



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

Historic District: Shockoe Valley

Applicant Information Billing Contact

Name: Dave Johannas

Email: Dave@johannasdesign.com

Phone: 804-615-0320

Company: Johannas Design Group

Mailing Address: 1901 West Gary 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: 888-3914105

Company: KVM Investments

Mailing Address: 129 West Wilson
Suite 200

Gosta Mesa, GA 92627

****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):

Additional Contact at Johannas Design
Anne Durkin
anne@johannasdesign.com
804 358 4993

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

Tom Vogele
MANAGER

Date

3/29/23



JOHANNAS design group
1901 West Cary Street
Richmond Virginia 23220

P. 804.358.4993
F. 804.358.8211
W. johannasdesign.com

The Bathhouse - CAR Final Review 3/31/2023

Repairs needed for existing building at 1801 E Broad, and adjacent 1805-09 building.

Masonry

1. Existing masonry is in good condition. A few areas will require cleaning. Although this is not a historic tax credit project, Preservation Brief #1 will be used as the guide for cleaning the historic masonry.
2. A few areas need repointing, mostly window sills. Preservation Brief #2 will be used as a guide.
3. The granite base panels are in good condition, but joints between panels need to be repointed in some places.
4. All vegetation (primarily moss and small weeds at Broad Street storefronts) will be removed from the face of the buildings.
5. Existing signage will be removed.
6. Precast band at the 2nd Floor - joints will be repointed.

Windows and Doors

1. Windows are historic wood and are in good condition. All will be cleaned, and some will be scraped and repainted as needed. Preservation Brief #9 will be the guide.
2. At the alley to the East, one window will need to be replaced to match the existing original windows at that elevation.
3. Existing doors are wood. They will be repaired as needed, scraped and repainted.
4. Most door sills will be replaced.

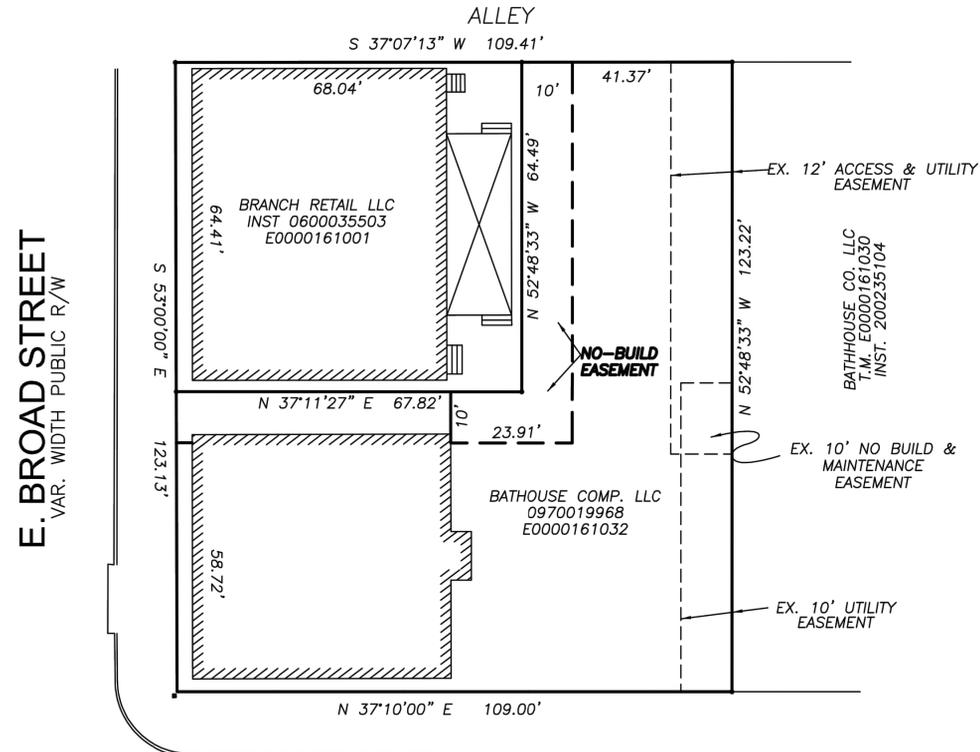
Storefronts at Broad Street

1. All wood elements will be scraped and repainted, or replaced in kind. Preservation Brief #10 will be a guide.
2. Cornice above the 1805-1809 storefronts will be repaired as needed, including metal cap flashing.
3. Mosaic tile floor finish at recessed entries will be patched as needed.
4. Tin ceilings at recessed entries will be repainted.

Wood Cornices

1. The cornice at 1801 E Broad is in excellent condition. Cleaning should only be needed.
2. The cornice at 1805-1809 E Broad is in need of some repair and repainting.

- 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



N. 18TH STREET
 66'± PUBLIC R/W

 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

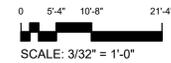
JULY 19, 2010
 SCALE: 1"=25'

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

DESIGN GROUP

SHEET TITLE

COVERSHEET

PROJECT NO.

DATE

SHEET NO.

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

BATH HOUSE SQUARE

JOHANNAS DESIGN GROUP

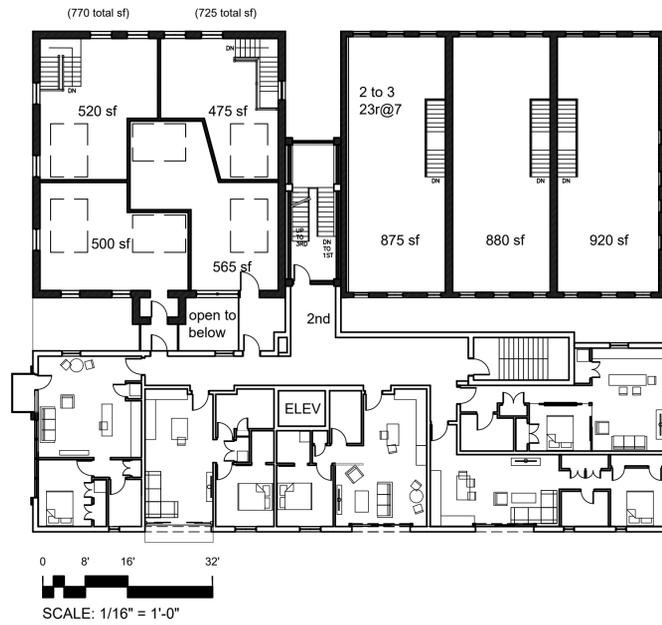
BATH HOUSE SQUARE

PROJECT NO. 2213

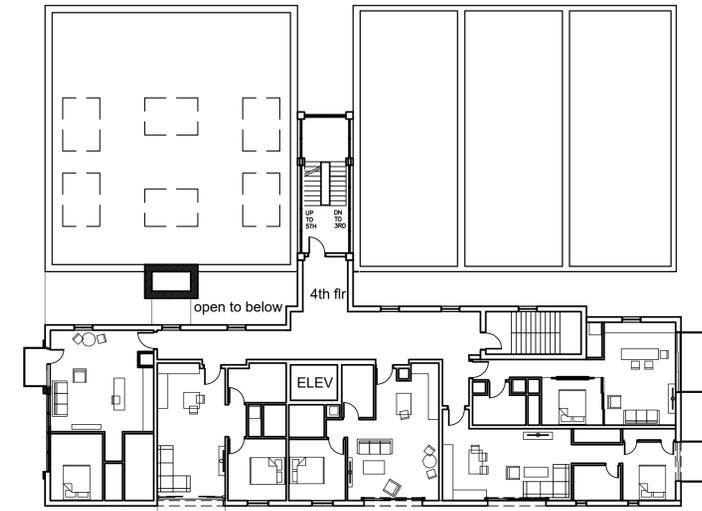
DATE 3.29.23

SHEET NO. CARF-1

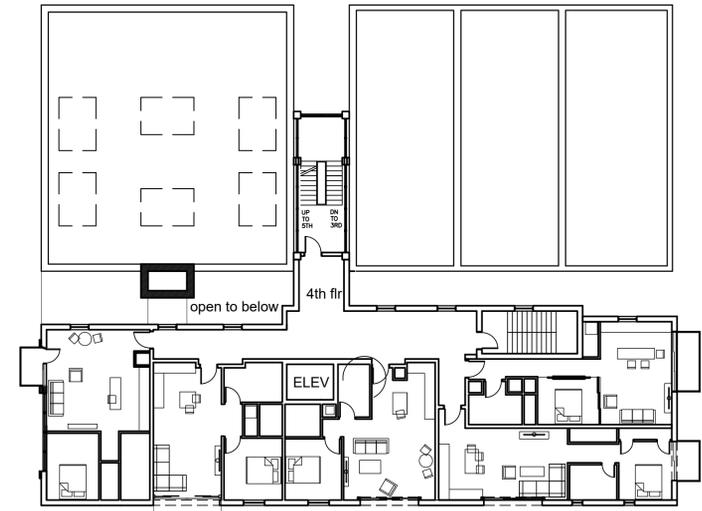
2ND FLOOR



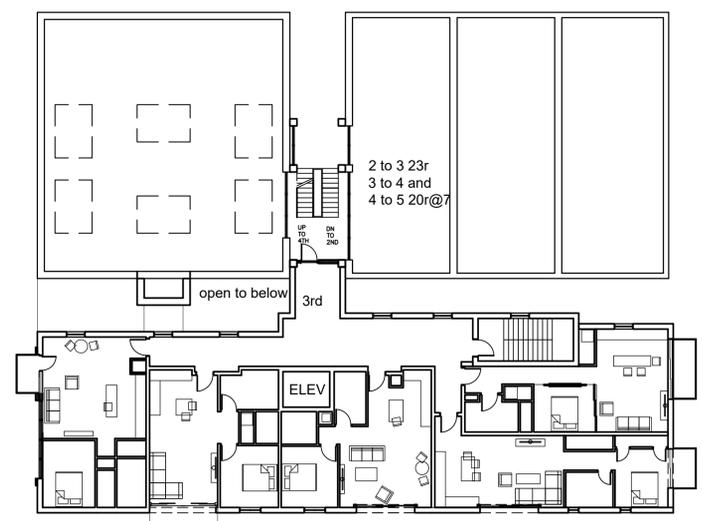
ROOF



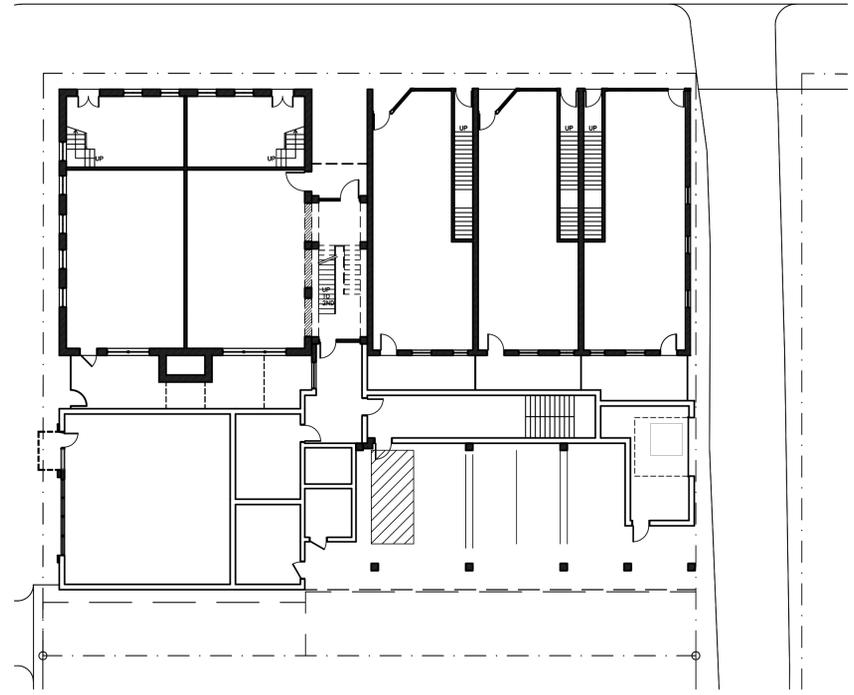
4TH & 5TH FLOOR



3RD FLOOR



SITE AND GROUND LEVEL



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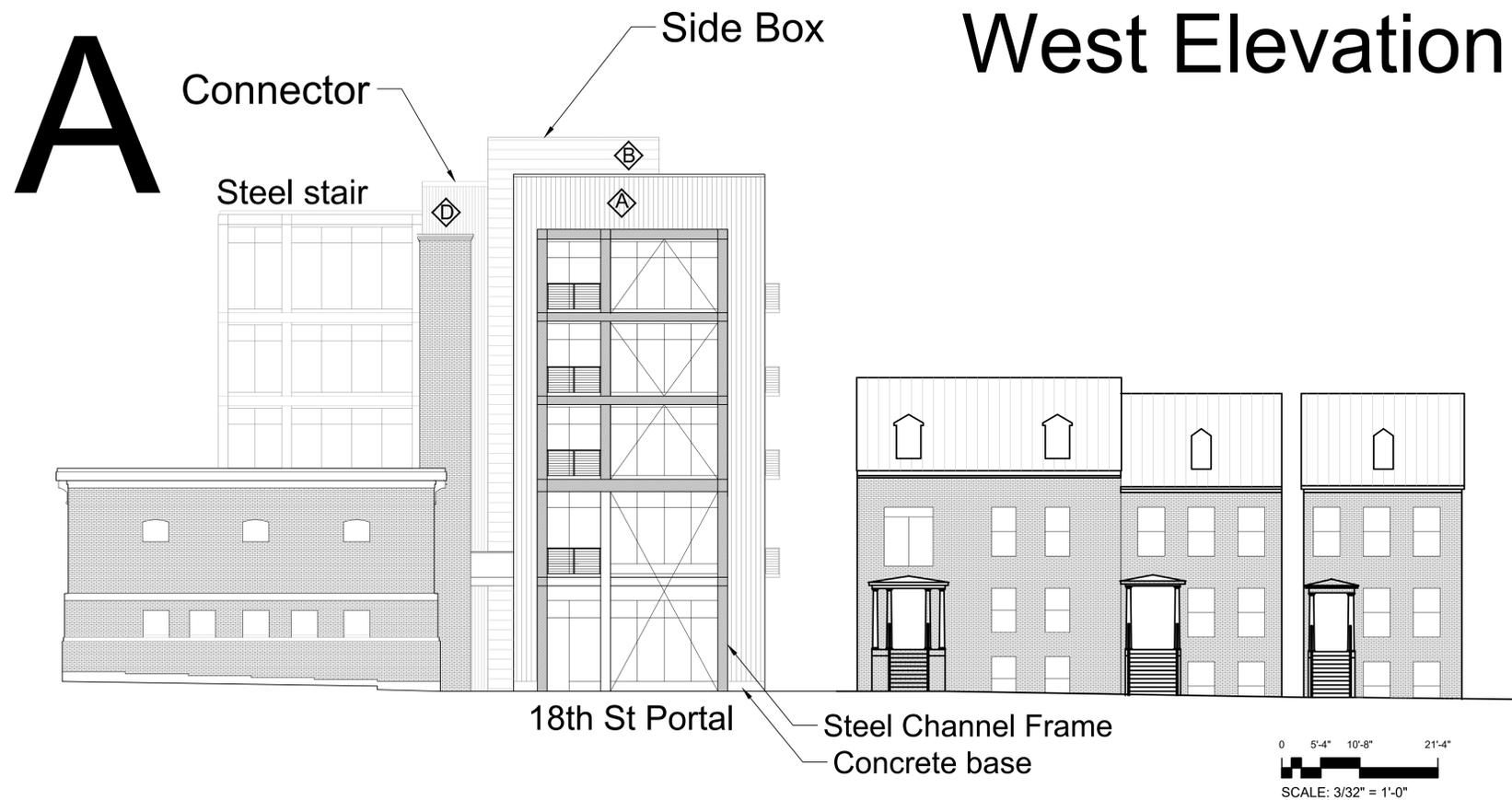
DATE 3.29.23

SHEET NO. CARF-2

SHEET TITLE BATH HOUSE SQUARE

PLANS

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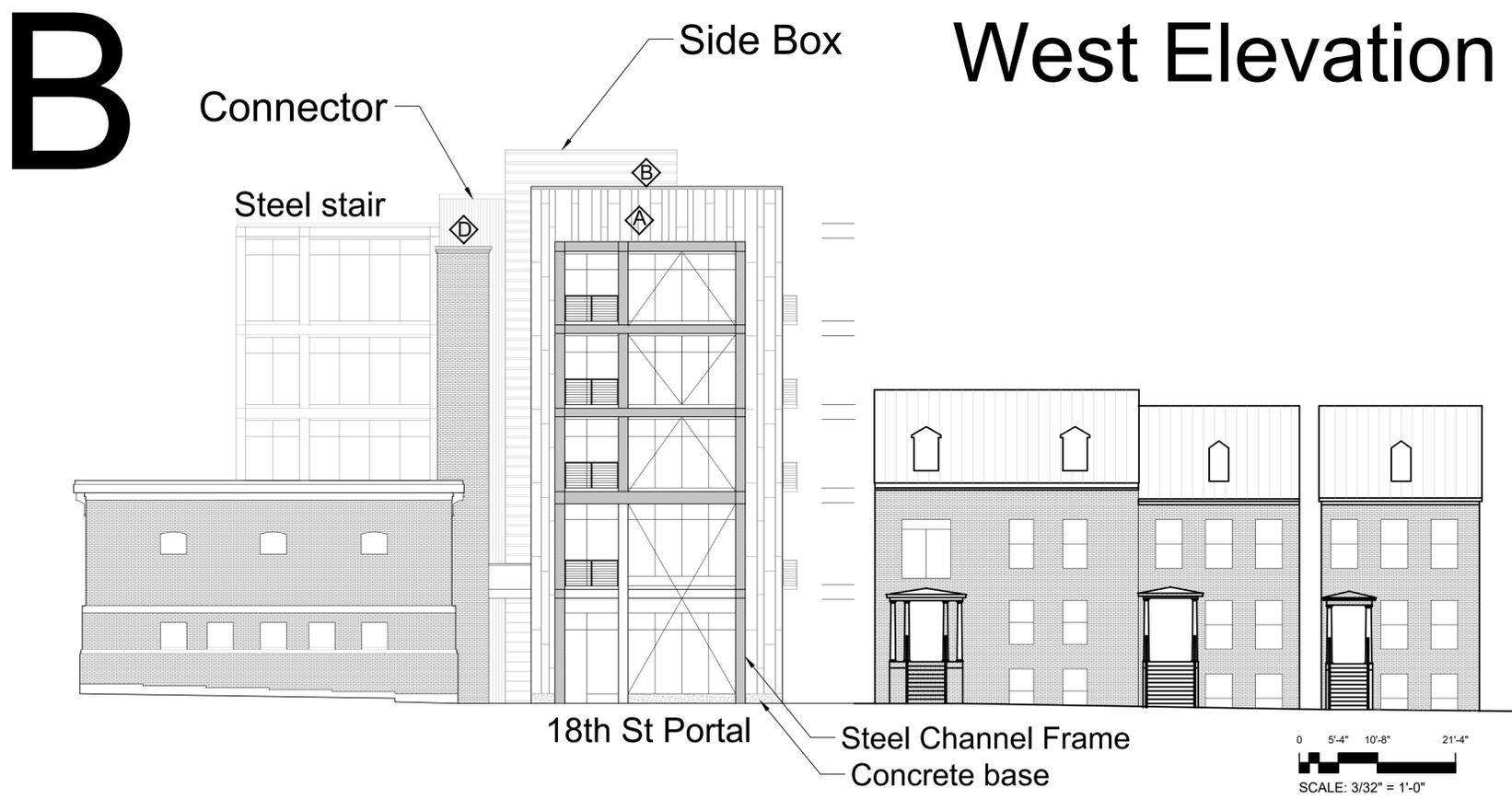
A Materials and Colors Configuration

- ◊ Front Box Vertical corrugated prefinished metal
Color prefinished metal color to match VMZ quartz zinc
- ◊ Side Box Wider horizontal profile to match
Color to match Centria 9917 light gray
- ◊ Rear Box Horizontal profile to match
Color to match Centria Gray 9917
- ◊ Connector Match A

Windows on the new construction will be a medium gray - a bit darker than Centria Gray 9917

18th Street Portal
Steel and windows colors to match Windsor Windows and Doors Desert Dust (charcoal gray)
Windows will be a typical storefront

Steel Stair
Steel and windows colors to match Windsor Windows and Doors Desert Dust Which is a charcoal gray
Windows will be a typical storefront



B Materials and Colors Configuration

- ◊ Front Box Vertical standing seam
Millenium Forms pre patina II Light
- ◊ Side Box Wider horizontal profile to match Centria CS 220
Color to match Centria 993 white
- ◊ Rear Box Horizontal profile corrugated
Color to match Centria White 993
- ◊ Connector Vertical profile corrugated
Color to match Centria White 993

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BATH HOUSE SQUARE

SHEET TITLE

ELEVATIONS

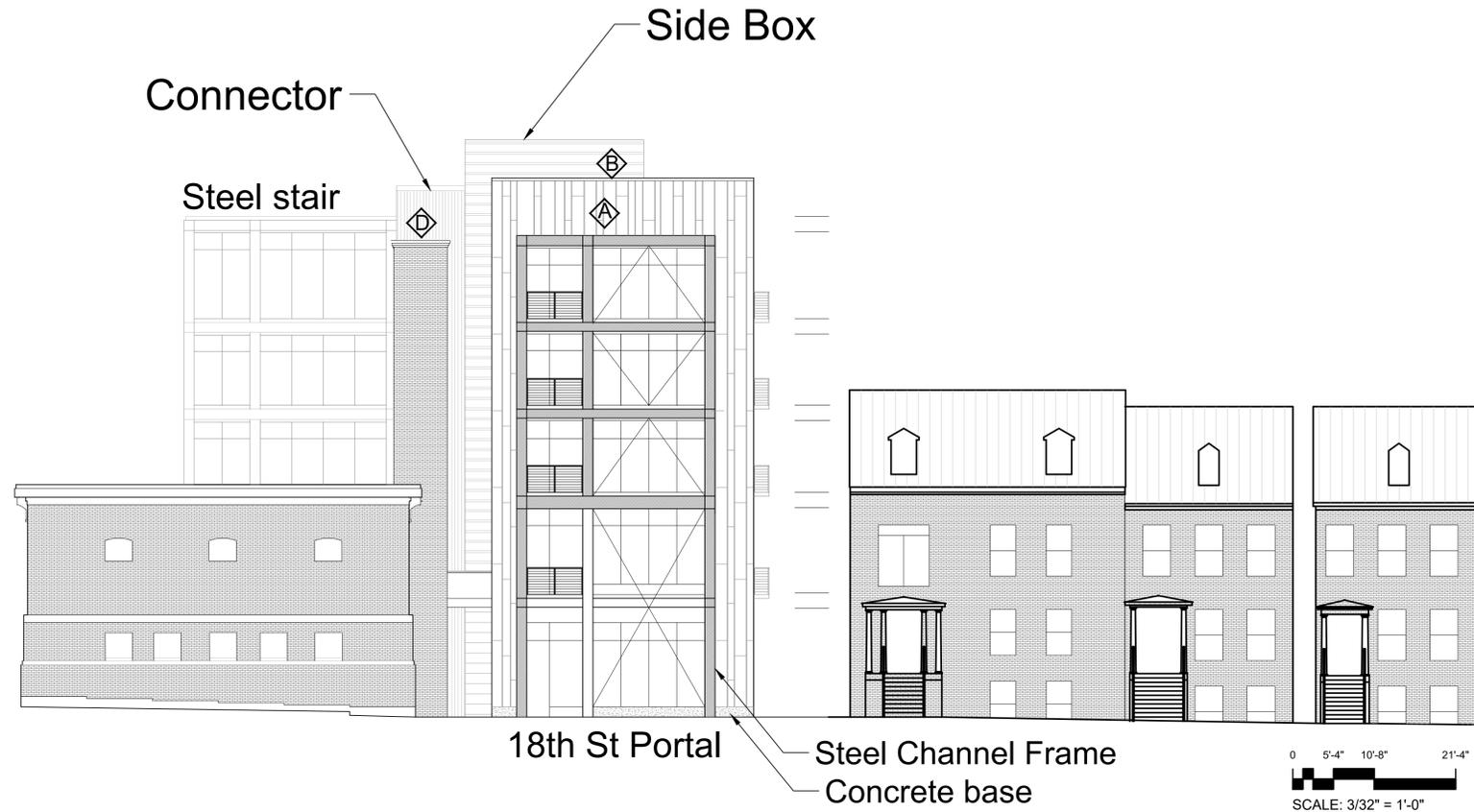
PROJECT NO.
2213

DATE
3.29.23

SHEET NO.
CARF-3

B-alt

West Elevation



B-Alt Materials and Colors Configuration

- Ⓐ Front Box Prefinished metal vertical standing seam to match VMC Quartz Zinc
- Ⓑ Side Box Wider horizontal profile to match Centria CS 220 Color to match Centria Light Gray 9917
- Ⓒ Rear Box Horizontal profile AEP Mini V Color to match Centria Light Gray 9917
- Ⓓ Connector Vertical profile corrugated Color to match A

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REVISIONS

BATH HOUSE SQUARE

SHEET TITLE

ELEVATIONS

PROJECT NO.
2213

DATE
3.29.23

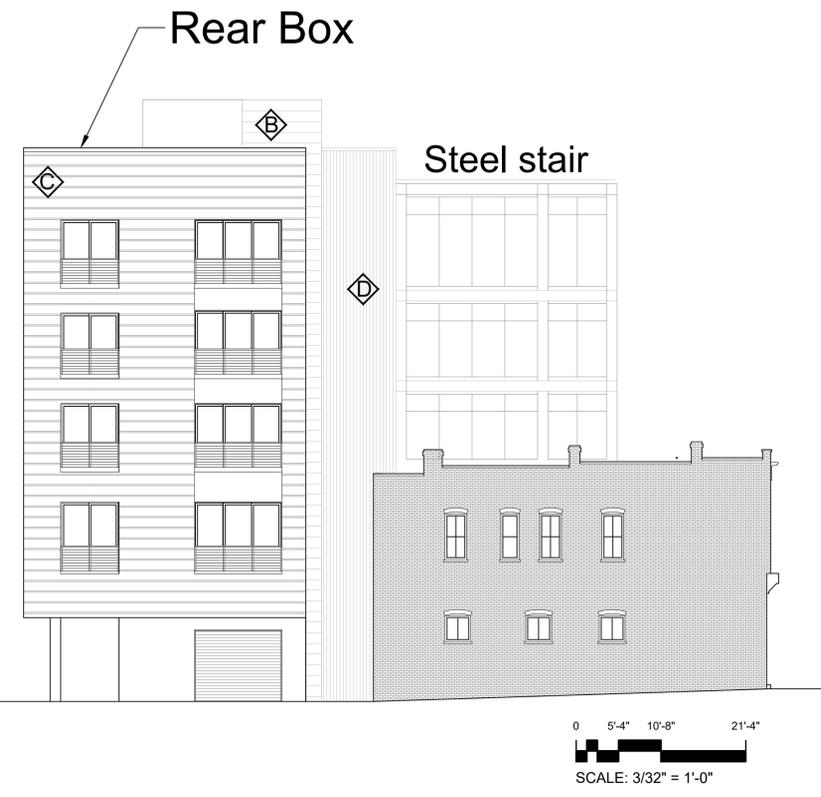
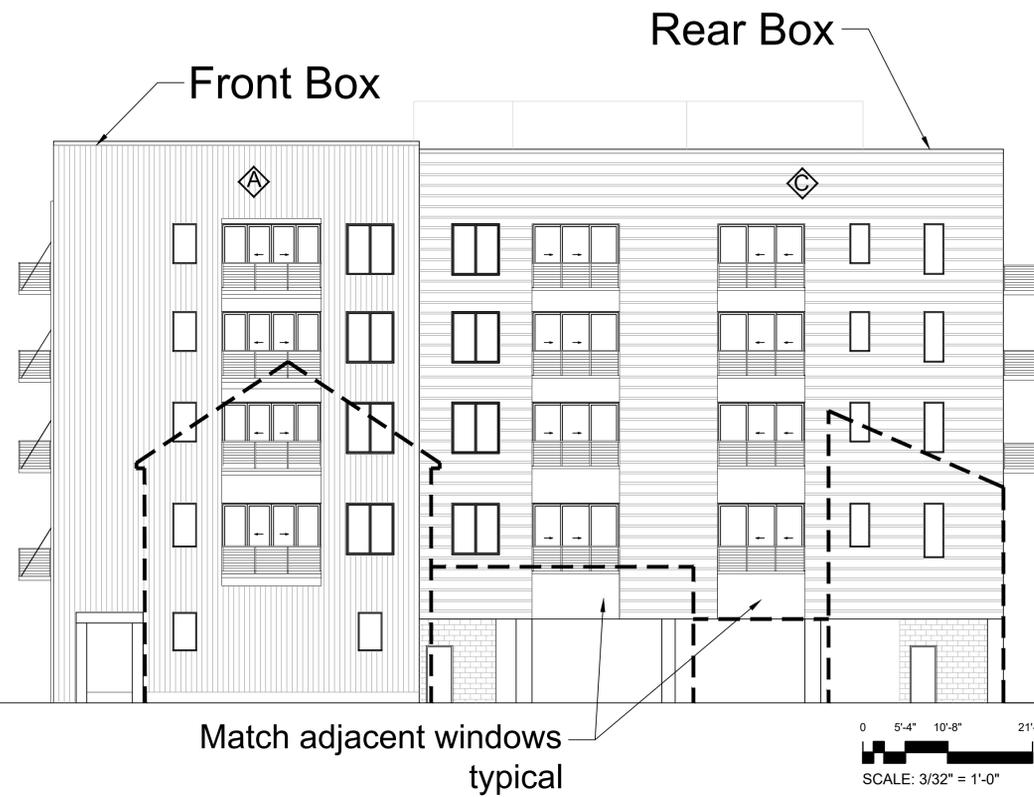
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CARF-4

A

South Elevation

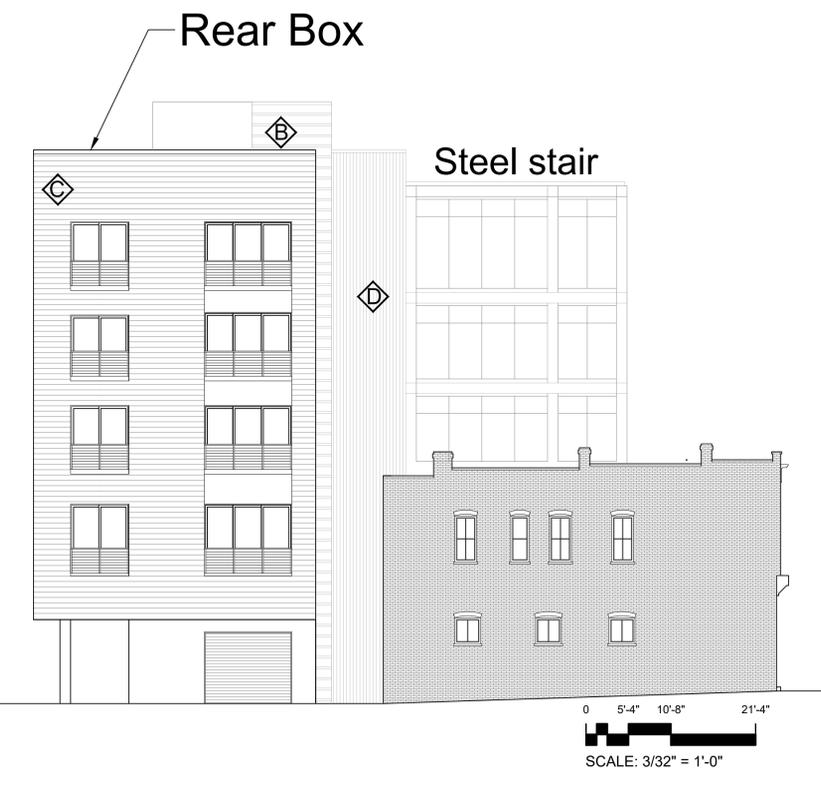
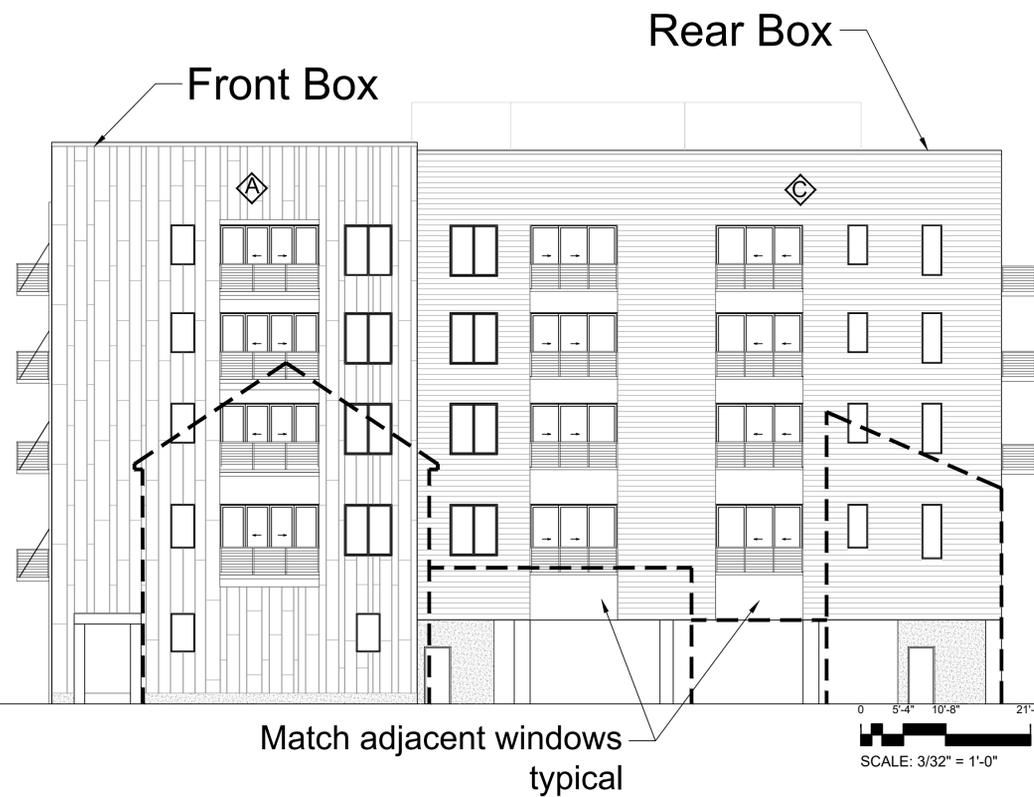
East Elevation



B

South Elevation

East Elevation



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BATH HOUSE SQUARE

SHEET TITLE

ELEVATIONS

PROJECT NO.
2213

DATE
3.29.23

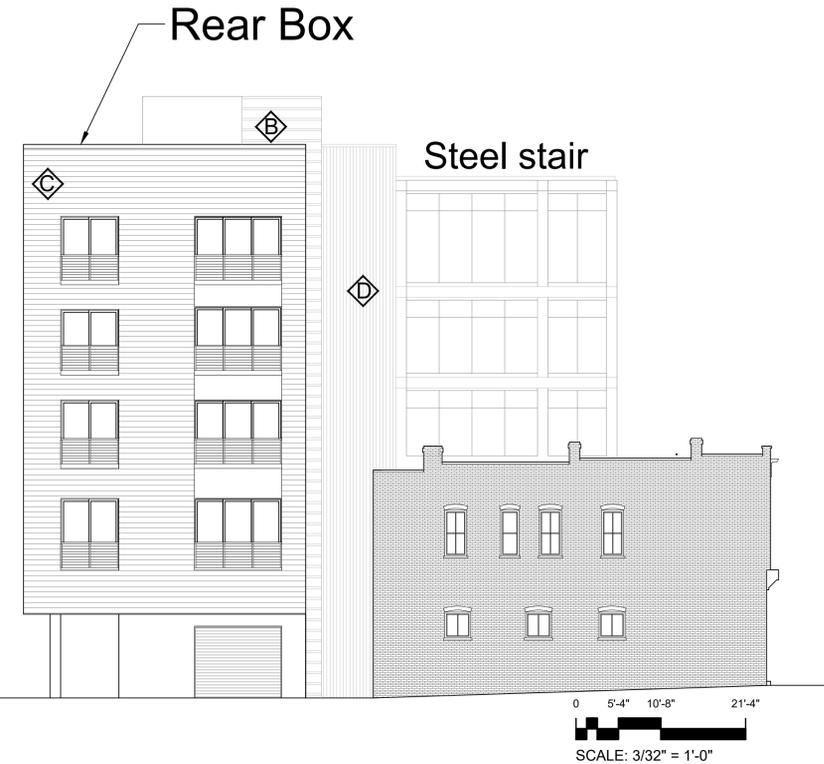
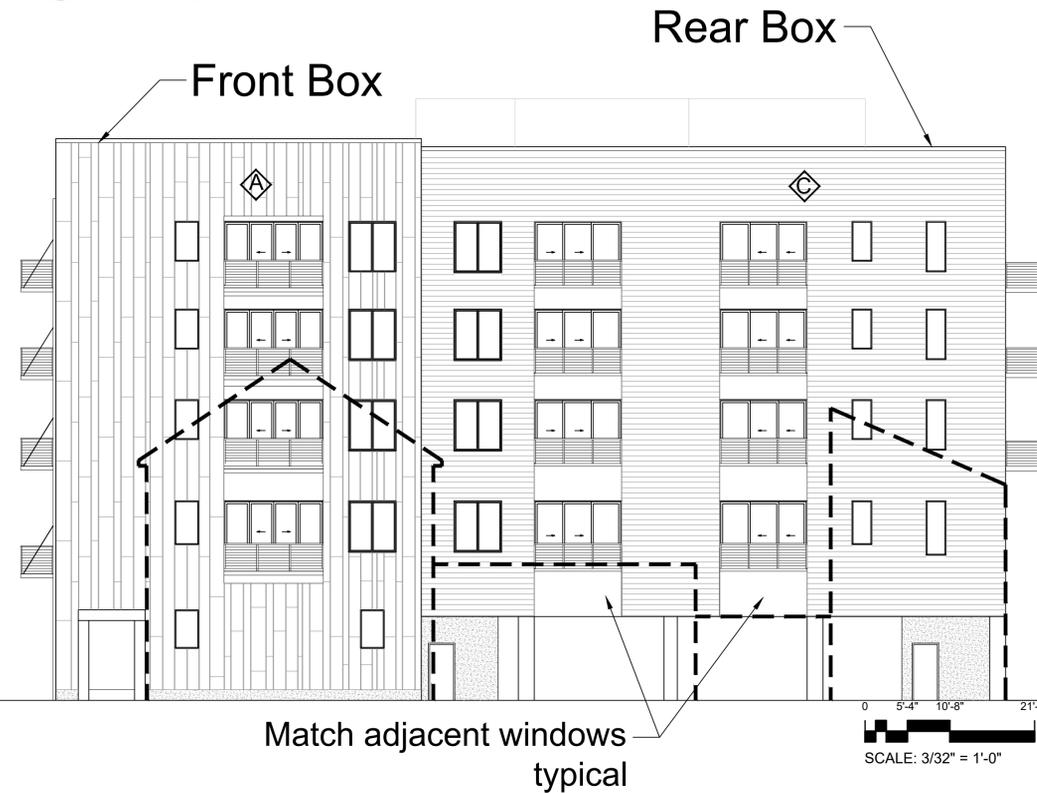
SHEET NO.

CARF-5

B-alt

South Elevation

East Elevation



A Materials and Colors Configuration

- ◊ A Front Box Vertical corrugated prefinished metal
Color prefinished metal color to match
VMZ quartz zinc
- ◊ B Side Box Wider horizontal profile to match
Color to match Centria 9917 light gray
- ◊ C Rear Box Horizontal profile to match
Color to match Centria Gray 9917
- ◊ D Connector Match A

Windows on the new construction will be a medium gray
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Steel Stair
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B Materials and Colors Configuration

- ◊ A Front Box Vertical standing seam
Millenium Forms pre patina II Light
- ◊ B Side Box Wider horizontal profile to match Centria CS 220
Color to match Centria 993 white
- ◊ C Rear Box Horizontal profile corrugated
Color to match Centria White 993
- ◊ D Connector Vertical profile corrugated
Color to match Centria White 993

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B-Alt Materials and Colors Configuration

- ◊ A Front Box Prefinished metal vertical standing seam to match
VMC Quartz Zinc
- ◊ B Side Box Wider horizontal profile to match Centria CS 220
Color to match Centria Light Gray 9917
- ◊ C Rear Box Horizontal profile AEP Mini V
Color to match Centria Light Gray 9917
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Color to match A

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SEAL

REVISIONS

PROJECT NO. 2213

DATE 3.29.23

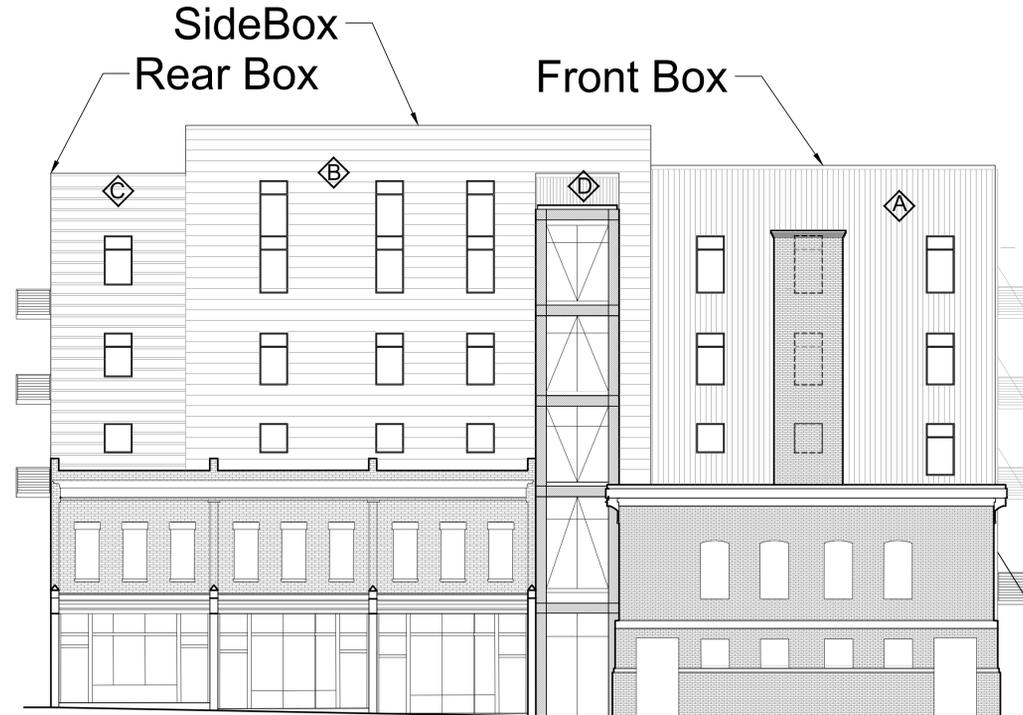
SHEET NO. CARF-6

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BATH HOUSE SQUARE

A

North Elevation



0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

A Materials and Colors Configuration

- Ⓐ Front Box Vertical corrugated prefinished metal
Color prefinished metal color to match VMZ quartz zinc
- Ⓑ Side Box Wider horizontal profile to match
Color to match Centria 9917 light gray
- Ⓒ Rear Box Horizontal profile to match
Color to match Centria Gray 9917
- Ⓓ Connector Match A

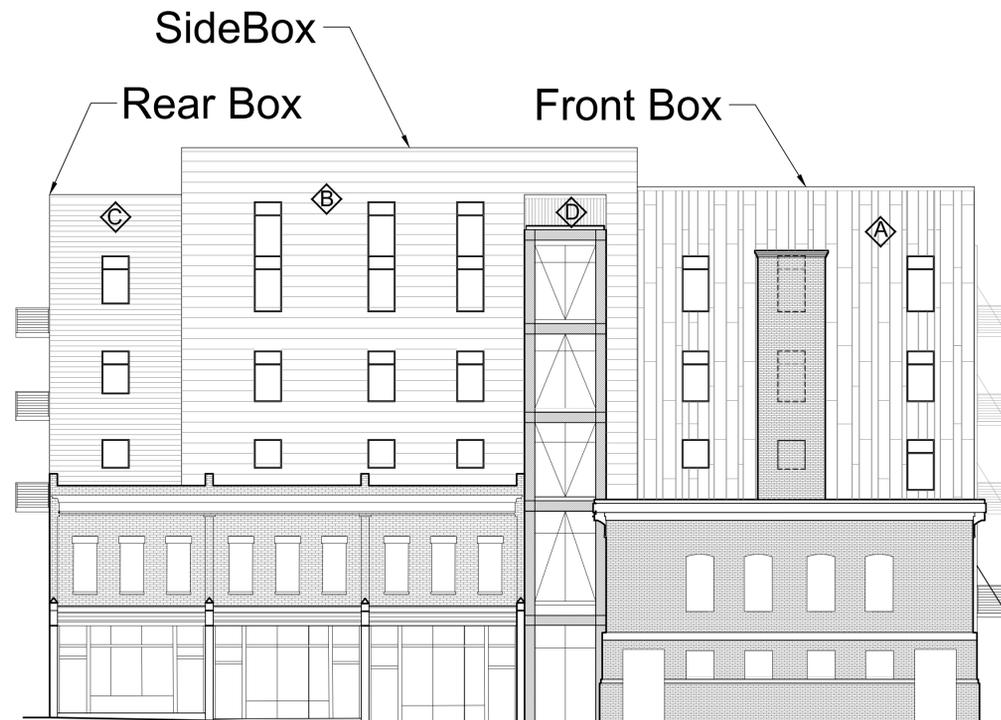
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B

North Elevation



0 5'-4" 10'-8" 21'-4"
SCALE: 3/32" = 1'-0"

B Materials and Colors Configuration

- Ⓐ Front Box Vertical standing seam
Millenium Forms pre patina II Light
- Ⓑ Side Box Wider horizontal profile to match Centria CS 220
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Color to match Centria White 993
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1901 WEST CARY STREET RICHMOND, VA 23220

JOHANNAS DESIGN GROUP

BATH HOUSE SQUARE

SHEET TITLE

ELEVATIONS

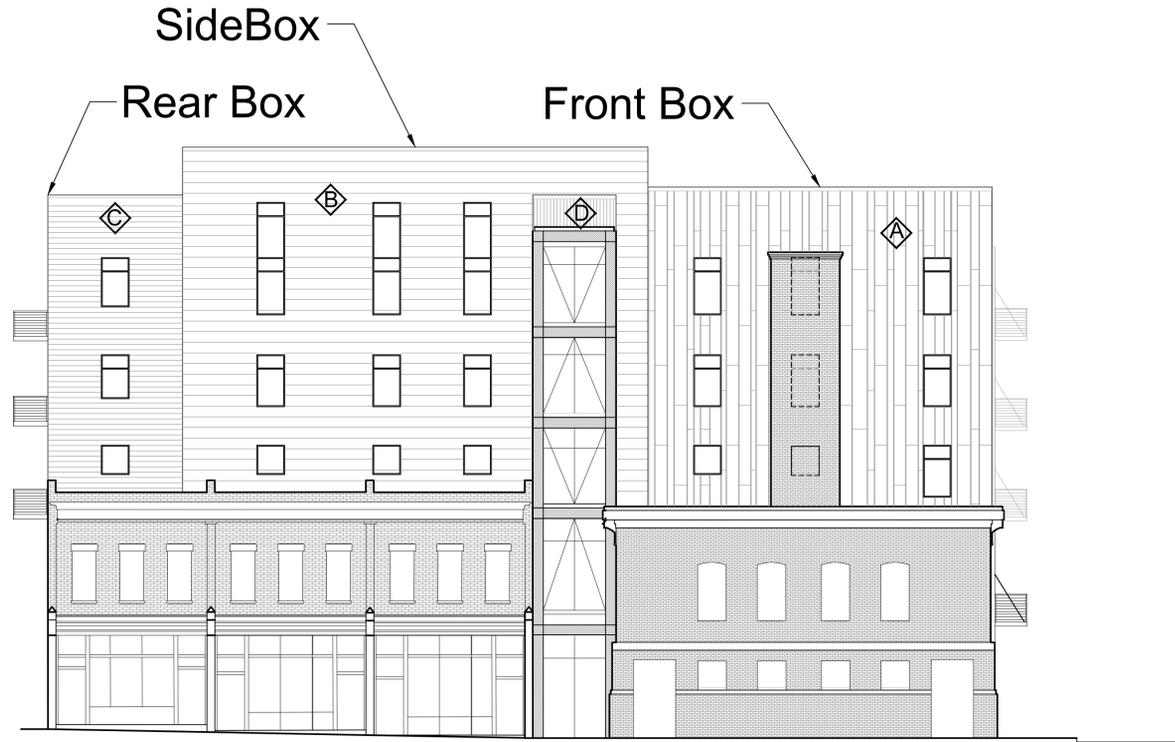
PROJECT NO.
2213

DATE
3.29.23

SHEET NO.
CARF-7

B-alt

North Elevation



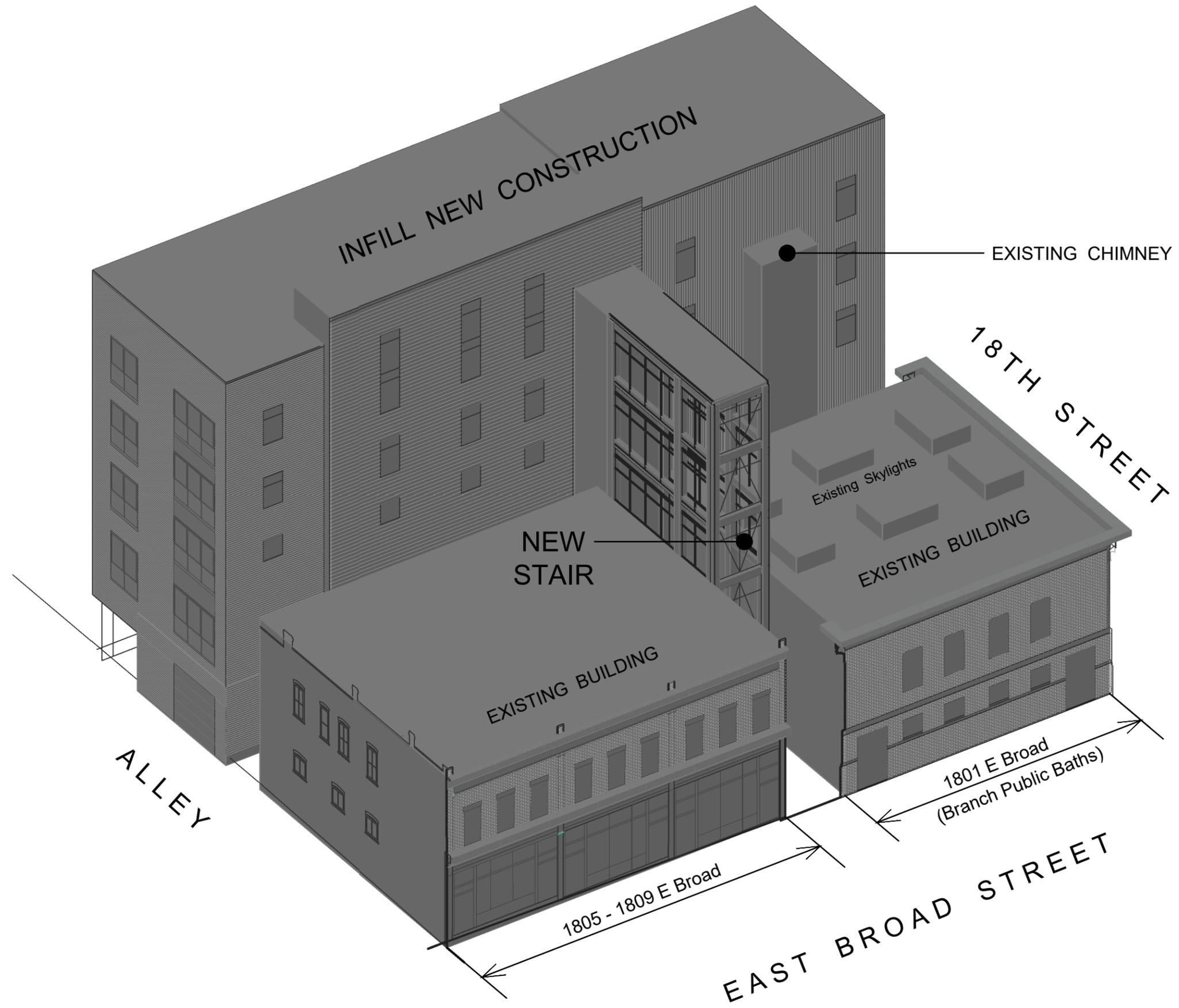
B-Alt Materials and Colors Configuration

- ◊ A Front Box Prefinished metal vertical standing seam to match VMC Quartz Zinc
- ◊ B Side Box Wider horizontal profile to match Centria CS 220
Color to match Centria Light Gray 9917
- ◊ C Rear Box Horizontal profile AEP Mini V
Color to match Centria Light Gray 9917
- ◊ D Connector Vertical profile corrugated
Color to match A

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J O H A N N A S DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993

REVISIONS

BATH HOUSE SQUARE

Code Analysis

SHEET TITLE

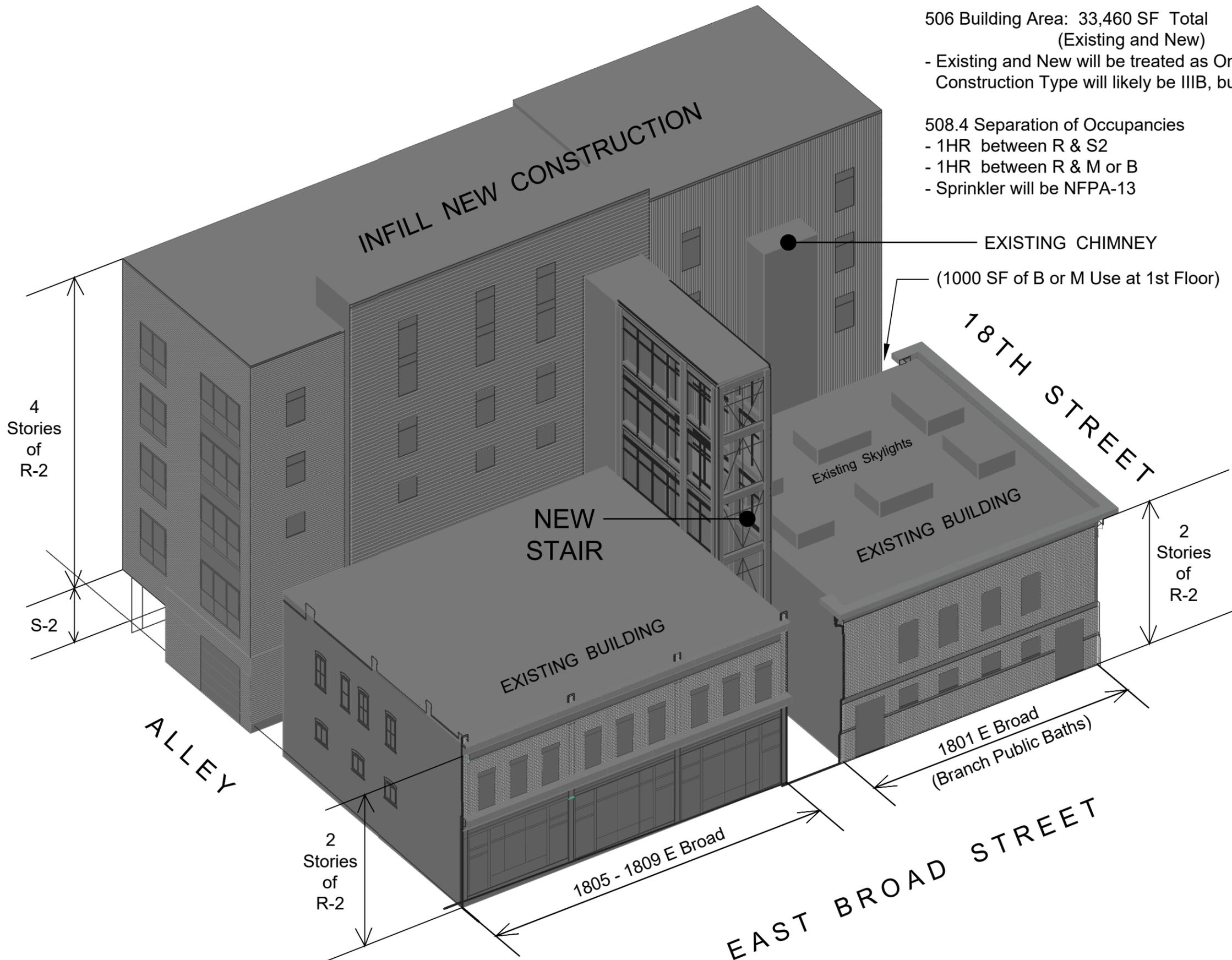
MASSING
MODEL FROM
NE

PROJECT NO.
2213

DATE
3/2/2023

SHEET NO.

1 of 4



2018 Virginia Construction Code

506 Building Area: 33,460 SF Total
(Existing and New)

- Existing and New will be treated as One Building.
- Construction Type will likely be IIIB, but possibly VA

508.4 Separation of Occupancies

- 1HR between R & S2
- 1HR between R & M or B
- Sprinkler will be NFPA-13

EXISTING CHIMNEY

(1000 SF of B or M Use at 1st Floor)

Existing Skylights

78TH STREET

2 Stories of R-2

1801 E Broad
(Branch Public Baths)

EAST BROAD STREET

1805 - 1809 E Broad

ALLEY

4 Stories of R-2

S-2

2 Stories of R-2

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**BATH HOUSE SQUARE
Code Analysis**

SHEET TITLE

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PROJECT NO.

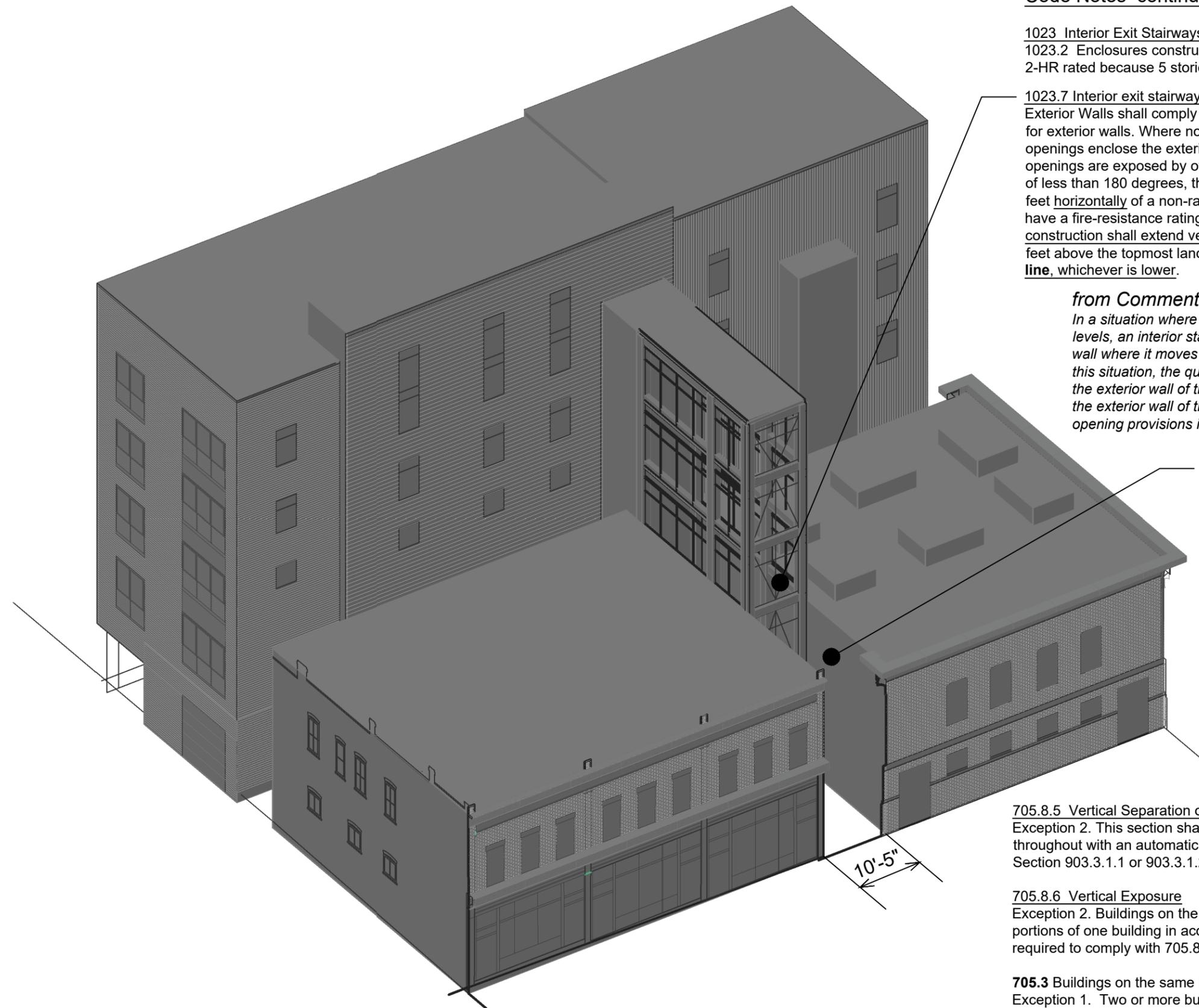
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3/2/2023

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Code Notes continued

1023 Interior Exit Stairways
 1023.2 Enclosures constructed as Fire Barriers per Section 707; 2-HR rated because 5 stories.

1023.7 Interior exit stairway exterior walls.
 Exterior Walls shall comply with the requirements of Section 705 for exterior walls. Where non-rated walls or unprotected openings enclose the exterior of the stairway and the walls or openings are exposed by other parts of the building at an angle of less than 180 degrees, the building exterior walls within 10 feet horizontally of a non-rated wall or unprotected opening shall have a fire-resistance rating of not less than one hour ... This construction shall extend vertically from the ground to a point 10 feet above the topmost landing of the stairway ... , or to the roof line, whichever is lower.

from Commentary:

In a situation where upper levels are smaller than lower levels, an interior stairway can end up having an exterior wall where it moves above the roof of the lower levels. In this situation, the question is the rating requirements for the exterior wall of the stairway over the roof. Therefore, the exterior wall of the stairway must meet the vertical opening provisions in Section 705.8.6.

Exterior walls of existing buildings are 3 wythe masonry, minimum, equivalent to 2-HR.

705.8.5 Vertical Separation of Openings
 Exception 2. This section shall not apply to buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.

705.8.6 Vertical Exposure
 Exception 2. Buildings on the same lot and considered as portions of one building in accordance with Section **705.3** are not required to comply with 705.8.6.

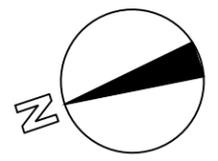
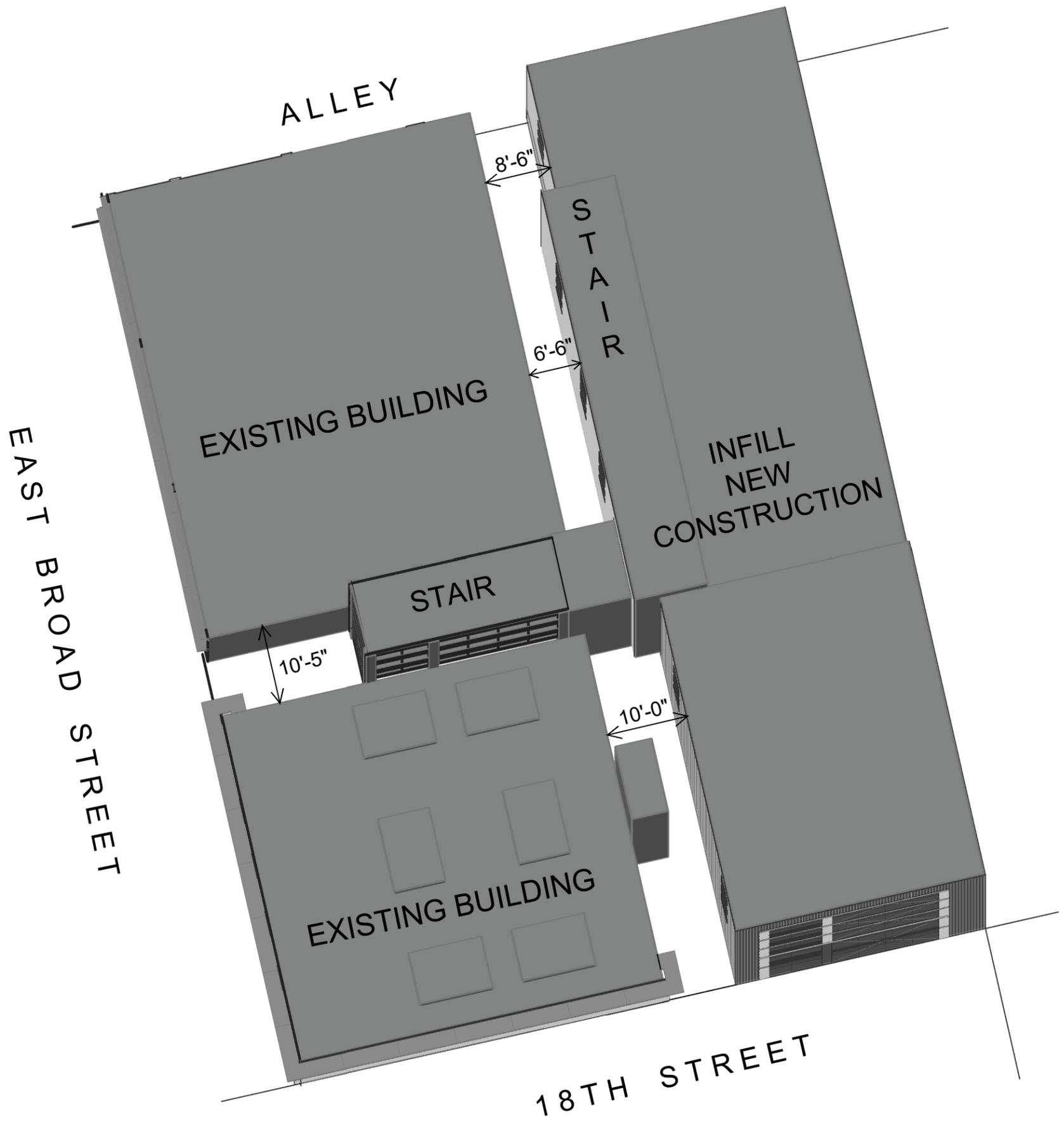
705.3 Buildings on the same lot
 Exception 1. Two or more buildings on the same lot shall be either regulated as separate buildings or shall be considered as portions of one building if the aggregate area of such buildings is within the limits specified in Chapter 5 for a single building.

REVISIONS

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BATH HOUSE SQUARE
 Code Analysis

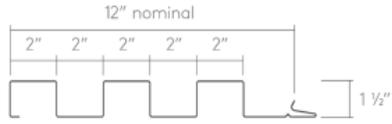
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MASSING MODEL FROM NE
PROJECT NO.
2213
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3/2/2023
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PROJECT NO.	2213
DATE	3/2/2023
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BATH HOUSE SQUARE
Code Analysis



Matrix MX-1 Morin



Integrity S-16 Morin



Integrity XA-12 Morin

Morin



Flex Series Metal Siding
Flex Series metal siding is a concealed fastened siding available in five different options. This panel is a great choice for retail, resi...



Perception Collection® Metal Siding
Perception Collection® metal siding consist of five concealed fastened metal siding panels with unique geometric angles and rib patterns w...

AEP



CS-200



CS-210



260



CS-260



CS-630



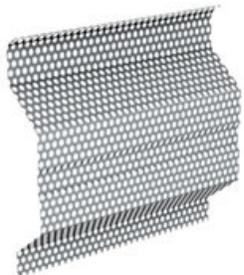
CS-660

Centria



Centria

Paradigm



Centria Perforated MR3-36 Perforated Screen

A Materials and Colors Configuration



- A Front Box** Vertical corrugated prefinished metal
Color prefinished metal color to match
VMZ quartz zinc
- B Side Box** Wider horizontal profile to match
Color to match Centria 9917 light gray
- C Rear Box** Horizontal profile to match
Color to match Centria Gray 9917
- D Connector** Match **A**

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Steel Stair

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B Materials and Colors Configuration



- A Front Box** Vertical standing seam
Millenium Forms pre patina II Light
- B Side Box** Wider horizontal profile to match Centria CS 220
Color to match Centria 993 white
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Color to match Centria white 993
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B-Alt Materials and Colors Configuration



- A Front Box** Prefinished metal vertical standing seam to match VMC Quartz Zinc
- B Side Box** Wider horizontal profile to match Centria CS 220
Color to match Centria Light Gray 9917
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Color to match Centria Light Gray 9917
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Windows will be a typical storefront

Steel Stair

Steel and windows colors to match Windsor Windows and Doors Desert Dust
Which is a charcoal gray
Windows will be a typical storefront

Interior Storefront Screening for 1805-09 Storefronts

Images for screening

Perforated prefinished metal panels are attached to vertical pipes similar to a Hollaender Aluminum Speed Rail system.



View from the interior



View from exterior