



# COMMISSION OF ARCHITECTURAL REVIEW

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 1518 W. Main St

Historic district Stonewall Jackson

Date/time rec'd:	_____
Rec'd by:	_____
Application #:	_____
Hearing date:	_____

### APPLICANT INFORMATION Check if Billing Contact

Name John A. Conrad

Phone (804) 359-6062

Company 1520 W Main Street, LLC

Email jconrad@theconradfirm.com

Mailing Address 1520 W. Main St., Richmond, Va. 23220

Applicant Type:  Owner  Agent  
 Lessee  Architect  Contractor  
 Other (please specify): \_\_\_\_\_

### OWNER INFORMATION (if different from above) Check if Billing Contact

Name \_\_\_\_\_

Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

### PROJECT INFORMATION

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

Project Description: (attach additional sheets if needed)

New Construction of three & four story mixed use building

*This is a REVISED Application based upon the Revised Design Plans attached to*

### ACKNOWLEDGEMENT OF RESPONSIBILITY

*March 8, 2021 letter.*

**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 payment of the application fee. Applicants 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 3/8/21

TheConradFirm  
A PROFESSIONAL CORPORATION

Reply to:  
STONEWALL JACKSON PROFESSIONAL  
CENTER  
1520 W. Main Street, Suite 204  
Richmond, VA 23220  
Phone: (804) 359-6062  
Fax: (804) 359-6064  
[jconrad@theconradfirm.com](mailto:jconrad@theconradfirm.com)

March 8, 2021

Carey L. Jones  
Secretary  
Commission of Architectural Review  
Room 510  
900 E. Broad Street  
Richmond, Va. 23219

Re: 1518 W. Main Street/ 1520 W. Main Street, Richmond, Va.

Dear Carey:

The purpose of this letter is to provide additional information as part of our Revised Application for Certificate of Appropriateness for 1518 W. Main St., as follows:

The site of Stonewall Jackson School does not extend north to the alley because this site does not include the six parking spaces located along the south line of the alley which are a part of the former "Kindergarten" Building and "Auditorium" known as 4 N. Lombardy.

This new building at 1518 W. Main Street on Main Street is located in close proximity to Main Street, with parking located behind the building, as required by City Ordinance No. 30-433.7. Also, this building is situated so as to not extend beyond the rear wall of the Stonewall Jackson School building in order not to obscure the rear views of Stonewall Jackson School building.

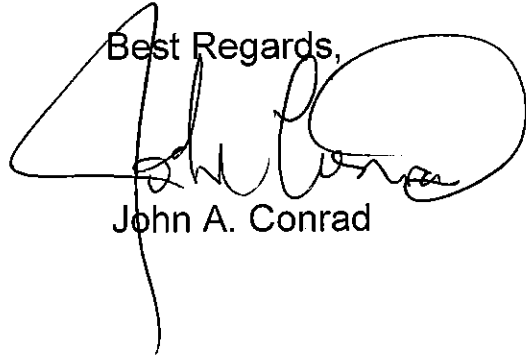
The current east side yard of the Stonewall Jackson School is 49' wide. However, 28'7' of this 49' side yard was not a part of the Stonewall Jackson School site until after the City purchased the original lot known as 1518 W. Main Street on May 1, 1925 and later

July 2, 2015

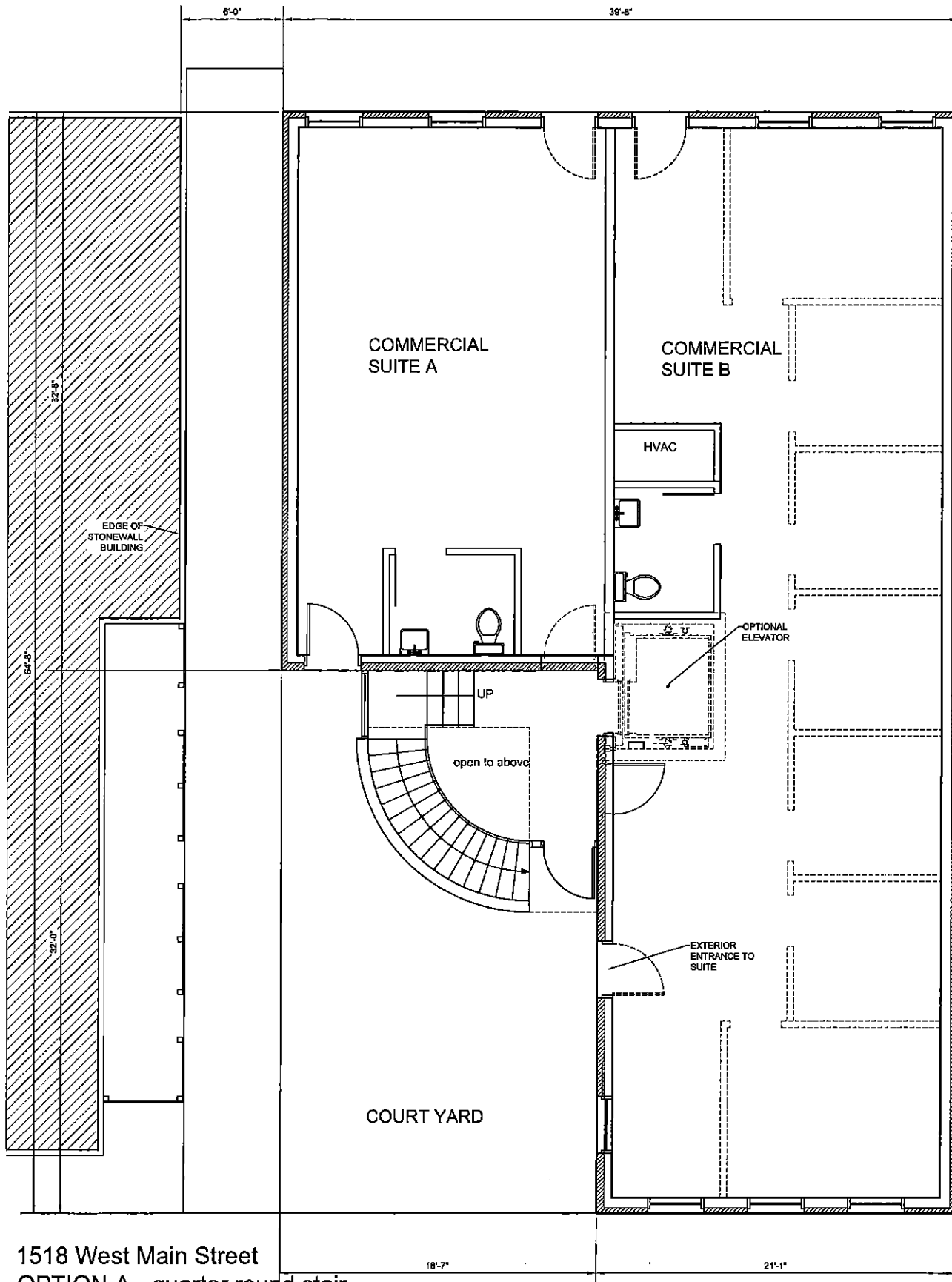
Page 2

demolished the dwelling located on this lot. This original lot known as 1518 W. Main Street was 28'7" wide. Therefore, the original east side yard of Stonewall Jackson School was just 20' 5" wide at the rear NE corner of the Stonewall Jackson School building and 20'5' wide at the front SE corner, after subtracting the 4'11" fenced area including HVAC units & wrought iron fence. Pursuant to our revised design plans, the dimension between the front SE corner of the Stonewall Jackson building and the front SW corner of the 1518 building is 24' 4", after subtracting for this 4'11" indentation. This 24' 4" dimension extends to the rear of the plaza approximately 28 feet and at that point the area separating the two buildings is 6' for approximately 30.'

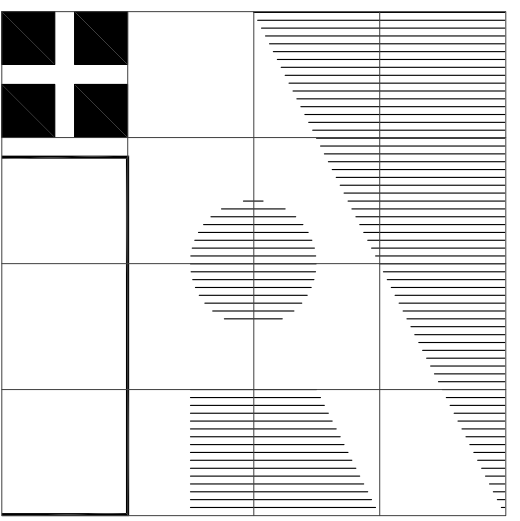
Best Regards,

A handwritten signature in black ink, appearing to read 'John A. Conrad', written over the typed name below. The signature is stylized with a large loop at the end.

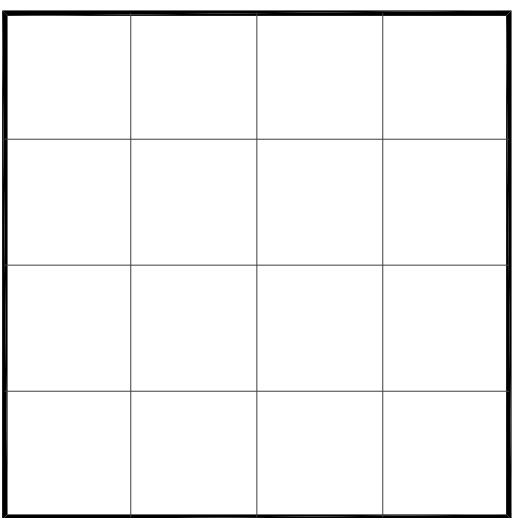
John A. Conrad



1518 West Main Street  
 OPTION A - quarter round stair  
 first floor plan  
 2/25/21



**IRBY ARCHITECTS**  
 1205 WEST MAIN STREET - 205  
 RICHMOND, VIRGINIA 23220  
 TELEPHONE 804/359-9644  
 FAX 804/359-9645  
 EMAIL JIM@IRBYARCHITECTS.COM



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RENOVATIONS TO:  
 STONEWALL SCHOOL BUILDING  
 1520 WEST MAIN STREET  
 RICHMOND, VIRGINIA

REVISIONS:  
 REV 1: 12-15-20  
 ADD BICYCLE SHELTER

SHEET  
**SITE**  
 DRAWN BY: IRBY  
 ISSUE: REVIEW  
 DATE: 1 MAR. 2021

NORTH LOMBARDY STREET

20' +/- WIDE ALLEY

3 NORTH LOMBARDY

PARKING FOR 3 NORTH LOMBARDY

COMPACT COMPACT COMPACT

20 PARKING SPACES

COMPACT

VAN

VAN

COMMERCIAL SUITE A

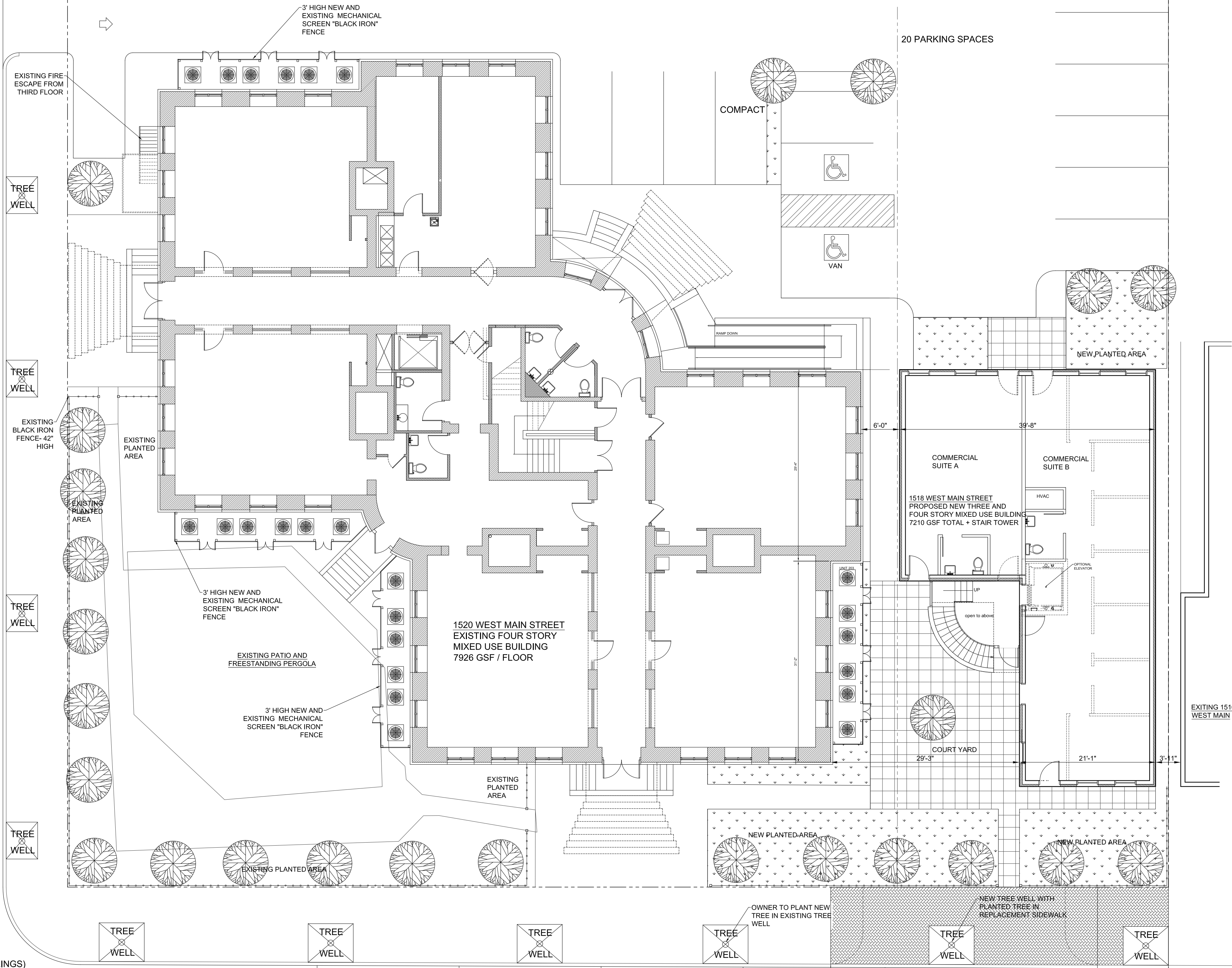
COMMERCIAL SUITE B

1518 WEST MAIN STREET  
 PROPOSED NEW THREE AND  
 FOUR STORY MIXED USE BUILDING  
 7210 GSF TOTAL + STAIR TOWER

1520 WEST MAIN STREET  
 EXISTING FOUR STORY  
 MIXED USE BUILDING  
 7926 GSF / FLOOR

COURT YARD

EXITING 1518 WEST MAIN



**PARKING REQUIREMENTS:**

- 1 SPACE PER 4 DWELLINGS (MIXED USE BUILDING)
- 1 SPACE PER 540 SF OF RETAIL SPACE
- 1 SPACE PER 540 SF OF OFFICE FOR FIRST 1500 THEN 1 PER 970 SF
- 1 SPACE PER 270 RESTAURANT SPACE

**PARKING CALCULATION**

1520 WMS OFFICE/RETAIL	2859 SF =	5.3 SPACES ( 4 SUITES)
1520 RESTAURANT	2935 SF =	10.9 SPACES ( INCLUDES 865 SF PATIO)
1518 WMS OFFICE	1190 SF =	2.2 SPACES ( 2 FIRST FLOOR SUITES)
23 DWELLINGS =		5 SPACES ( SUM OF 1520 AND 1518 WMS DWELLINGS)
TOTAL REQUIRED		23.4 SPACES = 24 SPACES

<b>PARKING SPACES PROVIDED</b>	
ONSITE	20 SPACES
STREET SPACES	6 SPACES
TOTAL SPACES	26 SPACES

NO PARKING ZONE

SIX 22' LONG ON STREET PARKING SPACES

REMOVE CURB CUT AND CONCRETE SIDE WALK, REPLACE WITH NEW GRANITE CURB AND HERRINGBONE BRICK PAVERS TO THE INTO BRICK PAVEMENT SIDEWALK TO THE EAST

WEST MAIN STREET

SITE PLAN

1" = 10.0'

1  
SITE



























