



COMMISSION OF ARCHITECTURAL REVIEW
APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 2601 E Broad St

Historic District Church Hill North

PROPOSED ACTION

- Alteration (including paint colors)
Addition
Rehabilitation
New Construction (Conceptual Review required)
Conceptual Review
Final Review
Demolition

OWNER

Name Tracy K Masuck Haines
Company
Mailing Address 2601 E Broad St
Richmond, VA 23223
Phone (804) 240-6672
Email tktray@gmail.com
Signature Tracy K Masuck Haines
Date 5/23/2017

APPLICANT (if other than owner)

Name Same as owner
Company
Mailing Address
Phone
Email
Signature
Date

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Zoning Requirements: Prior to CAR 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.

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.

(Space below for staff use only) MAY 26 2017

Application received
Date/Time 5/26/17 9:30 am
By CJ Ferris

Complete [checked] Yes [] No
COA-018239-2017
Created 7/2016

Certificate of Appropriateness documentation

Submitted by: Tracy K Masuck Haines,

In Reference to:

2601 East Broad Street
Richmond, VA 23223

This application for Certificate of Appropriateness is regarding the attached home, 2601 East Broad Street, built in approximately 1895. It is a part of the Mann-Netherwood block, in the Church Hill North Historic District. We purchased this home in 2002. We have undertaken extensive measures to preserve and protect the historic fabric of our home, inside and out.

On the back of the home, there is a landing and stairs, for exit from the kitchen, into the back yard. We have made repairs & modified parts of the landing that were present upon our purchase of the home. The repairs to the back porch are constructed from appropriate materials (and colors) as required by the Mann-Netherwood and Historic District guidelines. (The porch steps have not yet been painted... but will be gray) Many of the materials from the previous landing were re-used.

We believe that the alterations to the landing improve its utility and its beauty. However, we failed to apply for a Certificate of Appropriateness prior to construction. It was brought to our attention that a Cert of Appropriateness may be necessary, and so we apologize for applying post-construction.

We are in a row of similarly styled town-homes, and our rear landing was unlike any of the neighboring landings. Our alterations have brought our landing into closer agreement with the neighboring landings. (See attached photos).

The first alteration was to widen the landing. This was done to incorporate the post that holds up the upper balcony, and to respect the "ghosts" of railings past. This widened the landing by 8" on each side. The same post on the other homes in our row also incorporate this post into their landing/rear porch railing systems. Ours was the only one that had a separation between the landing rail and the upper balcony post. The previous arrangement was awkward and visually busy. This alteration is a cleaner, more aesthetic arrangement. (See attached photos).

The second alteration was to shorten the landing by 12". This results in less protrusion of the stairs into the patio area. It also provides a more balanced incorporation of the upper balcony post into the rail system. While it improves the usability of the back yard, it also provides a more pleasing view from the street than the previous proportions.

Please accept our apologies for failing to apply before construction. We are hopeful that our careful restoration and appreciation of this historic home are evident, and that our modified landing will be deemed appropriate.



2601 Before restoration – please note the placement of the post on the left side. Also note the “ghost” of the original railing placement on the right. We originally had finials identical to the ones in the after photo, and identical to the rest of the Mann-Netherwood fence/gate system, but they were rotten and removed.



2601 After restorataion.



2601 After restoration



2601 E. Broad St
Street view from N. 26th St.



2603 East Broad Street. Upper balcony post is incorporated into landing.



2605 E Broad Street. Upper balcony post is incorporated into the rail system.



2609 East Broad St.



2611 E Broad St.