



**Property** (location of work)

Property Address: 2600 East Franklin Street Current Zoning: Residential  
Historic District: St. John's Church Old and Historic District

Application is submitted for: (check one)

- Alteration**
- Demolition**
- New Construction**

**Project Description** (attach additional sheets if needed):

Remove non-historic, decaying, inaccessible dependency porch.

**Applicant/Contact Person:** Andrea R. Keys

Company: N/A

Mailing Address: [REDACTED]

City: Richmond State: VA Zip Code: 23223

Telephone: [REDACTED]

Email: [REDACTED]

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

**Property Owner:** KEYS ANDREA R TRUSTEE JO KEYS REVOCABLE TRUST

If Business Entity, name and title of authorized signer:

Mailing Address: [REDACTED]

City: Richmond State: VA Zip Code: 23223

Telephone: [REDACTED]

Email: [REDACTED]

Billing Contact?

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

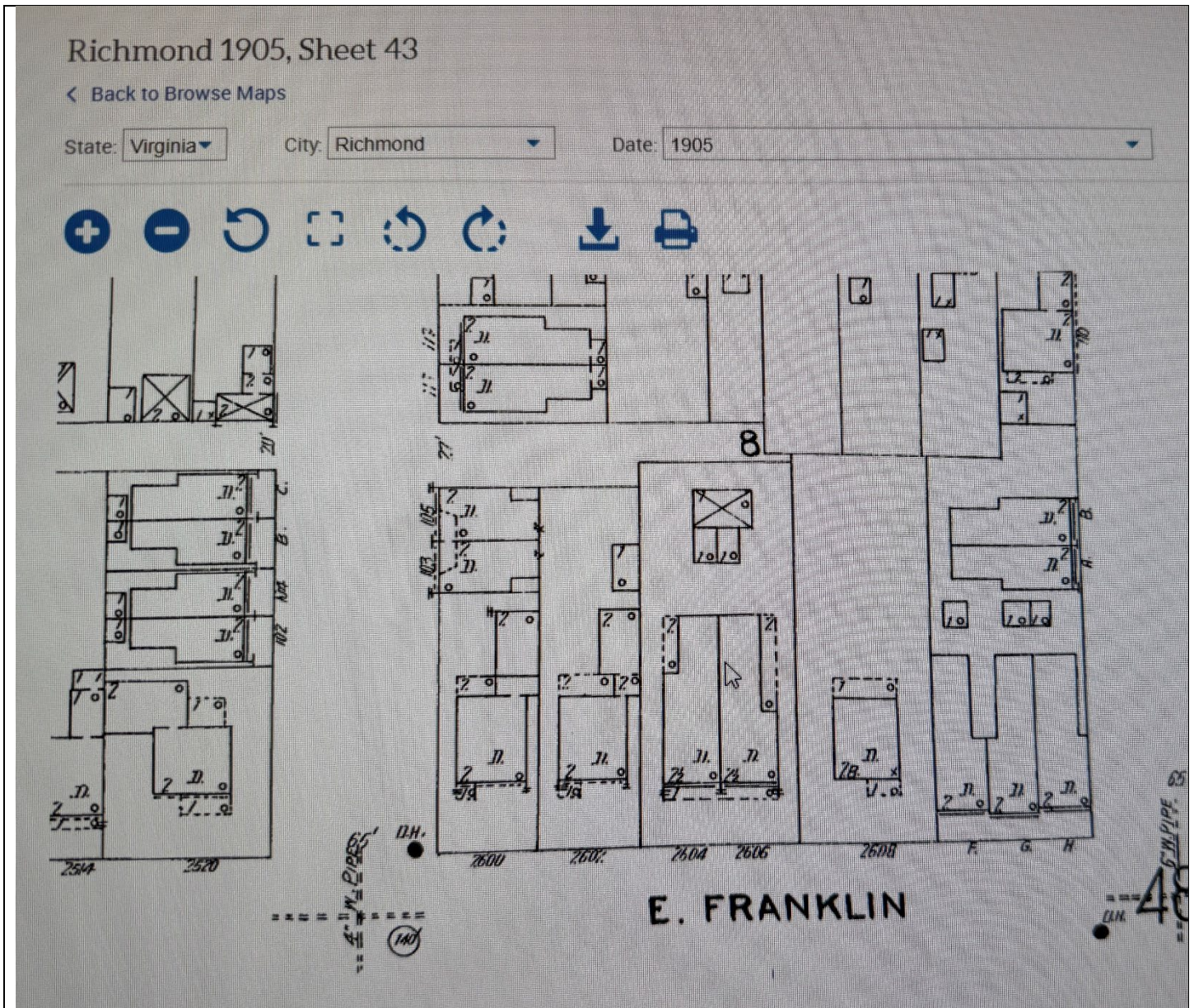
**Acknowledgement of Responsibility**

**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.

# 2600 East Franklin Dependency Porch Removal Support



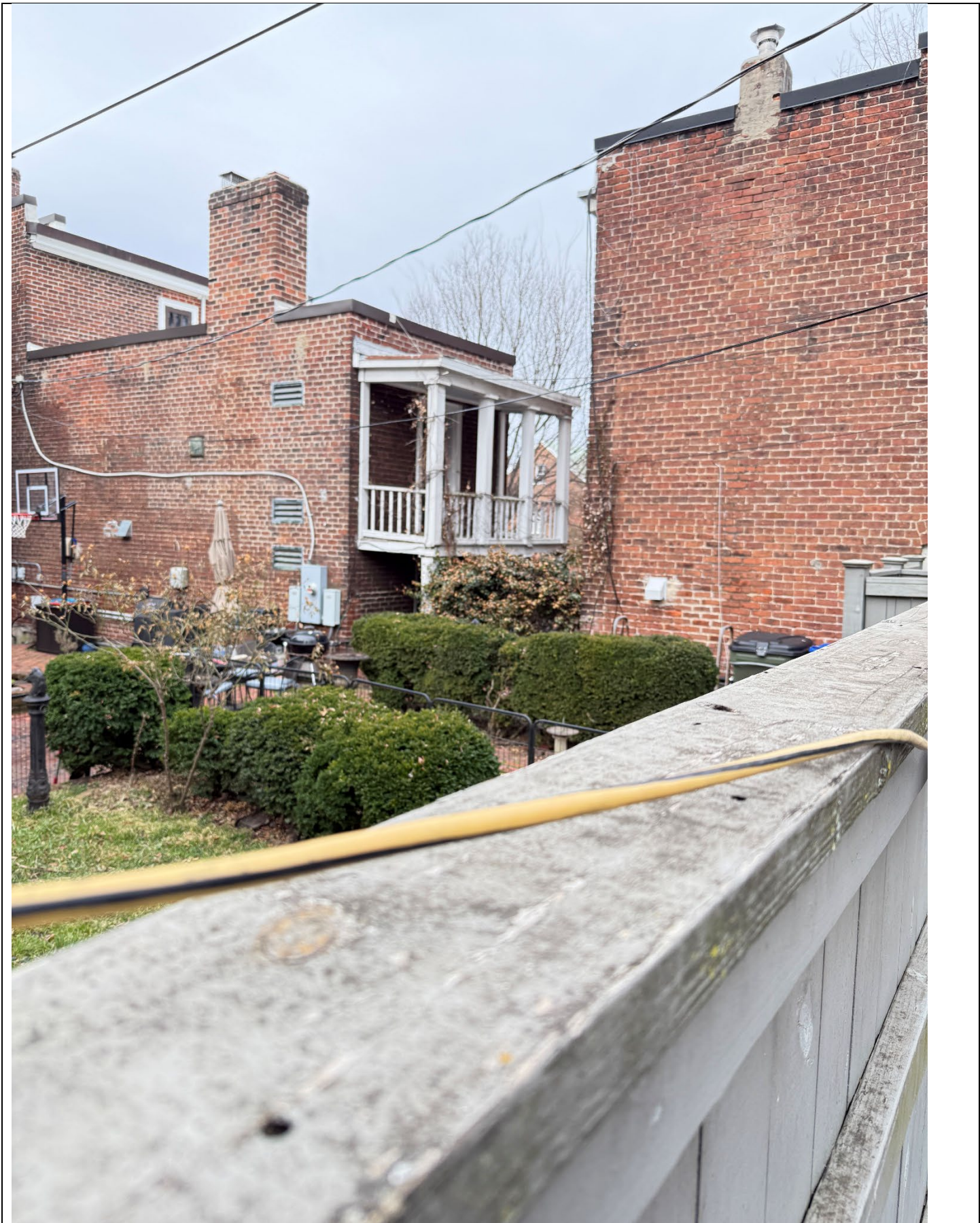
This is the 1905 Sanborn Insurance Map held at the Library of Virginia for the property showing 2600 E. Franklin. Please note that the porch on the main house and the small porch on 103 North 26th Street are delineated, but there is no porch on the dependency.



Overall view of the property



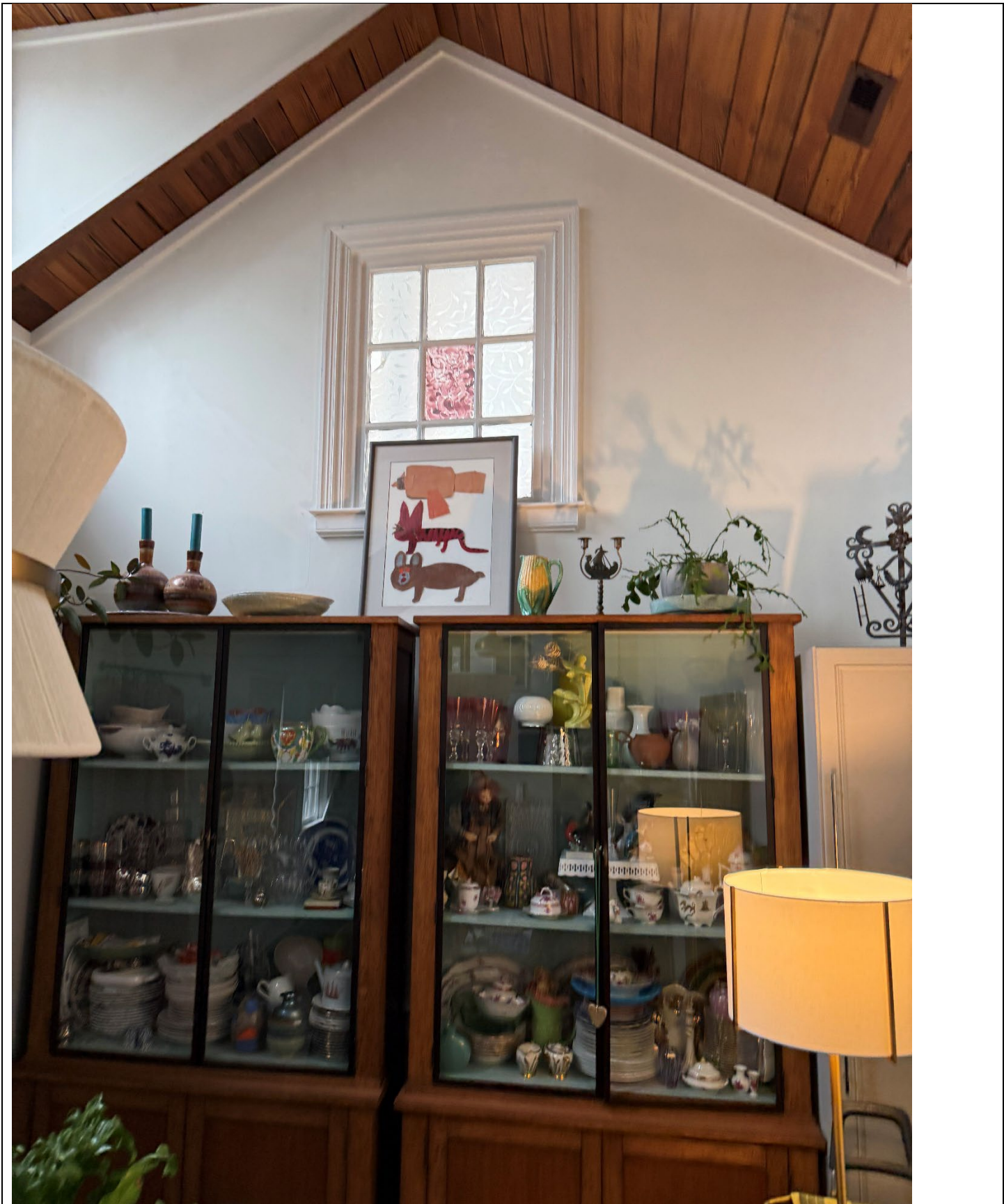
The view from 26th Street shows the sagging deterioration of the porch.



The view from the public alley. Note the steel cable from the parapet to the roof providing support.



Close up view of the wood rot.



Dependency interior view showing inaccessibility of the porch.