



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review  
Land Use Administration Division  
900 E. Broad Street, Room 511  
Richmond, Virginia 23219  
(804) 646-6304  
<http://www.richmondgov.com/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

**Project Name/Location**

Property Address: 1520 & 1518 W. MAIN ST. Date: 11/10/20  
 Tax Map #: W0007037 Fee: \$27400.  
 Total area of affected site in acres: .425 & .176 = .601

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

**Zoning**

Current Zoning: U.B.  
 Existing Use: Office & Commercial

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
 Existing Use: Office & Commercial  
Office, Commercial & Residential

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:**

JOHN A CONRAD  
 Company: 1520 W MAIN Street, LLC  
 Mailing Address: 1520 W. MAIN ST.  
 City: Richmond State: VA Zip Code: 23220  
 Telephone: (804) 359-6002 Fax: (804) 359-6004  
 Email: johnconrad@theconradfirm.com

**Property Owner:**

1520 W MAIN Street, LLC  
If Business Entity, name and title of authorized signee: BY JOHN A CONRAD, Member

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: SAME  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Telephone: ( ) Fax: ( )  
 Email: \_\_\_\_\_

**Property Owner Signature:** 1520 W Main Street, LLC, by John Conrad, Member

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

**NOTE:** Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)

# **APPLICANT'S REPORT**

## **SPECIAL USE PERMIT REQUEST**

**1520 & 1518 W. Main Street (W0000607037) (.601 ac.)**

**Submitted, November 10, 2020,  
by Applicant,**

**1520 W Main Street, LLC  
By: John A. Conrad, Managing Member  
1520 W. Main Street, Suite 204  
Richmond, VA 23220**

## **INTRODUCTION**

Applicant applies for a special use permit ("SUP") for 1520 & 1518 W. Main Street ("the Property"), in order to use this Property for any uses permitted in UB Zoning Ordinance Sec. 30-433.1 et seq., and/or upon the special uses and conditions set forth herein.

## **DESCRIPTION OF CONFIGURATIONS AND OWNERSHIP OF PROPERTIES**

This Properties is currently carried in the City's records as TMP No. W0000607037 (1520 & 1518 W. Main St.). See Exhibit A (1-4). However, this property has the following history of changes in its physical configurations and ownership.

In terms of physical configurations, the parcel known as 1520 W. Main St. in the past has also included more than one lot. It has undergone changes in its configuration, one change occurring many years ago and other changes occurring more recently. In 1886, when the City built the 30,000 SF building formerly known as Lombardy School, West End School, and Stonewall Jackson School, the adjacent lot located immediately east on Main Street was privately owned property known as 1518 W. Main St., and included a residence and other dependencies. The 1905 and 1919 Sanborn Maps depict this residence on lot 1518 W. Main St. on attached Exhibits B (1 & 2). In 1925, the City of Richmond purchased this property, demolished the dwelling and other improvements, and incorporated lot 1518 W. Main St. into 1520 W. Main St., as indicated in the 1925 Sanborn Map which excludes any reference to 1518 W. Main Street on attached Exhibits B (3 & 4). Finally, on May 22, 2020 the Applicants consolidated the adjoining parcel previously known as 1 N. Lombardy Avenue into Lot 1520 W. Main St. This property includes the rear private driveway and six parking spaces located along the northern boundary line of 1520 W. Main St. For more information about the current physical configurations of lots 1518 and 1520 see the most current surveys attached as Exhibits C (1).

Stonewall Jackson, LLC has owned these Properties since 2005. However, its name has been changed to 1520 W Main Street, LLC. Thus, all three of these Properties are currently owned 1520 W Main Street, LLC and this LLC continues to be owned by John and Kathy Conrad.

## **MASTER PLAN DESIGNATION OF USES & EXISTING ZONING AND USES**

The Master Plan designates this Property for "Community Commercial" use. The proposed improvements for this Property is consistent with this designation of the Master Plan. This Property is currently zoned UB which allows all of the uses proposed by Applicants.

The property known as 1520 W. Main St. includes a 30,000 SF building known as Lombardy School, West End School, as well as other names. This property includes a four story, 30,000 SF building, a corner patio, and twenty- three parking spaces. This

building includes four floors: the Ground Floor, Second Floor, Third Floor and an Attic or Fourth Floor. This building represents the oldest property formerly owned by the City of Richmond which is still in its original condition. The exterior design of this building has a magnificent scale, with its fifty- eight foot height, three large Greek & Italianate cast iron entrance porches, perched on top of ten thirty foot wide granite steps, granite and brick construction, with eighty ten foot tall windows. The interior architecture also includes a magnificent scale, introduced by the large central lobby and ten foot wide center halls, fourteen foot ceilings and ten foot window and doors, located throughout the Second and Third Floors halls and twelve large classrooms. This building's iconic stature has been recognized by its designation as a U.S. and Commonwealth of Virginia Historic Landmark.

For more than 40 years prior to November 1, 2020, the Ground Floor was leased and used entirely as a large restaurant and bar, first the "Stonewall Café and then as Baja Bean Co., and was permitted by the City Fire Marshall for 280 patrons. However, as indicated in the attached proposed Ground Floor Plans, the Ground Floor space is planned for retail, office and restaurant uses. The Second and Third Floors are currently leased as professional office space. The Attic or Fourth floor is currently unimproved and unused.

### **SPECIAL TERMS & CONDITIONS OF SUP APPLICATION**

Applicant applies for special use permit ("the SUP") for 1520 & 1518 W. Main Street ("the Property"), to be issued by the City of Richmond in order to permit this Property to be used pursuant to the following special uses, and/or conditions:

- (1) The City of Richmond's UB Zoning Ordinance Sec. 30-433.8, stating that no building or structure shall exceed twenty-eight feet in height, is waived in order to permit the construction, occupancy, and use of the improvements to the existing building located at 1520 W. Main St., at its current height of approximately fifty-six feet above its Ground Floor, or forty seven (47) feet, plus or minus, above finished grade, and the construction, occupancy, and use of the proposed building located at 1518 W. Main St., at approximately thirty-six (36) feet, plus or minus, above finished grade, as set forth in the architectural plans attached as Exhibit D.
- (2) The City of Richmond's UB Zoning Ordinance Sec. 30-433.2(22)(a), stating with regard to restaurants and other food and beverage establishments, that no deck, patio, terrace, or other areas outside a completely enclosed building used for the service or accommodation of patrons shall be situated within one hundred (100) feet of any R District, is waived in order to permit the existing permitted exterior patio and related improvements located at 1520 W. Main St., set forth in the plans and records attached as Exhibit E, to continue to be occupied and used for service or consumption of food and beverages by patrons.

- (3) The City of Richmond's UB Zoning Ordinance Sec. 30-433.2 (2-5, 7-11, 12, 13, 16-20, 22, & 25), stating the permissible principal and accessory retail, commercial, office, and residential uses in the UB Zoning, permits on the first and second floors of 1518 W. Main St., retail, office, commercial, or residential uses and residential uses on the third floor, as set forth in the architectural plans, Sheets A-2 and A-3 attached in Exhibit D, or, alternatively, on the same first and second floors, retail, office, or commercial uses, and residential uses on the third floor, as set forth in the architectural plans Sheets, A-2 Alternative and A-3 Alternative, attached as Exhibit D.
- (4) In the event the Applicant files a deed of correction in order to create 1518 W. Main St. as a separate lot, the City of Richmond's existing UB Zoning Ordinance Sec. 30-710.1 requirement that seven or more parking spaces be provided for retail, office, commercial or residential uses on the first and second floors of 1518 W. Main St. and residential use on the third floor shall be waived. A total of twenty-seven parking spaces are provided for 1520 and 1518 W. Main and at least six of those spaces shall be provided exclusively for the use of the occupants of 1518 W. Main St.
- (5) No uses or conditions granted by the City as a part of this special use permit shall prohibit any other uses of the Properties not set forth in Exhibit D that are permitted pursuant to the provisions of the UB Zoning Ordinance so long as those uses are also permitted pursuant to all requirements of all codes and regulations of the City of Richmond.

#### **1518 W. Main St.**

This building is 6,915 SF. As set forth in the architectural plans attached as Exhibit D this building will be used for uses permitted under the current UB zoning, including those set forth in Exhibit D and the Conditions hereof. As indicated Architectural Sheet A, six or seven parking spaces are required, depending on whether the first and second floor space designated as residential use is actually used for residential or retail, commercial or office uses, and whether or not 1518 W. Main & 1518 W, Main remain separate lots, and six spaces are provided.

#### **1520 W. Main St.**

This building is approximately 30,000 SF. As set forth in the architectural plans attached as Exhibit D this building will be used for uses permitted under the current UB zoning, including those set forth in Exhibit D and the Conditions hereof. As stated in architectural plan sheet A, the Proposed Ground Floor Plan for 1520 W. Main Street, the total required parking for 1518 is five or six spaces and for 1520 is 18 spaces, a total of 24, and the total parking spaces provided for 1518 & 1520 W. Main St. are 28.

## FINDINGS OF FACT

The proposed improvements to 1518 W. Main St. and 1520 W. Main St. have been designed with careful consideration for the provisions of Section 30-433.1 et seq. of the City of Richmond UB Zoning Code and the Historic District guidelines of the Commission of Architecture Review ("CAR") applicable to 1520 W. Main St. The CAR review and/or the quality assurances conditioned through the SUP guarantee a higher quality development than would otherwise be afforded for the Property by normal Zoning.

The proposed uses of these plans are not only compatible with the surrounding area, and appropriate uses for these sites, but they will be very beneficial to the health, safety and welfare of the neighborhood because of a significantly lower density of users compared to the 280 customers previously permitted at Baja Bean Co. restaurant at 1520 W. Main Street. There are significant improvements to the health, safety, and quality of life of the neighboring properties due to the replacement of a 280 patron restaurant and bar with high quality residential units, small retail shops, professional offices, and a much smaller and high quality restaurant planned at 1520 W. Main St. and 1518 W. Main St.

The intent of this request is to create high-quality improvements to the proposed new and rehabilitated structures, thereby addressing objectives of the Master Plan. The requirements for approval of these SUP's are clearly met. This Application for special use permits will not:

- **Be detrimental to the safety, health, morals and general welfare of the community involved.** The development of the underutilized portion of the Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc.
- **Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.** The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The traffic generation for one additional single-family dwelling will be negligible. As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.
- **Create hazards from fire, panic or other dangers.** The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.
- **Tend to overcrowd land and cause an undue concentration of population.** The two dwellings are less dense than might otherwise be permitted in the R-63 zoning. For instance, multi-family dwellings are permitted on lots of 4,000 square feet provided that 1,000 square feet of lot area is provided per unit. That would suggest a density twice what is proposed might be achieved on a similar sized

lot. Those same R-63 regulations are designed with the zoning purpose in mind including preventing the overcrowding of land.

- **Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvement.** The SUP amendment would not adversely affect the above-referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.
- **Interfere with adequate light and air.** The light and air available to the subject and adjacent properties will not be affected. Applicable yard requirements would be met by the proposed dwelling and are compatible with the historic development pattern in the area.

## **SUMMARY**

The Applicant requests approval of this SUP Application. This Application represent an ideal urban infill development for these Properties and the neighborhood. Approval of this SUP assures the construction of very attractive improvements than might not otherwise be developed. Approval of these SUP's will contribute significantly to the overall vibrancy of the block and neighborhood through the provision of an appropriate uses that are not only consistent with the City's Master Plan and historic and architectural regulations, but also represent significant improvements to these Properties and the surrounding neighborhood.

**November 10, 2020**

**Respectfully Submitted,**

**1520 W Main Street, LLC**

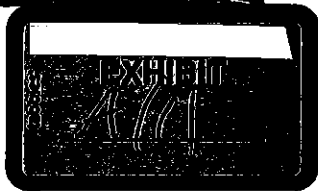
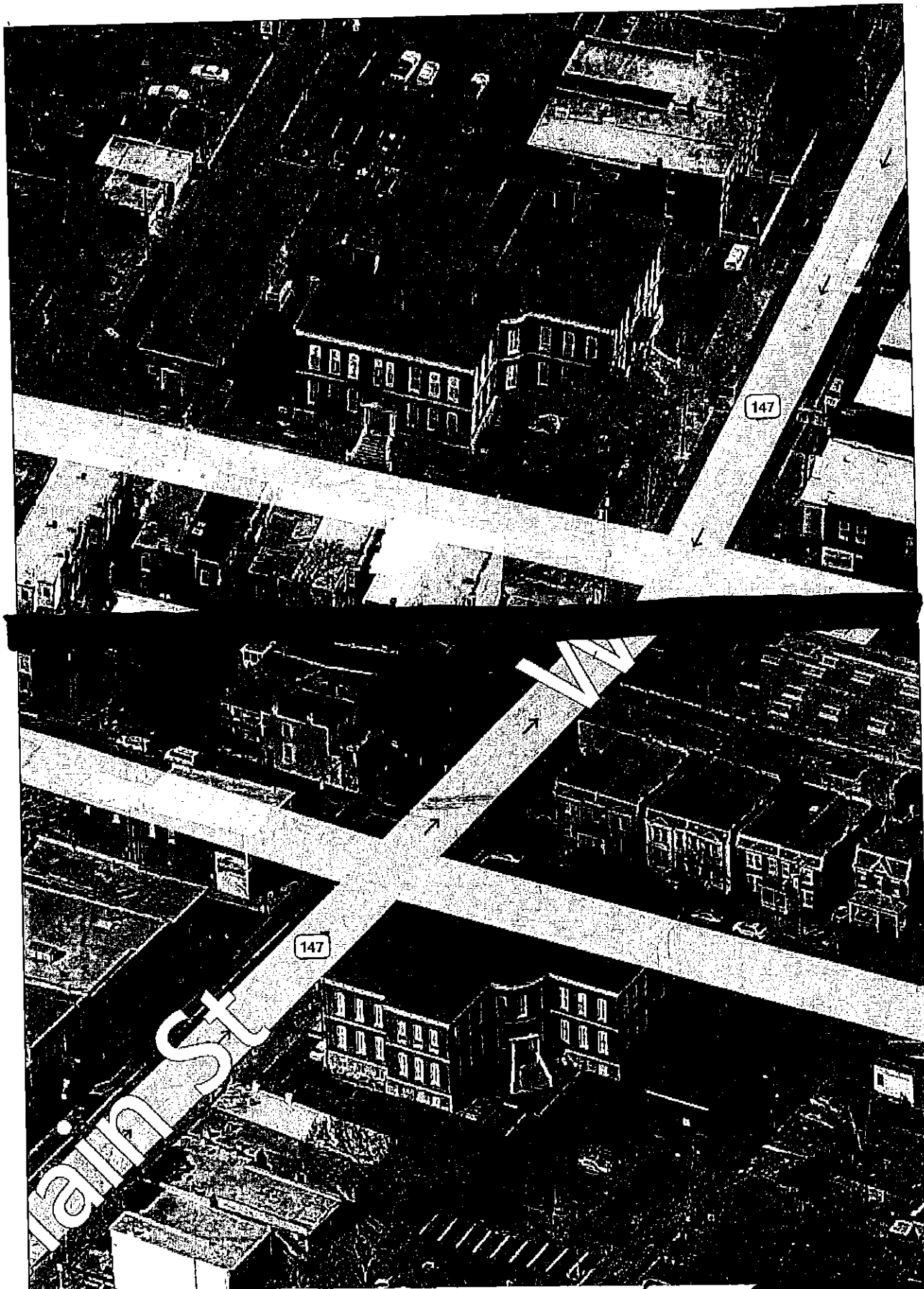
By: \_\_\_\_\_

**John A. Conrad**

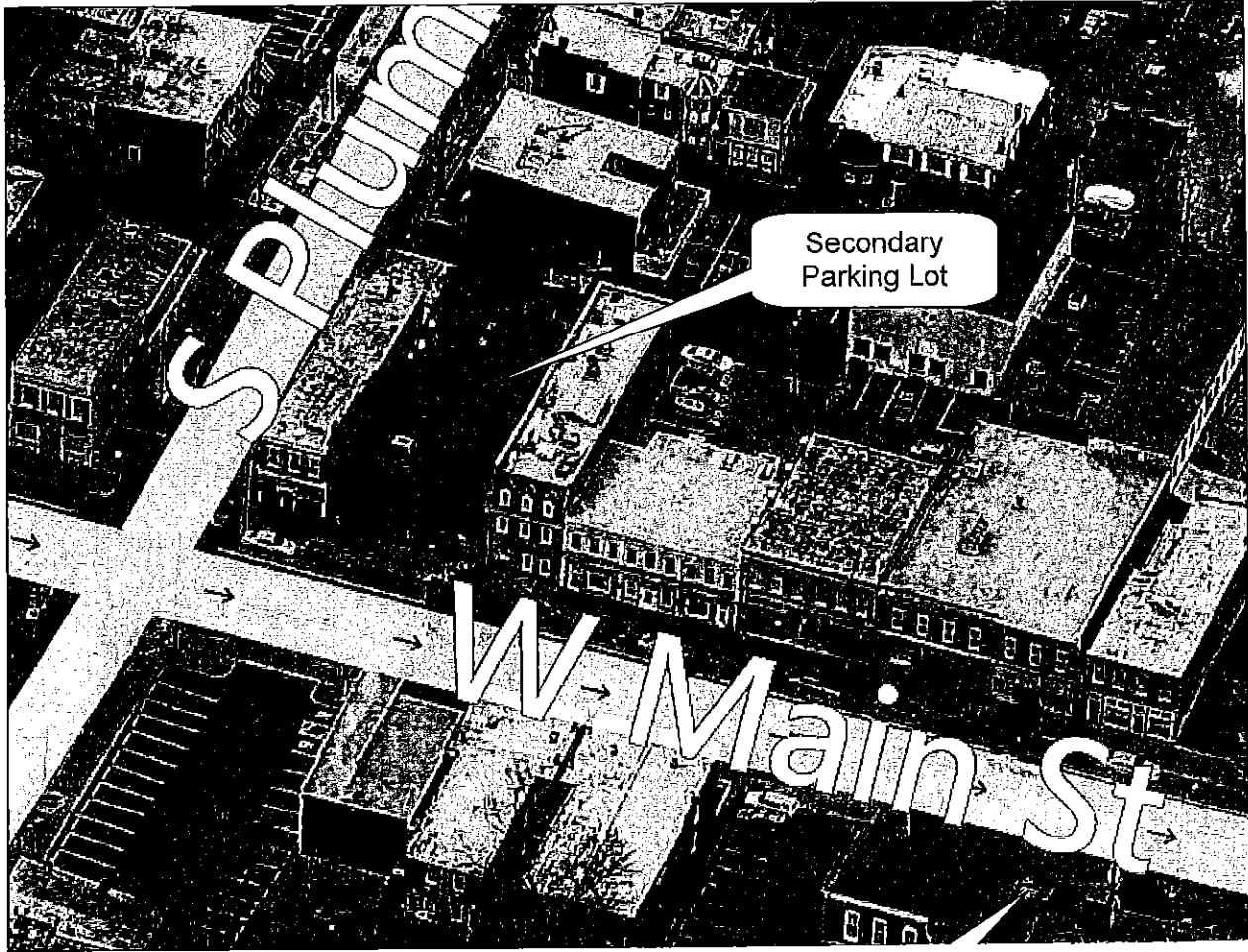
**Managing Member**

**1520 W. Main Street**

**Richmond, VA 23220**

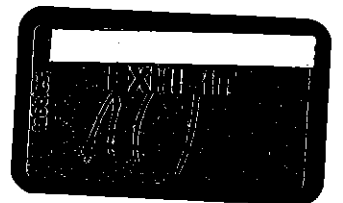
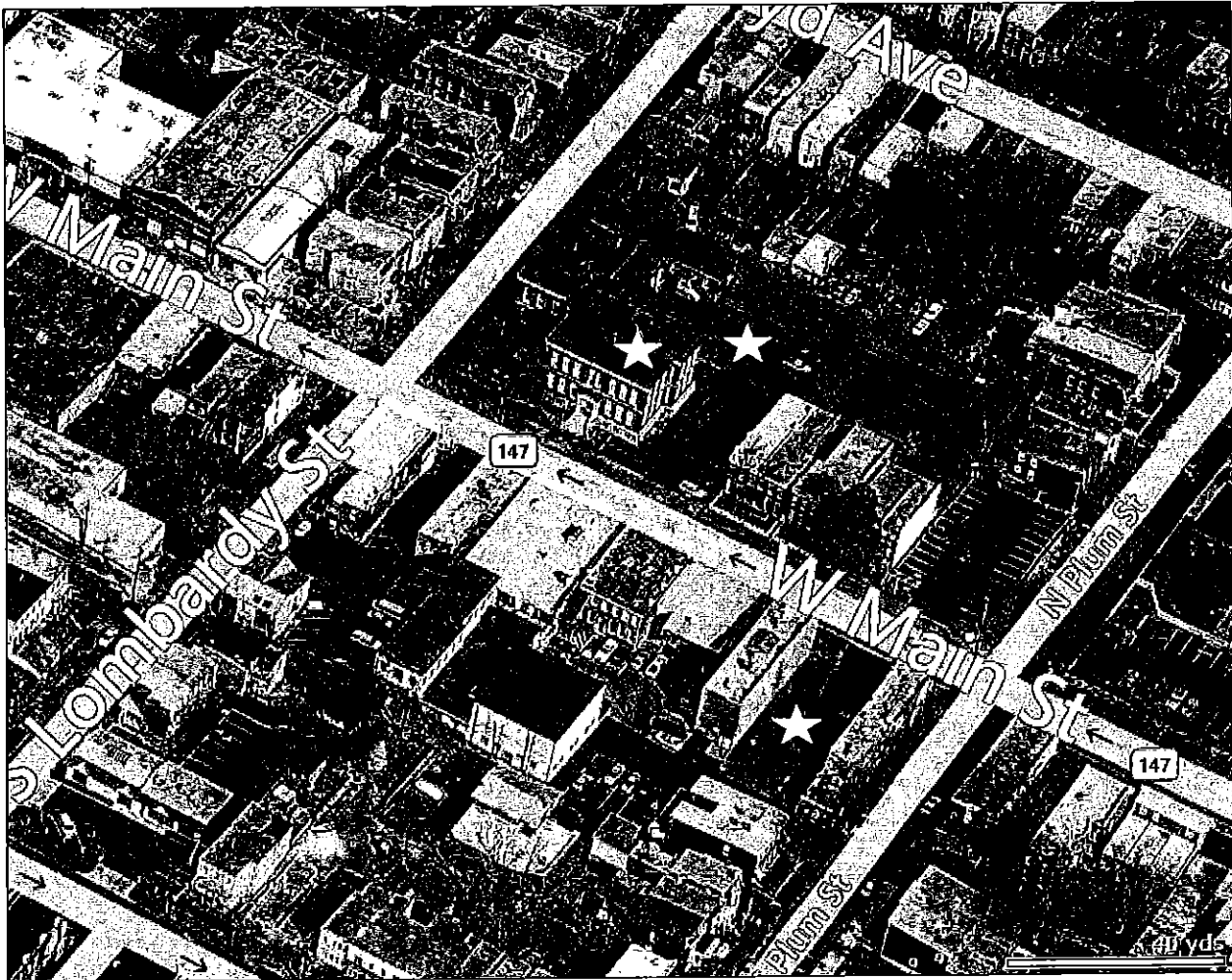






# Bird's Eye View

Stars have been placed on the subject parcels to identify them.



Parcel Map



- The corner parcel is the office property. 1520 W. Main Street W0000607037
  - The parcel is the adjoining parking lot. 1 N. Lombardy Street W0000607036
  - The parcel is the independent parking lot. 1505 W. Main Street W0000604013
- combined*

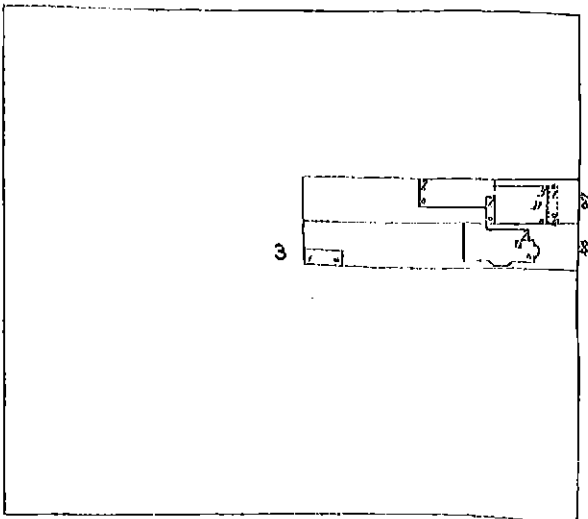
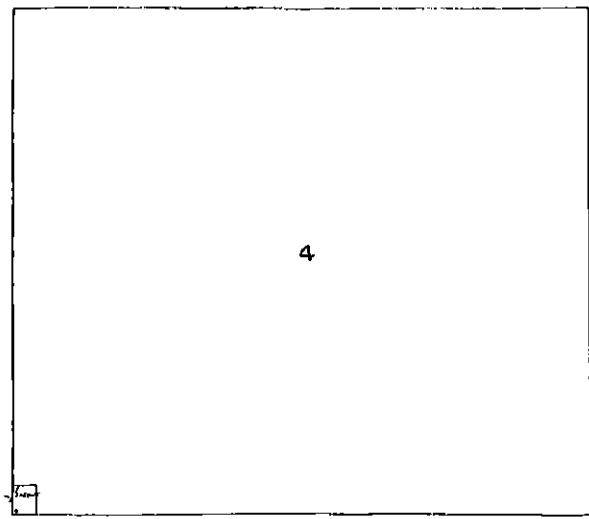
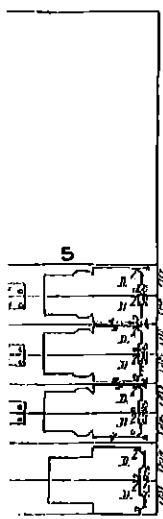


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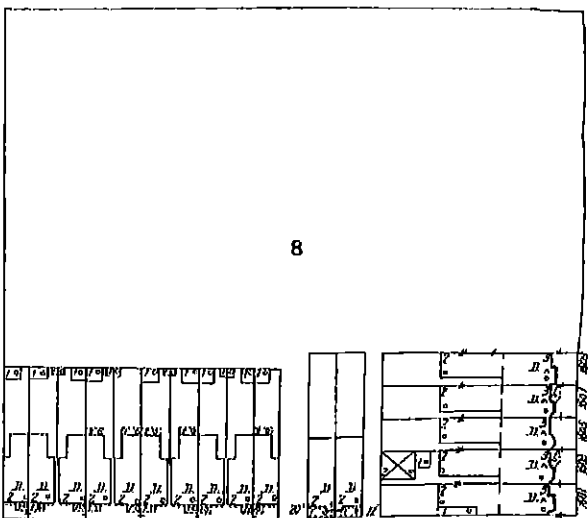
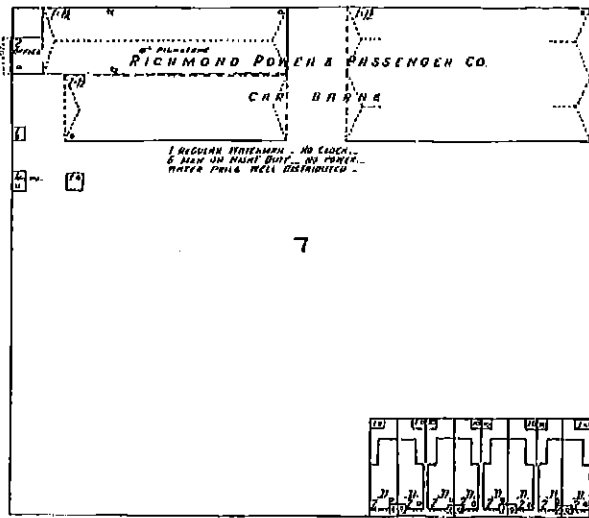
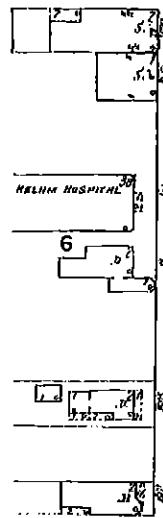
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N. WALNUT



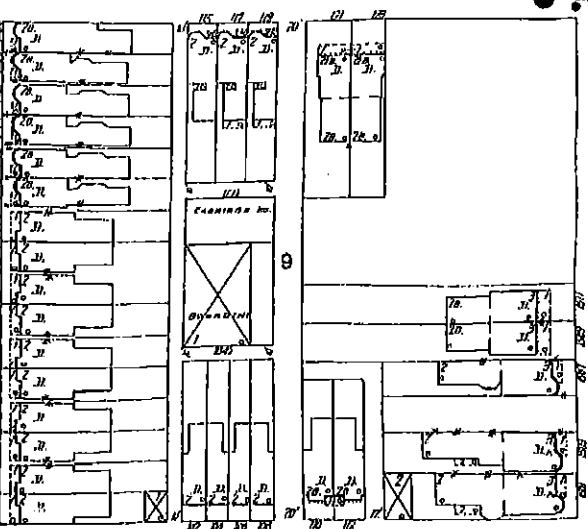
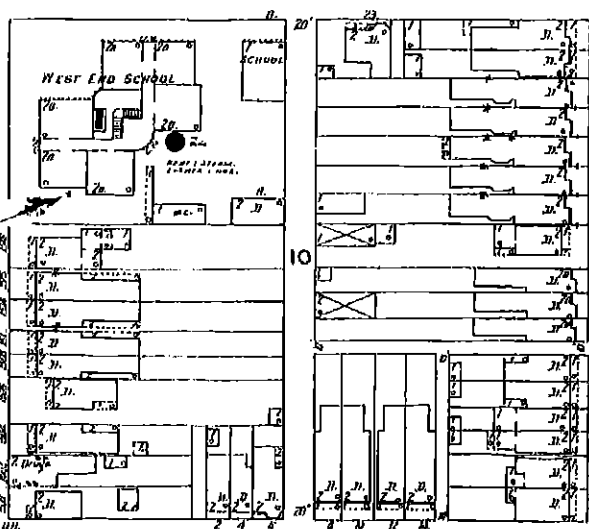
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S. VINE

N. VINE



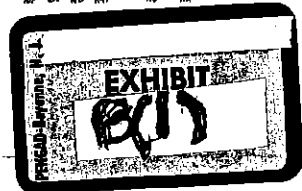
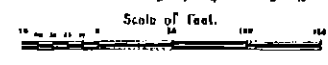
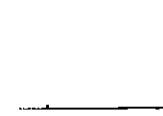
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S. LOMBARDY

N. LOMBARDY



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S. PLUM ST

N. PLUM

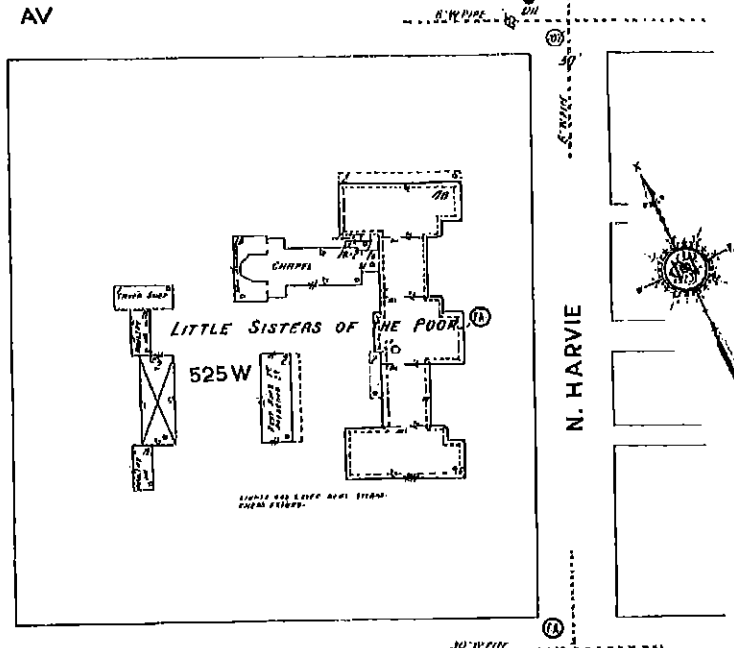
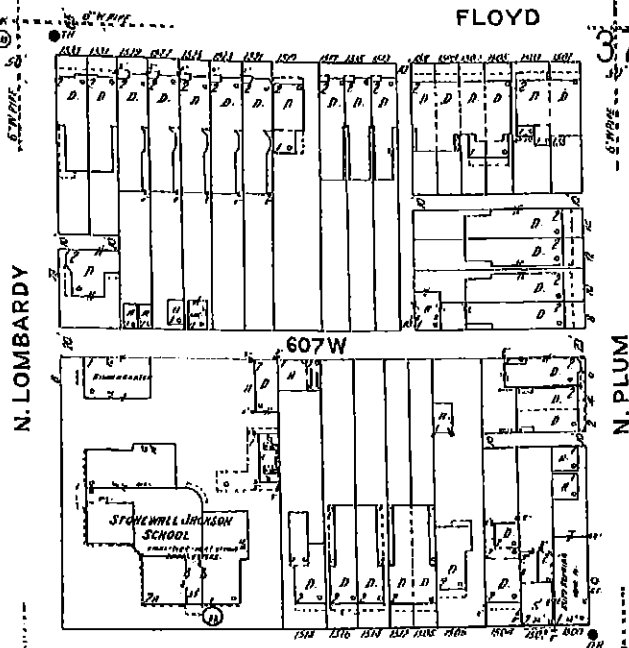


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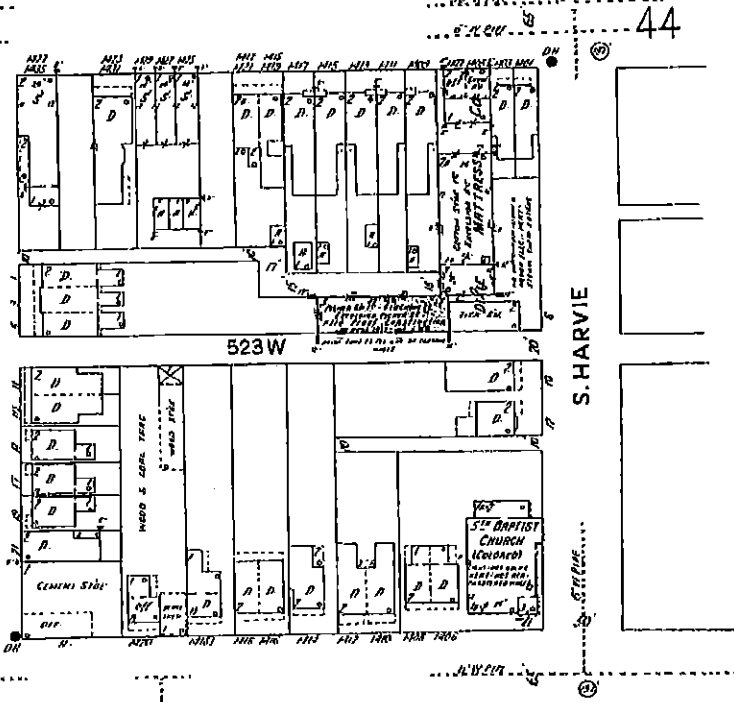
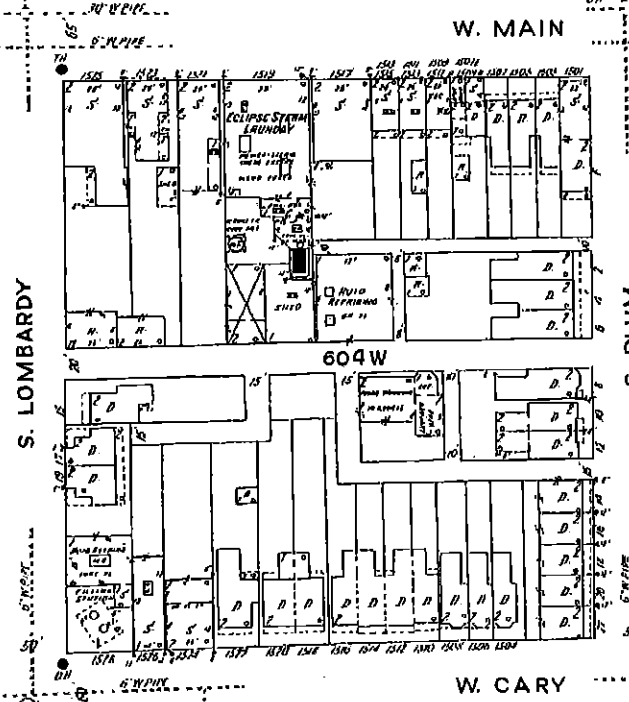
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183-93)



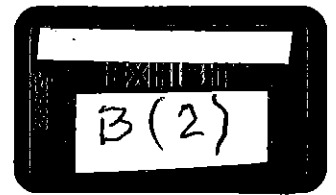
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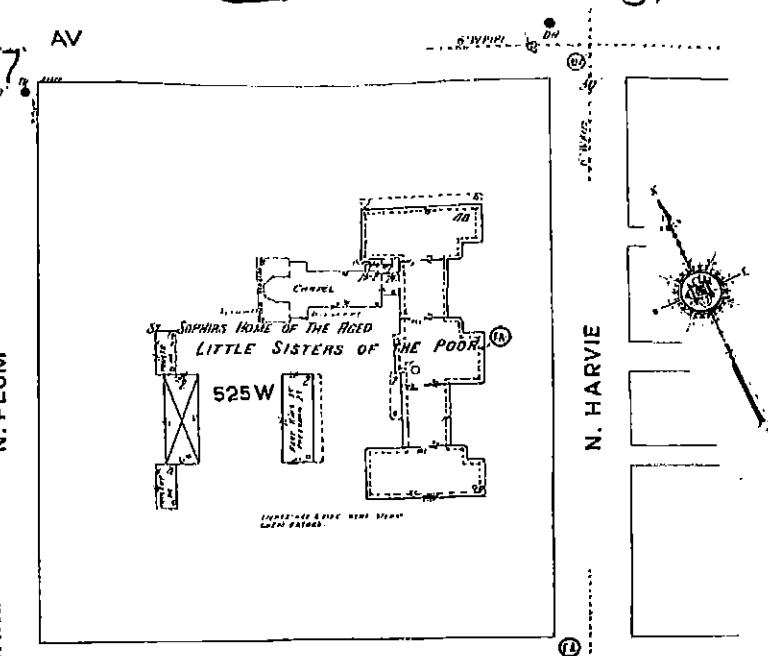
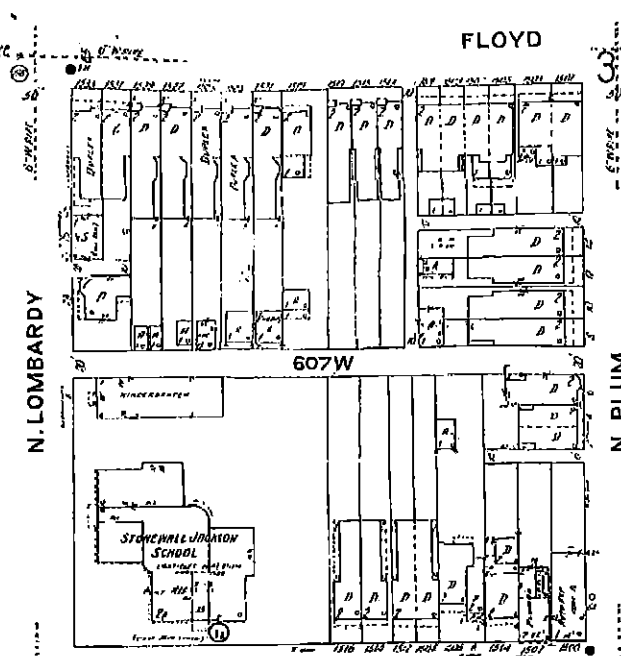
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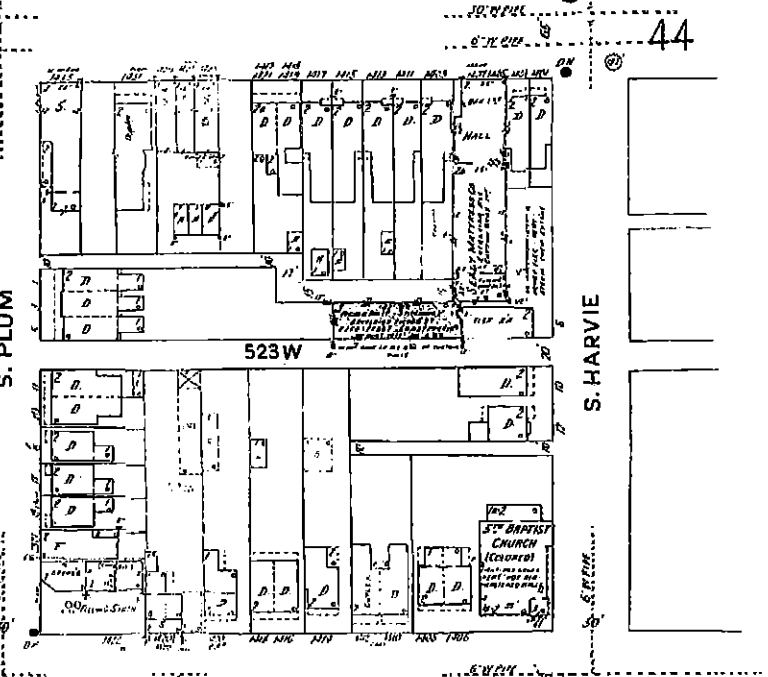
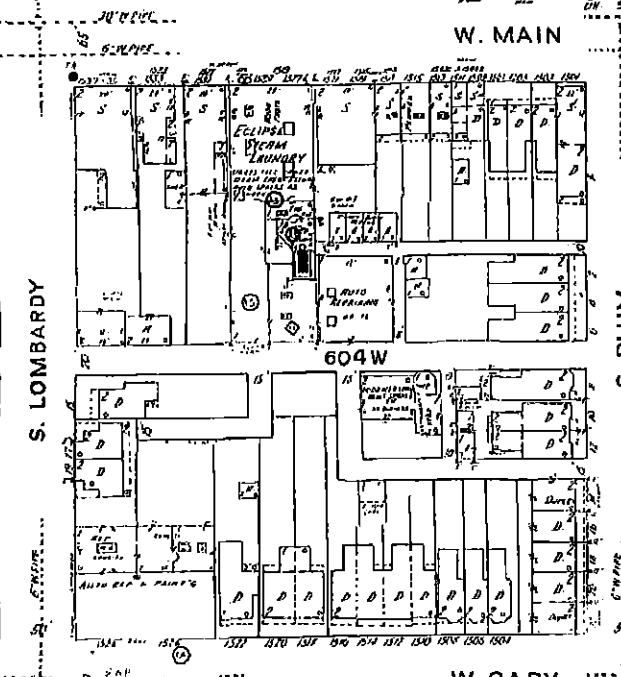
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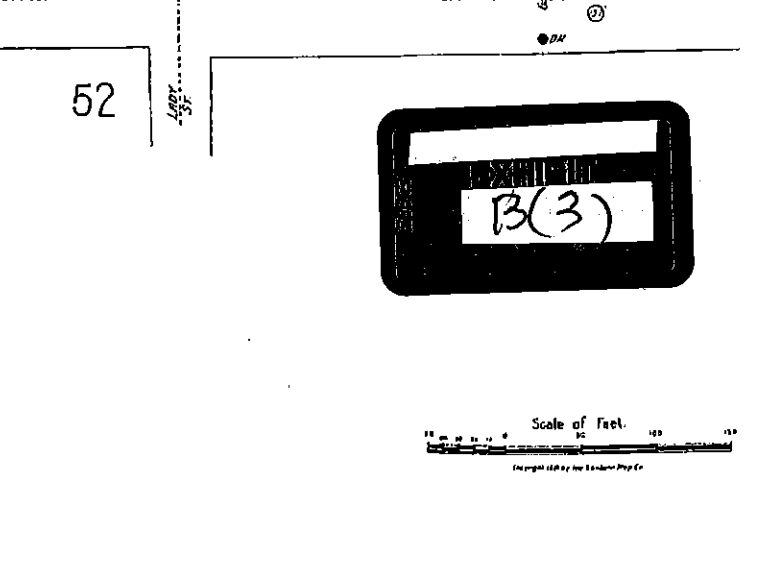
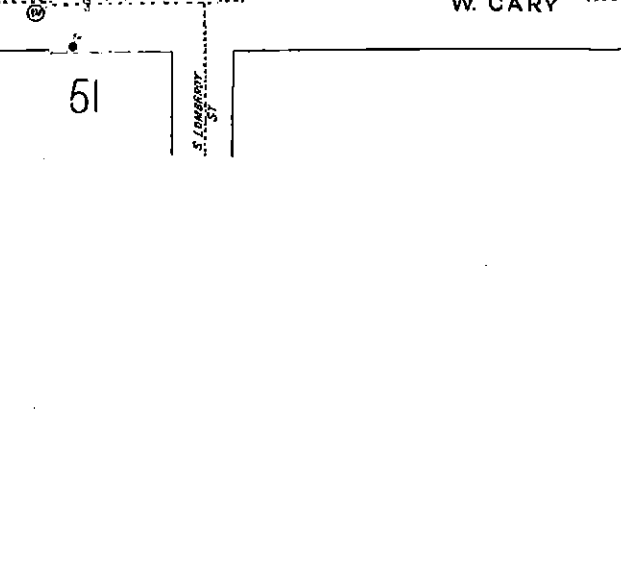
A. 018  
1-83-93  
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B(3)

State of Virginia,

City of Lynchburg, to-wit:

I, Virginia F. Auspact, a Notary Public for the aforesaid, in the State of Virginia, do certify that Laura Coleman Figgatt, whose name is signed to the within writing, bearing date on the 14th day of April, 1925, has acknowledged the same before me in my City aforesaid.

Given under my hand this 20th day of April, 1925.

My commission expires 2nd day of October, 1927.

Virginia F. Auspact, N.P.

City of Richmond, to-wit:

In the Office of the Court of Chancery for said City,  
the 2nd day of May, 1925.

This deed was presented, and, with the Certificates annexed, admitted  
to record at 12:00 o'clock M.

Teste:

Chas. O. Saville, Clerk:

Gillian &hus.

to-B & S.

The City of  
Richmond, Va.,

5-2-25, 488

Rev. Stamp

\$5.00 Cancelled

This Deed, made this First day of May in the year One Thousand Nine Hundred and Twenty-five between Annie D. Gilliam and Robert W. Gilliam, her husband, of the City of Richmond, Virginia, parties of the first part, and The City of Richmond, Virginia, party of the second part.

Witnesseth: That in consideration of the sum of Five Thousand and No/100 Dollars, the said parties of the first part do grant unto the said party of the second part, with general warranty.

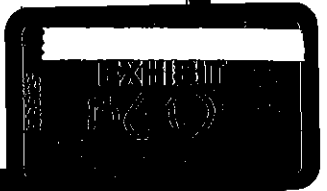
All that lot of land, with all improvements thereon, lying and being in the City of Richmond, Virginia, known as No. 1518 West Main Street, and bounded and described as follows:

Commencing on the North line of Main Street One Hundred and Forty-two (142') Feet, One (1<sup>st</sup>) Inch East of Lombardy Street; thence running Eastwardly along the North line of Main Street and fronting thereon Twenty-eight (28') Feet, Seven (7<sup>th</sup>) Inches; thence running back Northwardly, between parallel lines, One Hundred and Seventy-nine (179') Feet, Nine (9<sup>th</sup>) Inches, to an alley Twenty (20') feet wide.

Being the same real estate conveyed to the said Annie D. Gilliam by deed from Teresa B. Nagelsman and John B. Nagelsman, her husband, dated March 26th, 1920, and recorded in the Clerk's Office of Richmond Chancery Court in D.B. 260-B, page 412.

The said Annie D. Gilliam covenants that she has the right to convey the said land to the party of the second part; that she has done no act to encumber the said land; that the party of the second part shall have quiet possession of said land, free from all encumbrances, and that they, the said parties of the first part, will execute such further assurance of the said land as may be requisite.

*Received  
in office  
12, 1925*



R20090d

Witness the following signatures and seals:

Annie D.Gilliam (Seal)  
Robert W.Gilliam (Seal)

State of Virginia,  
City of Richmond, to-wit:

I, W.T.R.Morris, a Notary Public for the City aforesaid, in the State of Virginia, do certify that Annie D.Gilliam and Robert W.Gilliam, her husband, whose names are signed to the within writing, bearing date on the First day of May, 1925, have acknowledged the same before me in my City aforesaid.

Given under my hand this 1st day of May, 1925.  
My commission expires the 25th day of March, 1927.  
W.T.R.Morris, N.P.

City of Richmond, to-wit:

In the Office of the Court of Chancery for said City,  
the 2nd day of May, 1925.

This deed was presented, and, with the Certificate annexed, admitted to record at 12:10 o'clock P.M.

Teste:  
Chas. O. Saville, Clerk.

*Examined*

Bellevue Park, Inc.  
to-B. & S.  
Evans  
5-2-25. #89  
Rev. Stamps  
\$6.50 Cancelled

This Deed, made this 18th day of April, Nineteen Hundred and Twenty-five, by and between Bellevue Park, Incorporated a corporation duly chartered and existing under the laws of the State of Virginia, party of the first part, and E.W.Evans of the same City and State, party of the second part.

Witnesseth: That for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations, the said party of the first part doth hereby grant and convey unto the said party of the second part, with General Warranty, the following property, to-wit:

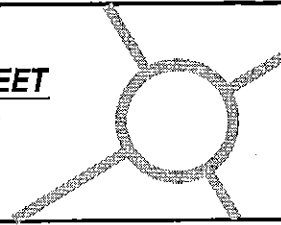
All that certain lot, piece or parcel of land in the City of Richmond, Virginia, on the northern line of Lakeview Avenue between Davis and Stafford Avenue, and described as follows: Beginning at a point on the northern line of Lakeview Avenue at a point thereon distant one hundred and ninety-five (195') feet westwardly from the western line of Stafford Avenue, and thence extending westwardly along and fronting on the northern line of Lakeview Avenue forty-nine feet two inches (49'2") thence from said front extending back northwardly at right angles between parallel lines, the western line being a 17 ft. alley, one hundred and twenty (120') feet to an alley seventeen feet wide. Being part of the land conveyed to Bellevue Park, Inc., by deed from Verdie B. Pollock, widow of Gilbert K. Pollock, deceased, in her own right and as Executrix and Trustee of the last will and testament of Gilbert K. Pollock, deceased, and American Trust Company, of the City of Richmond, Va., as Executor and Trustee of the last will and testament of Gilbert K. Pollock, deceased, dated September 4, 1924, and recorded in the clerk's office of the Chancery Court of the

OCT 27 1927  
*W. Grant*



TAX #: W0000607037  
 ADDRESS: 1520 W. MAIN ST  
 OWNER: STONEWALL JACKSON LLC  
 LEGAL REF.: INST. 200011532  
 DRAWN BY: MGM  
 CHECKED: JCG  
 W.O. #: 20-5037  
 SCALE: 1" = 30'  
 DATE: 28 AUGUST 2020

LOT SPLIT  
**1520 W. MAIN STREET**  
 RICHMOND, VIRGINIA

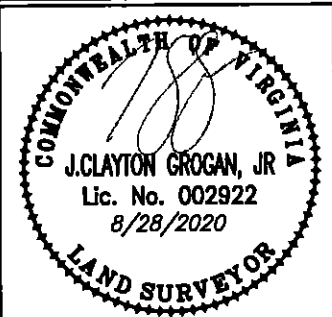
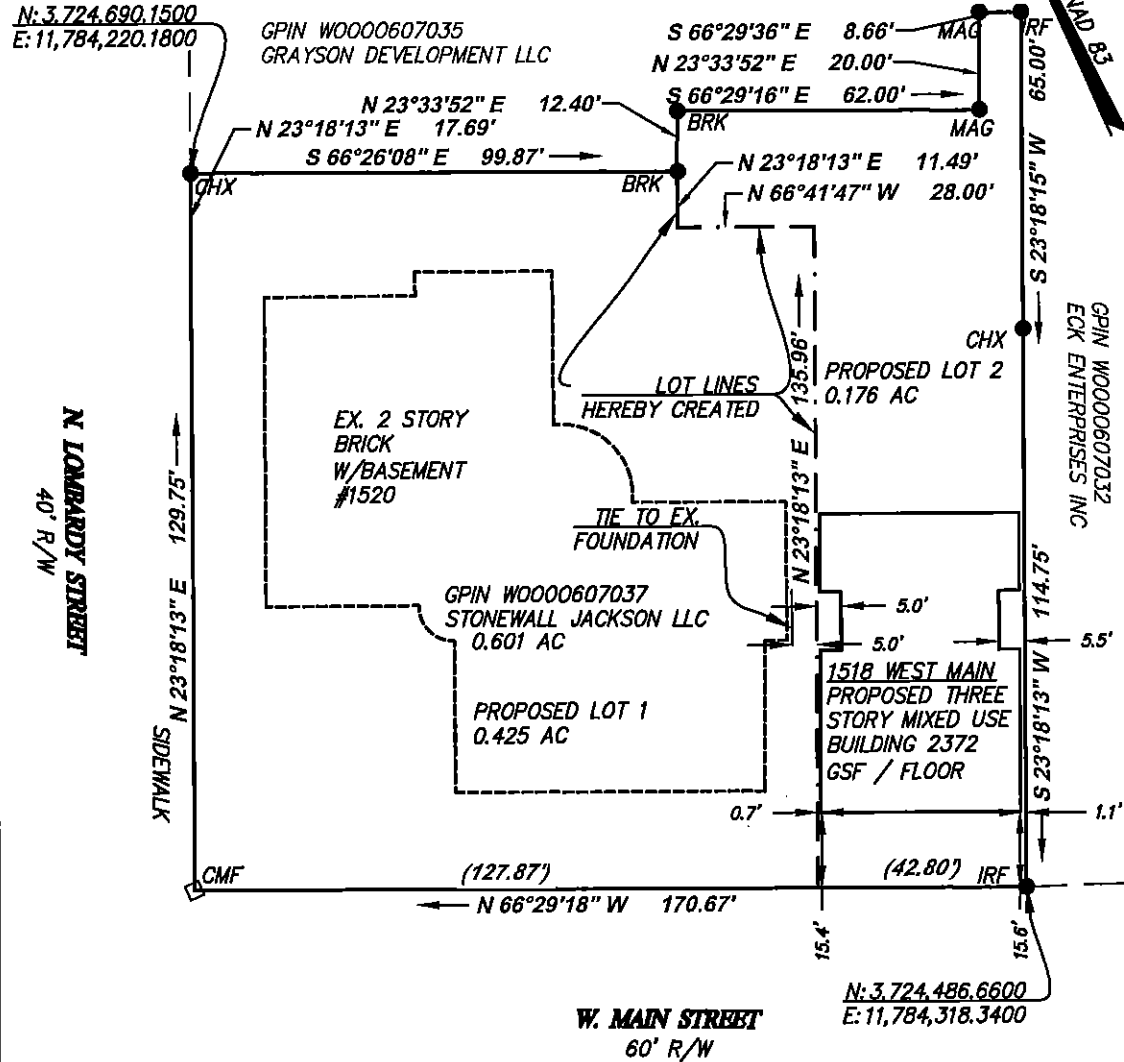


**LEGEND**

CMF = CONCRETE MONUMENT  
 IRF = IRON ROD  
 MAG = MAG NAIL  
 CHX = CHISELED X  
 BRK = BRICK NAIL

**AREA TABULATION**

GPIN W0000607037	0.601 AC
PROPOSED LOT 2	0.176 AC
PROPOSED LOT 1	0.425 AC



**GENERAL NOTES:**

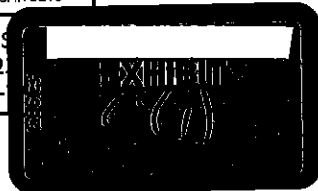
1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON THE FEMA F.I.R.M. #5101290037D WITH AN EFFECTIVE DATE OF APRIL 2, 2009. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.



2122 Carolina Ave, SW  
 Roanoke, VA 24014  
 Ph: 540-387-1153

[www.parkerdg.com](http://www.parkerdg.com)

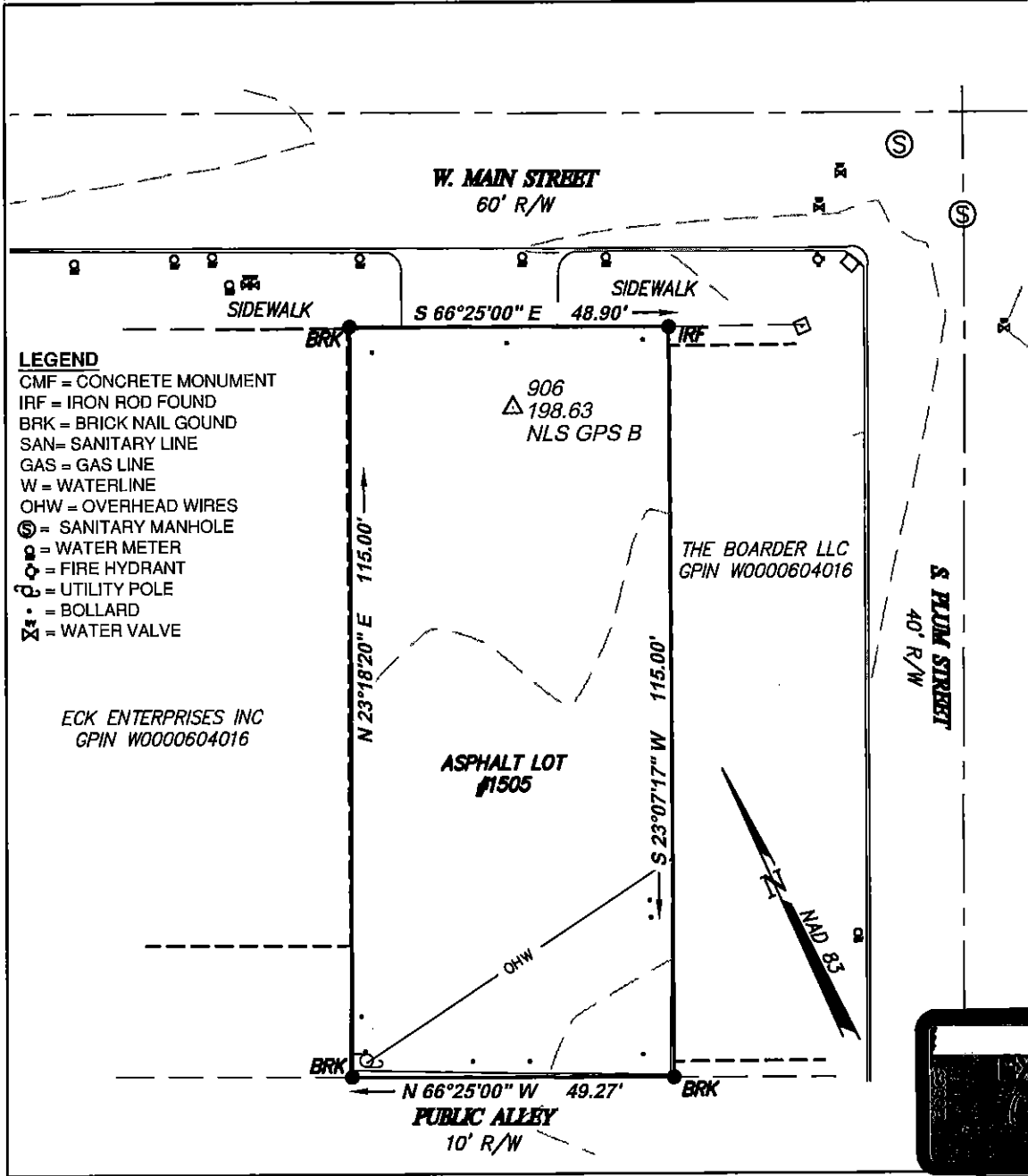
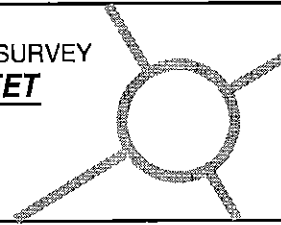
1915-B W. Cary S  
 Richmond, VA 2  
 Phone: 804-358-



TAX #: W0000604013  
 ADDRESS :1505 W. MAIN ST  
 OWNER : STONEWALL JACKSON LLC  
 LEGAL REF. : INST. 050006265  
 DRAWN BY :MGM  
 CHECKED :JCG  
 W.O. # :20-5036  
 SCALE : 1" = 20'  
 DATE :27 APRIL 2020

PHYSICAL IMPROVEMENT SURVEY  
**1505 W. MAIN STREET**

RICHMOND, VIRGINIA



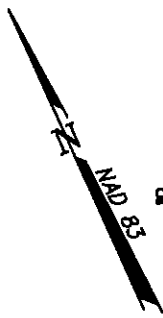
**LEGEND**

- CMF = CONCRETE MONUMENT
- IRF = IRON ROD FOUND
- BRK = BRICK NAIL GOUND
- SAN= SANITARY LINE
- GAS = GAS LINE
- W = WATERLINE
- OHW = OVERHEAD WIRES
- Ⓢ = SANITARY MANHOLE
- Ⓜ = WATER METER
- Ⓜ = FIRE HYDRANT
- Ⓜ = UTILITY POLE
- Ⓜ = BOLLARD
- Ⓜ = WATER VALVE

ECK ENTERPRISES INC  
 GPIN W0000604016

THE BOARDER LLC  
 GPIN W0000604016

ASPHALT LOT  
 #1505



**GENERAL NOTES:**

1. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF FLOOD ZONE "X" AS SHOWN ON THE FEMA F.I.R.M. #5101290037D WITH AN EFFECTIVE DATE OF APRIL 2, 2009. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.



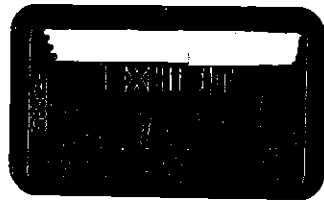
**parker**  
 DESIGN GROUP

ENGINEERS • SURVEYORS  
 PLANNERS • LANDSCAPE ARCHITECTS

2122 Carolina Ave, SW  
 Roanoke, VA 24014  
 Ph: 540-387-1153

[www.parkerdg.com](http://www.parkerdg.com)

1915-B W. Cary Street  
 Richmond, VA 23220  
 Phone: 804-358-2947



See PLANE  
4 SETS



**CITY OF RICHMOND**

DEPARTMENT OF  
PLANNING AND DEVELOPMENT REVIEW  
COMMISSION OF ARCHITECTURAL REVIEW

April 3, 2013

Stonewall Jackson, LLC  
1520 W. Main Street  
Richmond, VA 23220

Dear Applicant:

RE: Application No. 12-107  
1520 W. Main Street

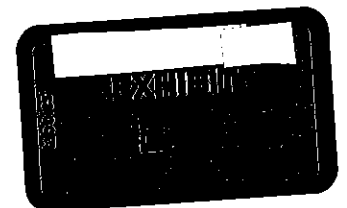
The enclosed certificate has been issued with copies to the Commissioner of Buildings. Also enclosed is a copy of the December 11, 2012, meeting minutes regarding your application.

Kind regards,

A handwritten signature in cursive script that reads "Catherine Easterling".

Catherine Easterling, Secretary  
Commission of Architectural Review

CLE/tmr  
Enclosures





**Commission of Architectural Review**  
CITY OF RICHMOND

900 EAST BROAD STREET  
RICHMOND VIRGINIA 23219  
(804) 646-6335

**CERTIFICATE OF APPROPRIATENESS**

This certificate is issued pursuant to Chapter 114, Article IX, Division 4 of the Richmond City Code (Old and Historic Districts) to the applicant:

Stonewall Jackson, LLC  
1520 W. Main Street  
Richmond, VA 23220

For the property at: 1520 W. Main Street

with respect to the exterior architectural features as described in the application for this certificate and the information and plans filed with the application for this property, pursuant to the following resolution adopted by the Commission of Architectural Review and recorded in the minutes of the Commission:

RESOLUTION: WHEREAS, the applicant proposes to replace an existing deck and pavilion with new pergola and patio bar, and

WHEREAS, the applicant shall return to Commission staff for review and approval of the paint color for the new pergola, the color and material of the awnings, a brick and mortar sample, and details for the bar structure, and

WHEREAS, the application is approved as submitted,

NOW, THEREFORE, LET IT BE RESOLVED that the Commission approves the work as being in conformity with the intent of Division 4 Section 114-930 of the Richmond City Code.

The applicant shall comply with all City Codes in the execution of this project. The certificate shall be valid for a period of one year from the date of issuance.

Catherine Easterling, Secretary  
Commission of Architectural Review

CLE/tmr  
Enclosures

Date of Issuance: December 11, 2012  
Document Date: April 3, 2013  
Certificate No. 12-107

**Application No. 12-107** (Stonewall Jackson, LLC)  
1520 W. Main Street

There being no Commission discussion, this item was approved as submitted. The staff report reflects the Commission's reasons for consent agenda approval. Mr. Andrews introduced a motion to approve Application No. 12-107 for the reasons stated in the staff report as being consistent with the guidelines in the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*. Mr. Yates seconded the motion, and it passed 9-0-0.

RESOLUTION: WHEREAS, the applicant proposes to replace an existing deck and pavilion with new pergola and patio bar, and

WHEREAS, the applicant shall return to Commission staff for review and approval of the paint color for the new pergola, the color and material of the awnings, a brick and mortar sample, and details for the bar structure, and

WHEREAS, the application is approved as submitted,

NOW, THEREFORE, LET IT BE RESOLVED that the Commission approves the work as being in conformity with the intent of Division 4 Section 114-930 of the Richmond City Code.

VOTE: Affirmative: Andrews, Bilder, Elmes, Green, Johannas,  
Pearsall, Sadler, Wimmer and Yates

Negative: None

Abstain: None



# Commission of Architectural Review SUBMISSION APPLICATION

City of Richmond, Room 510 - City Hall  
900 East Broad Street, Richmond, Virginia 23219  
PHONE (804) 646-6335 FAX (804) 646-5789

12 COPIES OF SUPPORTING DOCUMENTATION ARE REQUIRED FOR PROCESSING YOUR SUBMISSION

LOCATION OF WORK: 1520 W. Main Street

DATE: 11/15/12

OWNER'S NAME: Stonewall Jackson, LLC

TEL NO.: 804-359-6062

AND ADDRESS: 1520 W. Main Street

EMAIL: jconrad@theconradfirm.com

CITY, STATE AND ZIPCODE Richmond, VA 23220

ARCHITECT/CONTRACTOR'S NAME: John Conrad

TEL. NO. 804-359-6062

AND ADDRESS: 1520 W. Main Street

EMAIL: same

CITY, STATE AND ZIPCODE Richmond, VA 23220

Would you like to receive your staff report via email? Yes  No

## REQUEST FOR CONCEPTUAL REVIEW

I hereby request Conceptual Review under the provisions of Chapter 114, Article IX, Division 4, Section 114-930.6(d) of the Richmond City Code for the proposal outlined below in accordance with materials accompanying this application. I understand that conceptual review is advisory only.

## APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

I hereby make application for the issuance of a certificate under the provisions of Chapter 114, Article IX, Division 4 (Old and Historic Districts) of the Richmond City Code for the proposal outlined below in accordance with plans and specifications accompanying this application.

## DETAILED DESCRIPTION OF PROPOSED WORK (Required):

STATE HOW THE DESIGN REVIEW GUIDELINES INFORM THE DESIGN OF THE WORK PROPOSED. (Include additional sheets of description if necessary, and 12 copies of artwork helpful in describing the project. See instruction sheet for requirements.)

See attached.

11/15/12

Signature of Owner or Authorized Agent:

Name of Owner or Authorized Agent (please print legibly): John A. Conrad

(Space below for staff use only)

Received by Commission Secretary

APPLICATION NO. \_\_\_\_\_

DATE \_\_\_\_\_

SCHEDULED FOR \_\_\_\_\_

Note: CAR reviews all applications on a case-by-case basis.

Revised 08-24-2011

**Attachment to**  
**Stonewall Jackson LLC's**  
**Application for Certificate of Appropriateness**

**Description of Proposed Work**

The work proposed represents no increase in the current seating capacity of this outdoor eating area. For existing conditions, see the prior plans of existing improvements, Exhibit No. 1 (A and B) and existing photos attached as Exhibit No. 2 (A-K). The sole purpose of the proposed work is not to increase the current seating capacity, but to improve the existing courtyard structures in order to make them more attractive and compatible to the architecture of the primary structure.

This proposed work includes:

1. Demolition of the existing awning superstructure, wooden pavilion and wooden deck.
2. Installation of brick pavers over the existing concrete deck and site of the former wooden deck.
3. Construction of a new pergola and patio bar or pavilion according to the attached plans, Exhibit No. 3. In addition, a metal standing seam roof will be constructed on top of the triangular patio bar or pavilion pergola and a retractable awning will be mounted on top of the pergola. The attached plans, Exhibit No. 3, do not illustrate the fact that the metal roof over the patio bar will be designed and constructed to circumvent the existing tree that is located in the middle of the patio bar. All means and methods will be undertaken to safeguard this tree. Also, see sample pictures of pergola awning attached as Exhibit No. 3(A).
4. Replacement of the same new awning material over existing canopy structure located over entry staircase to basement.
5. Installation of two sets of screening fences, each consisting of two six foot by four foot, 36" tall iron fence sections around two groupings of AC compressors in the courtyard, and installation of iron railings along the basement entry stairway to courtyard in order to replace the exiting wooden railings, as shown in Exhibits No. 4 (A, B and C).
6. Removal of existing hollies along Lombardy and Main Streets fence and replacement with otto luyken laurels between existing crepe myrtle trees as well as additional landscaping.

**Statement of Compliance with Design Review Guidelines**



The Design Review Guidelines support the covering of the existing concrete deck with brick pavers, the replacement of the awning superstructure, which consists of a proliferation of unpainted metal poles and a wooden deck, which is raised 24" off the ground and extends a total of 59" off the ground, and the existing pavilion, which is approximately 12 feet tall and is approximately 400 square feet, with a brick deck which will cover the existing concrete deck and the area currently occupied by the wooden deck, as well as a pavilion and pergola structure, with a retractable awning mounted on top of the pergola.

The new brick deck will be located at ground level, 59 inches lower than the existing wooden deck. The proposed patio bar is much smaller and less obtrusive than the existing pavilion building. The proposed pergola has been designed to cover essentially the same foot print as the existing awning structures, concrete deck, and wooden deck.

Unlike the existing courtyard improvements, the proposed work will include designs and materials which are compatible with the architecture of the primary structure. Moreover, the proposed pavilion and pergola structures will not only be more attractive, but less visible from the street and from the residences located along Lombardy Street.

Lowering the customer seating from the existing wooden deck to the ground level, reducing the size of the pavilion and altering the design and materials of the awning superstructure will make the proposed improvements much less visible from the street.

#### Materials List

- brick pavers
- 6" x 6" x 16" pine posts
- 6" x 6" x 16" pine pergola trusses
- 6" x 6" x 16" pine pergola trusses
- 2 x 4's, 2 x 6's and miscellaneous materials for pavilion base cabinet
- cold and hot water lines for pavilion
- electrical lines for pavilion and pergola
- ceiling fans and lights for pergola (combination)
- 36" iron fence for basement entry steps and AC compressors
- miscellaneous landscaping materials
- new Baja sign
- awning materials for entry door canopy
- retractable awning for pergola
- metal roof



design | build

RIC design build

P.O. Box 7175  
Richmond, VA 23221

1520 W. Main Street #202A  
Richmond, VA 23220

804.986.2353 ph  
804.202.1614 fx

**owner:**

stoneval jackson llc  
204 w. hillcrest ave  
richmond, va 23226

**project:**

garden cafe

**address:**

1520 west main street  
richmond, va 23220

aerial view

**date:**

11.13.2012 review

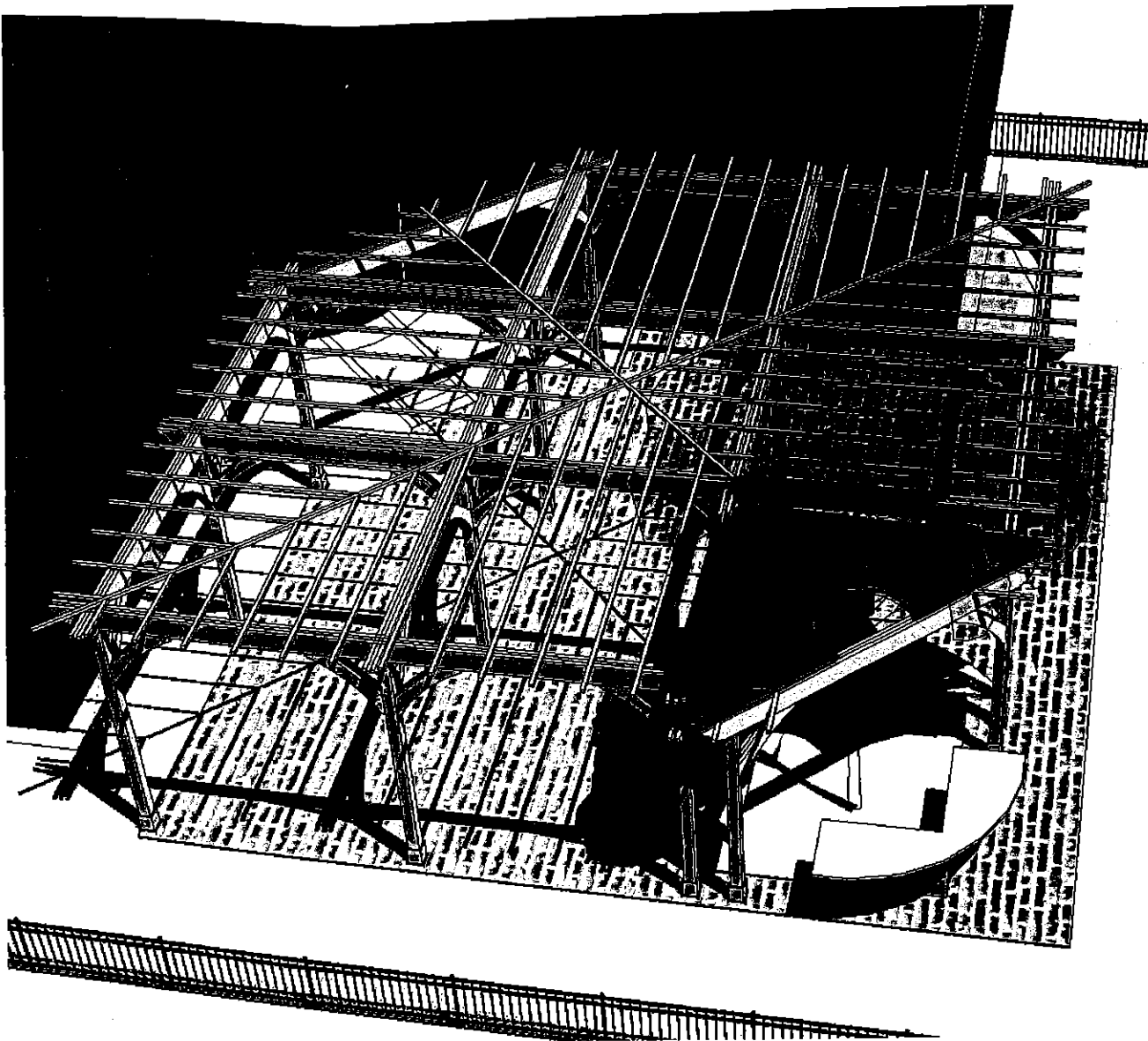
11.15.2012 C.A.R.

11.15.2012 revisions

11.16.2012 revisions

A2





lombardy avenue view

10'-9" x 1  
area and ha

15'-0"  
ba



design | build

**RIC design build**

P.O. Box 7175  
Richmond, VA 23221

1520 W. Main Street #201A  
Richmond, VA 23220

804.986.2355 ph  
866.202.1614 fx

**owner:**

stonewall jackson llc  
204 w. hillcrest ave  
richmond, va 23236

**project:**

garden cafe

**address:**

1520 west main street  
richmond, va 23220

aerial views

**date:**      **issue:**

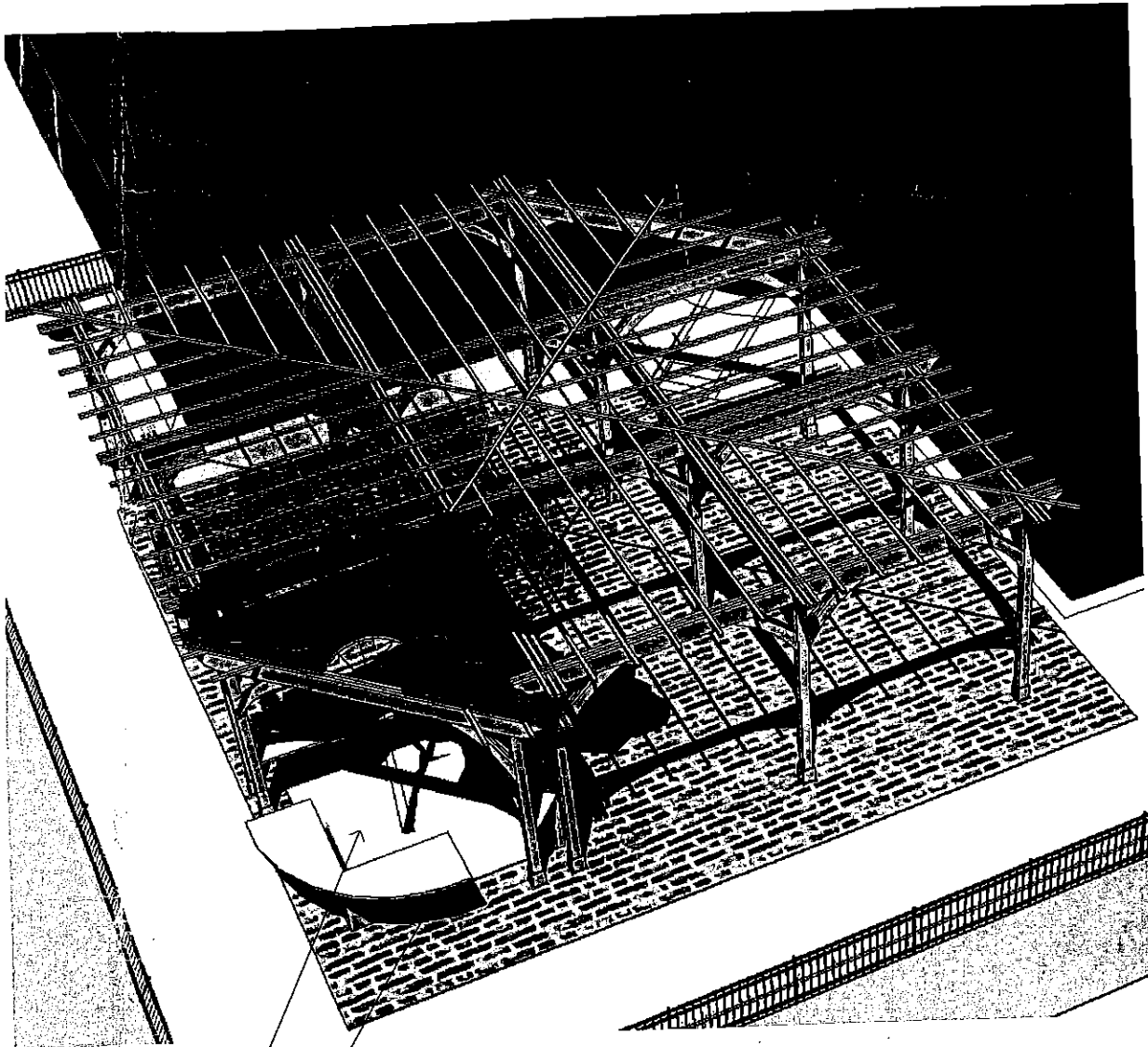
11.13.2012 review

11.15.2012 C.A.R.

11.15.2012 revisions

11.16.2012 revisions

**A7**



10'-9" x 10'-9" bar  
area and half-height  
walls

15'-0" diameter  
bar counter

main street view