



Commission for Architectural Review Application for Certificate of Appropriateness

900 E. Broad Street, Room 510
Richmond, VA 23219 | (804)-646-6569
www.rva.gov/planning-development-review/commission-architectural-review



Property (location of work)

Address: 516 N 26th Street

Historic District: Church Hill (North)

Applicant Information ☒ Billing Contact

Name: Joseph F. yates

Email: joe@jfyarchitects.com

Phone: (804)839-3747

Company: Joseph F. Yates, Architect

Mailing Address: 2501 Monument Ave., Ste.305

Richmond, Va. 23220

Applicant Type: ☐ Owner ☐ Agent ☐ Lessee

☒ Architect ☐ Contractor

Other (specify): _____

Owner Information ☒ Billing Contact

☐ Same as Applicant

Name: Daniel Hicks

Email: Dannyhicks008@gamil.com

Phone: (804) 873-6963

Company: Daniel Hicks Realtor

Mailing Address: One Monument

413 Stuart Circle, Suite 200-A

Richmond, Va. 23220

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

Project Information

Project Type: ☒ Alteration ☒ Demolition ☒ New Construction (Conceptual Review Required)

Project Description (attach additional sheets if needed):

See attached

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 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 an application materials should be prepared in compliance with zoning.

Signature of Owner

Daniel Hicks

08/25/22

Date 8/24/22

August 24, 2022

The owners Daniel and Megan Hicks have owned the property for several years and have been renting the house during that period, as they planned their move into the city. 516 N. 26th will be their primary residence once the work has been completed.

A zoning variance will be required to allow the construction of the new wing on the north property line, without any setback.

This is **not** a Tax Credit project.

CAR - Description of Work:

1. Front facade repair/restoration: Most of the original fabric was removed during a renovation in the 1990's prior to the area being listed as an Old and Historic District. We propose to do the following based on the early 20th century photo located by CAR staff :

- a. Remove the modern vinyl siding and repair/restore the wood siding and corner boards. Hardie-plank will be installed on the sides which are only minimally visible from the public right-of-way.
- b. Remove the modern vinyl windows and install aluminum clad wood windows that fit the original openings. Repair and restore the wood jambs, heads and sills.
- c. Reconstruct the deteriorated brick chimney (now covered with concrete parging) to match the size and height of the existing chimney.
- d. Remove the modern vinyl porch columns and railings and install wood columns that match the original turned wood pilasters. Replace the modern vinyl railings with simple modern aluminum railings. Replace missing brackets on the porch columns to approximate the original brackets removed in a previous renovation. Profiles of the brackets will be submitted to CAR staff for administrative approval.
- e. Repair the damaged moldings of the original wood porch cornice to match the original moldings.
- f. Remove the vinyl covering on the main cornice and restore the wood cornice, making repairs as needed to match the original material. Replace missing brackets and panels between brackets on the main cornice to approximate the original brackets removed in a previous renovation. Profiles of the brackets and panels will be submitted to CAR staff for administrative approval.
- g. Remove the modern treated wood porch flooring and steps and install new manufactured wood porch flooring and steps.

2. Add new wing to the rear of the house:

Remove deteriorated single story frame wing at the rear of the house and construct new two story frame wing to be covered in Hardie-plank siding. **Refer to attached architectural drawings.** A new wide rear only story porch will be constructed at the rear of the addition.

516 N. 26th Street
8/24/2022

The existing rear one-story wing no longer retains any historic architectural features as it was also completely renovated when the house was renovated, prior to the historic district being established. The exterior is covered with vinyl siding and fiberglass shingles. All original windows and door have been replaced with vinyl. No original fabric remains at the interior. The brick foundation is in poor condition and has no footings. It cannot support the proposed addition. Refer to attached letter from structural engineer, Carl Duncan.

C. E. Duncan & Associates, Inc.

2609 Rocky Oak Road
Powhatan, Virginia 23139
(804) 598-8240

August 24, 2022

Daniel Hicks
516 North 26th Street
Richmond, VA 23223

RE: Structural inspection

Dear Sir,

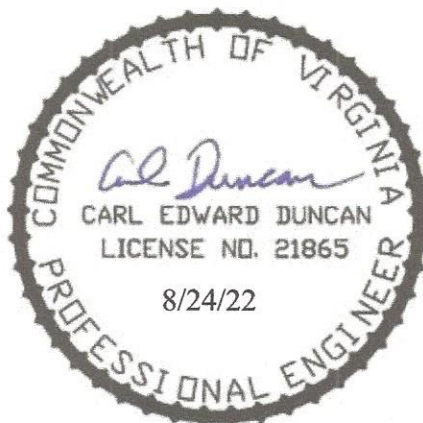
You asked our office to evaluate whether the rear addition at the above referenced location can support a second floor addition. The existing foundation is pier and beam construction with no footings. The piers are bearing directly upon natural grade. This foundation is already failing and needs repairs. It is not adequate to support any additional loads. Since the foundation is already in failure, we recommend that a typical concrete footing and foundation be installed. The new footing and foundation can be sized to support two stories of construction. The typical footing is 18" wide by 8" thick buried 18" below grade. The foundation wall would be 8" CMU or 4" CMU / 4" Brick composite walls. Any concentrated loads would require a spot footing sized for the load. Due to the physical constraints of the property, you will need to demolish the rear addition to accomplish this repair.

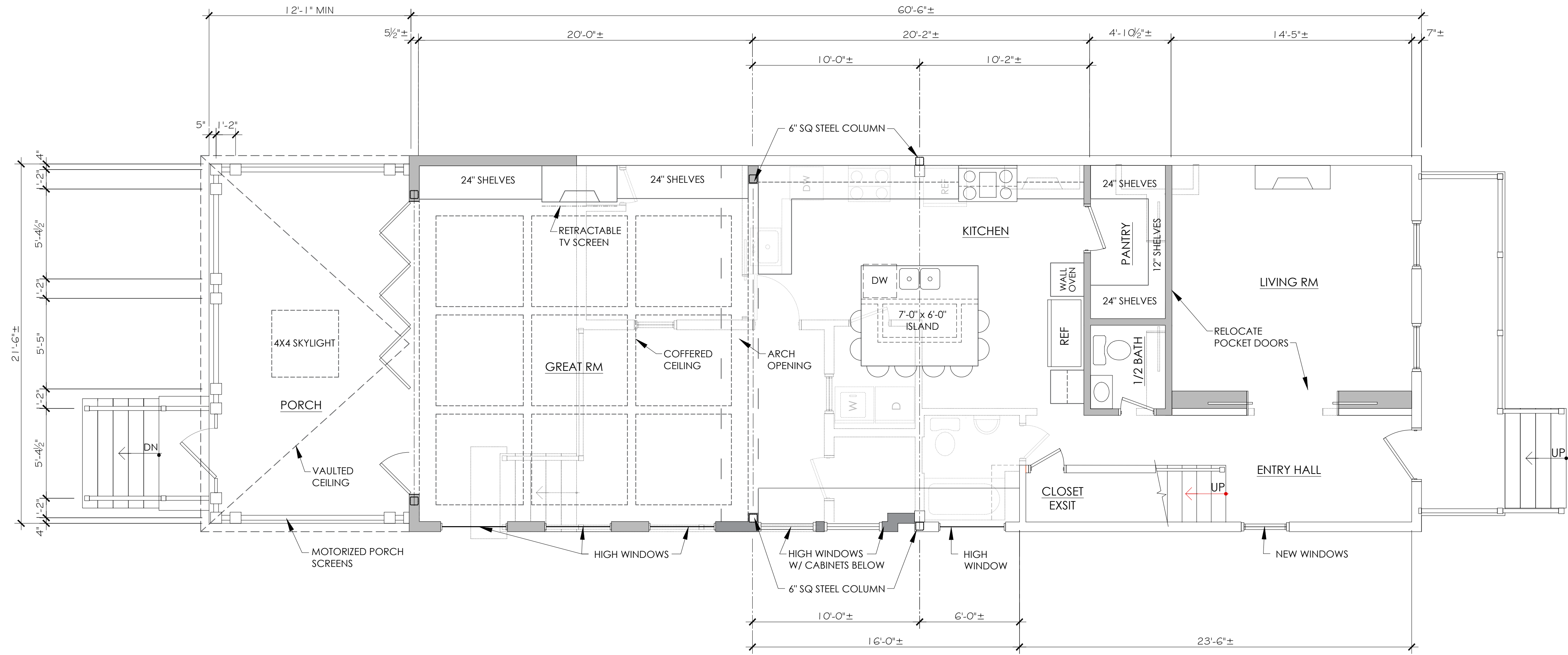
This evaluation is based upon a visual inspection of the area of concern only; no other area or feature of construction was observed or considered. A whole home inspection was not performed. There is no warranty, either implied or explicit, with this evaluation. In recognition of the relative risks and benefits to both you and my firm, the risks have been allocated such that you agree, to the fullest extent permitted by law, as a condition of any reliance by you on this report, to limit my and my firm's liability for any and all damages to the amount of my firm's fee.

Sincerely,



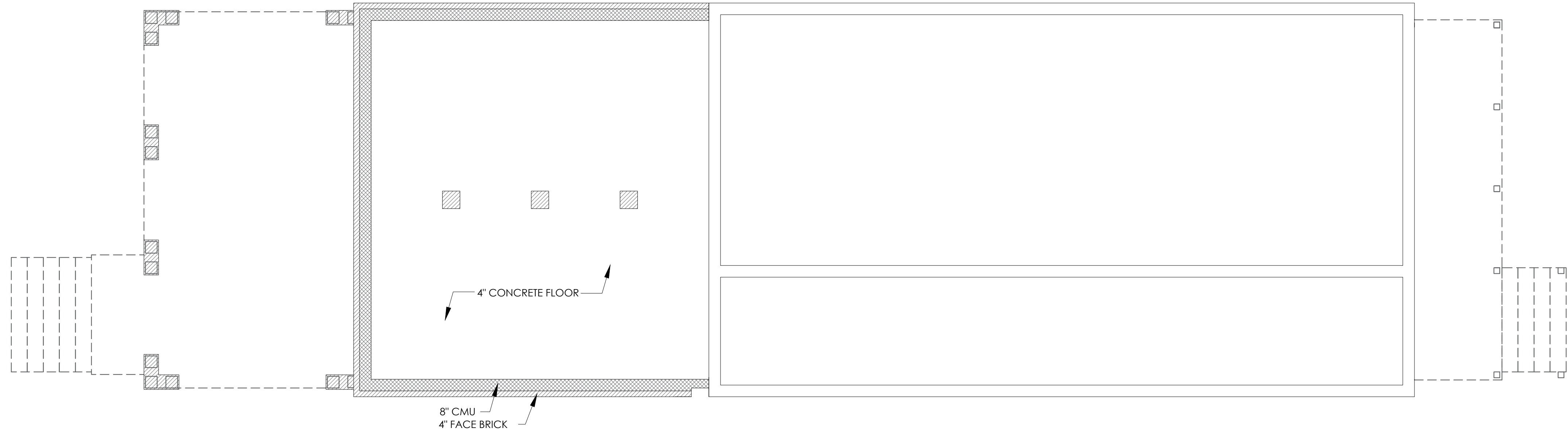
Carl E. Duncan, P.E., L.S.





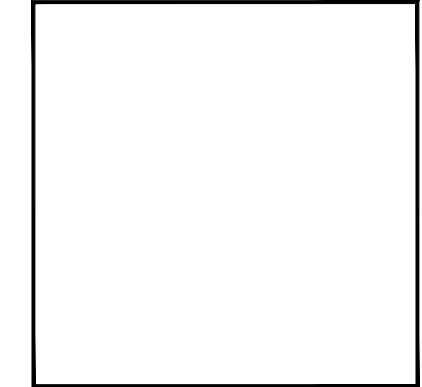
FIRST FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1' - 0"

- FLOOR PLAN SYMBOLS LEGEND:
- EXISTING WALLS
 - NEW WALLS
 - DEMOLISHED WALLS



BASEMENT FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1' - 0"

PROGRESS PRINT - NOT FOR CONSTRUCTION



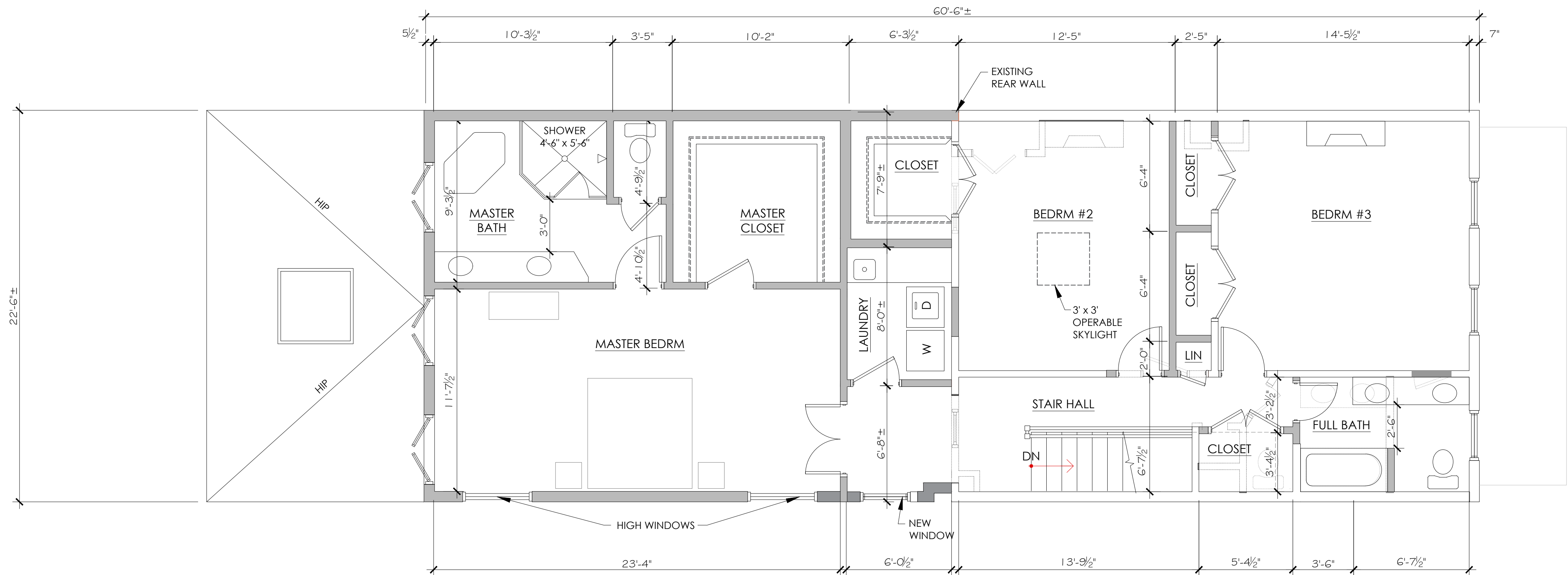
HICKS RESIDENCE
516 N 26th
Church Hill, VA. 23223

Joseph F. Yates
ARCHITECTS
804-839-3747
joe@jfyarchitects.com

Set Date:
AUG 25, 2022
Revisions:

Project No.:
2021-31

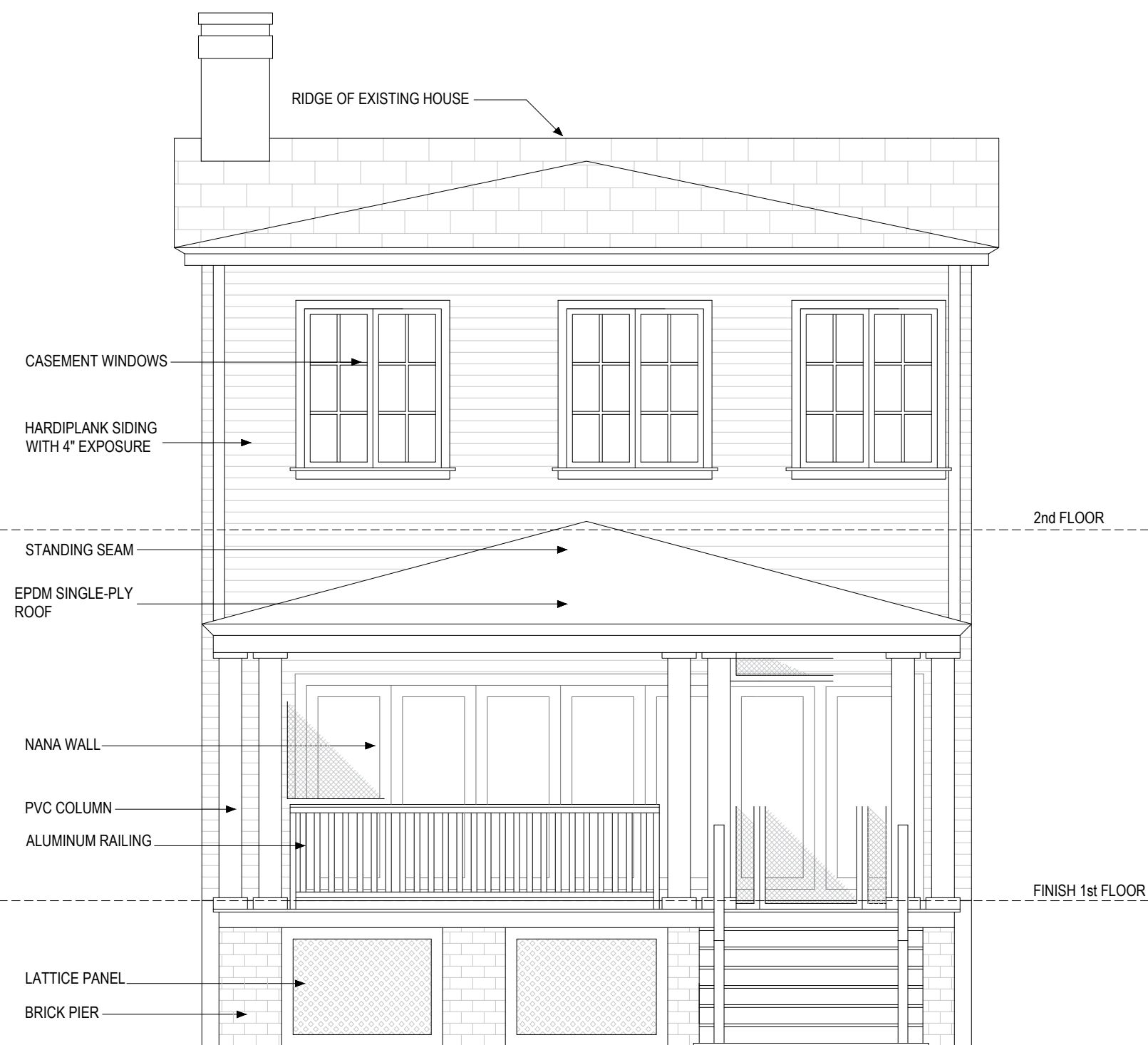
Drawing No.:
A1



SECOND FLOOR PLAN - PROPOSED
SCALE: 1/4" = 1' - 0"



SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1' - 0"



WEST ELEVATION - PROPOSED
SCALE: 1/4" = 1' - 0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

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Drawing No.:

A2



FRONT ELEVATION

SCALE: 3/8" = 1' - 0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

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Joseph F. Yates
ARCHITECTS

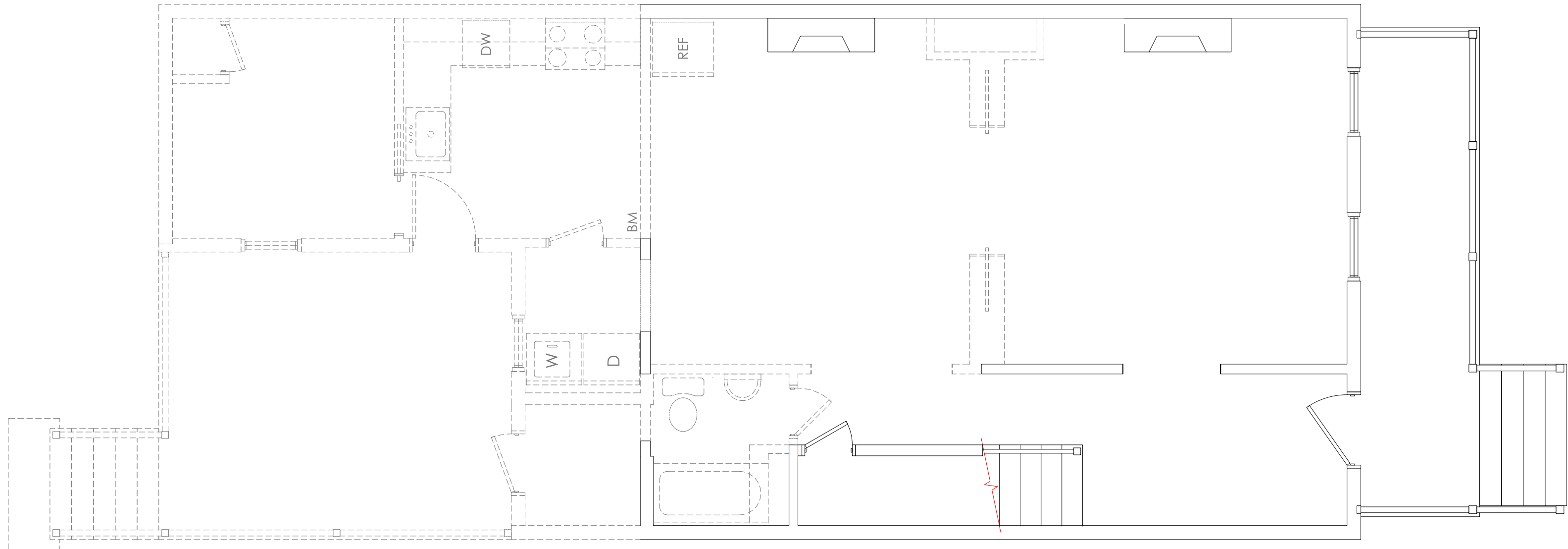
804-839-3747
joe@jfyarchitects.com

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Revisions:

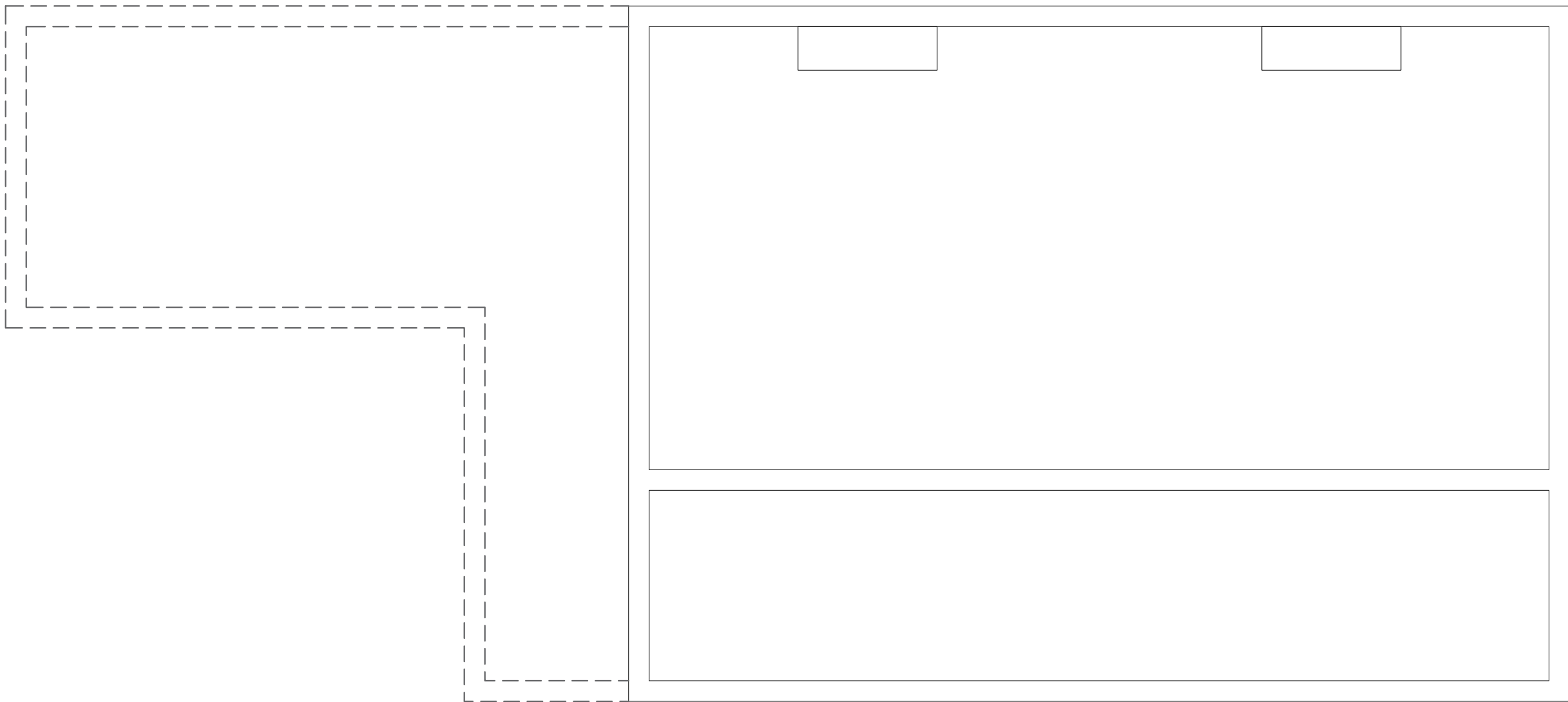
Project No.:
2021-31

Drawing No.:

A3



FIRST FLOOR PLAN - DEMOLITION
SCALE: 1/4" = 1' - 0"



BASEMENT FLOOR PLAN - DEMOLITION
SCALE: 1/4" = 1' - 0"

FLOOR PLAN SYMBOLS LEGEND:
— EXISTING WALLS
--- DEMO WALLS

FLOOR PLAN SYMBOLS LEGEND:
— EXISTING WALLS
--- DEMO WALLS

PROGRESS PRINT - NOT FOR CONSTRUCTION



Joseph F. Yates

ARCHITECTS

804-839-3747

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Set Date:
AUG 25, 2022

Revisions:

Project No.:

2021-31

Drawing No.:

D1

HICKS RESIDENCE

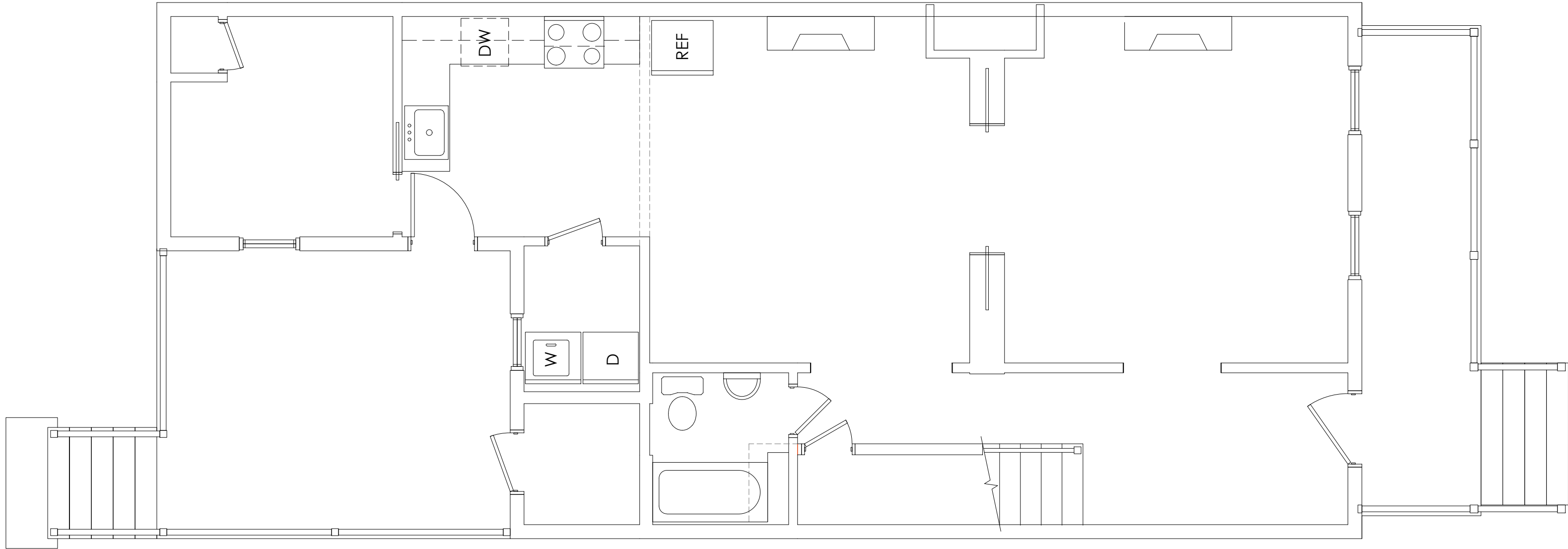
516 N 26th

Church Hill, VA. 23223



WEST REAR WING ELEVATION

SCALE: 1/4" = 1' - 0"



FLOOR PLAN SYMBOLS LEGEND:
EXISTING WALLS

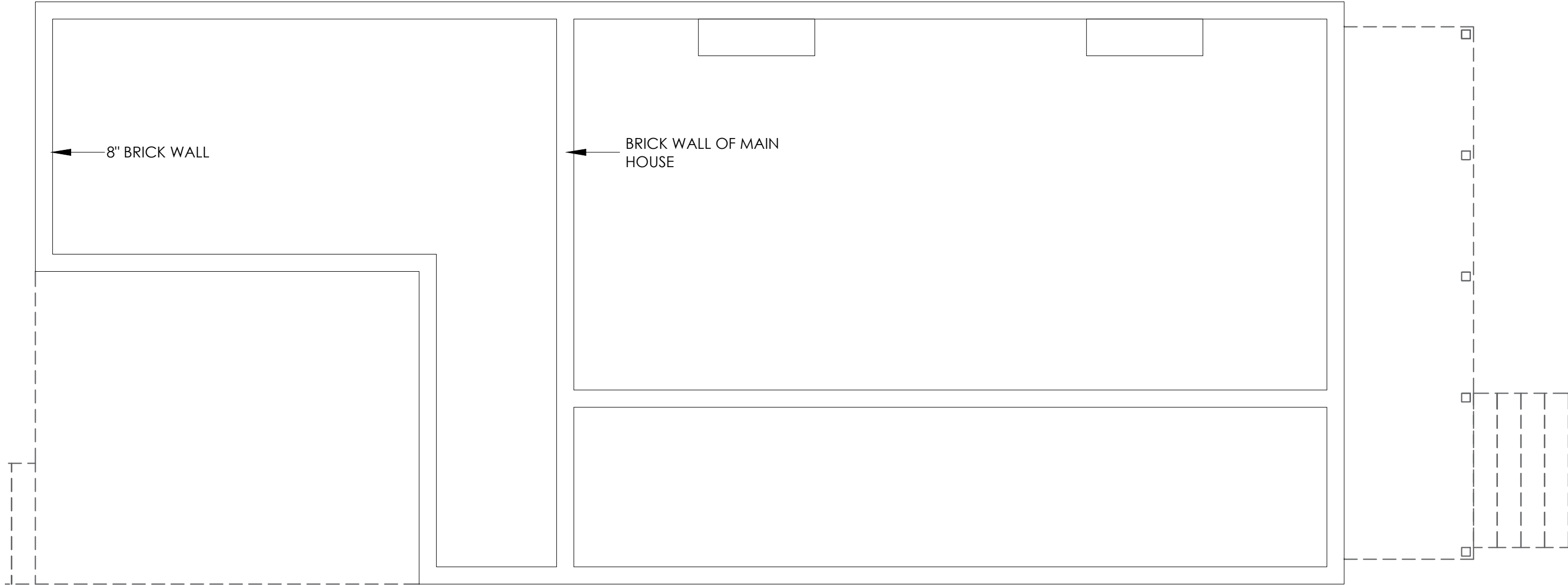
FIRST FLOOR PLAN - AS BUILT

SCALE: 1/4" = 1' - 0"



SOUTH REAR WING ELEVATION

SCALE: 1/4" = 1' - 0"



FLOOR PLAN SYMBOLS LEGEND:
EXISTING WALLS

BASEMENT FLOOR PLAN - AS BUILT

SCALE: 1/4" = 1' - 0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

HICKS RESIDENCE

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ARCHITECTS

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Drawing No.:

E1

