



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.

RECEIVED

(Space below for staff use only)

Application received:
Date/Time
By

JUL 28 2017

11:25

Complete Yes No

COA-021088-2017

From: dave@johannasdesign.com
To: [Pitts, Marianne G. - PDR](#)
Cc: [Chen, Kimberly M. - PDR](#); "Mark Kittrell"; "daniel wassum"
Subject: CONCEPTUAL REVIEW
Date: Monday, September 11, 2017 2:30:19 PM
Attachments: [cs_car SUBMITTAL_9.9.17.pdf](#)

Please find the attached conceptual review submittal for the carriage house at the rear of the 8&10 East Main St.

After reviewing the owner's goals for converting the property to a tourist home, with high-end, short-term clients, we have chosen to keep our basic design concept, but simplified all the detailing in response to the last review with CAR.

We have struggled with the feasibility of this project, but strongly feel that bringing life and development to our alleys in the center city will be valuable for the downtown environment. As our city continues to grow, we will continually need to review the importance of filling our voids and providing more development, businesses, dwellings and vitality to our inner city alleys. This unrealized alley could greatly benefit from this project.

Please let me know if you need or would like any additional information.

Thanks,

Dave Johannas

David Johannas

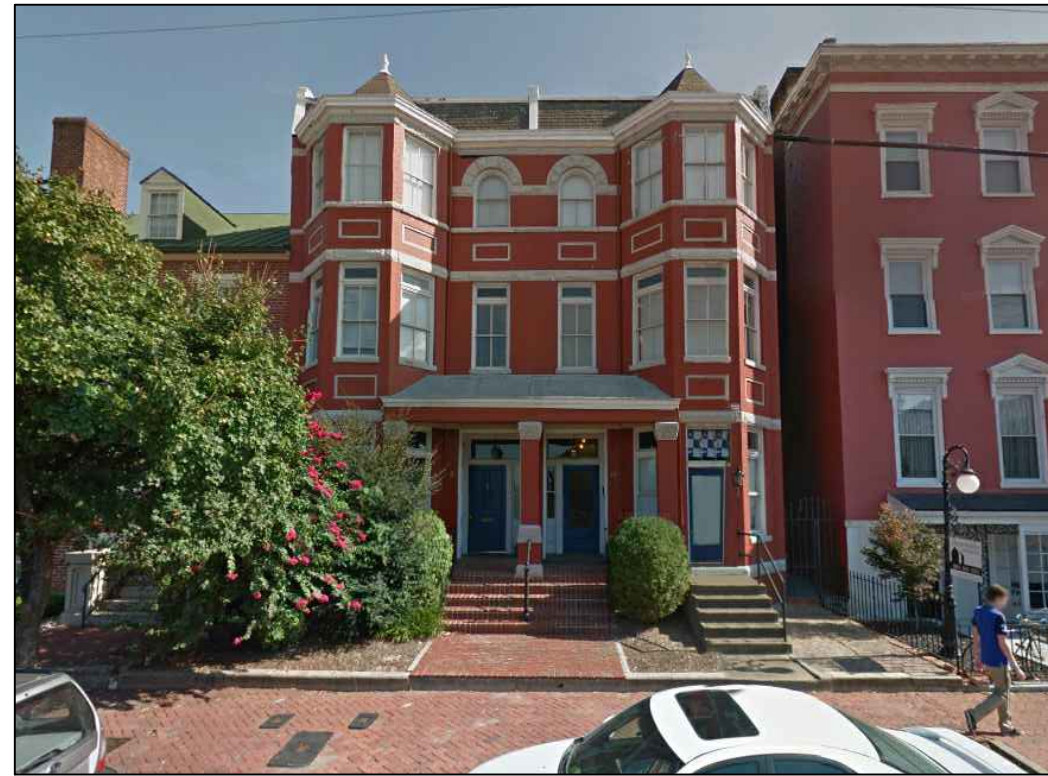
J O H A N N A S D E S I G N G R O U P

1901 W. Cary Street ▪ Richmond, VA 23220
804.358.4993

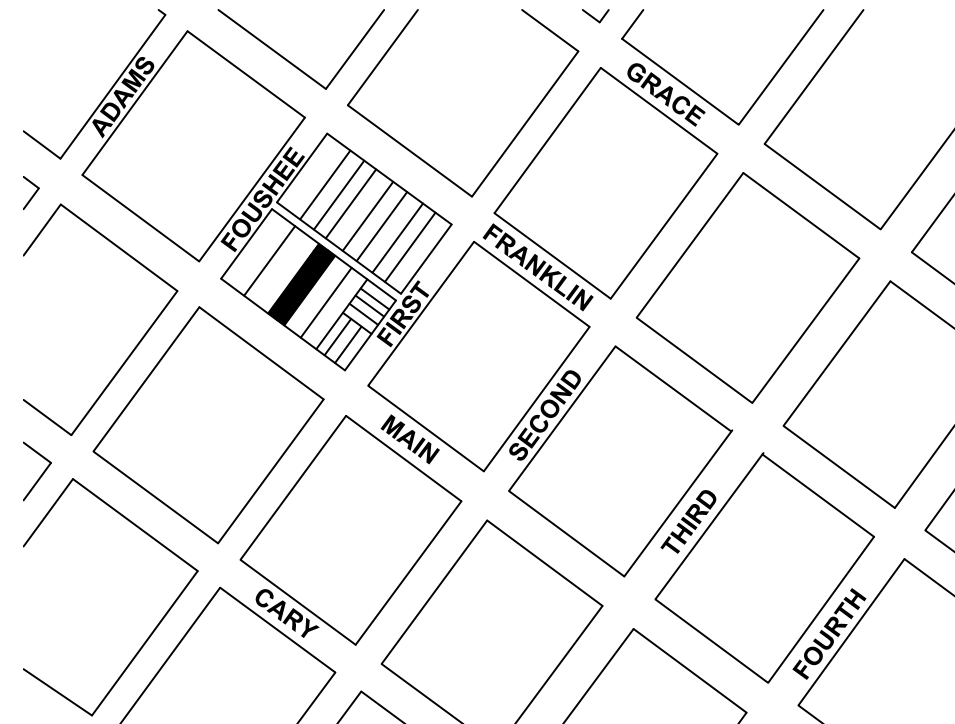
CARRIAGE HOUSE 2nd FLOOR ADDITION

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

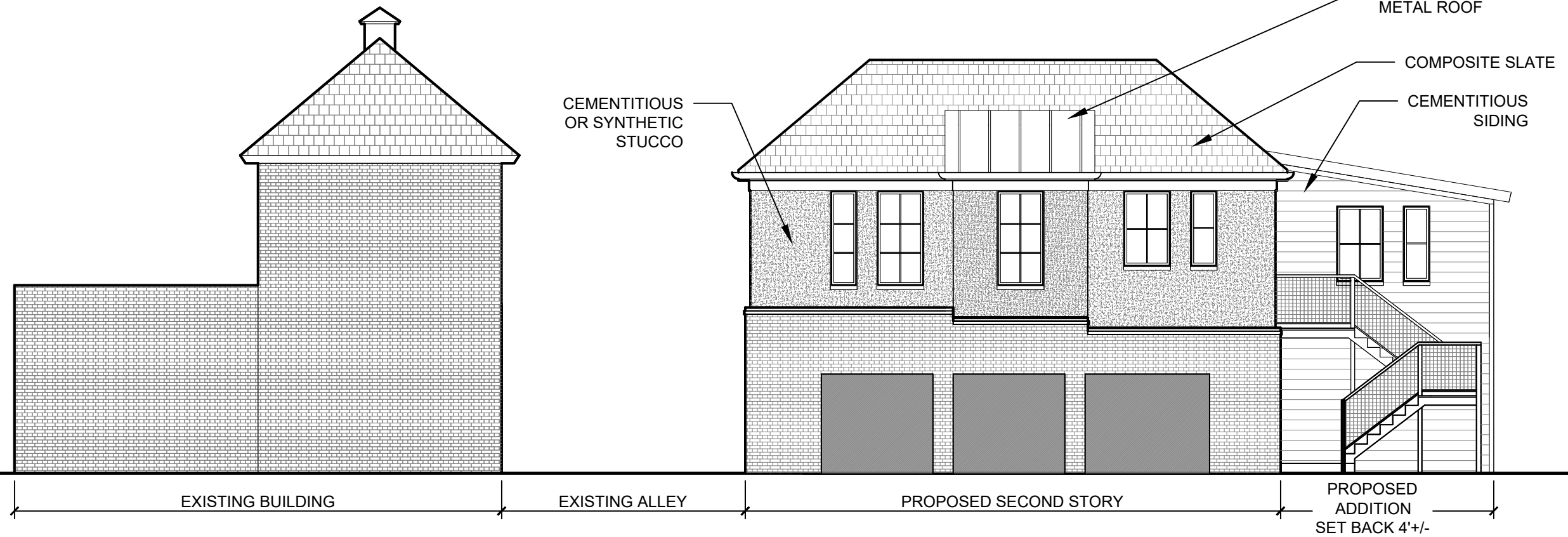
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PROJECT NO.

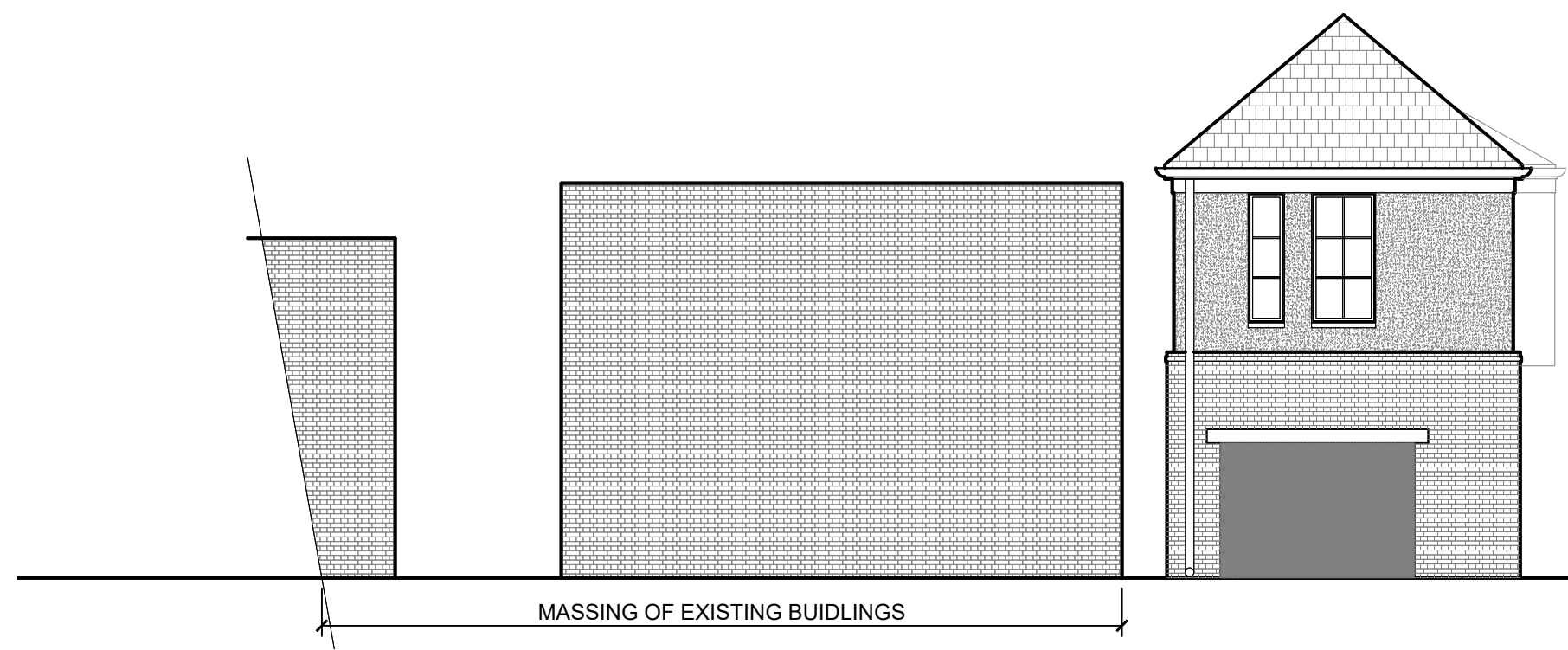
1743

SHEET NO.

TITLE



1 WEST ELEVATION
1/8"

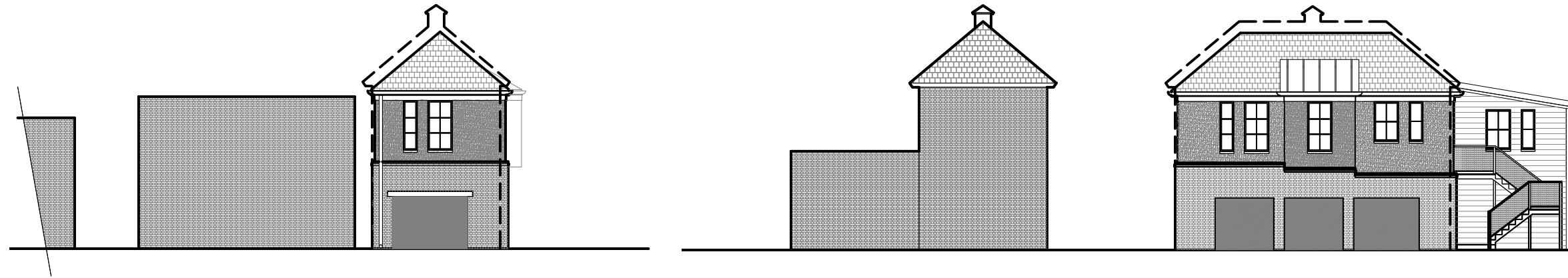


2 NORTH ELEVATION
1/8"

8&10 EAST MAIN NEW
CARRIAGE HOUSE

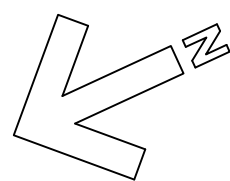
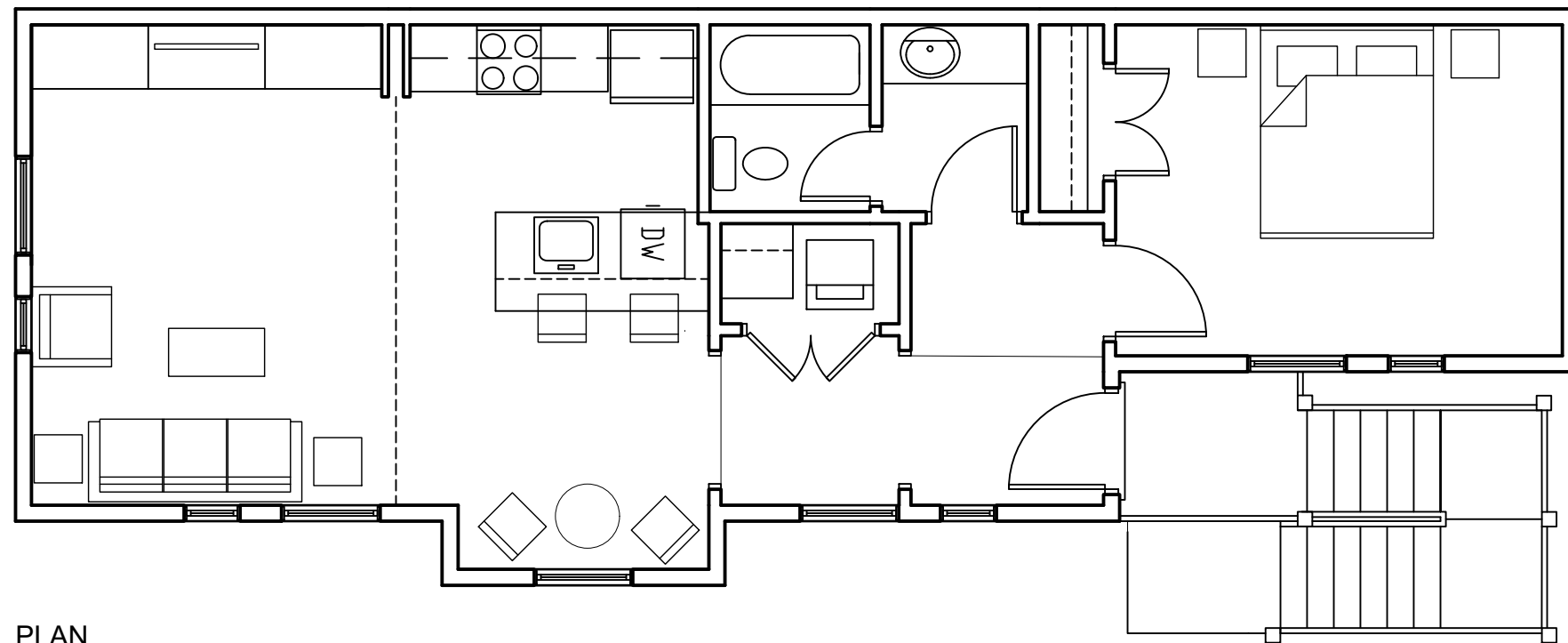
SHEET TITLE
name
ViewportScale
PROJECT NO. 1743
DATE 9.9.17
SHEET NO.

CS-1



DASHED LINE DENOTES MASSING OF CARRIAGE HOUSE ACROSS THE ALLEY

N/A



PLAN

1/8

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F 804.358.8211

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8&10 EAST MAIN NEW
CARRIAGE HOUSE

SHEET TITLE

name

ViewportScale

PROJECT NO.

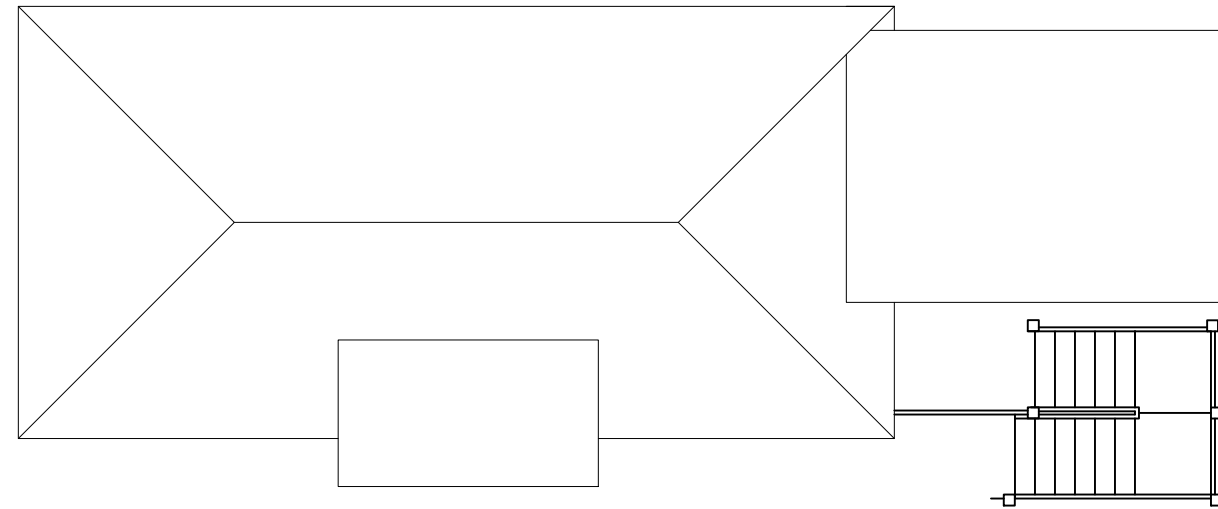
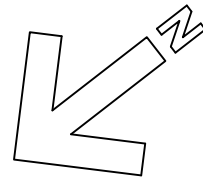
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DATE

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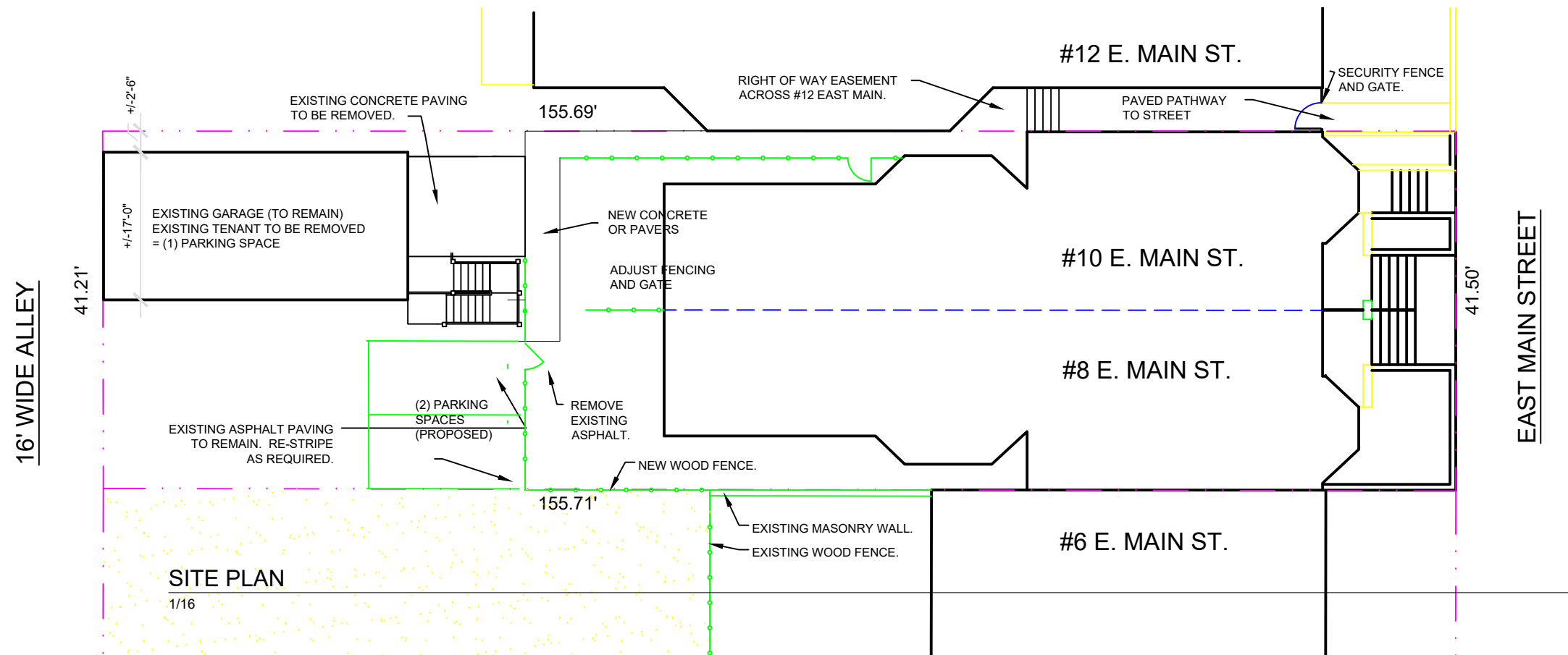
SHEET NO.

CS-2



ROOF PLAN

1/8



SITE PLAN

1/16

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8&10 EAST MAIN NEW CARRIAGE HOUSE

SHEET TITLE

name

ViewportScale

PROJECT NO.
1743

DATE
9.9.17

SHEET NO.
CS-3

From: dave@johannasdesign.com
To: [Pitts, Marianne G. - PDR](#)
Cc: [Chen, Kimberly M. - PDR](#); "daniel wassum"
Subject: 8&10 East Main St
Date: Tuesday, September 12, 2017 10:59:25 AM

First email:

Marianne,

Per our discussion this morning I am attaching photos (three emails) depicting the relationship of this building to the adjacent hip-roofed carriage house across the alley.

I am also attaching photos of the rear of Historic Richmond, the next door building, depicting the rear, shed roof, additions with siding. Also, please note that the east addition has siding at the top and brick below, dividing the façade between the upper siding material and the lower brick material.

Thanks,

Dave

David Johannas

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804.358.4993



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Happy

P



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OWNERS EXPENSE

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Alcatraz



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ALLEY







No Parking
in Alley

723 W 131

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HISTORIC RICHMOND
FOUNDATION
AUTHORIZED PARKING

Life
is
good.

LEXUS
RX350