



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 1518 w. Main Street, Richond, va 23220

Historic district Stonewall Jackson School

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 Street, Richmond, Va. 23221

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)

Revised Application for Revised Plans for Mixed Use 3 & 4 Story Townhouse style Building.

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 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

4/12/21

The Conrad Firm

A PROFESSIONAL CORPORATION

STONEWALL
PROFESSIONAL CENTER
1520 W. Main Street,
Suite 204
Richmond, VA 23220
Phone: (804) 359-6062
Fax: (804) 359-6064

April 12, 2021

Carey L. Jones, Secretary
Commission of Architectural Review
919 E. Broad Street, 5th Floor
Richmond, VA 23219

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

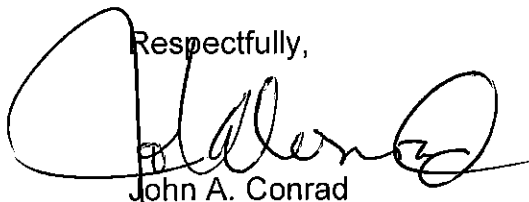
Dear Carey:

This letter is submitted as a part of our attached Revised Application, together with the 3D plans of 1518 & 1520 W. Main St. and the Final Architectural Plans for 1518 W. Main St., dated April 9, 2021, pictures taken of the front and rear of the Stonewall Jackson building during its earlier days, a copy of the 1905 Sanborn map depicting the Stonewall Jackson building and other structures located in the rear yard, and current pictures taken from 1518 W. Main St. looking northeast.

In response to the public comments at the last CAR meeting, as well as the recommendations of DHR staff, we have removed the glass stairwell component from the front elevation of the 1518 W. Main St. Building, added a glass stairwell addition to the north elevation of this building, reduced the height of the 1518 W. Main St. Building so that the top of the coping of this building is approximately 8 inches lower than the top of the coping of the Stonewall Jackson Building and approximately 11 feet lower than the top ridge of the roof of the Stonewall Jackson Building, and moved the grey West Building of the 1518 W. Main St. Building eight feet south, or toward Main St. This movement of the gray West Building of the 1518 W. Main St. Building, creates a view, approaching the Stonewall Jackson Building on Main St., facing west, of the entire front half of the East Elevation of the Stonewall Jackson Building, and a view, approaching from the alley facing west, of approximately one third of the rear half of the East Elevation of the Stonewall Jackson Building. In addition, this movement of the West Building of the 1518 W. Main St. Building creates a Rear Plaza measuring approximately 19 feet wide and 16 feet deep and a Front Plaza, 30' 4" wide and 24' 8" deep.

In addition, enhancements have been made to the fenestrations, windows, and walls of the rear, or north, and east and west elevations of the East and West Buildings of 1518.

Respectfully,



John A. Conrad

PS All attachments, except Applications, are included with email only. → JA

From: [John Conrad](#)
To: [John Conrad](#)
Date: Sunday, April 11, 2021 9:13:54 AM





Sent from my iPhone











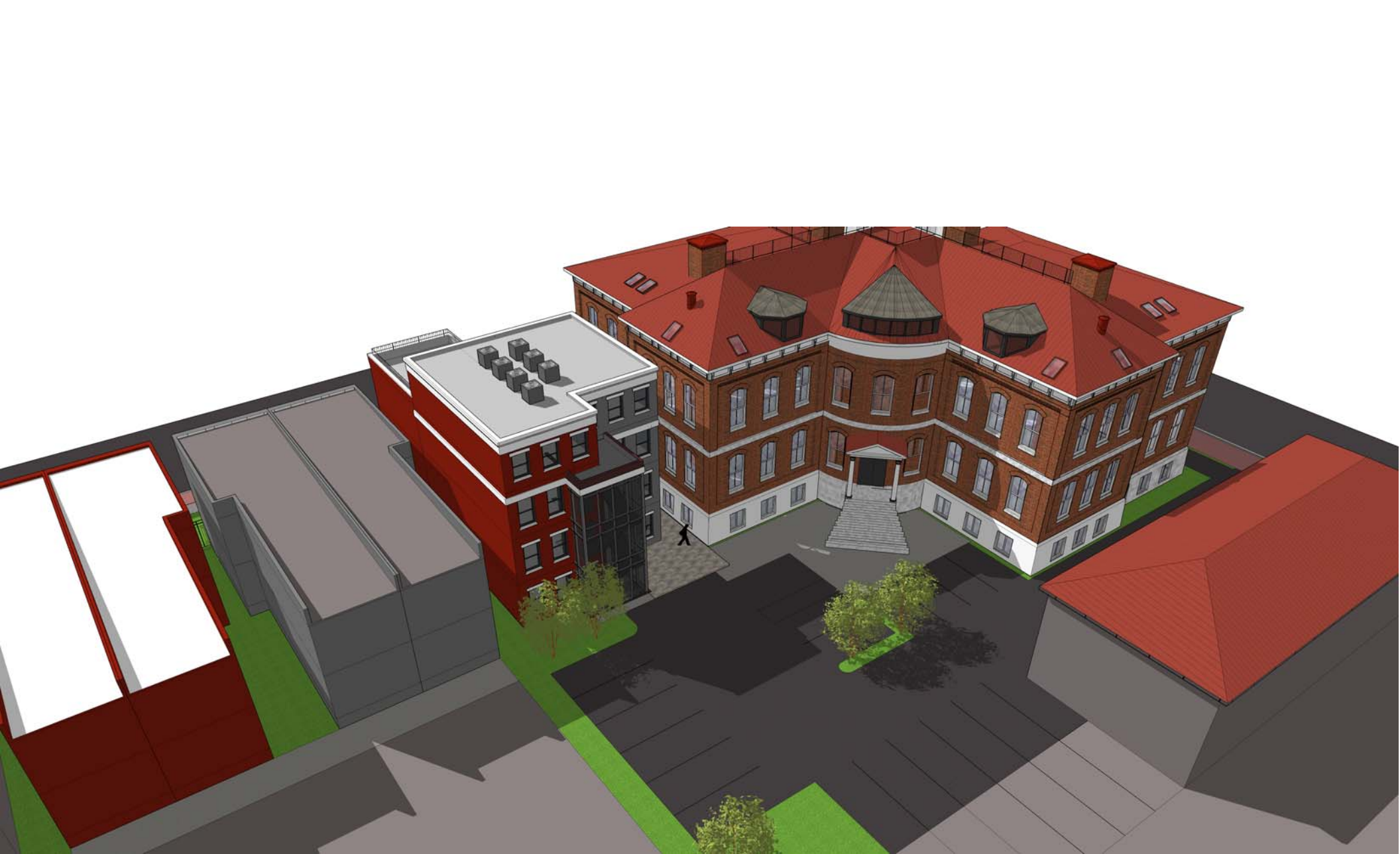


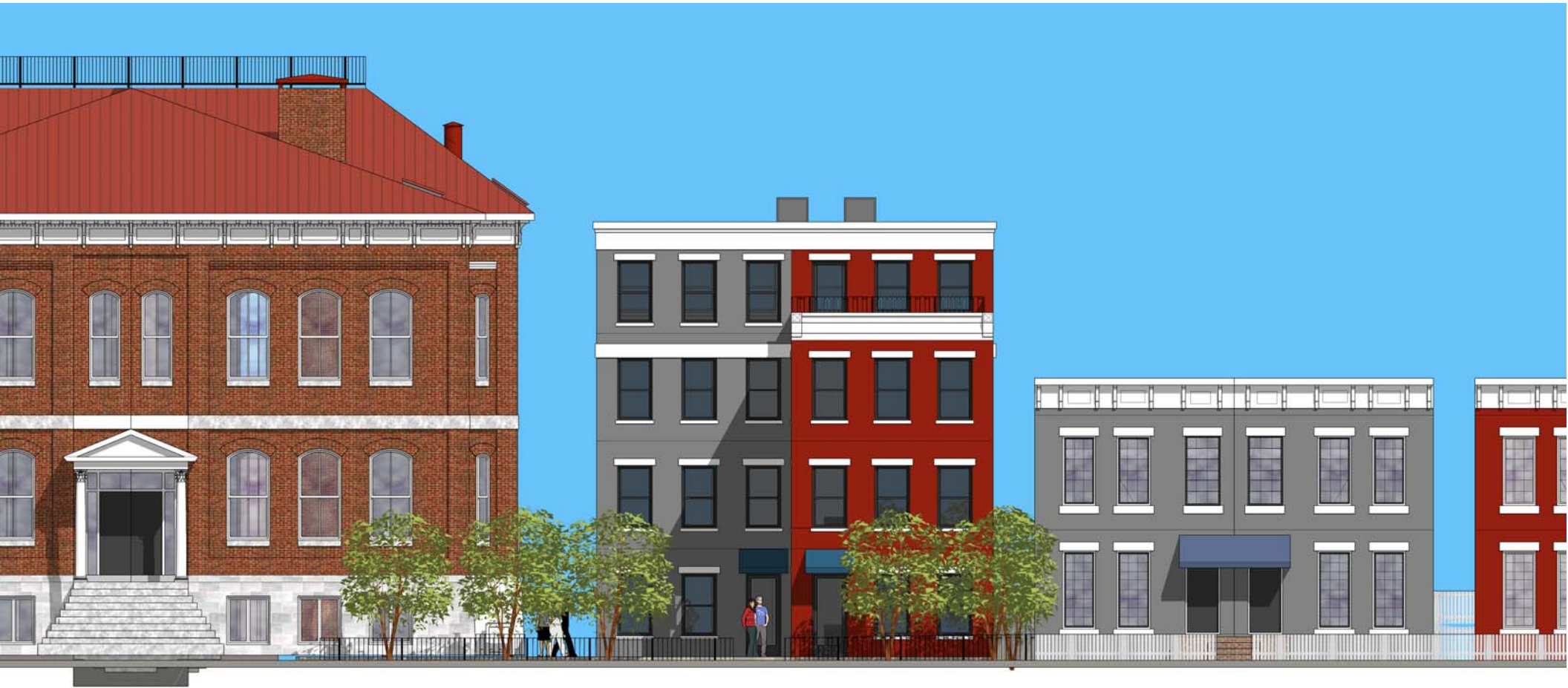




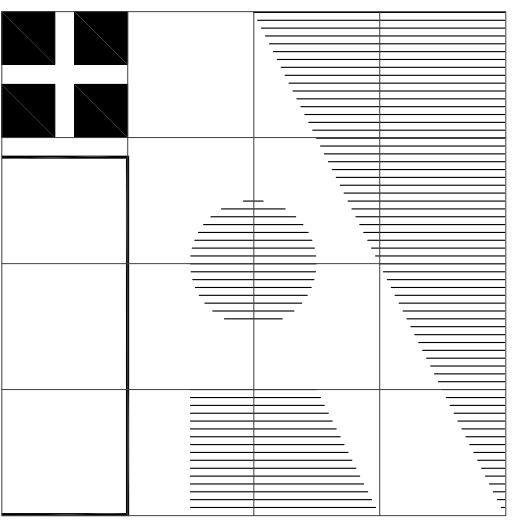




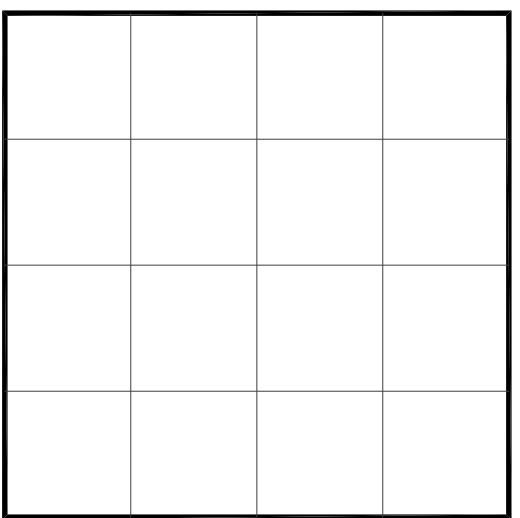








IRBY ARCHITECTS
 1205 WEST MAIN STREET - 205
 RICHMOND, VIRGINIA 23220
 TELEPHONE 804/359-9644
 FAX 804/359-9645
 EMAIL JIM@IRBYARCHITECTS.COM

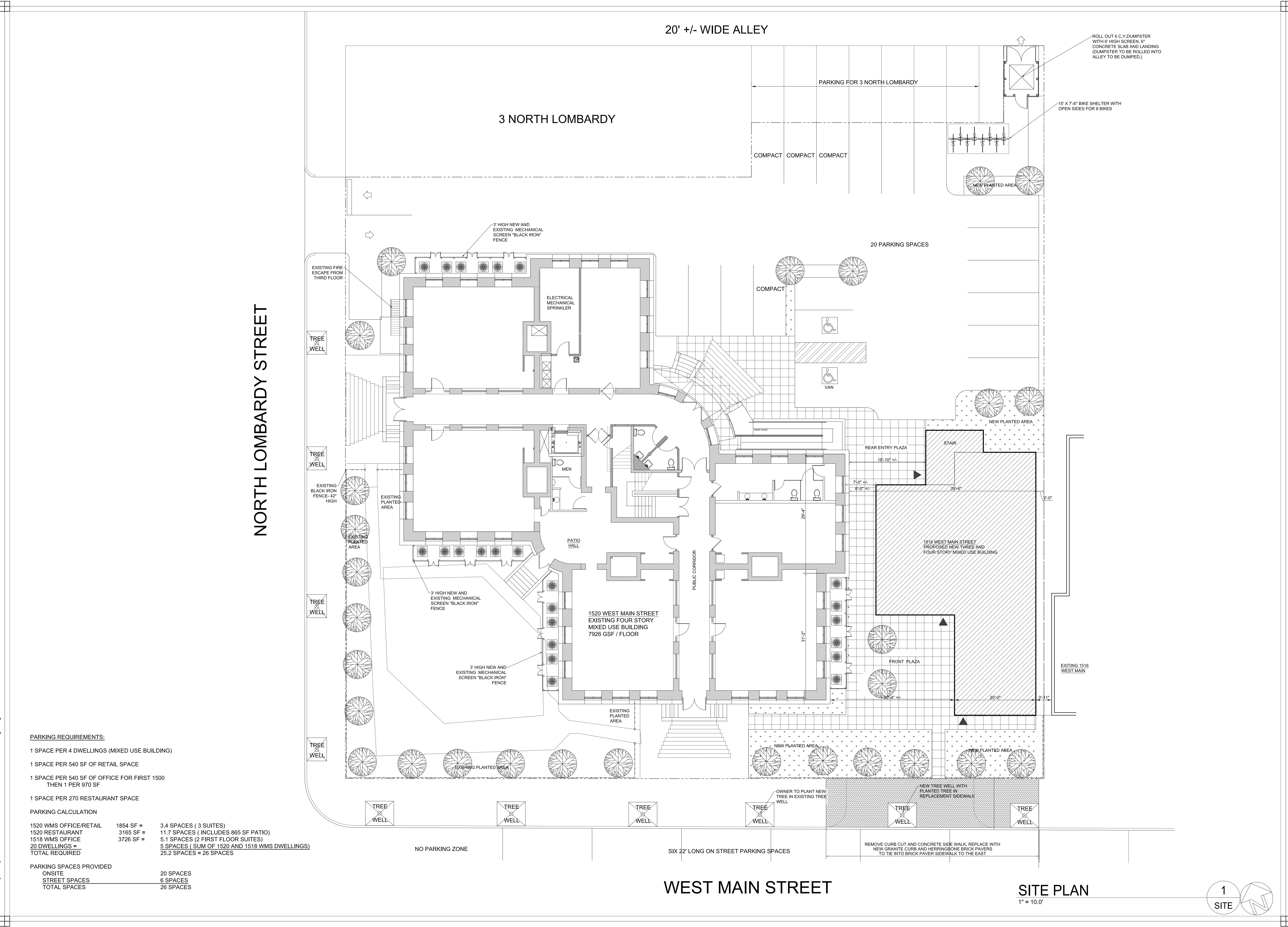


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RENOVATIONS TO:
 STONEWALL SCHOOL BUILDING
 1520 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:

SHEET
SITE
 DRAWN BY: IRBY
 ISSUE: SUP REVIEW
 DATE: 9 APR. 2021



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	1854 SF =	3.4 SPACES (3 SUITES)
1520 RESTAURANT	3165 SF =	11.7 SPACES (INCLUDES 865 SF PATIO)
1518 WMS OFFICE	3726 SF =	5.1 SPACES (2 FIRST FLOOR SUITES)
20 DWELLINGS =		5 SPACES (SUM OF 1520 AND 1518 WMS DWELLINGS)
TOTAL REQUIRED		25.2 SPACES = 26 SPACES

PARKING SPACES PROVIDED

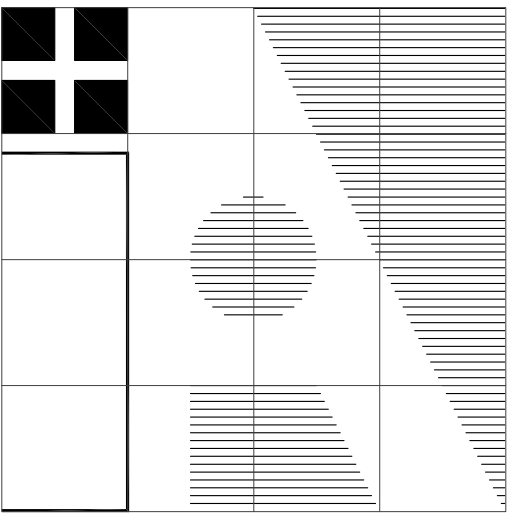
ONSITE	20 SPACES
STREET SPACES	6 SPACES
TOTAL SPACES	26 SPACES

WEST MAIN STREET

SITE PLAN
 1" = 10.0'

1
 SITE

Jim Irby, Irby Architects, PC/ 9/2021 1220 PM18 re-designing



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 1205 WEST MAIN STREET - 205
 RICHMOND, VIRGINIA 23220
 TELEPHONE 804/359-9644
 FAX 804/359-9645
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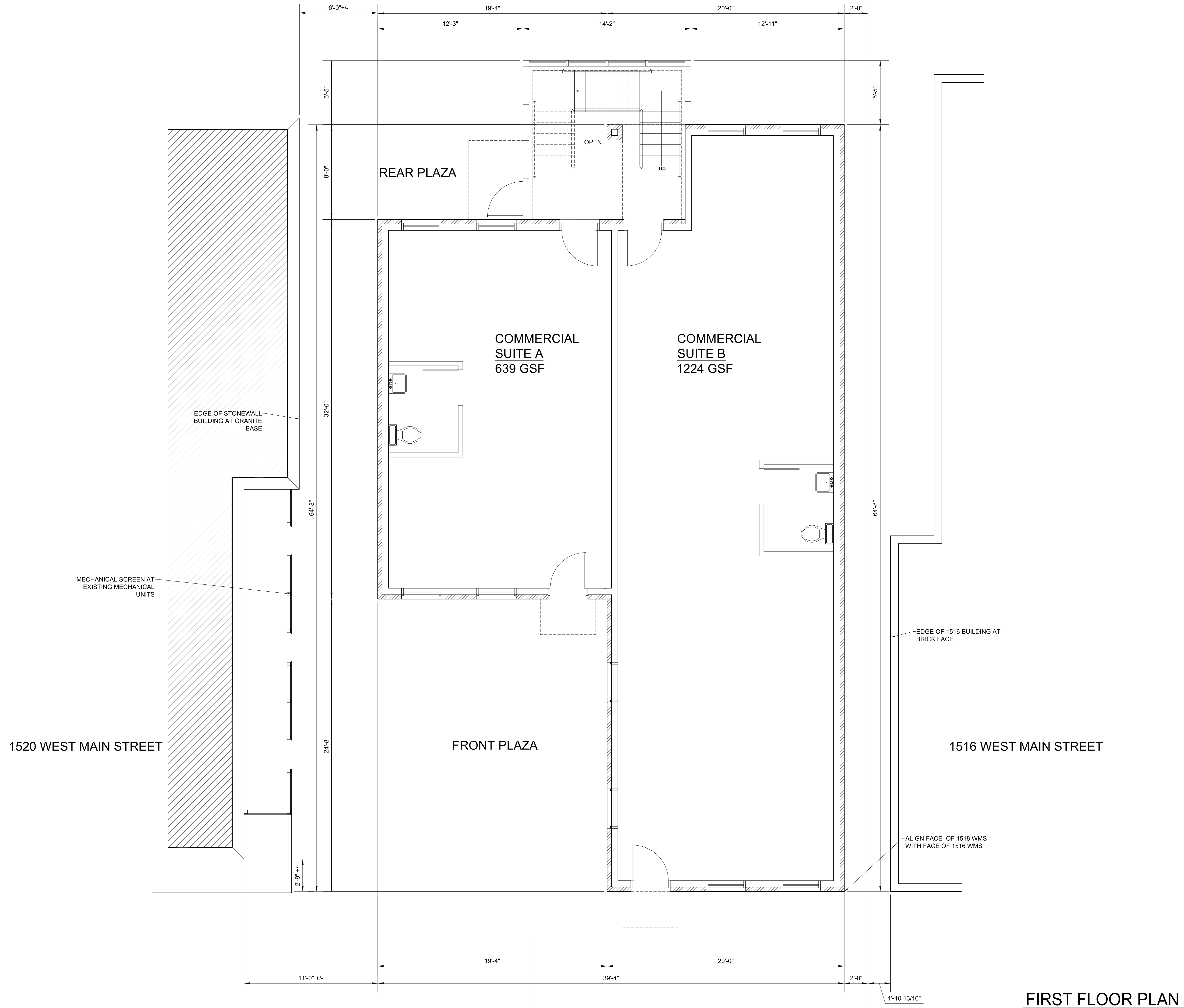
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NEW MIXED USED BUILDING
 1518 WEST MAIN STREET
 RICHMOND, VIRGINIA

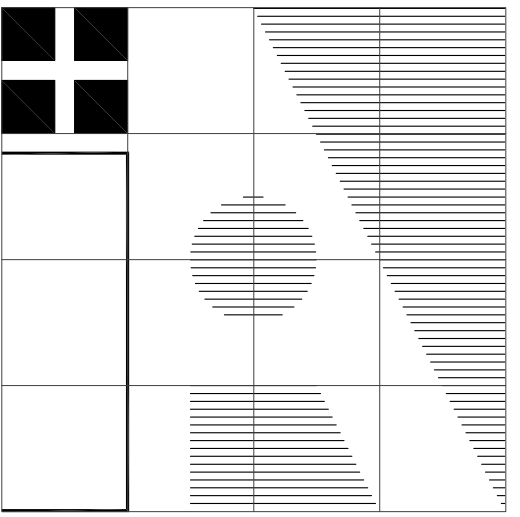
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 DATE: 9 APR. 2021

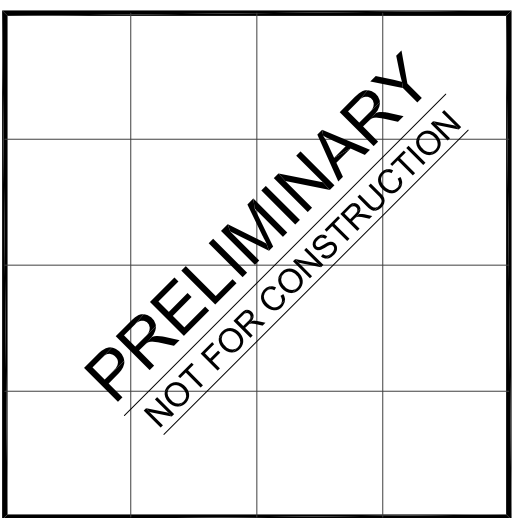
Jim Irby, Irby Architects, PC/9/2021 1220 PH518 redefining.dwg



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



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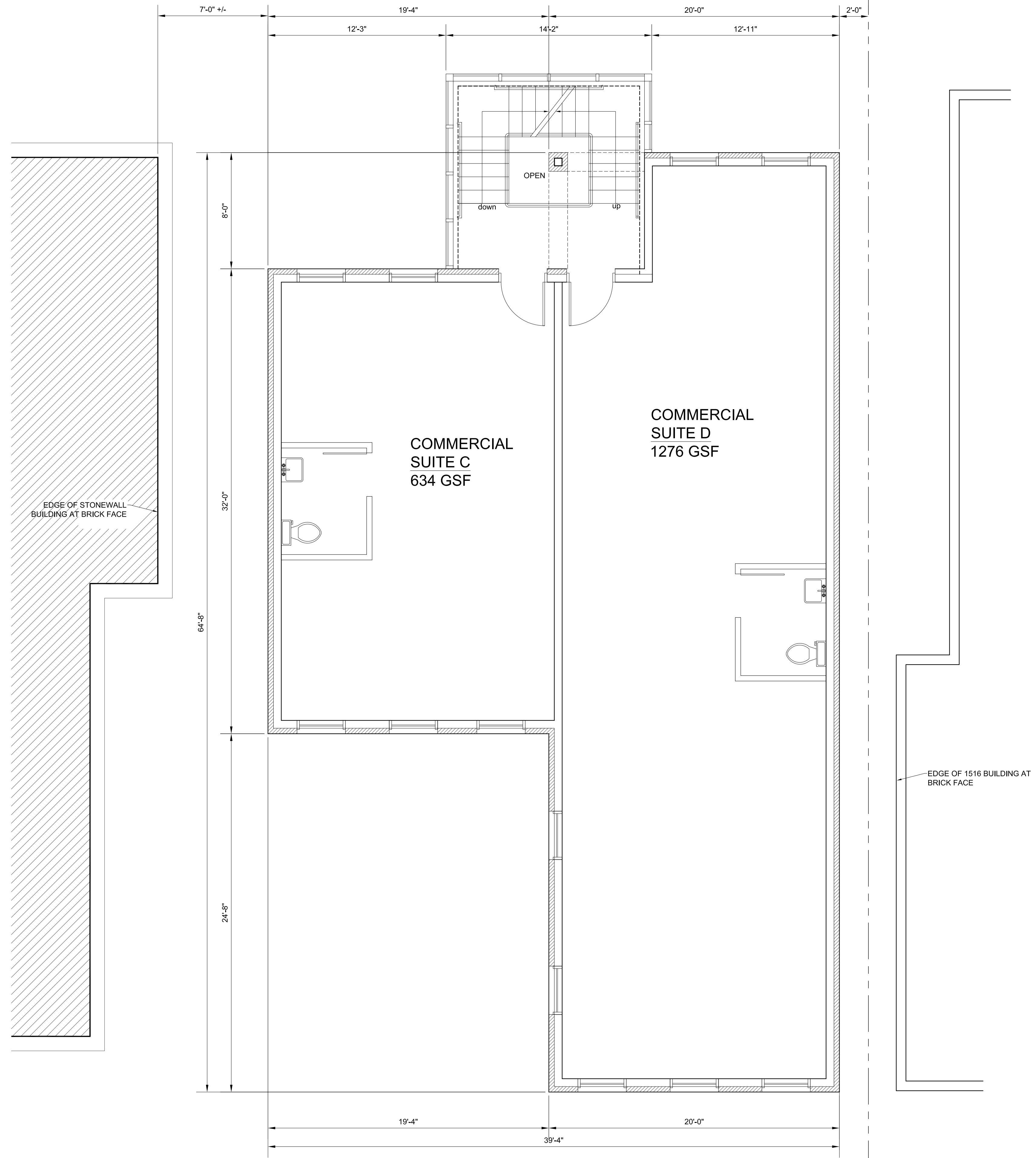


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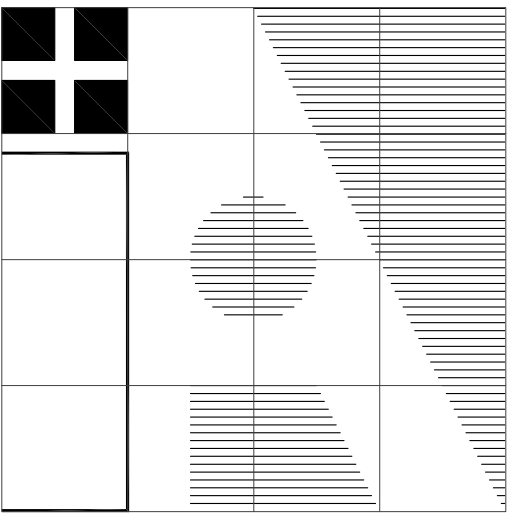
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SECOND FLOOR PLAN
 1/4" = 1'-0"

1
 A.3



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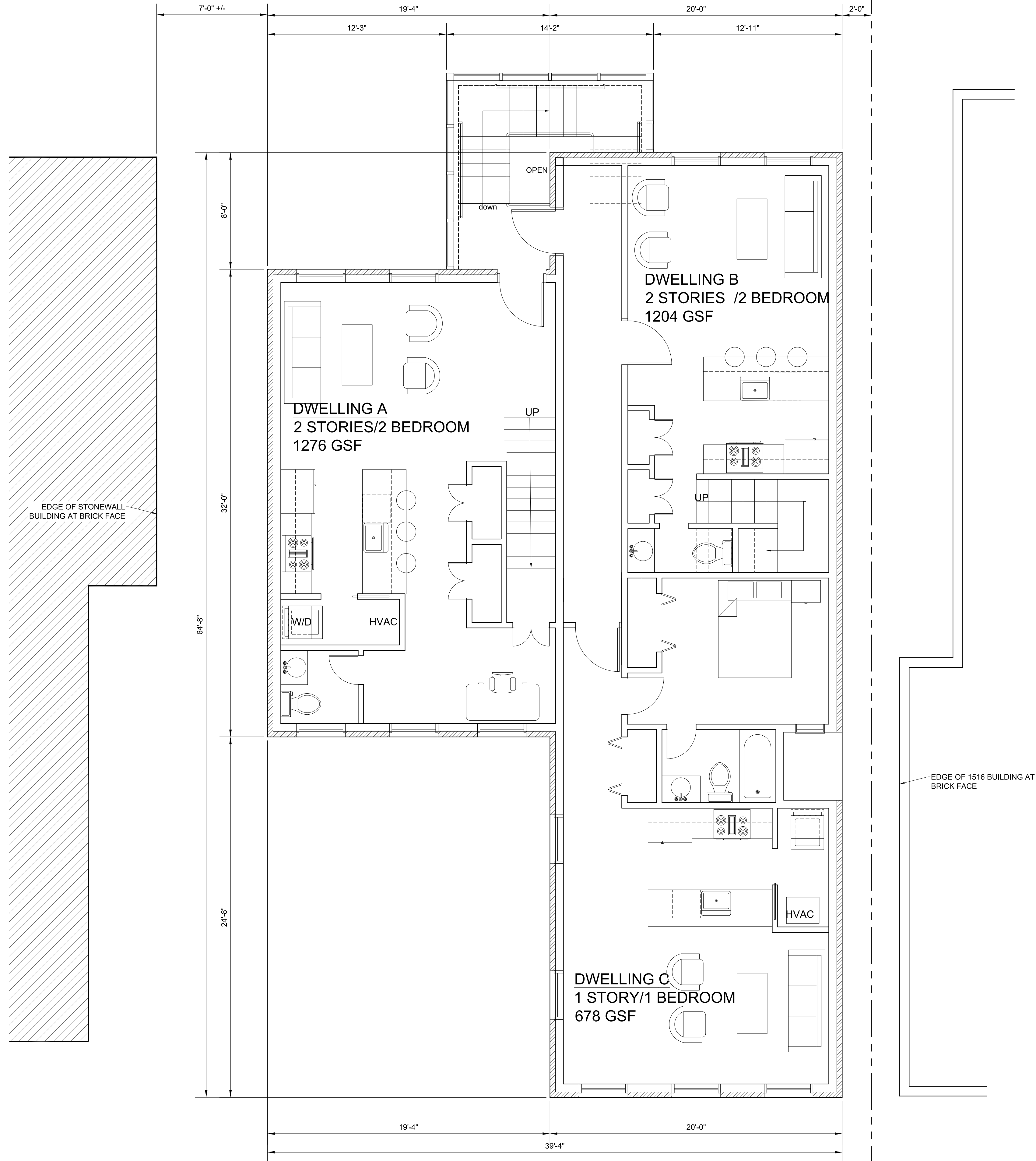
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NEW MIXED USED BUILDING
 1518 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:

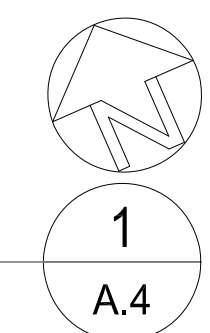
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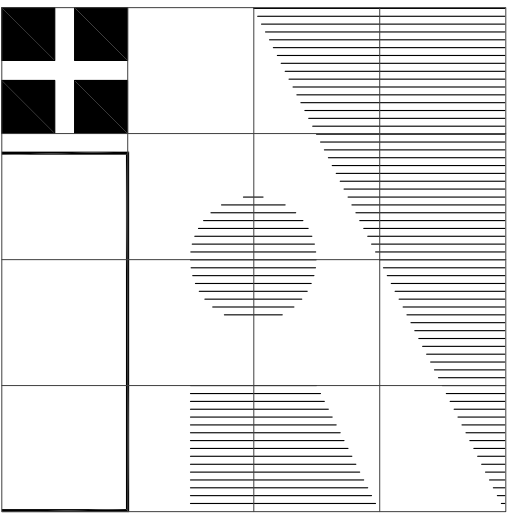
Jim Irby, Irby Architects, PC/9/2021 1220 PH518 re-design.dwg



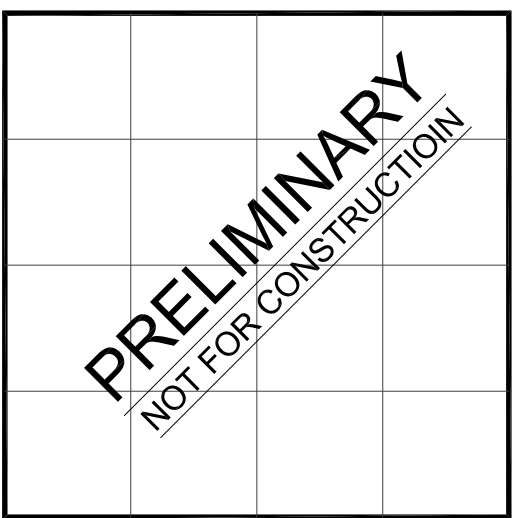
THIRD FLOOR PLAN

1/4" = 1'-0"





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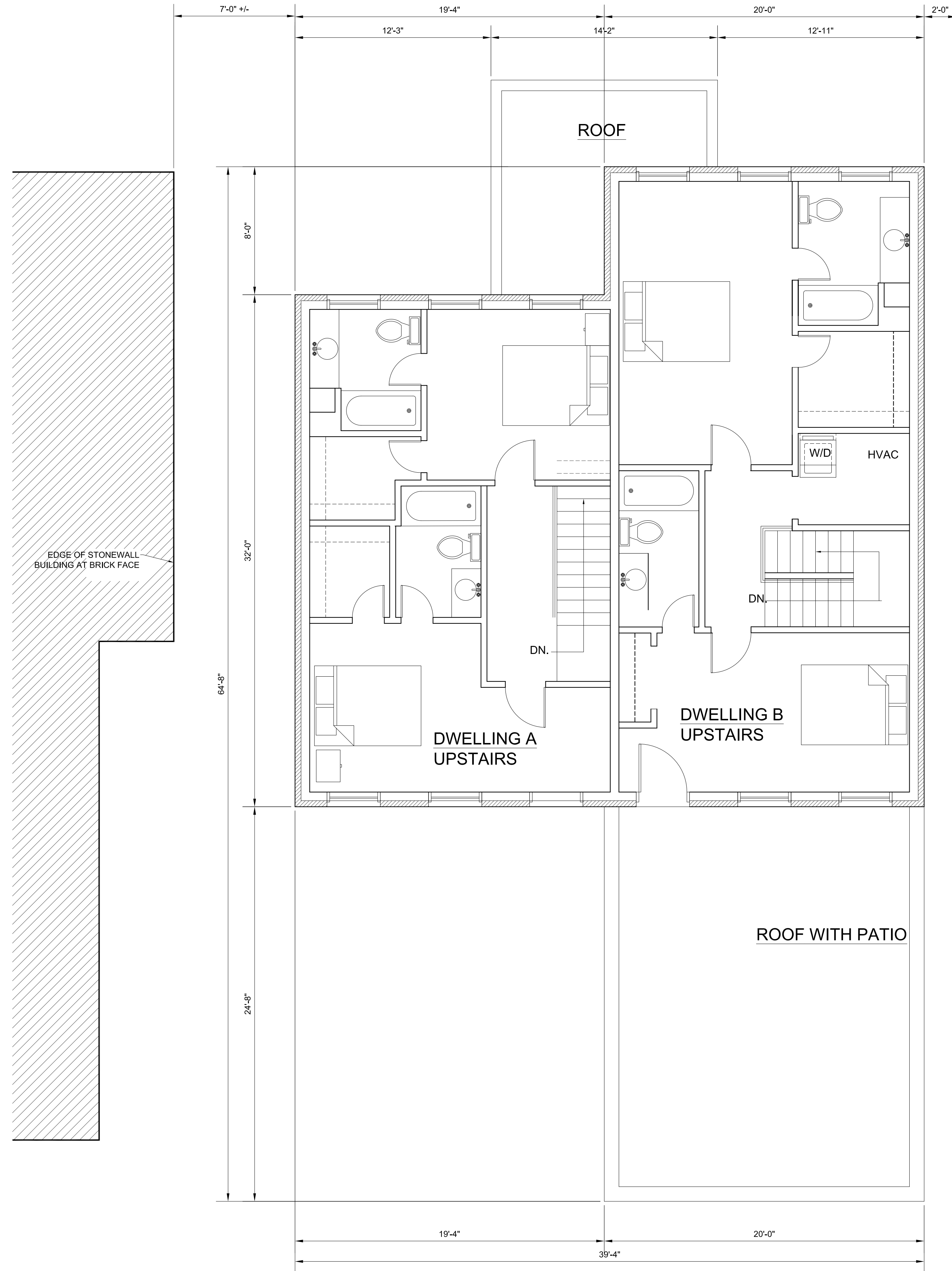
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NEW MIXED USED BUILDING
 1518 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:

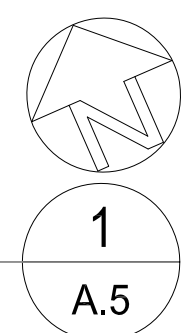
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Jim Irby, Irby Architects, PC/9/2021 1220 PM518 redefining.dwg

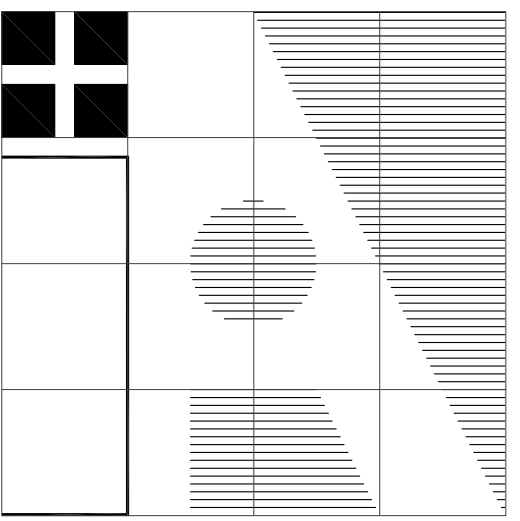


FOURTH FLOOR PLAN

1/4" = 1'-0"



1
A.5



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1520 WEST MAIN STREET

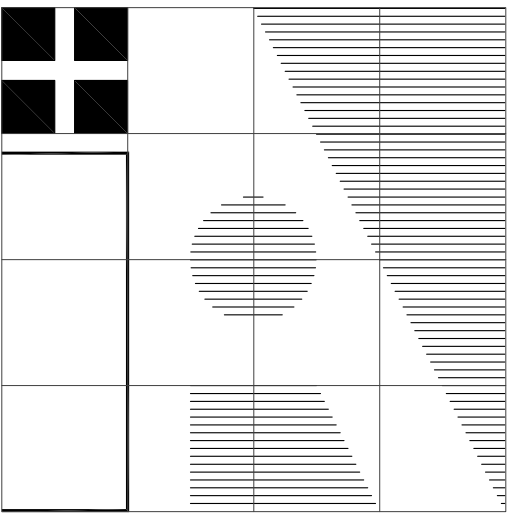
1518 WEST MAIN STREET

1516 WEST MAIN STREET

SOUTH/FRONT ELEVATION

1
 A.7

1/4" = 1'-0"



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NEW MIXED USED BUILDING
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 RICHMOND, VIRGINIA

REVISIONS:

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 1
 A.8
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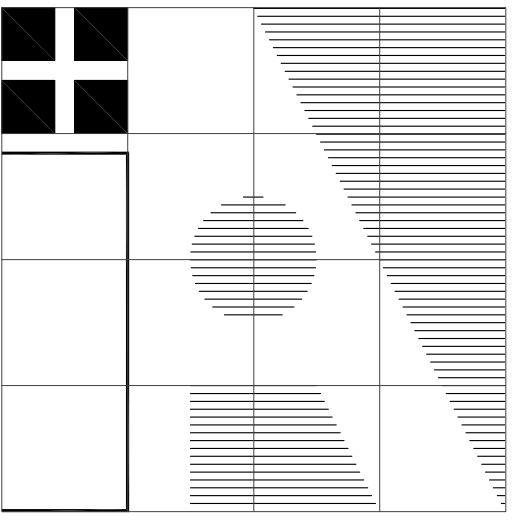
1516 WEST MAIN STREET

1518 WEST MAIN STREET

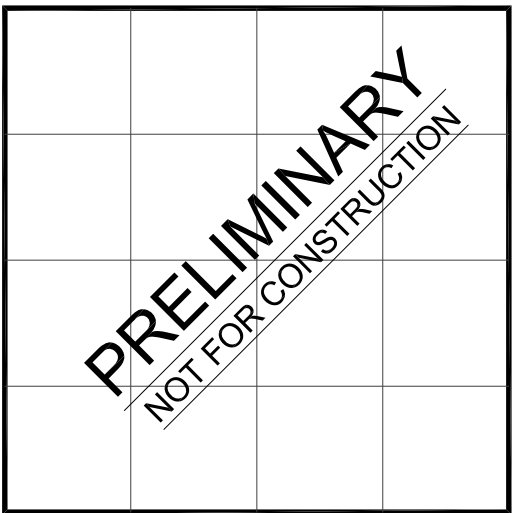
1520 WEST MAIN STREET

NORTH REAR ELEVATION
 1/4" = 1'-0"

1
 A.8



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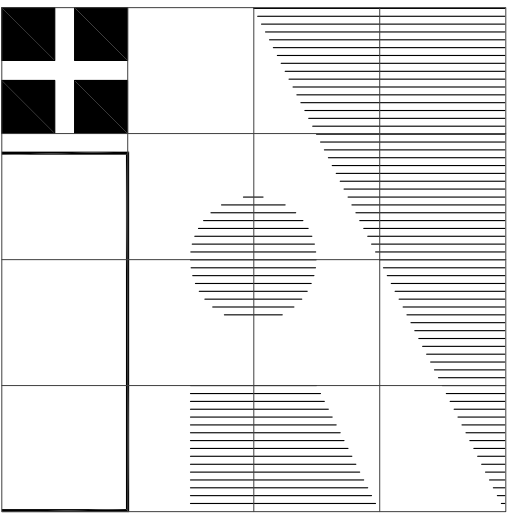
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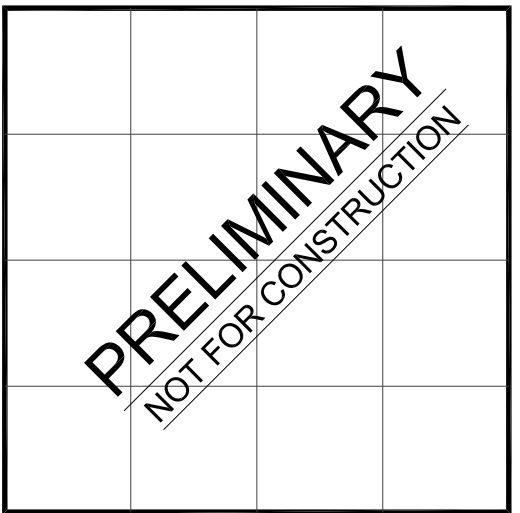


WEST ELEVATION
 1/4" = 1'-0"

1
 A.9



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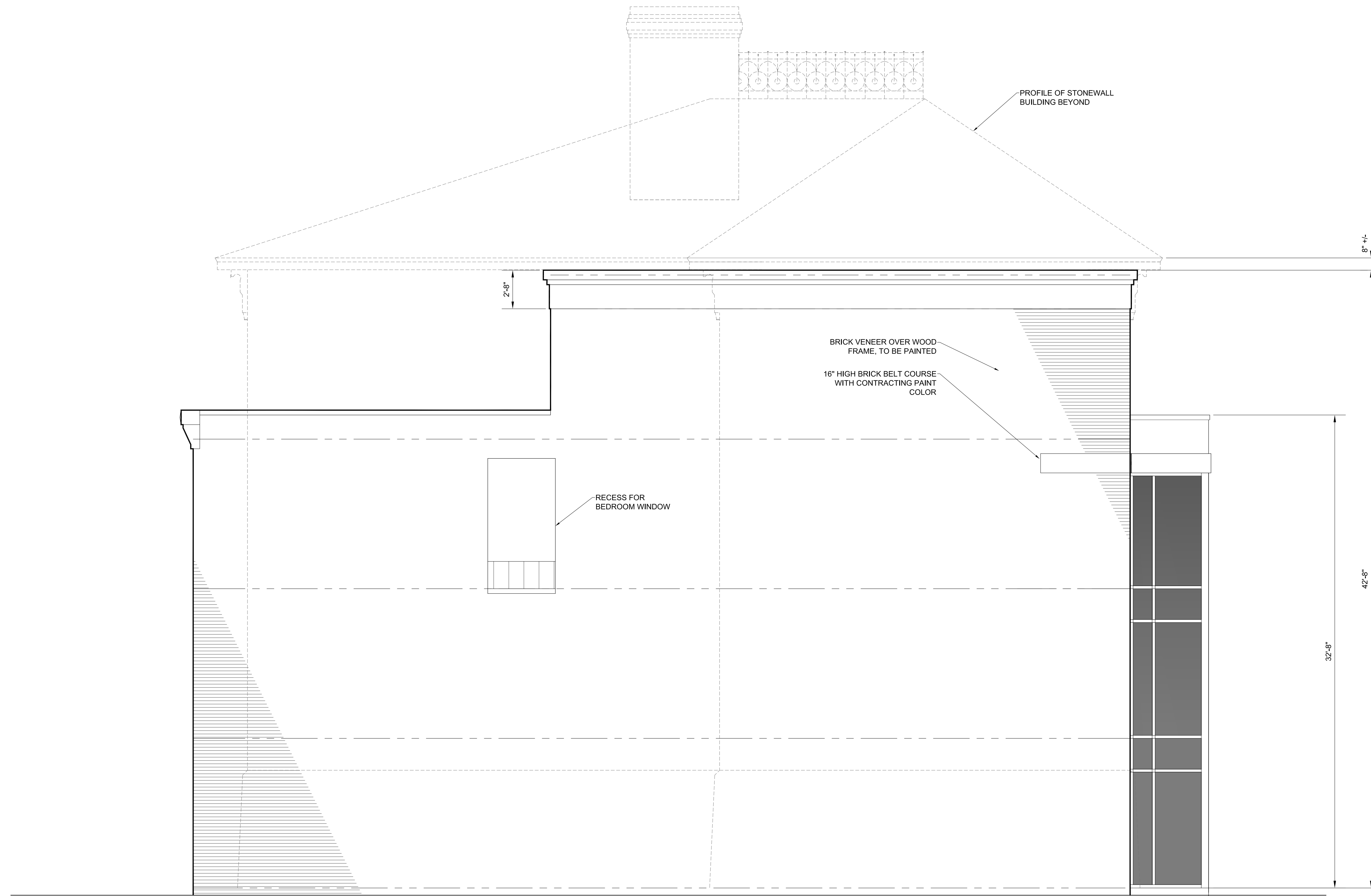


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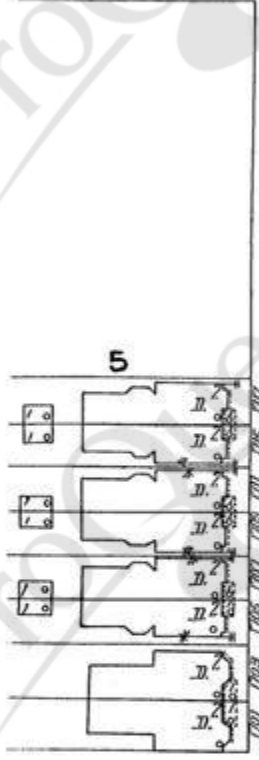


EAST ELEVATION
 1/4" = 1'-0"

1
 A.10

81

S. WALNUT



S. VINE

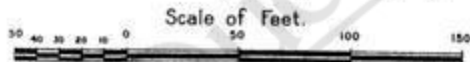


S. LOMBARDY

93



S. PLUM ST.

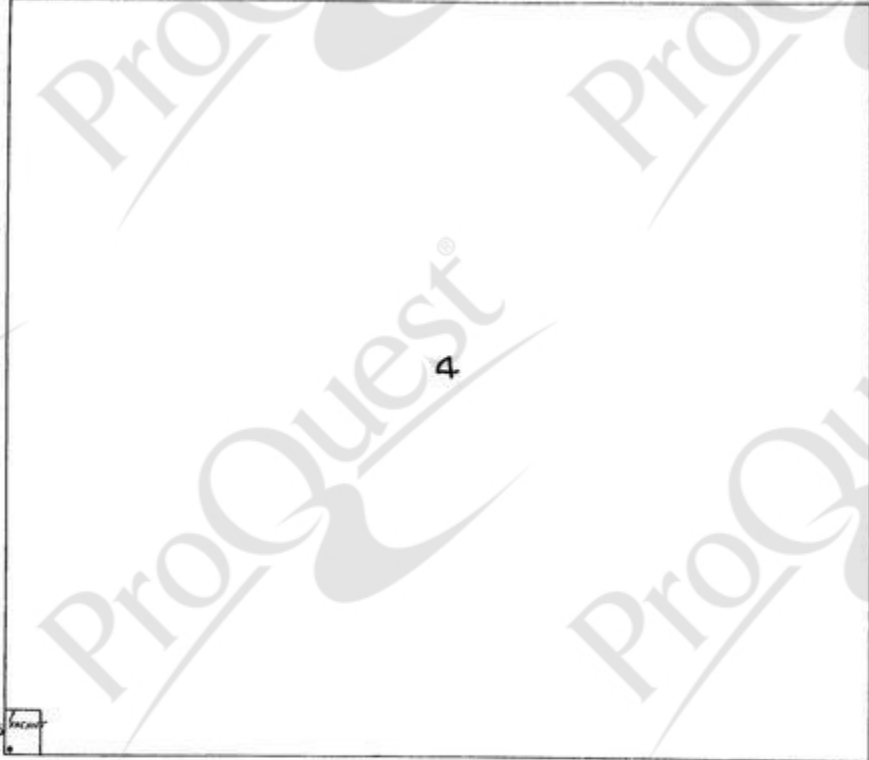


N. PLUM 83

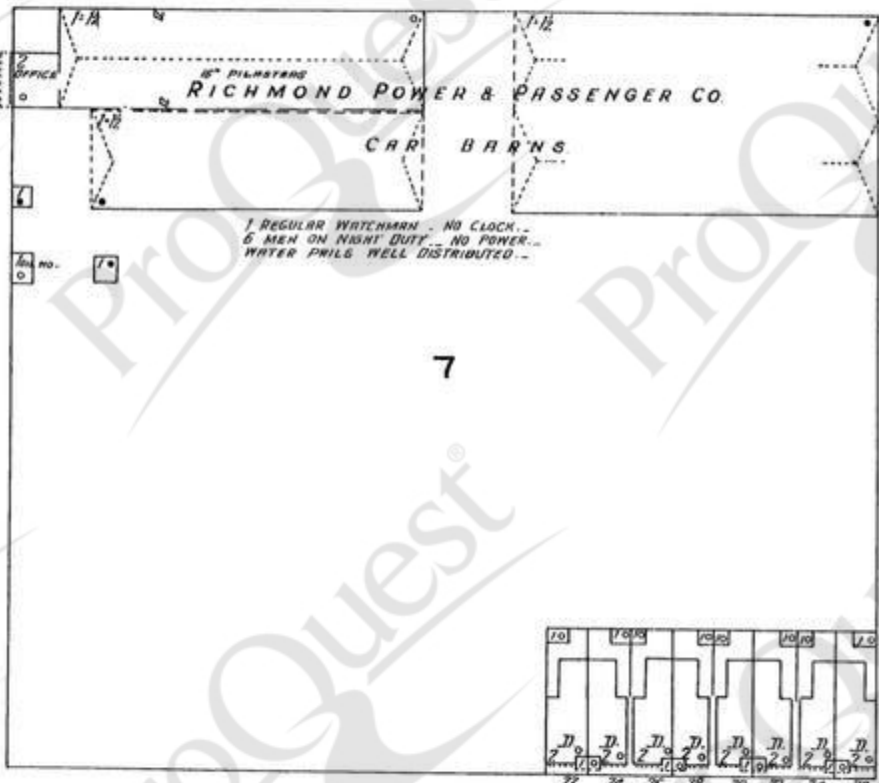
Y H C H N T

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N. WALNUT



N. VINE



N. LOMBARDY

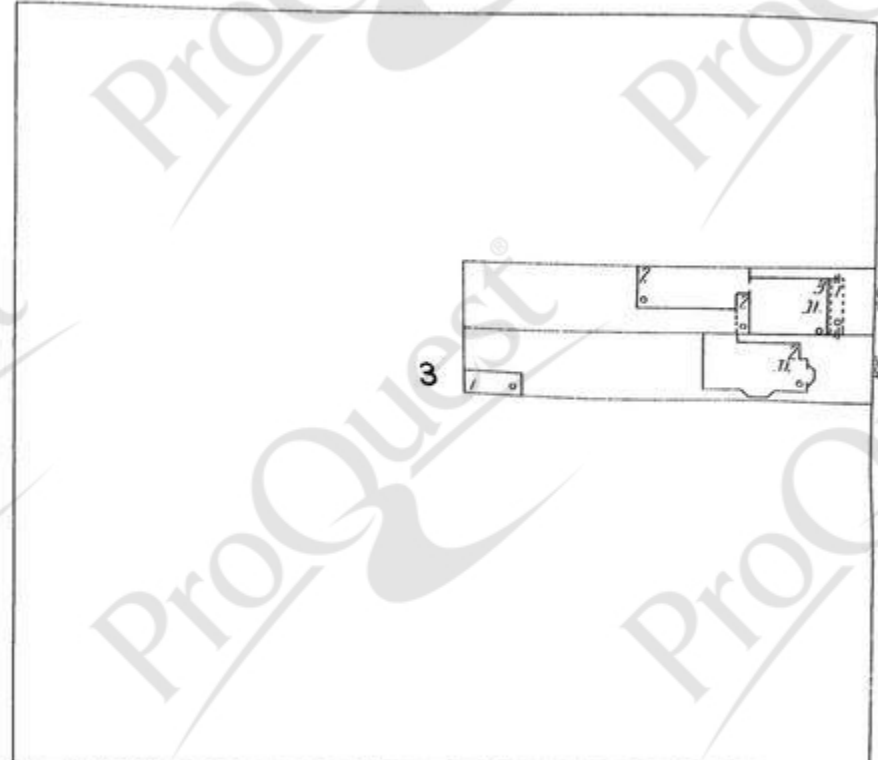
RICHMOND POWER & PASSENGER CO

CAR BARN

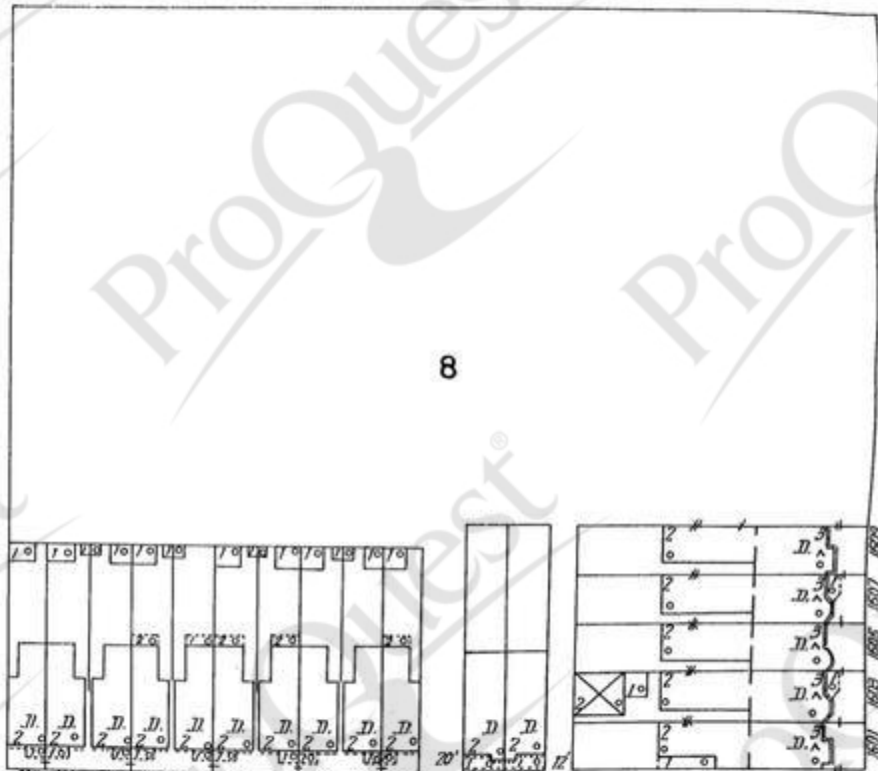
1 REGULAR WATCHMAN - NO CLOCK -
6 MEN ON NIGHT DUTY - NO POWER -
WATER PIPES WELL DISTRIBUTED -

Y H C H N T

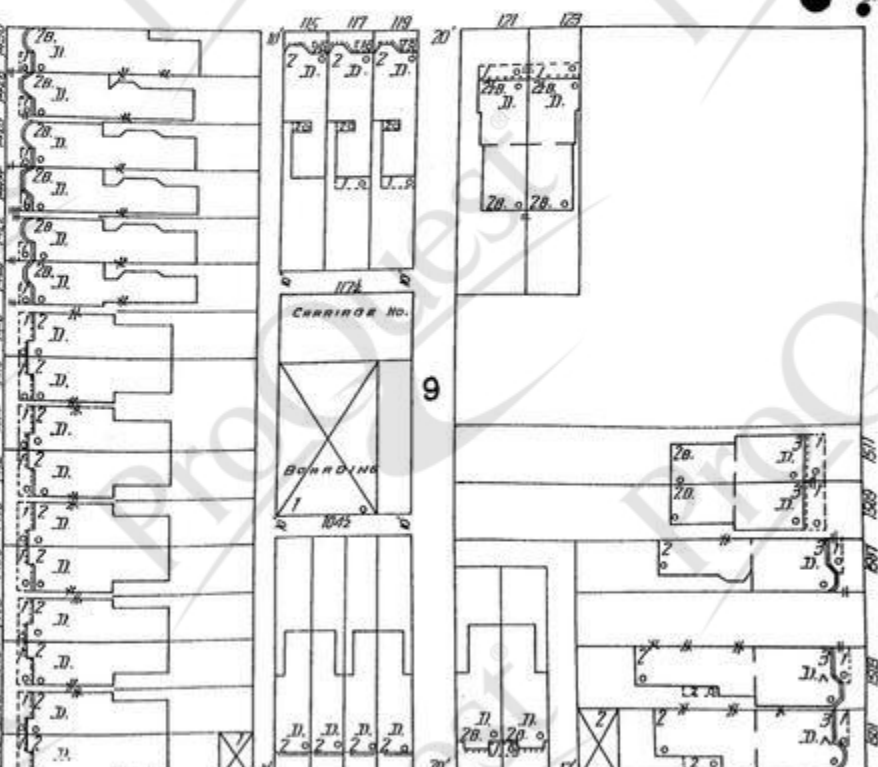
2



FLOYD AV.



N. LOMBARDY



CARRIAGE NO.

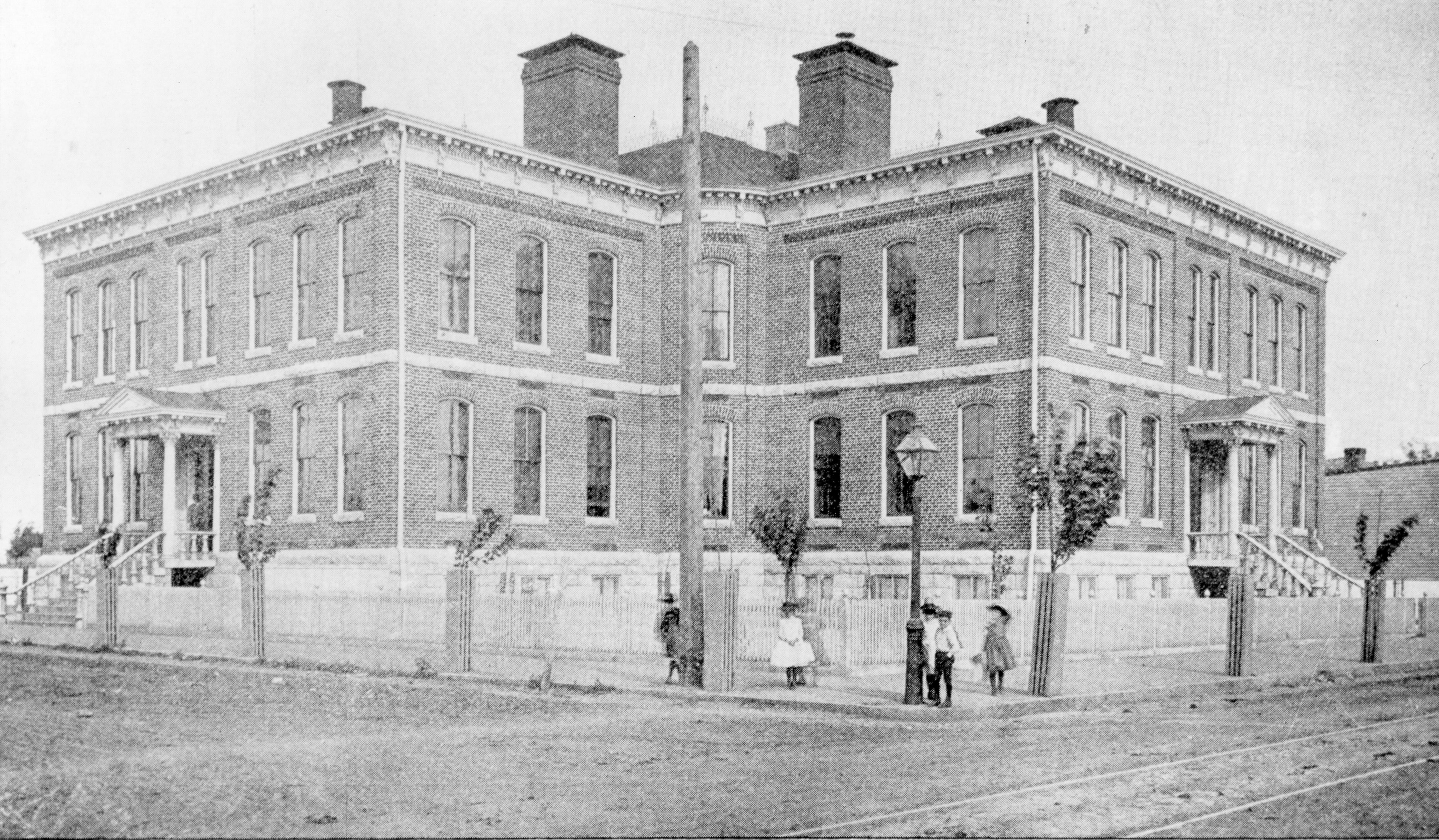
BARRONING

82

GROVE AV.

84

N. PLUM



LOMBARDY SCHOOL.

