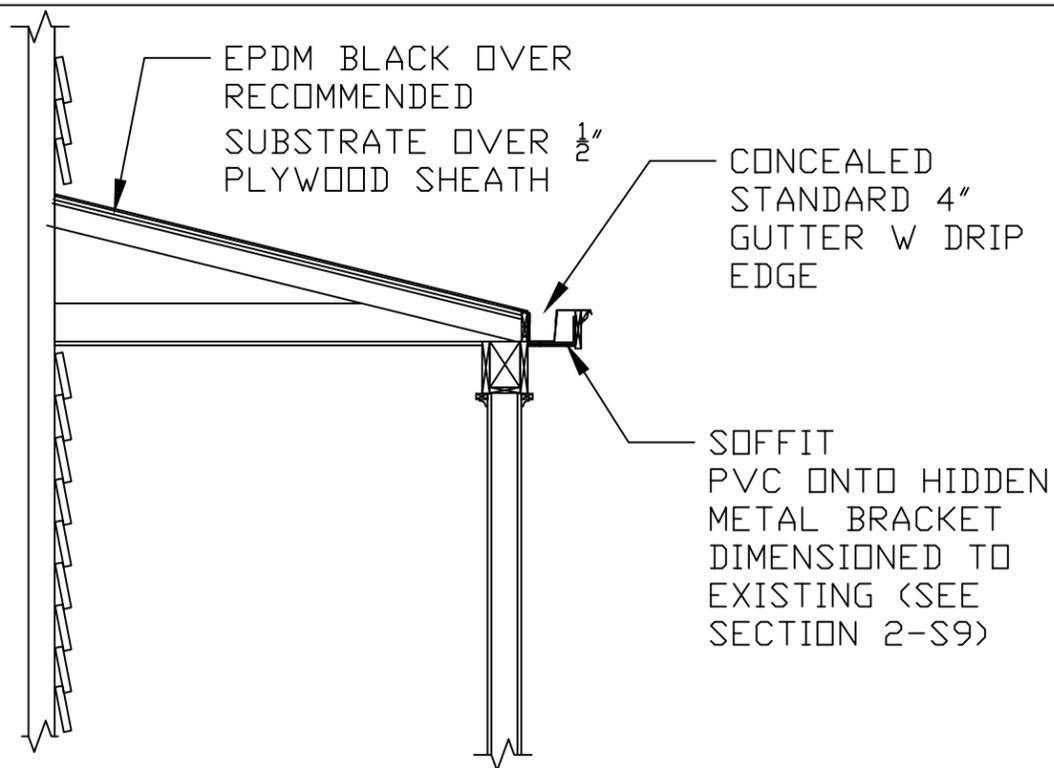
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 FOUNDATION REMAIN
 FOUNDATION NEW/REPLACE
 CONCRETE
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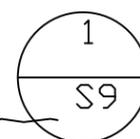
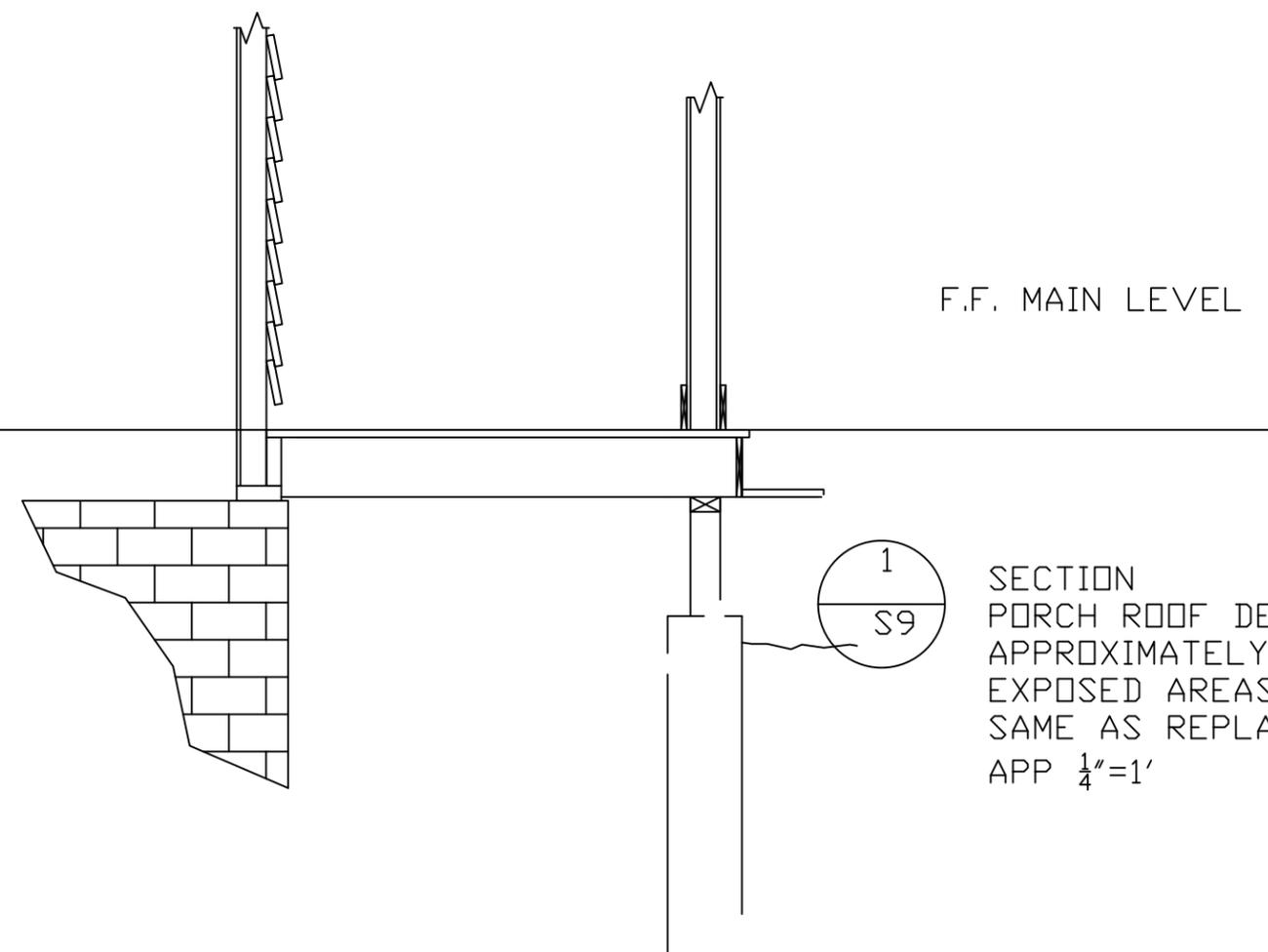
Contact Name and Address
 GUANGZHAD ZHU / STEPHEN CASEY
 504 N 26TH ST
 RICHMOND, VA 23223
 415-676-1697
 YESACAS@YAHOO.COM

Project Name and Address
 RETAINING WALL AND FOUNDATION REPLACEMENT
 504 N 26TH ST
 RICHMOND, VA 23223

Project No	FOUND 504 N 26	Sheet	SECTION 8
Date	3/20/23		DF
Scale	1/4" = 1'		8



SECTION
ROOF SOFFIT
APP 1/2"=1'



SECTION
PORCH ROOF DECK AND TRIM.
APPROXIMATELY TO SCALE:
EXPOSED AREAS DIMENSIONALLY
SAME AS REPLACED.
APP 1/4"=1'

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 N.C. NO CHANGE

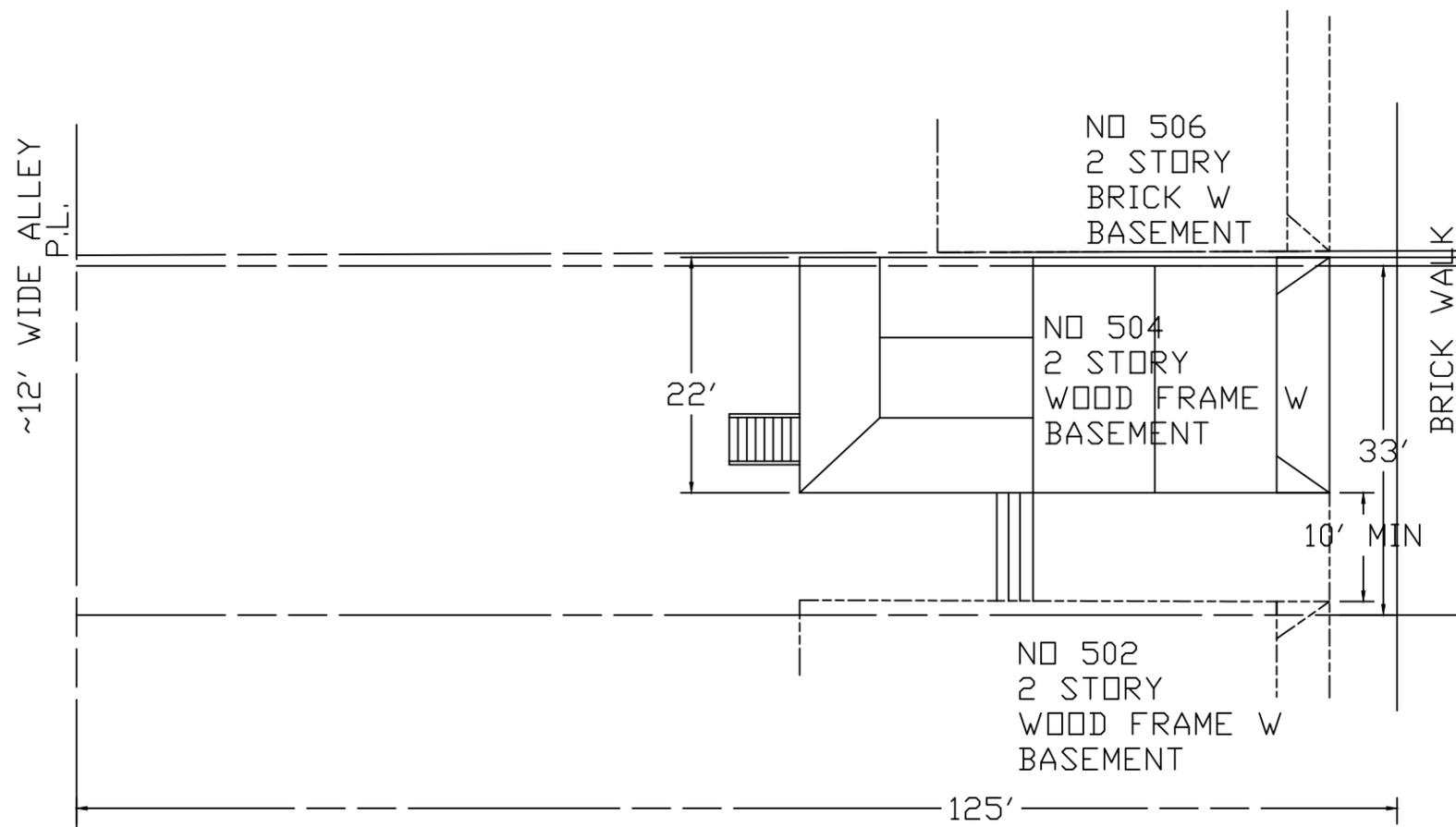
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 DETAIL OR SECTION NUMBER (N) AND SHEET (S)
 FOUNDATION REMAIN
 FOUNDATION NEW/REPLACE
 CONCRETE
 WOOD/DOOR

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Contact Name and Address
 GUANGZHAD ZHU / STEPHEN CASEY
 504 N 26TH ST
 RICHMOND, VA 23223
 415-676-1697
 YESACAS@YAHOO.COM

Project Name and Address
 PORCH DETAIL
 504 N 26TH ST
 RICHMOND, VA 23223

Project No	FOUND 504 N 26	Sheet	SECTION 9
Date	3/20/23		
Scale	1/4" = 1'		



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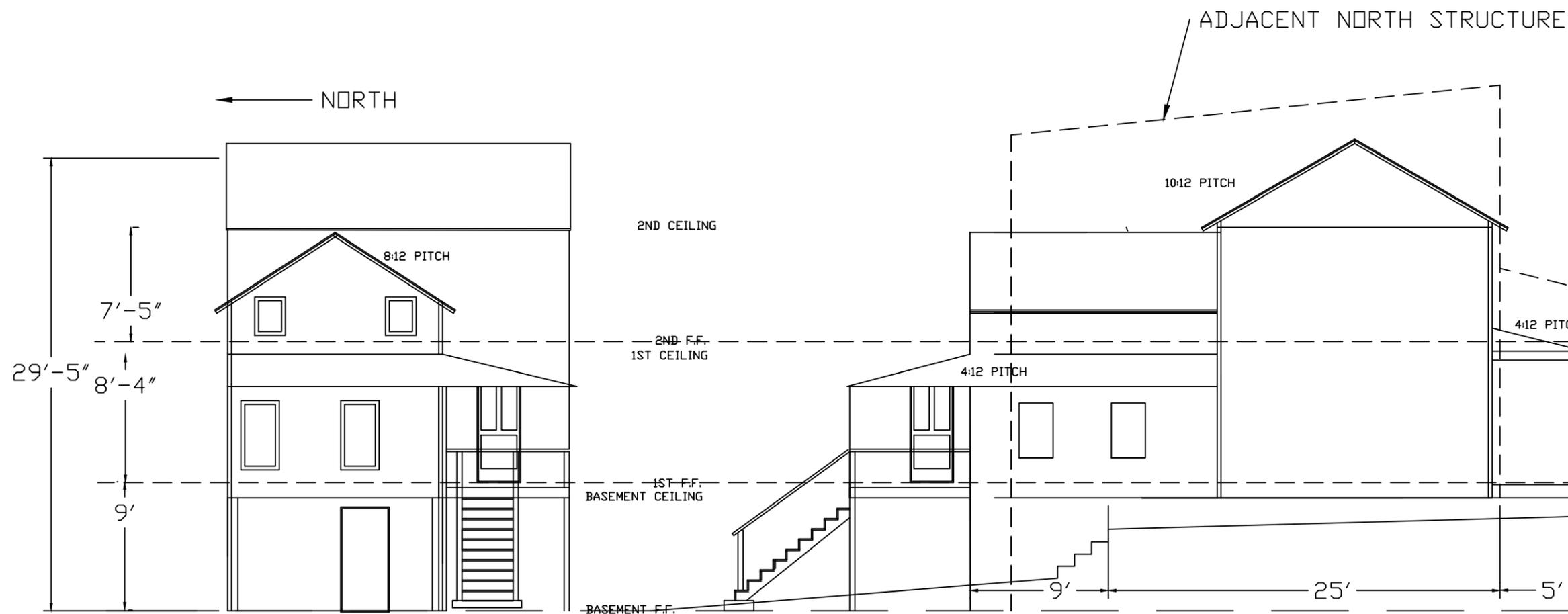
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 [Cross-hatched Box] FOUNDATION NEW/REPLACE
 [Stippled Box] CONCRETE
 [Horizontal Line Box] WOOD/DOOR

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0	INITIAL DRAWING	12/5/22
No.	Revision/Issue	Date

Contact Name and Address
 GUANGZHAD ZHU / STEPHEN CASEY
 504 N 26TH ST
 RICHMOND, VA 23223
 415-676-1697
 YESACAS@YAHOO.COM

Project Name and Address
 RETAINING WALL AND FOUNDATION REPLACEMENT
 504 N 26TH ST
 RICHMOND, VA 23223

Project No	FOUND 504 N 26	Sheet	SITE 1
Date	12/5/22		DF
Scale	1/8" = 1'		1



(E) REAR ELEVATION (WEST SIDE)
N.C. FOR REFERENCE ONLY
1/8" = 1'

(E) LEFT SIDE ELEVATION (SOUTH SIDE)
N.C. FOR REFERENCE ONLY
1/8" = 1'

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 504 N 26TH ST
 RICHMOND, VA 23223

Project No	FOUND 504 N 26	Sheet	ELEVATION 2
Date	3/20/23	DF	
Scale	1/8" = 1'		2