



## Commission for Architectural Review Application for Certificate of Appropriateness

900 E. Broad Street, Room 510  
Richmond, VA 23219 | (804)-646-7550  
[www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review)



### Property (location of work)

Address: 1801 and 1805-07-09 East Broad Street

Historic District: Shockoe Valley

### Applicant Information ☐ Billing Contact

Name: Anne Durkin

Email: anne@johannasdesign.com

Phone: 804-358-4993

Company: Johannas Design Group

Mailing Address: 1901 West Cary Street

Richmond, VA 23220

Applicant Type: ☐ Owner ☐ Agent ☐ Lessee

☒ Architect ☐ Contractor ☐ Other (specify):  
\_\_\_\_\_

### Owner Information ☒ Billing Contact

☐ Same as Applicant

Name: Tom Vogele

Email: tvogele@tvalaw.com

Phone: 888-391-4105

Company: KVM Investments

Mailing Address: 129 West Wilson

Suite 200

Costa Mesa, CA 92627

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

### Project Information

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

Description (attach additional sheets if needed):

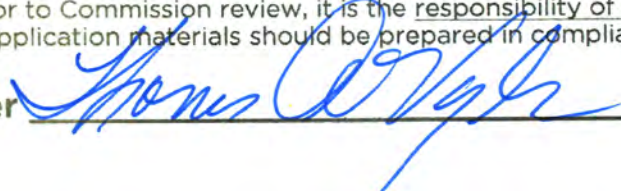
See attached report.

### 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 and application materials should be prepared in compliance with zoning.

Signature of Owner 

Date 11/22/22



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**JOHANNAS** design group  
1901 West Cary Street  
Richmond Virginia 23220

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W. johannasdesign.com

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11/23/2022

## CAR Application Report - CONCEPTUAL REVIEW

1801 (Branch Public Baths) and 1805-07-09 East Broad Street  
Shockoe Valley Old & Historic District

### S U M M A R Y

The project is a new 5-story infill building fronting 18th Street, and connected to the existing 1801 E Broad and 1805-07-09 E Broad Street buildings.

The existing historic 2-story building at the corner of 18th and Broad Streets, 1801 E Broad Street, was constructed in 1908 as the Branch Public Baths. Two sets of double wood doors on Broad Street were designed to provide separate entrances for men and women to access stairs to separate 2nd Floor waiting areas for the baths. Those two stairs will be reused in the new design. All window and door openings on the primary Broad and 18th street facades will remain.

The adjacent 2-story building, 1805-07-09 E Broad Street, was constructed in 1911 and has three separate storefront bays. Each of the three storefronts has a single light wood door, and an opaque wood door that opened to stairs up to the 2nd Floor that have since been removed. The interior of the 1st Floor has been combined into one office space. The renovation will build back the demising walls between the three bays, and also provide three new individual stairs up to 2nd Floor Apartments. All window and door openings on the primary Broad Street and alley facades will remain. A 2010 addition at the rear will be demolished and the original brick facade repaired as needed.

Using NPS Preservation Brief #14 as a guide, the new construction has been located so that 'the least amount of historic material and character-defining features will be lost.' A circulation connector will link the existing and new construction. It will be primarily steel and glass and located between the two existing buildings to be as transparent as possible, and not compromise the historic character of the existing buildings.

### S I T I N G

The new infill construction will be located in what is now a parking lot behind the buildings, and is separated from the majority of the historic rear facades by 8-10 feet. A proposed new glass and steel structure will be located between the two existing buildings and serves as the primary entrance to the new construction, circulation stair, and connection between old and new. This glass and steel structure will be inset from the historic Broad Street facades.

At 18th Street the new building will have commercial space on the ground floor, and is positioned to align with the Branch Public Baths facade. While the residential structures adjacent to the South are set back from the sidewalk, the ground floor commercial use for the new building is more in line with the siting of similar commercial structures in the neighborhood.

#### F O R M and HEIGHT, WIDTH, PROPORTION & MASSING

The form of the proposed new construction is influenced by the industrial character of buildings in the neighborhood. The proportions are tall and slender, similar to others in the neighborhood. These proportions also help distinguish the infill building from the adjacent historic buildings. While the new construction is taller, the amount of glass and composition of the facades compliment, rather than diminish the massing of the brick structures.

The proposed height of the new building is five stories, per the existing B-5 Zoning. A 5-story building is in the immediate area North of Broad Street, and other 5-story buildings are throughout the district. A new 12 story hotel is under construction a block south at 18th & Grace Streets.

#### M A T E R I A L S & C O L O R S

In general the proposed materials will be in keeping with the industrial style of the neighborhood. The 18th Street facades will have a prominent steel frame reflecting the character of the railroad structures in the area. Other material selections will be specified with the final presentation. The selections will be made to preserve and compliment the historic character of the adjacent red brick buildings.

The buildings will have 'flat' roofs with parapets to shield rooftop equipment and other items from view. The trash/recycling area will be located at the alley and screened from view.

#### S T O R E F R O N T F A C A D E S

The ground level commercial space in the new building will have large storefront windows and a header element that is in line with the adjacent 1801 E Broad's stone band above the 1st floor windows.

The storefronts of the existing buildings will be repaired as needed.

#### D O O R S A N D W I N D O W S

The fenestration of the new construction will be organized in bays, similar to other structures in the neighborhood. The window openings will have a vertical orientation.

The windows and doors of the existing buildings will be repaired as needed, or replaced per the guidelines.

## RICHMOND 300 MASTER PLAN - RELEVANT HIGHLIGHTS

### GOALS

Goal 3 Historic Preservation: Support growth that preserves the historical urban fabric and enhances understanding of Richmond's multi-faceted past.

*The conversion of these two historic buildings from underutilized commercial office space to multi-family residential makes the property economically viable, and more of a contribution to the life of the neighborhood.*

Goal 4 Urban Design: Establish a distinctive city comprising architecturally significant buildings connected by a network of walkable urban streets and open spaces to support an engaging built environment.

*Many historic buildings remain in Shockoe Bottom, but much of the historic built environment has been lost. Empty lots are down the block and across the street from this site. The Branch Public Baths building is an iconic historic structure that has survived and is well known in the community. The goal for the infill is to design a building of the present time that has a comparable significance to the urban fabric of the district.*

Goal 14 Housing: Preserve, expand, and create mixed income communities, by preserving existing housing units and developing new ones - both renter and owner-occupied, throughout the city.

*The conversion of the existing building to multi-family, and adding the new infill building, will create 31 new rental apartments.*

### NODES

Shockoe is a sub-node of the Downtown Priority Growth Node, where the City is encouraging the most significant growth in population and development over the next 20 years.

### FUTURE LAND USE

The property is in an area designated 'Destination Mixed Use'. Higher-density, transit-oriented development is encouraged on vacant or underutilized sites. New development should be urban in form, may be of larger scale than existing context, and, where relevant, should pay special attention to the historic character of the existing context. Buildings should typically be a minimum of five stories.

*end of Conceptual CAR Application Report*



# CERTIFICATE OF APPROPRIATENESS

## NEW CONSTRUCTION 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 in the office or on site.

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 New Construction outlined in Section 30.930.7(c) of the City Code, as well as, the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*.

**PROPERTY ADDRESS:** 1801 AND 1805-07-09 E. BROAD ST.

### NEW BUILDING TYPE

- ☐ single-family residence
- ☒ multi-family residence
- ☐ commercial building
- ☐ mixed use building
- ☐ institutional building
- ☐ garage
- ☐ accessory structure
- ☐ other

### DRAWINGS (refer to required drawing guidelines)

- ☒ floor plans
- ☒ elevations (all sides)
- ☒ roof plan
- ☐ list of windows and doors, including size, material, design
- ☒ context drawing showing adjacent buildings
- ☐ perspective
- ☒ site plan
- ☒ legal plat of survey

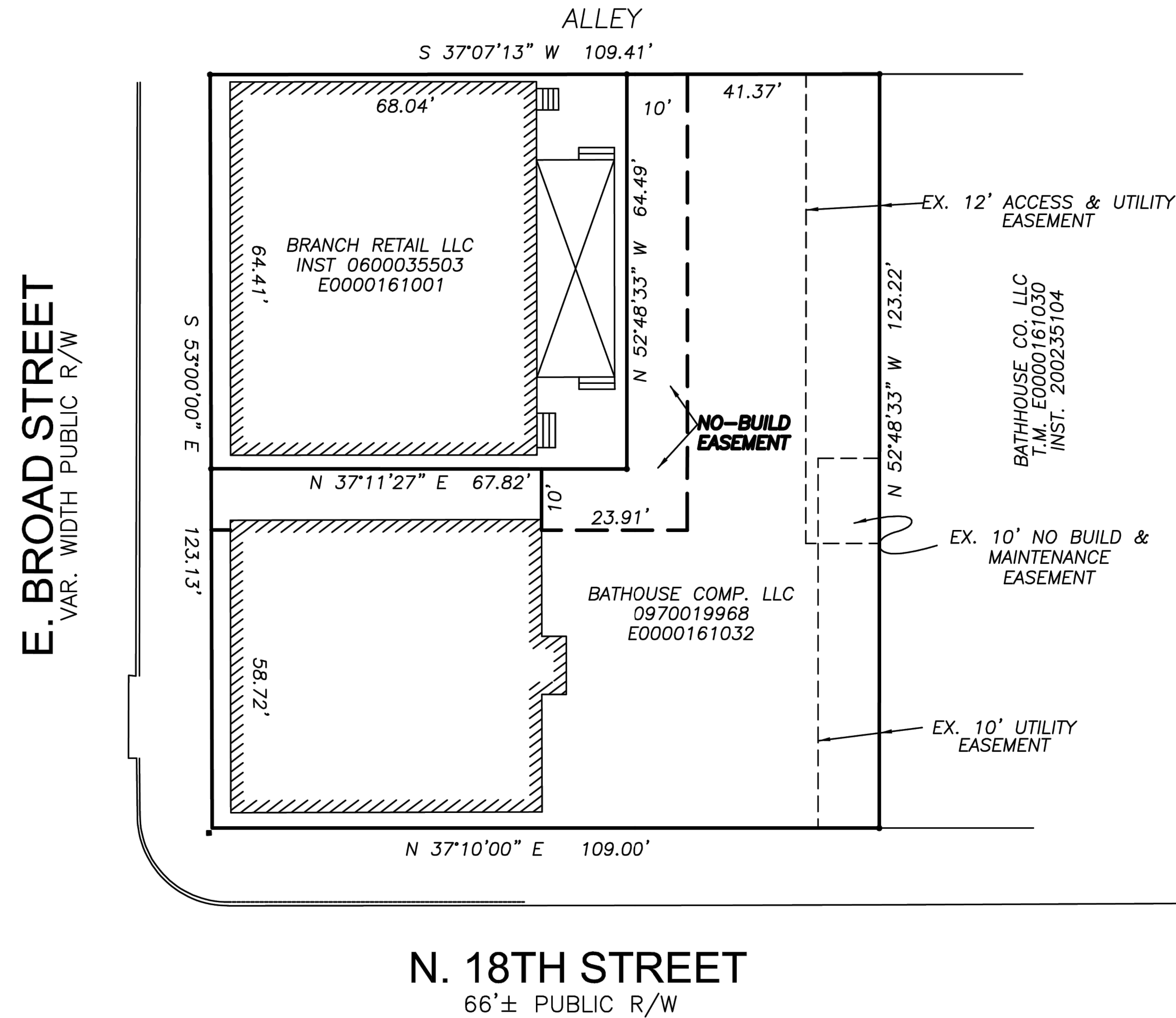
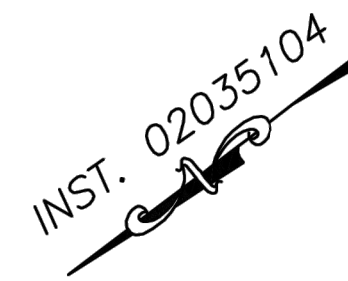
### WRITTEN DESCRIPTION

- ☒ describe new structure including levels, foundation, siding, windows, doors, roof and details
- ☒ state how the *Richmond Old and Historic Districts Handbook and Design Review Guidelines* informed the proposed work, site specific pages and sections of the *Guidelines* that apply
- ☒ material description; attach specification sheets if necessary

### PHOTOGRAPHS place on 8 ½ x 11 page, label photos with description and location (refer to photograph guidelines)

- ☒ site as seen from street, from front and corners, include neighboring properties

- 1) THIS IS NOT A BOUNDARY SURVEY
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE ALL ENCUMBRANCES MAY NOT BE SHOWN



PLAT OF  
A 10' NO-BUILD EASEMENT  
ACROSS THE  
BATHHOUSE COMPANY LLC PARCEL  
CITY OF RICHMOND, VIRGINIA

LONG SURVEYING, LLC  
3408 SHERWOOD BLUFF WAY  
POWHATAN, VA 23219  
804-314-5620

JULY 19, 2010  
SCALE: 1"=25'

ZONING DISTRICT: B-5  
PROPOSED USE: MULTI-FAMILY  
CURRENT USE: COMMERCIAL - OFFICE & DRYCLEANER  
NO FRONT, SIDE, OR REAR YARD REQUIRED  
MAXIMUM HEIGHT: 5-STORY

# The Bathhouse

## 1801 & 1805-1809 East Broad Street



SEAL

REVISIONS

JOHANNAS DESIGN GROUP

1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993

THE BATHHOUSE

CAR Application - Conceptual

SHEET TITLE

COVER SHEET

PROJECT NO.

2213

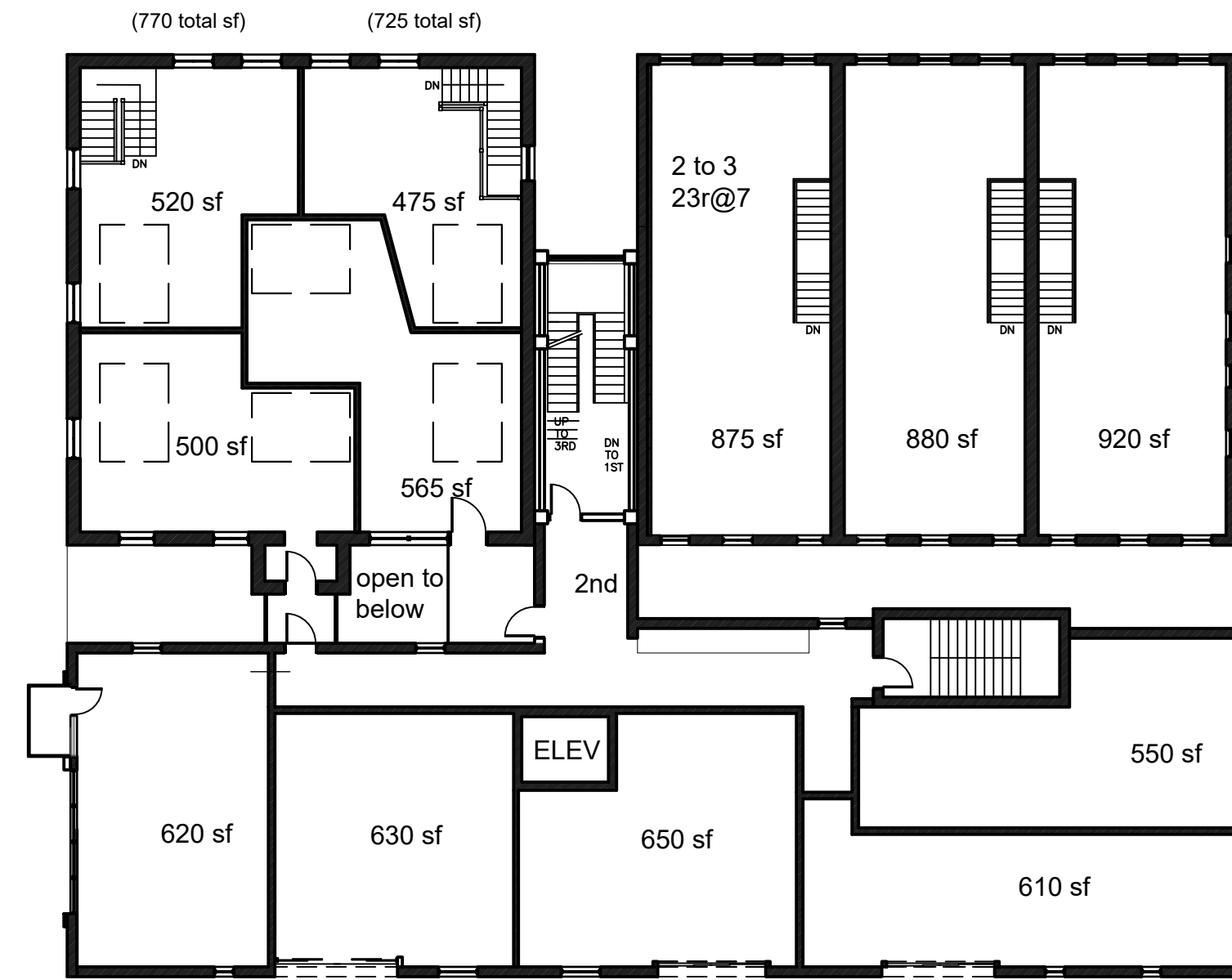
DATE

11/23/2022

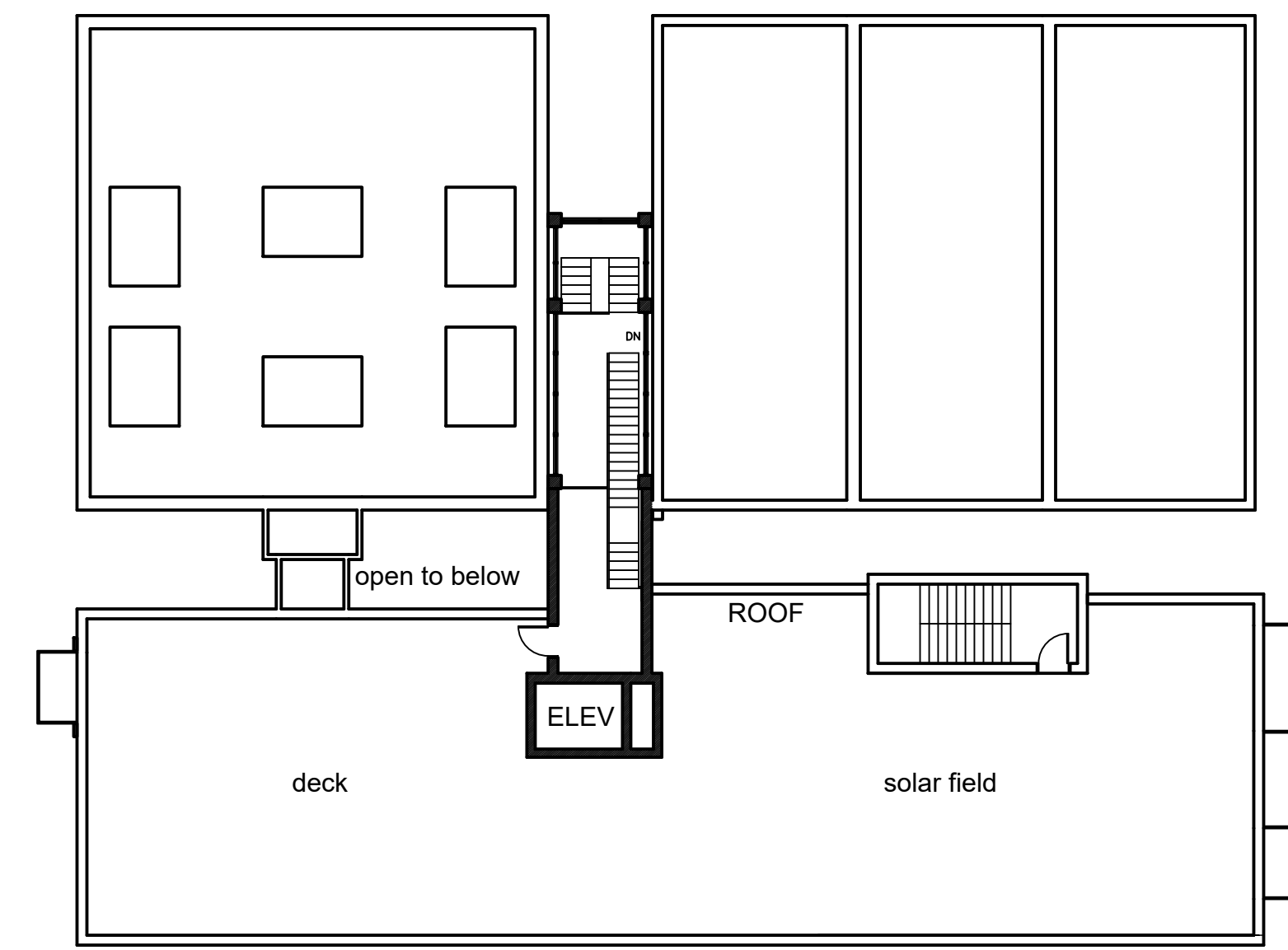
SHEET NO.

CARC-1

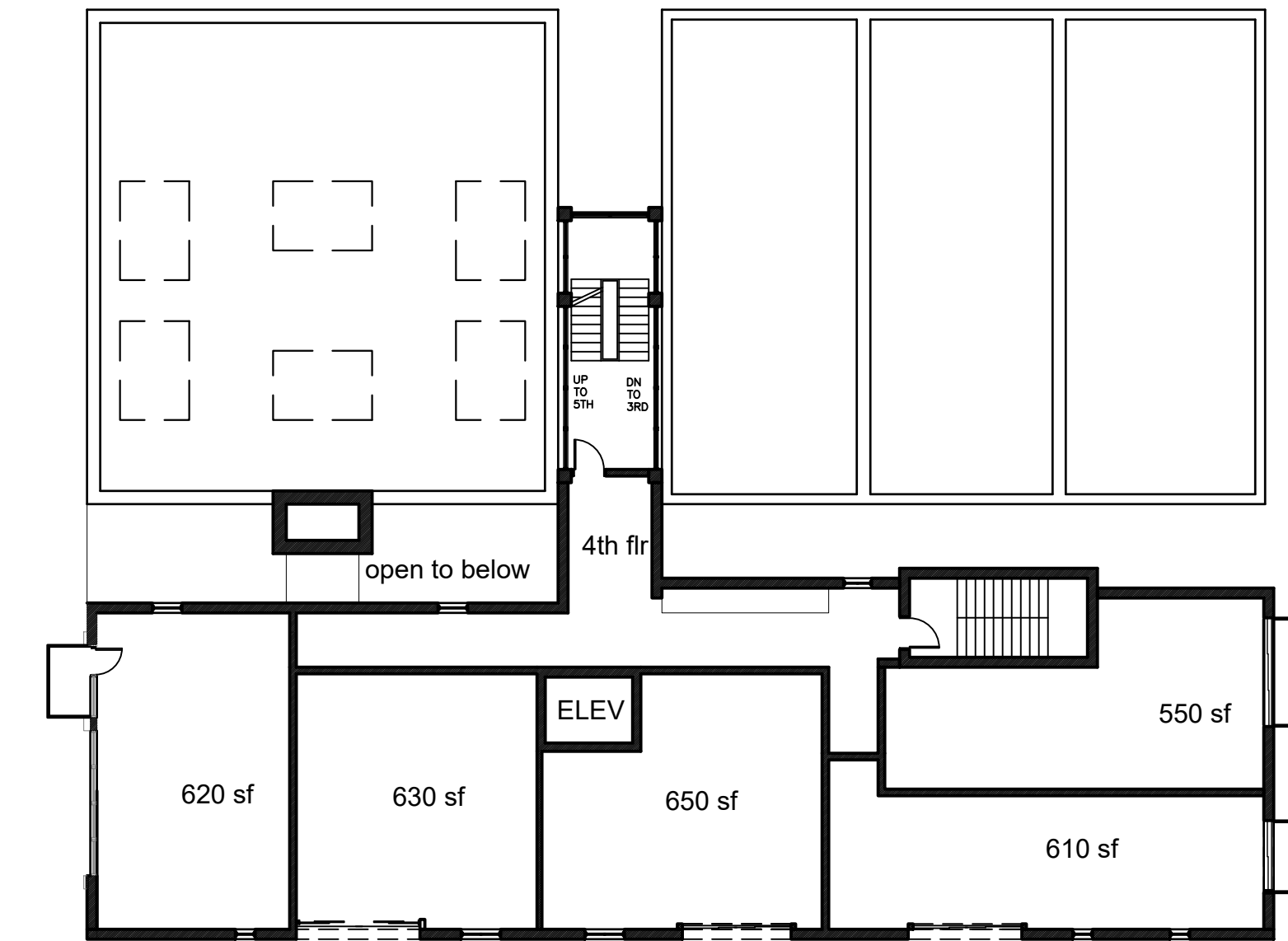
2ND  
FLOOR



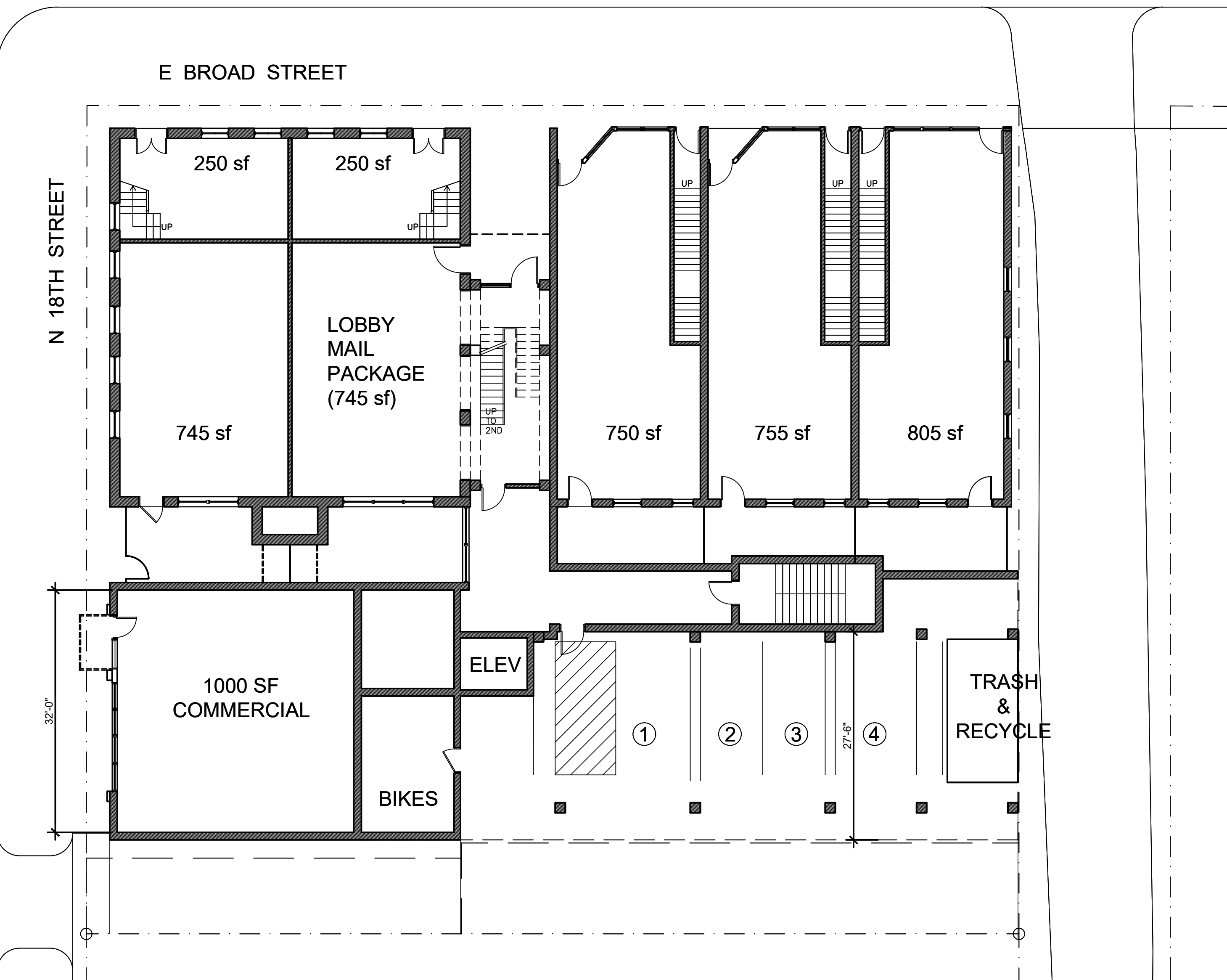
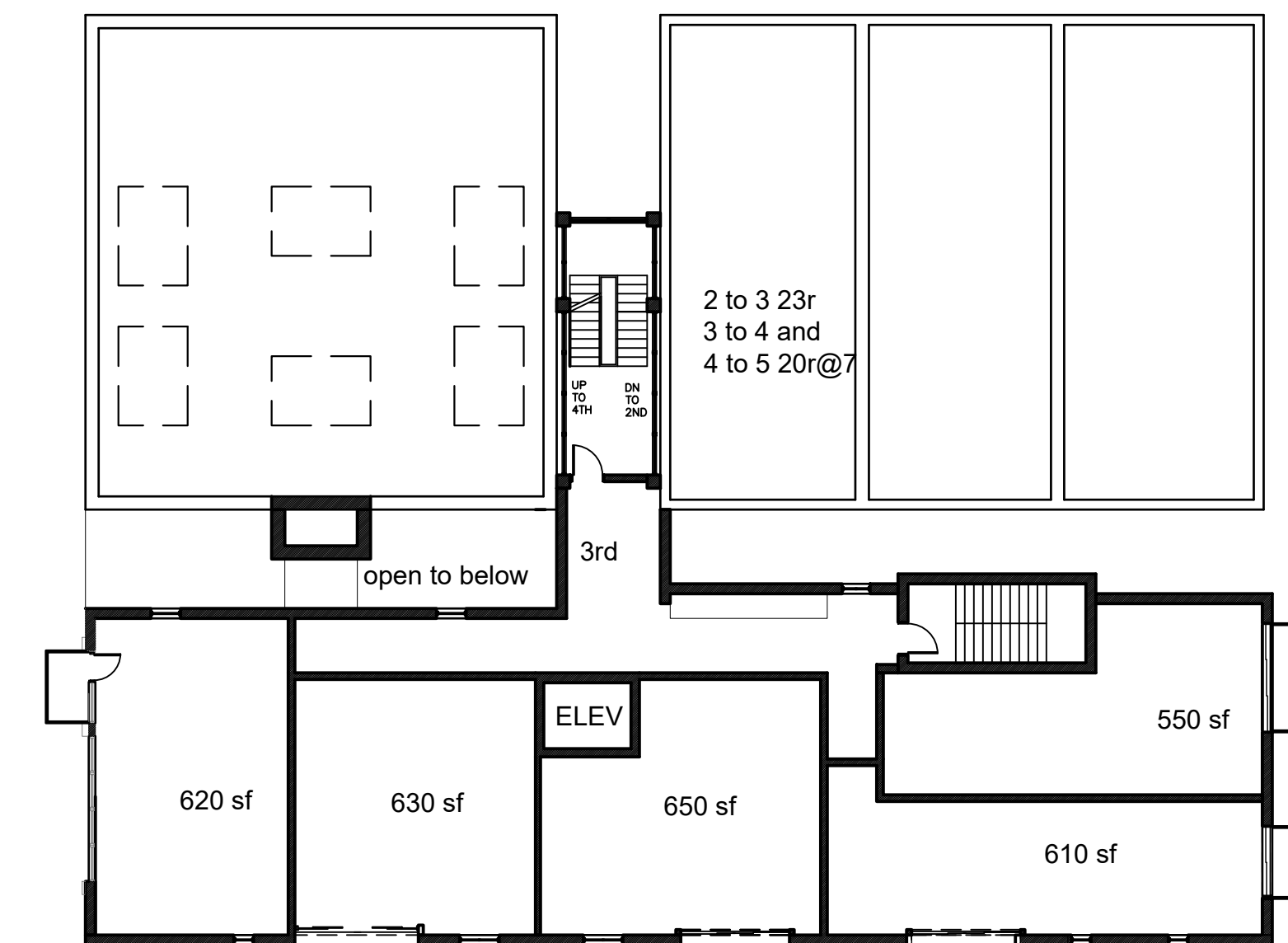
ROOF



4TH &  
5TH  
FLOOR

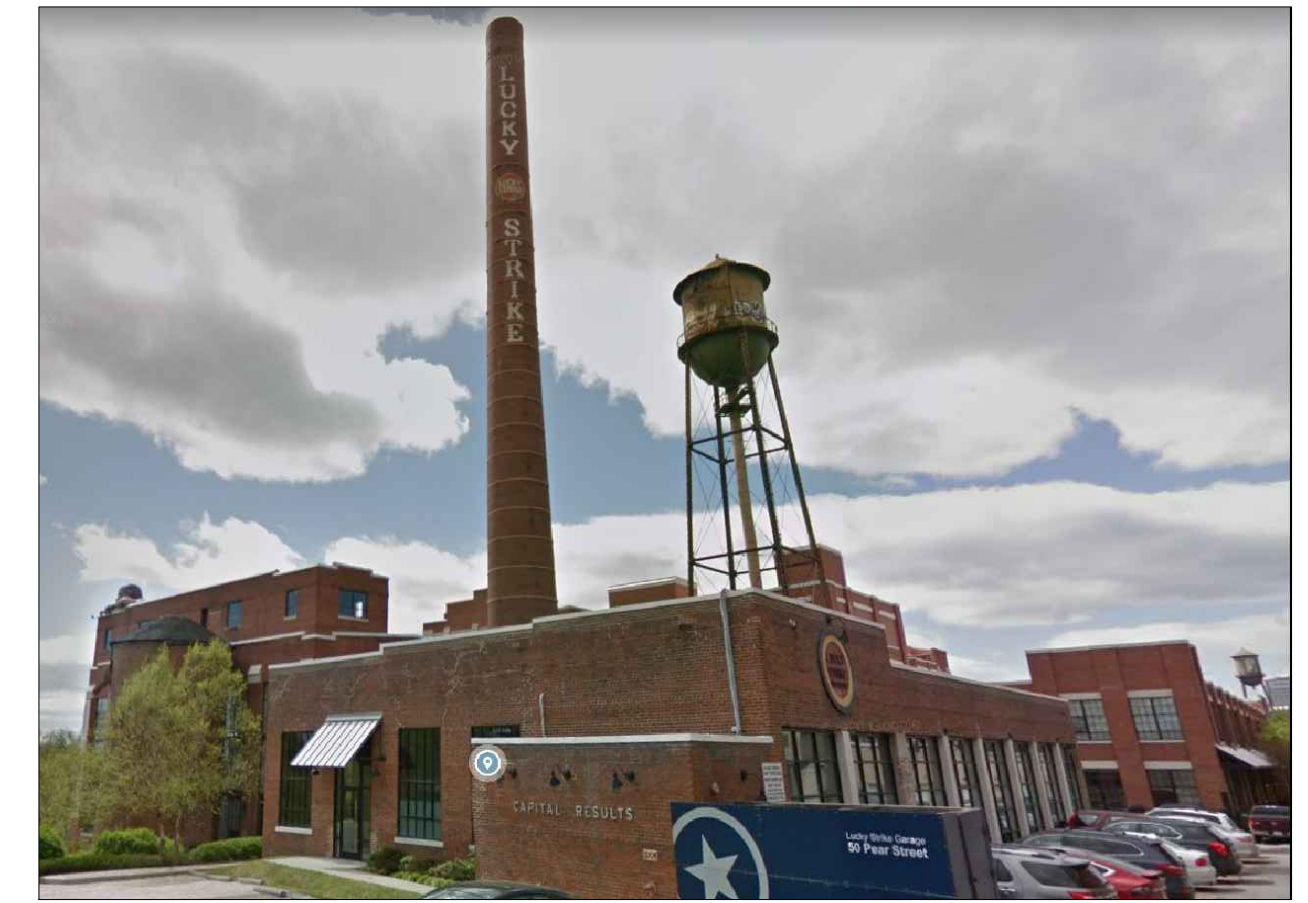


3RD  
FLOOR



SITE AND GROUND LEVEL





SEAL

P 804.358.4993

1901 WEST CARY STREET RICHMOND, VA 23220

JOHANNAS DESIGN GROUP

ELEVATIONS

PROJECT NO.  
2213

DATE  
11/23/2022

SHEET NO.

CARC-4

THE BATHHOUSE  
CAR Application - Conceptual

SHEET TITLE