



COMMISSION OF ARCHITECTURAL REVIEW
APPLICATION / CERTIFICATE OF APPROPRIATENESS

PROPERTY (Location of Work)

Address 8 + 10 E. MAIN STREET

Historic District 00 E. + W. FRANKLIN

PROPOSED ACTION

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

OWNER

Name MARK KITTRELL

Company CARTHAGE ASSOCIATES ONE, LLC

Mailing Address 414 STRAWBERRY STREET
RICHMOND, VA 23220

Phone 804-708-3496

Email MKITTRELL@LIBERTYMORTGAGE.NET

Signature _____

Date 7-28-17

APPLICANT (if other than owner)

Name DAVE JOHANNAS

Company JOHANNAS DESIGN GROUP

Mailing Address 1901 WEST CARY STREET
RICHMOND, VA 23220

Phone 804-358-4993

Email DAVE@JOHANNASDESIGN.COM

Signature _____

Date 7-28-17

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.

E C E V E D

(Space below for staff use only)

Application received:

Date/Time _____

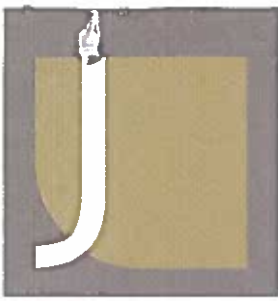
By _____

JUL 28 2017

11:25

Complete Yes No

COA-021088-2017



JOHANNAS design group
1901 West Cary Street
Richmond Virginia 23220

P. 804.358.4993
F. 804.358.8211
W. johannasdesign.com

July 28, 2017

Commission of Architectural Review
Richmond, VA

8 & 10 East Main Street Proposed Carriage House

The 8 & 10 East Main Street Proposed Carriage House will consist of a second story over the existing garage, adding a 715 square foot dwelling unit over the existing garage.

We are defining this project as new construction. The scope of work is to add a second floor apartment on a non-contributing garage. The existing garage was altered in 2002 with new roof structure, roof, and openings.

The site is located in a dense, downtown, urban fabric where continued infill development is beneficial for the city.

The proposed new construction is an outbuilding at the rear of 8 & 10 East Main St. Per the guidelines on new construction for outbuildings:

“Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.”

The massing and roof profile of the new structure is reflective of the massing and roof profiles of the carriage house across the alley. Wood frame construction is a technically, compatible construction type when adding a second floor.

“New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.”

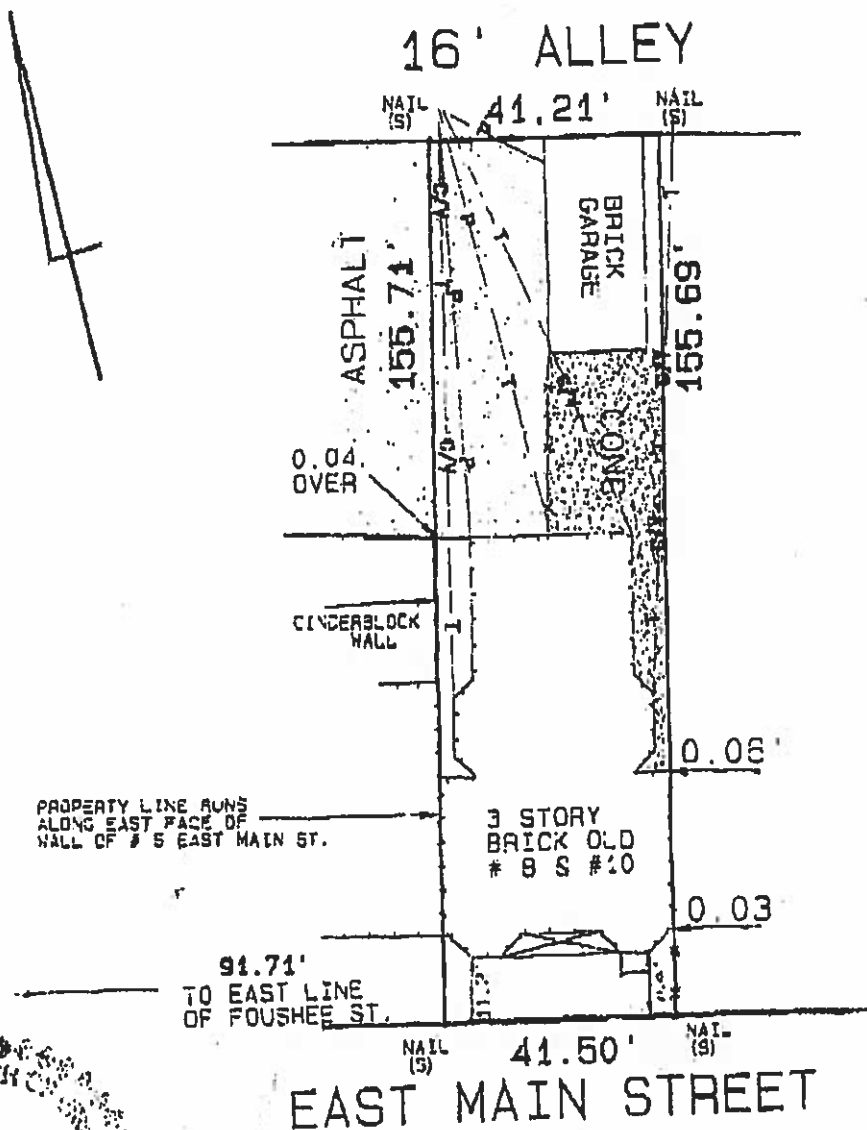
The size of the new construction is typical of smaller outbuilding in the area and secondary in character.

The color palate for the siding and panels falls within the range of colors in the guidelines.

JUN 15 2001 4:09PM 3/0 THOMAS & ASSOCIATES No. 4398 1st of P. 2
I have made a field survey of the premises shown hereon; No. 4398 1st of P. 2
and being all improvements and visible evidence of easements are shown hereon, that there are no encroachments by improvements either from adjoining
premises, or from subject premises upon adjoining premises other than as shown hereon. According to the current respective National Flood Insurance Program
rate map, this house is located within zone 2

Power is underground, overhead; Telephone is underground, overhead. By F. T. J. [Signature]
Now Percent complete _____ %; Old

Re: Carthage Associates, LLC



DATE: 6/13/01

THOMAS AND ASSOCIATES
CERTIFIED LAND SURVEYORS
RICHMOND, VIRGINIA

SCALE: 1" = 30'

THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FILE: Rich - 134

BV: 111

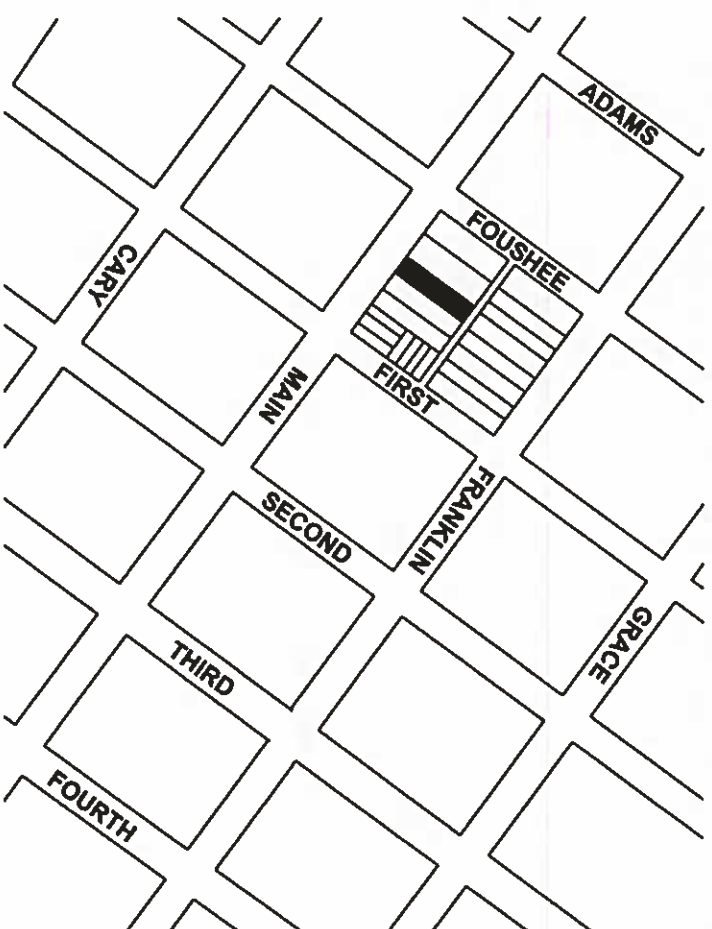
CARRIAGE HOUSE 2nd FLOOR ADDITION

SCOPE OF WORK

2nd floor addition to an existing non-contributing parking structure outbuilding.



8 & 10 EAST MAIN STREET - MAIN HOUSES



JOHANNAS DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

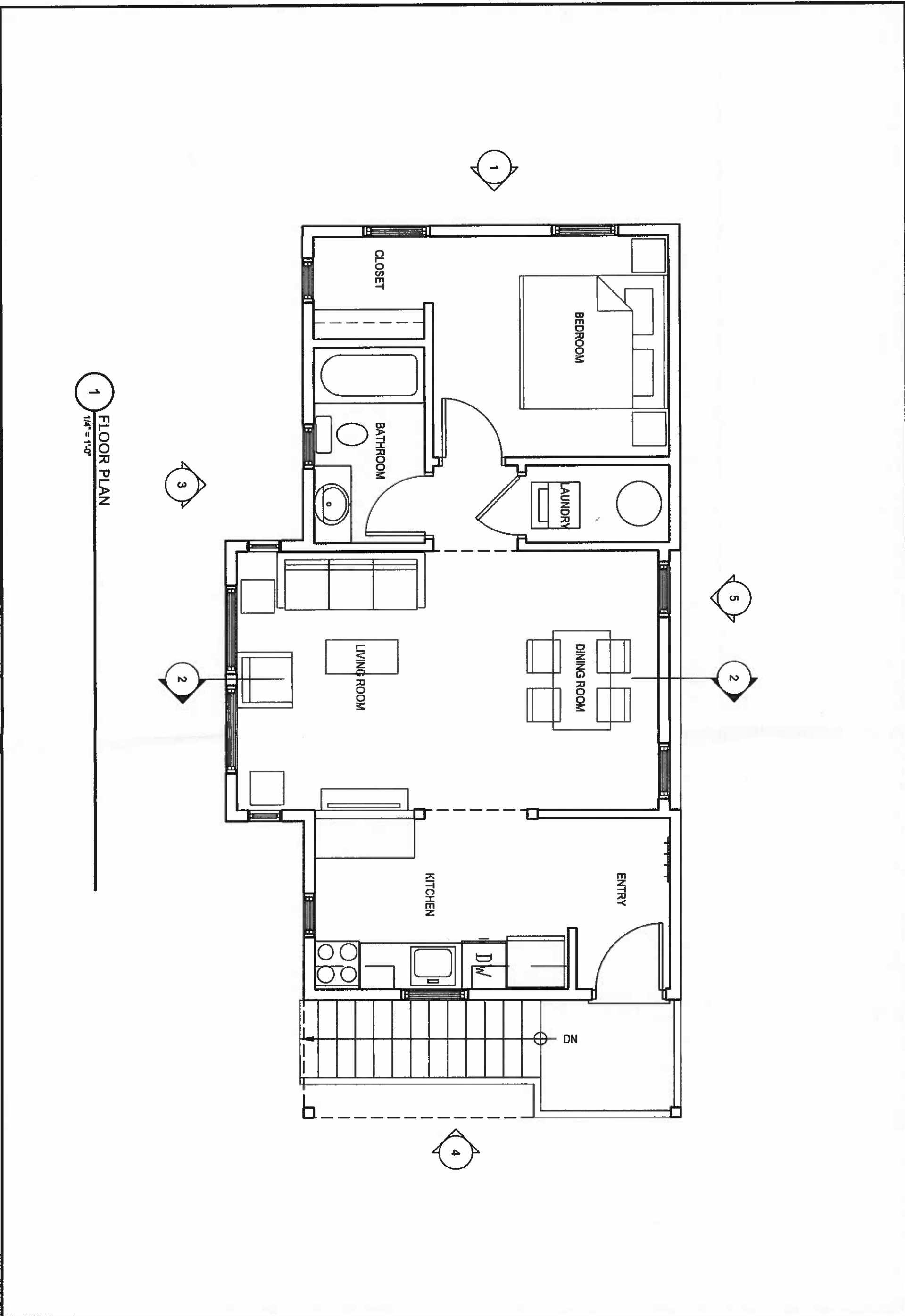
REVISIONS

8 & 10 EAST MAIN STREET
CARRIAGE HOUSE

SHEET TITLE
TITLE

DATE
7.28.2017
PROJECT NO.
1720
SHEET NO.

TITLE



1 FLOOR PLAN
1/4" = 1'-0"

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8 & 10 EAST MAIN STREET
CARRIAGE HOUSE

SHEET TITLE
PLAN

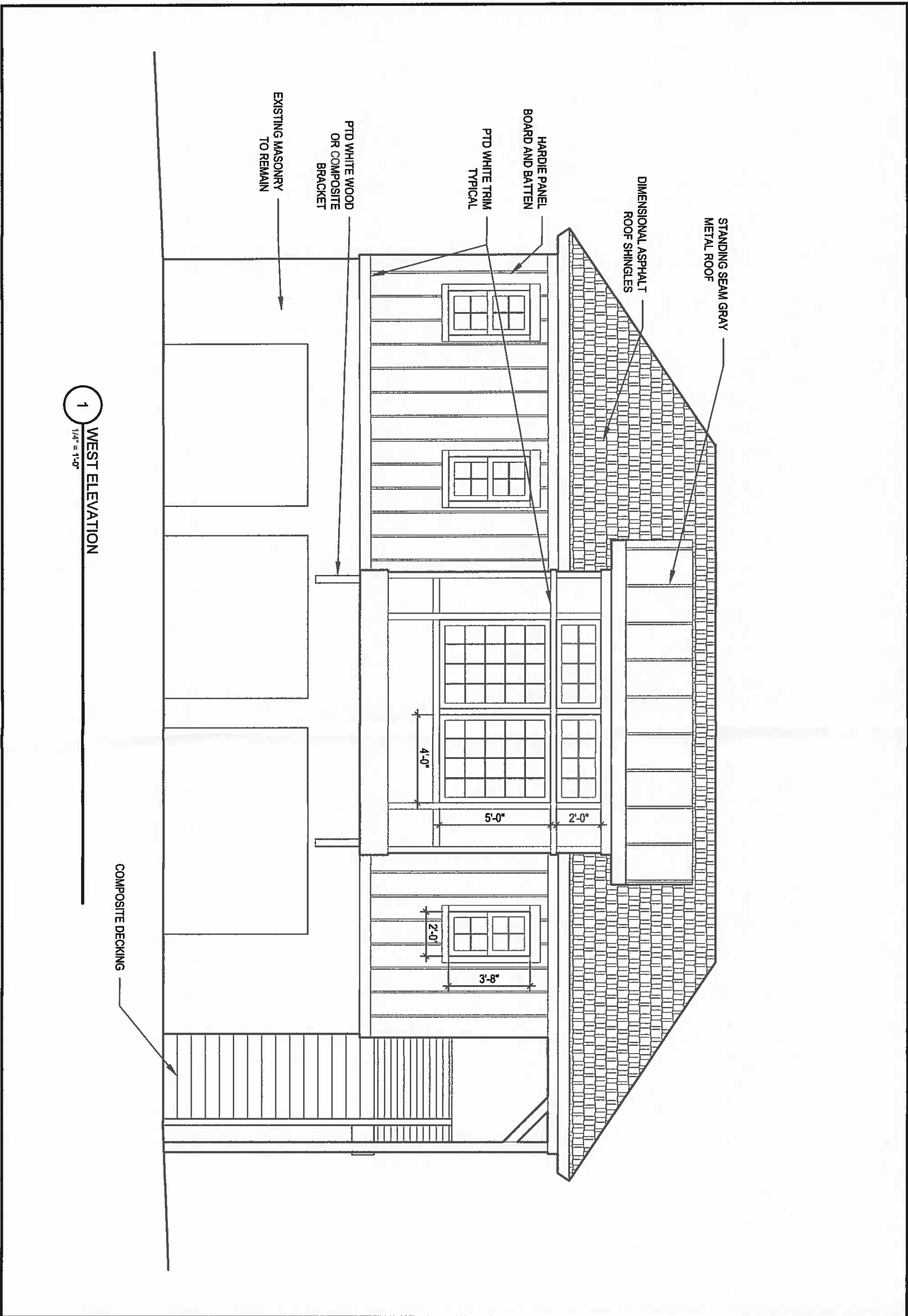
DATE
7.28.2017

PROJECT NO.:
1720

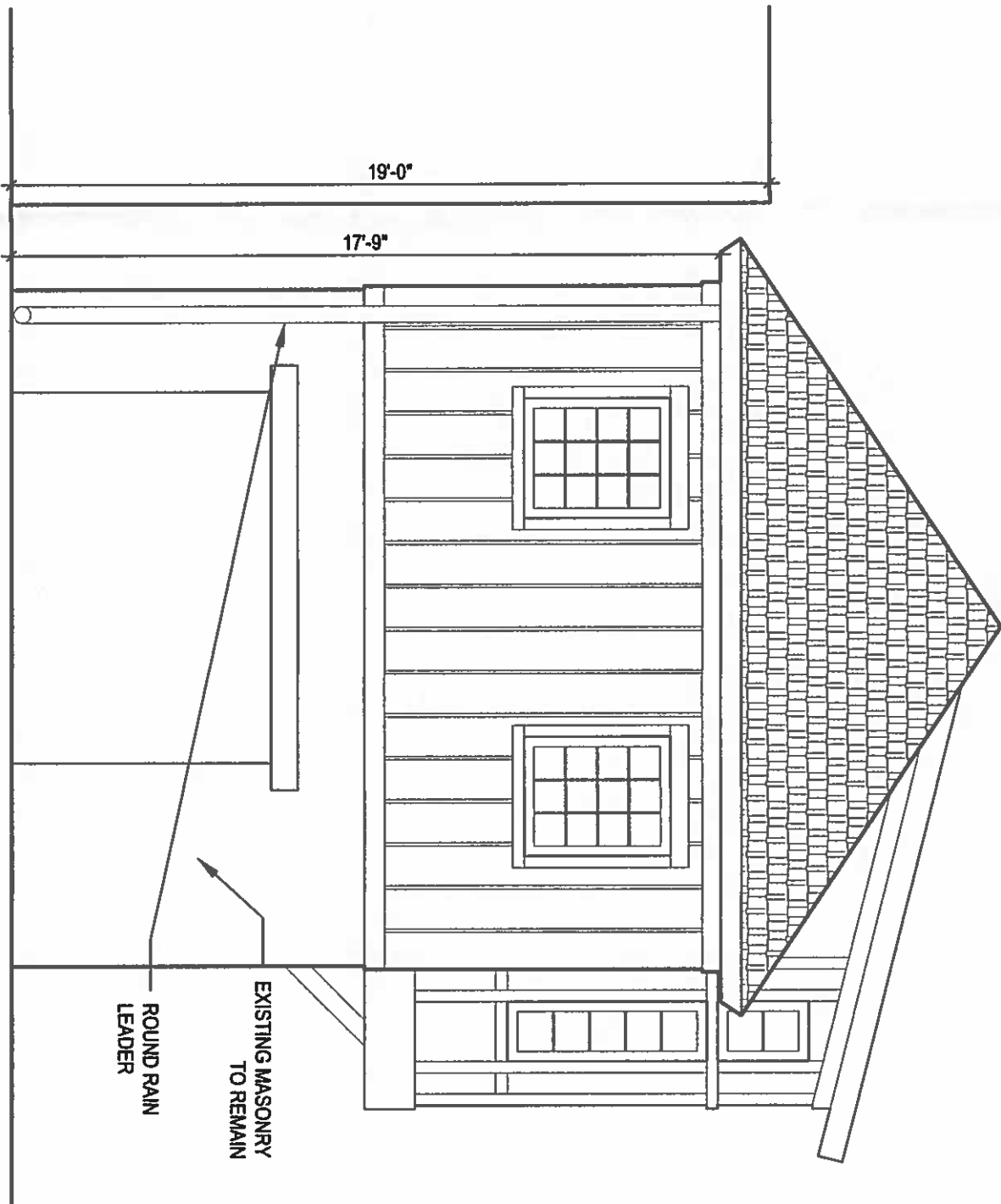
SHEET NO.

CAR1

REVISIONS



1 WEST ELEVATION
1/4" = 1'-0"



1 ALLEY ELEVATION
1/4" = 1'-0"

8 & 10 EAST MAIN STREET
CARRIAGE HOUSE

REVISIONS

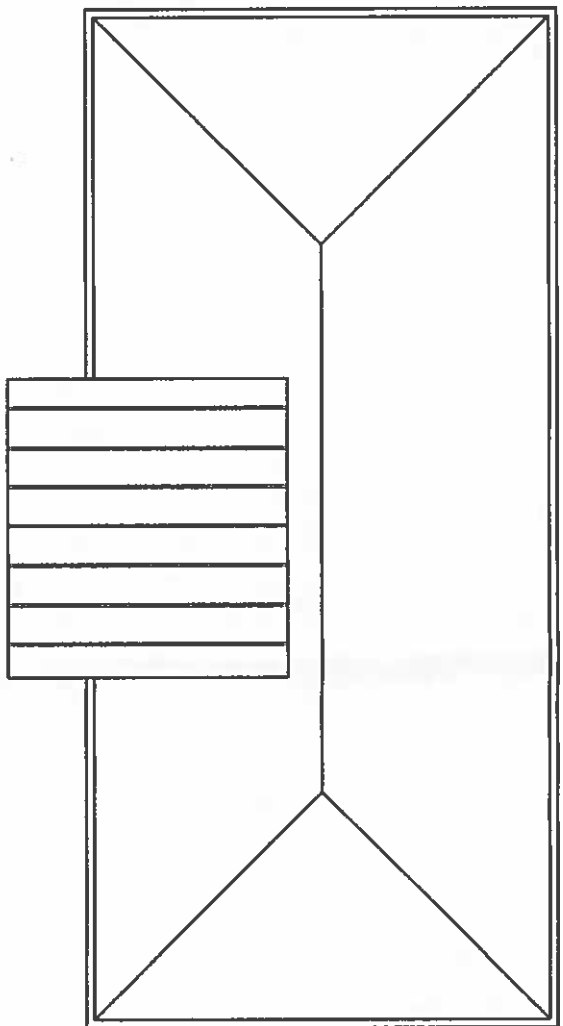
SHEET TITLE
ELEVATION

DATE
7.28.2017

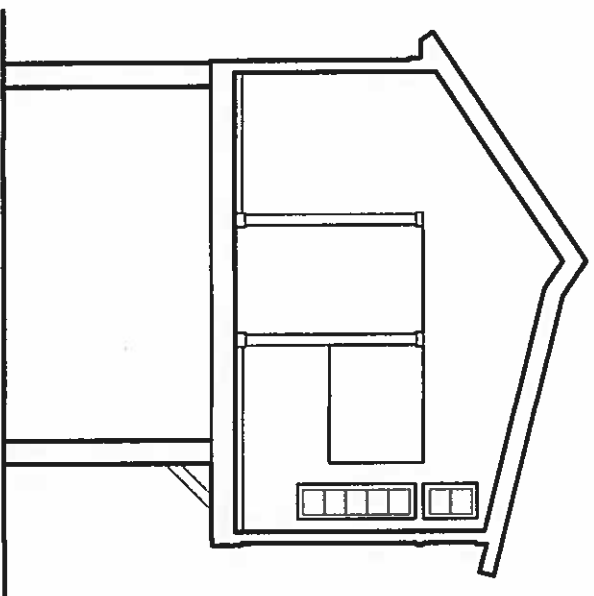
PROJECT NO.
1720

SHEET NO.

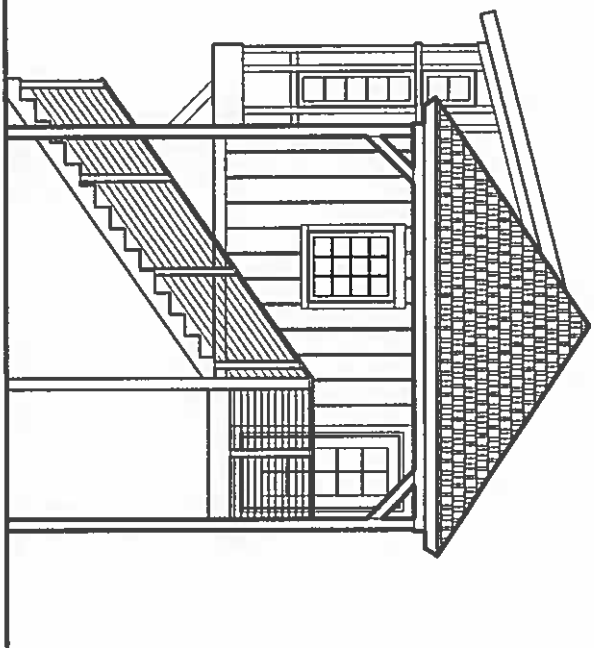
CAR3



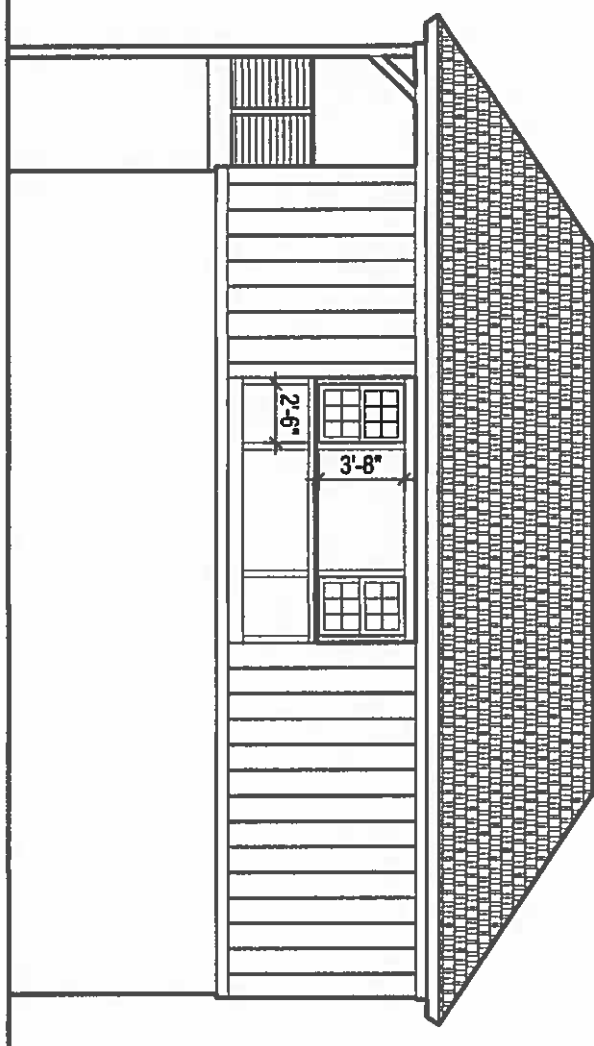
1 ROOF PLAN
1/8" = 1'-0"



2 CONCEPTUAL SECTION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 EAST ELEVATION
1/8" = 1'-0"

8 & 10 EAST MAIN STREET
CARRIAGE HOUSE

SHEET TITLE
ELEVATION

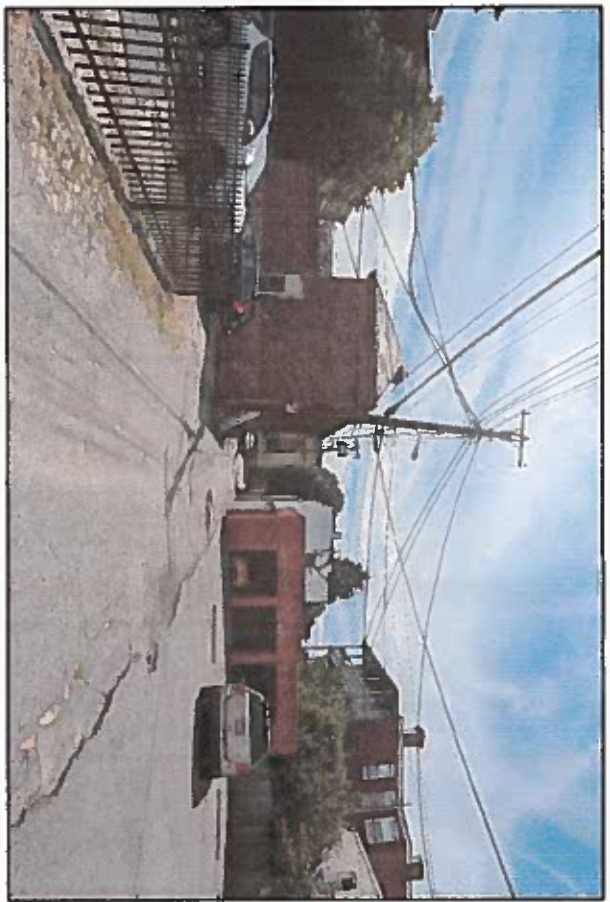
DATE
7.28.2017
PROJECT NO.
1720
SHEET NO.

CAR4

REVISIONS



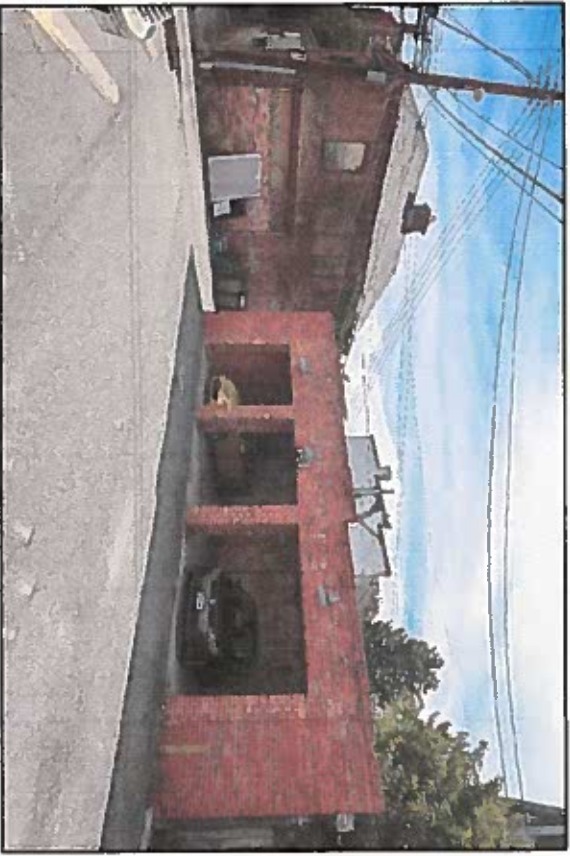
VIEW FROM FOUSHÉE STREET



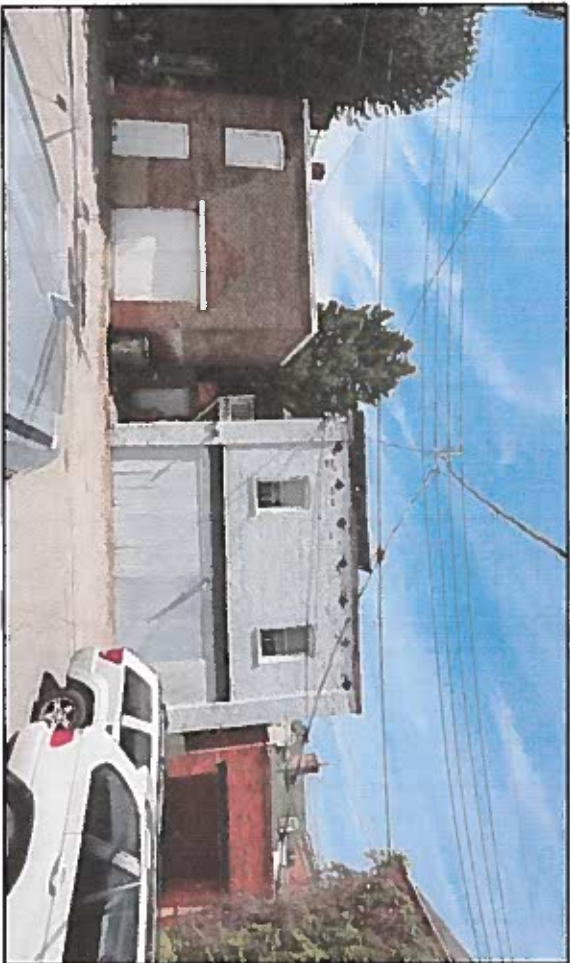
VIEW FROM ALLEY



VIEW FROM 1ST STREET



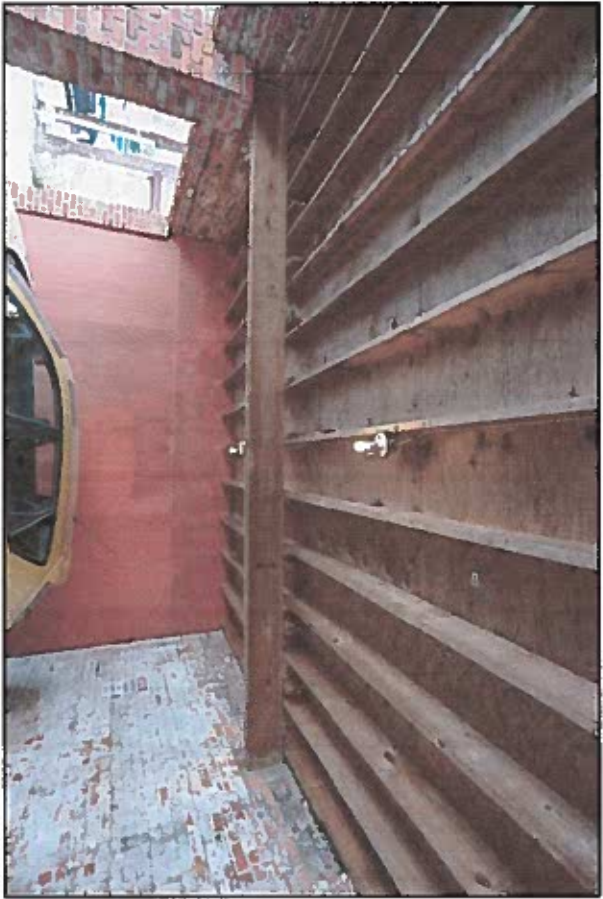
VIEW FROM PARKING LOT



NEIGHBORING CARRIAGE HOUSES

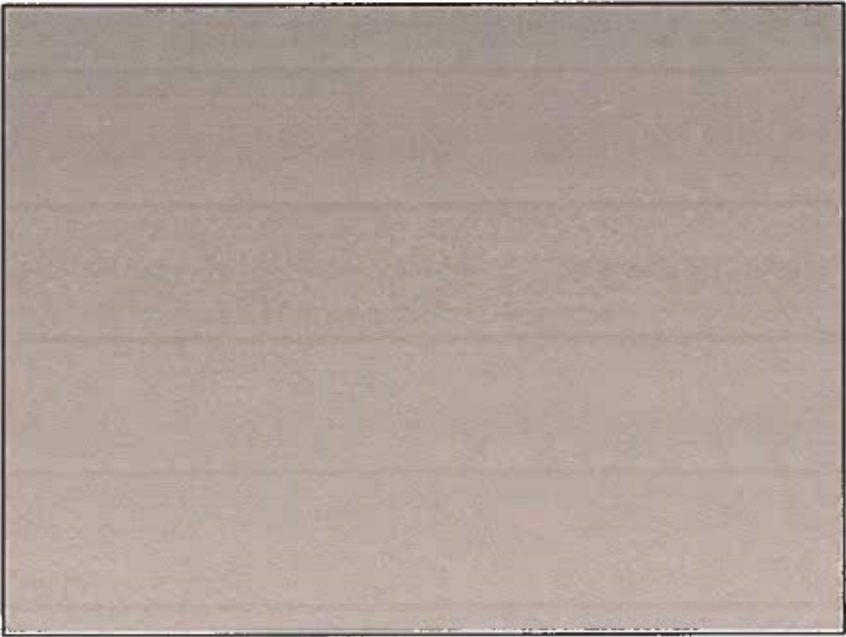


VIEW FROM ALLEY

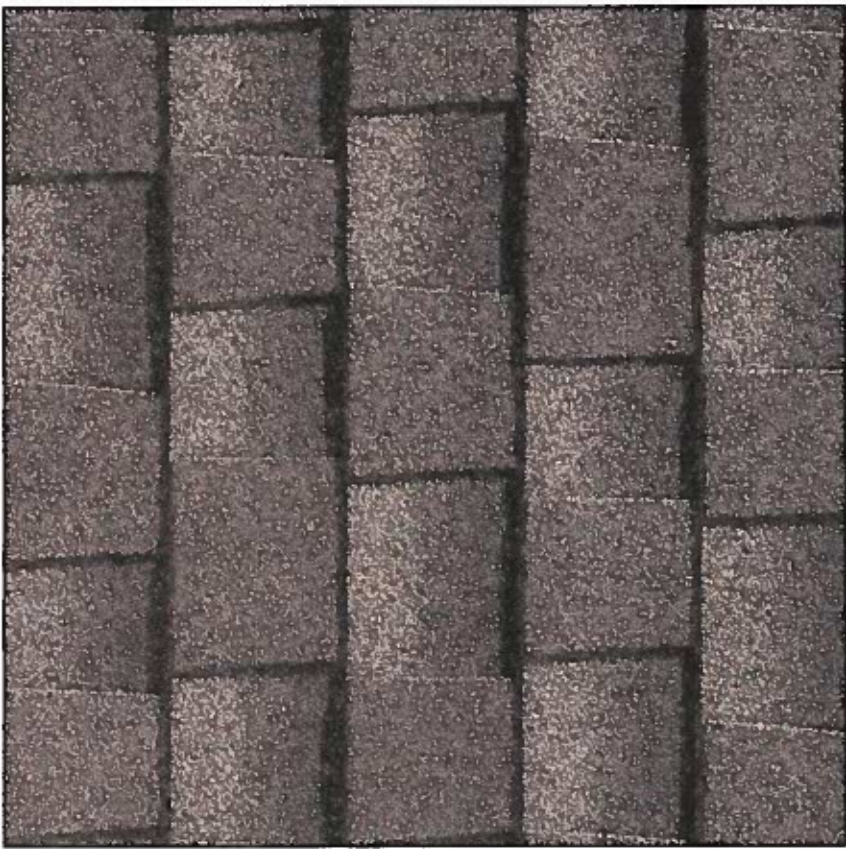


2002 RENOVATED INTERIOR STRUCTURE

NEIGHBORING CARRIAGE HOUSE



**HARDIE PANEL
KHAKI BROWN**



**TIMBERLINE HD
MISSION BROWN**

Modern Divided Lights
 Modern Divided Lights (MDL) feature fixed interior and exterior grilles with spacers between two panes of insulated glass, maintaining a historical look and our high energy efficiency standards. Available in colonial and contemporary profiles.

MDL is CDL Grille Profiles and Withs - Wood & Aluminum
Wood (interior) - Colonial

SHOWN WITH COLONIAL PROFILE

**ANDERSEN WINDOW
WHITE**

**8 & 10 EAST MAIN STREET
CARRIAGE HOUSE**

REVISIONS

**SHEET TITLE
PHOTOS
AND
MATERIALS**

**DATE
7.28.2017**

**PROJECT NO.
1720**

SHEET NO.

CAR6