



COMMISSION OF ARCHITECTURAL REVIEW

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

PROPERTY (location of work)

Address 1520 & 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 (o) (804)359-6062 (c) (540) _____

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)

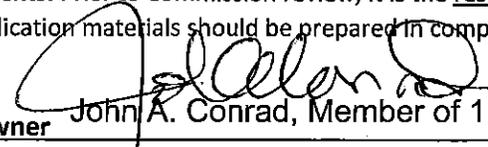
1520 : Alterations to 2nd, 3rd, and 4th floors as per plans, including three dormers and skylights in roof.
1518: New construction of three story mixed use building.

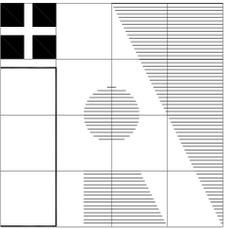
ACKNOWLEDGEMENT OF RESPONSIBILITY

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.

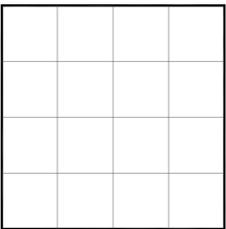
Requirements: A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payment of the application fee. Applicants proposing major new construction, including 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  John A. Conrad, Member of 1520 W Main Street, LLC Date 12/29/20 December 29, 2020



IRBY ARCHITECTS
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 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
 1
 SITE

DRAWN BY: IRBY
 ISSUE: SUP SUBMITTA
 DATE: 20 OCT, 2020

NORTH LOMBARDY STREET

20' +/- WIDE ALLEY

3 NORTH LOMBARDY

PARKING FOR 3 NORTH LOMBARDY

COMPACT COMPACT COMPACT

NEW PLANTED AREA

COMPACT



NEW PLANTED AREA

3' HIGH NEW MECHANICAL SCREEN "BLACK IRON" FENCE

3' HIGH NEW MECHANICAL SCREEN "BLACK IRON" FENCE

1518 WEST MAIN STREET
 PROPOSED NEW THREE
 STORY MIXED USE BUILDING
 2372 GSF / FLOOR

3' HIGH NEW AND EXISTING MECHANICAL SCREEN "BLACK IRON" FENCE

EXITING 1516 WEST MAIN

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

3' HIGH NEW AND EXISTING MECHANICAL SCREEN "BLACK IRON" FENCE

3' HIGH NEW AND EXISTING MECHANICAL SCREEN "BLACK IRON" FENCE

EXISTING PATIO AND FREESTANDING PERGOLA

EXISTING FIRE ESCAPE FROM THIRD FLOOR

EXISTING BLACK IRON FENCE - 42" HIGH

EXISTING PLANTED AREA

EXISTING PLANTED AREA

EXISTING PLANTED AREA

EXISTING PLANTED AREA

NEW PLANTED AREA

NEW PLANTED AREA

NEW PLANTED AREA

PARKING REQUIREMENTS:

- 1 SPACE PER 4 DWELLINGS (MIXED USE BUILDING)
- 1 SPACE RE 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

PARKING SPACES PROVIDED		
ONSITE		21 SPACES
STREET SPACES		6 SPACES
TOTAL SPACES		27 SPACES

NO PARKING ZONE

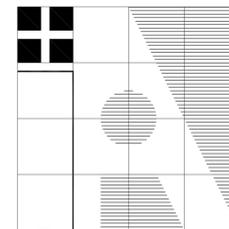
SIX 22' LONG ON STREET PARKING SPACES

WEST MAIN STREET

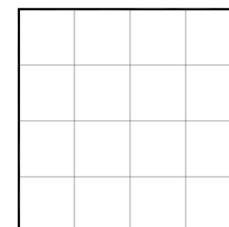
SITE PLAN

1" = 10.0'

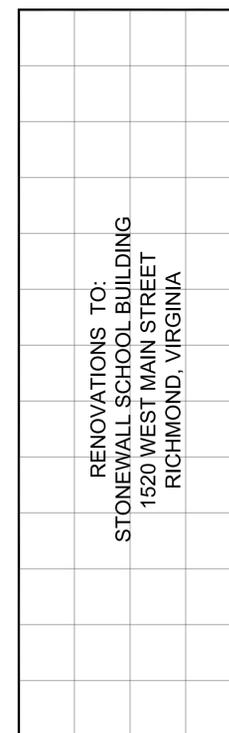




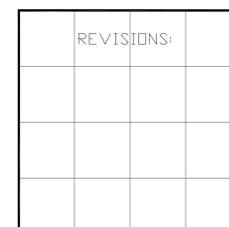
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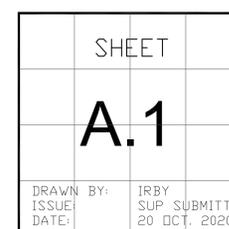
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RENOVATIONS TO:
STONEWALL SCHOOL BUILDING
 1520 WEST MAIN STREET
 RICHMOND, VIRGINIA



REVISIONS:

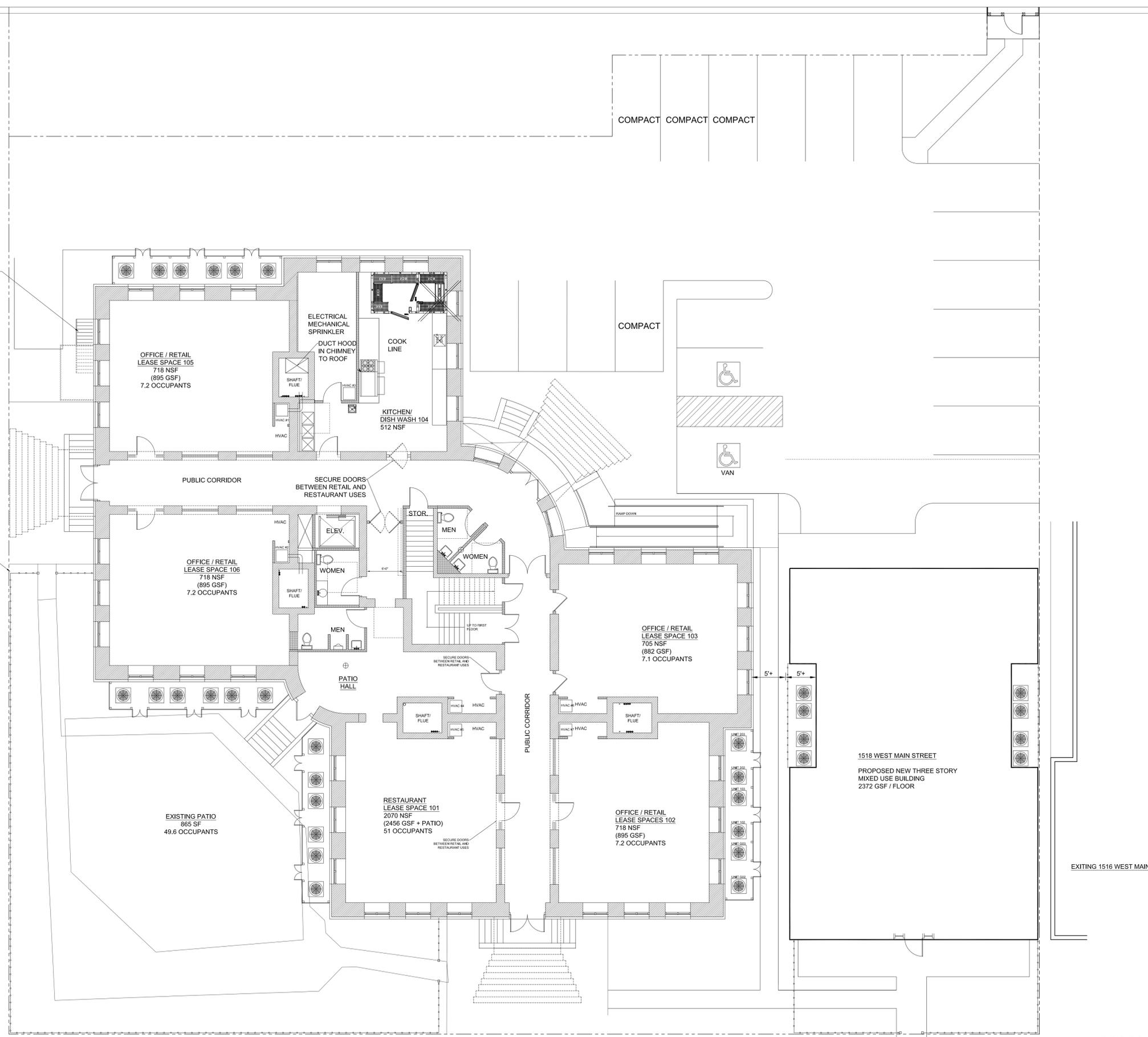


SHEET

A.1

DRAWN BY: IRBY
 ISSUE: SUP SUBMITTA
 DATE: 20 OCT. 2020

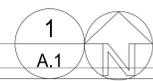
Jim Irby, Irby Architects, PC 10/20/2020 3:05 PM 520 wms 2.dwg



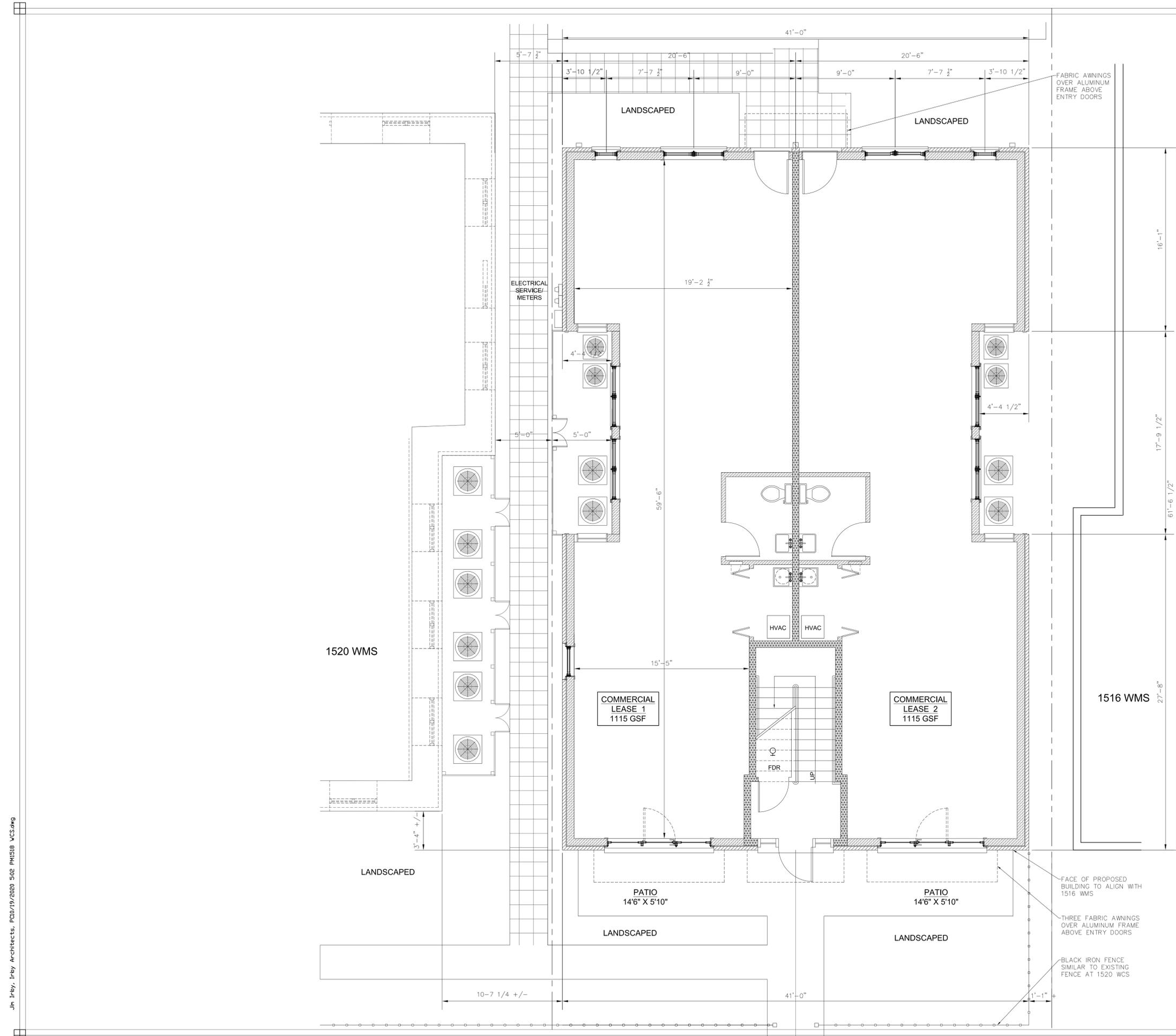
PROPOSED- 7926 GSF

GROUND FLOOR PLAN

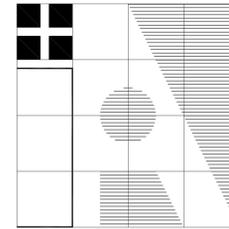
1/8" = 1'-0"



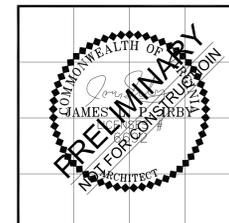
1
A.1



Jim Irby, Irby Architects, PLO/19/2020 50E PMS18 WCS.dwg



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NEW MIXED USED BUILDING
 1518 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:

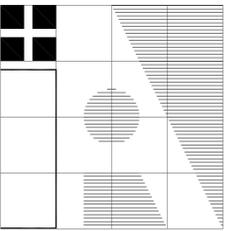
SHEET

A.2
ALTERNATE

DRAWN BY: IRBY
 ISSUE: SUP SUBMITTA
 DATE: 20 OCT. 2020

1
A.2

2372 GSF/FLOOR
FIRST FLOOR PLAN
 1/4" = 1'-0"



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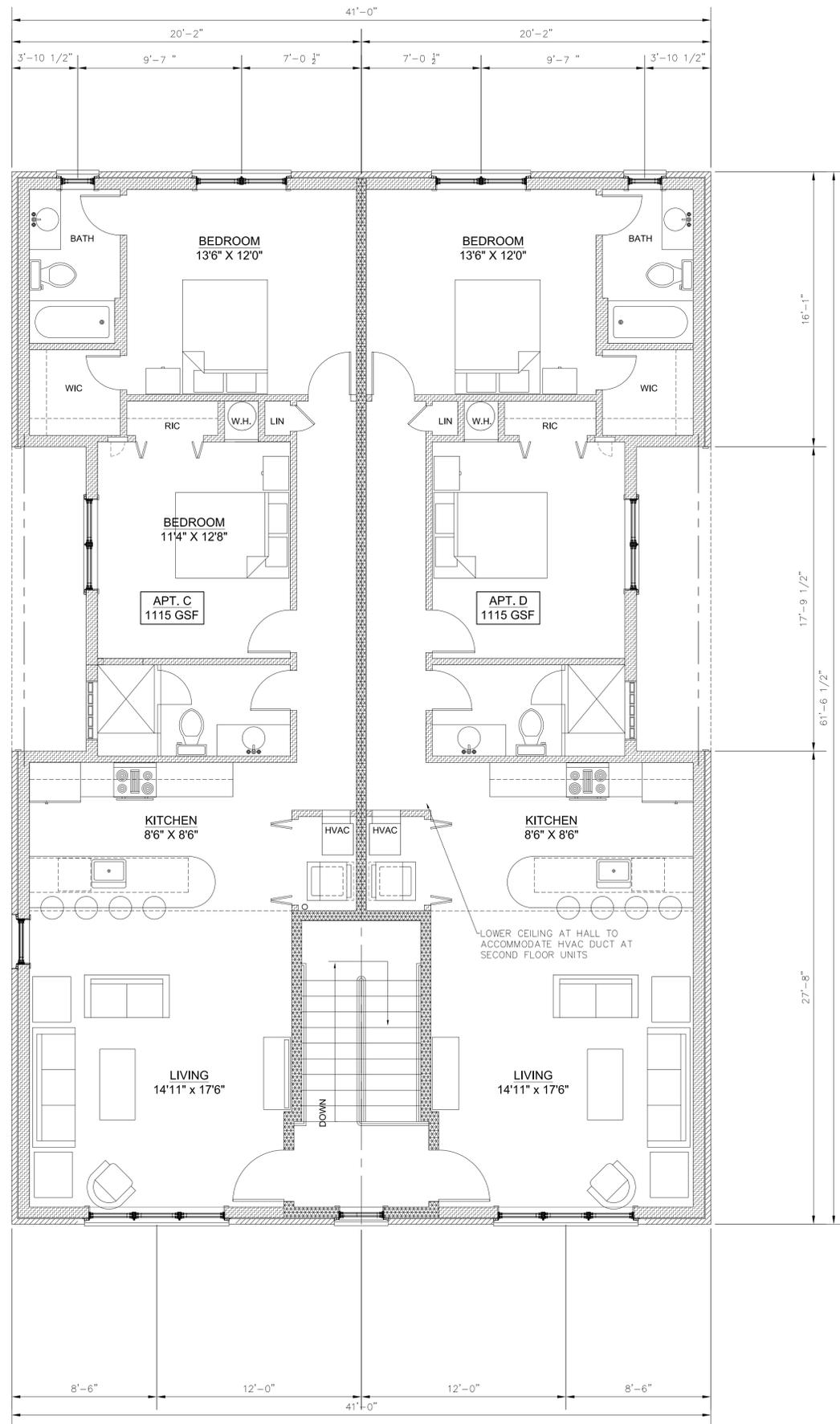


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NEW MIXED USED BUILDING
 1518 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:

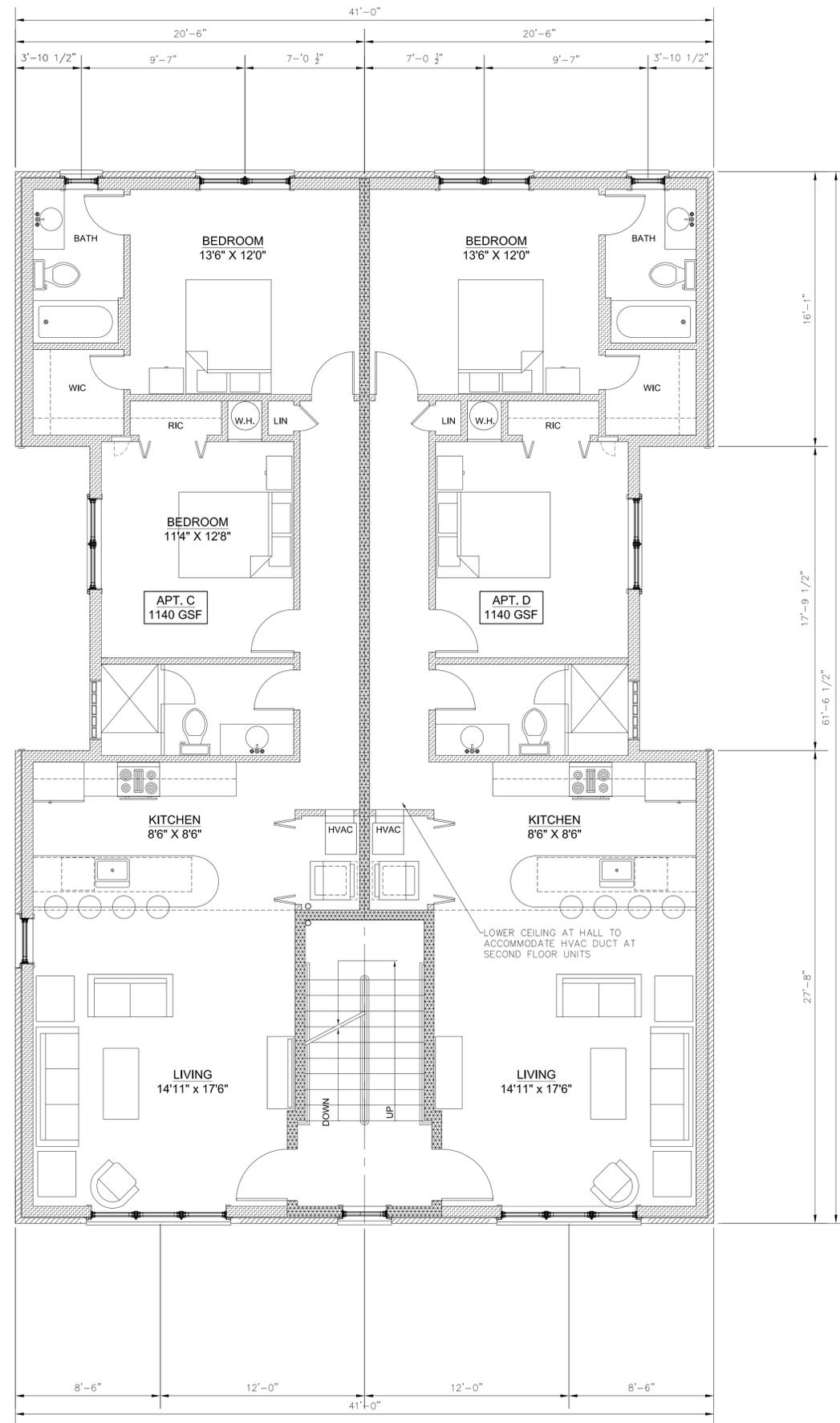
SHEET
A.3
 DRAWN BY: IRBY
 ISSUE: SUP SUBMITTA
 DATE: 20 OCT, 2020



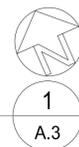
2372 GSF/FLOOR
THIRD FLOOR PLAN
 1/4" = 1'-0"



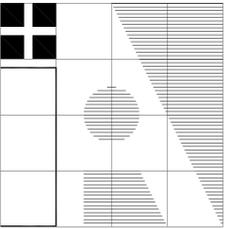
2
 A.3



2372 GSF/FLOOR
SECOND FLOOR PLAN
 1/4" = 1'-0"



1
 A.3



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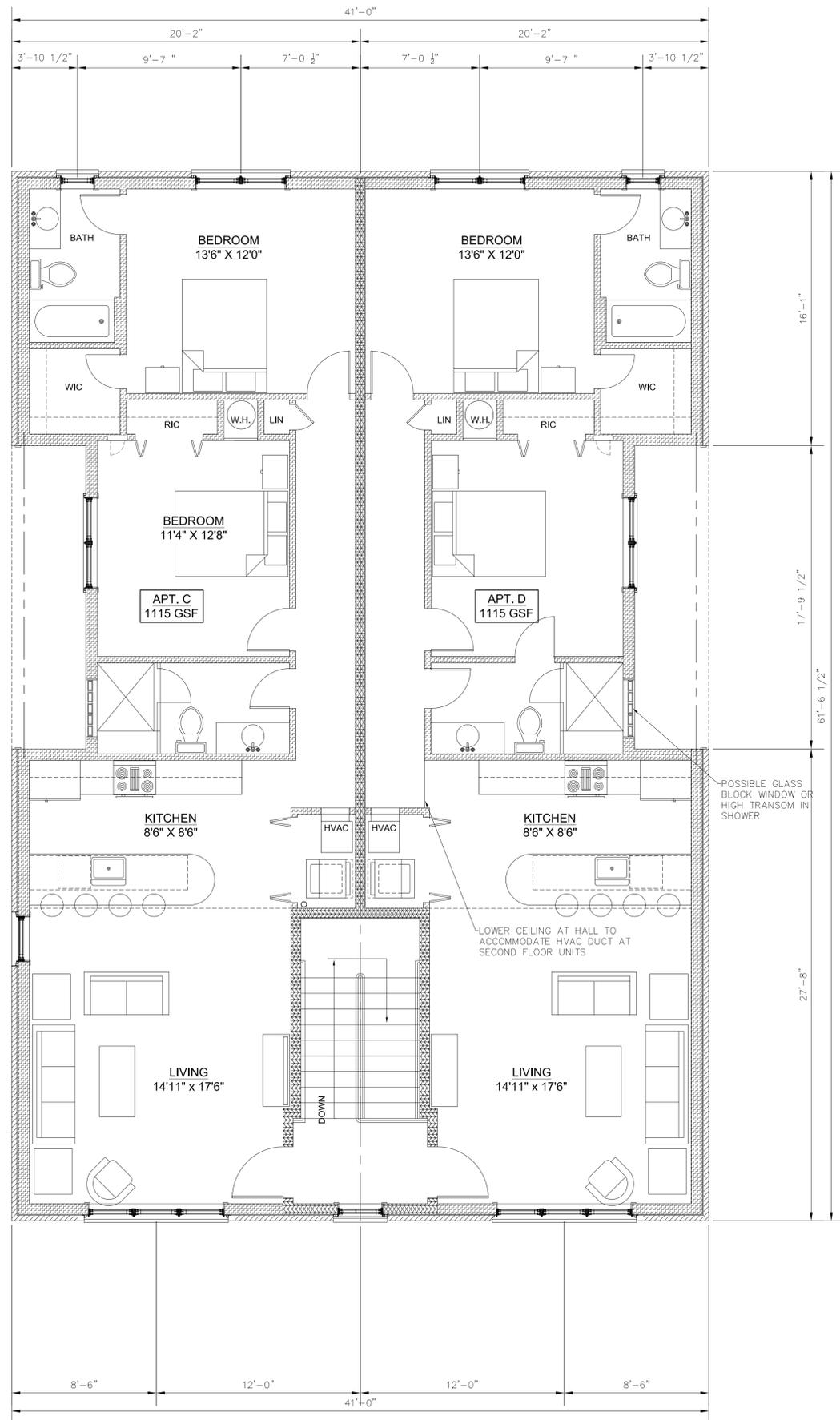
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NEW MIXED USED BUILDING
 1518 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:

SHEET
A.3
 ALTERNATE

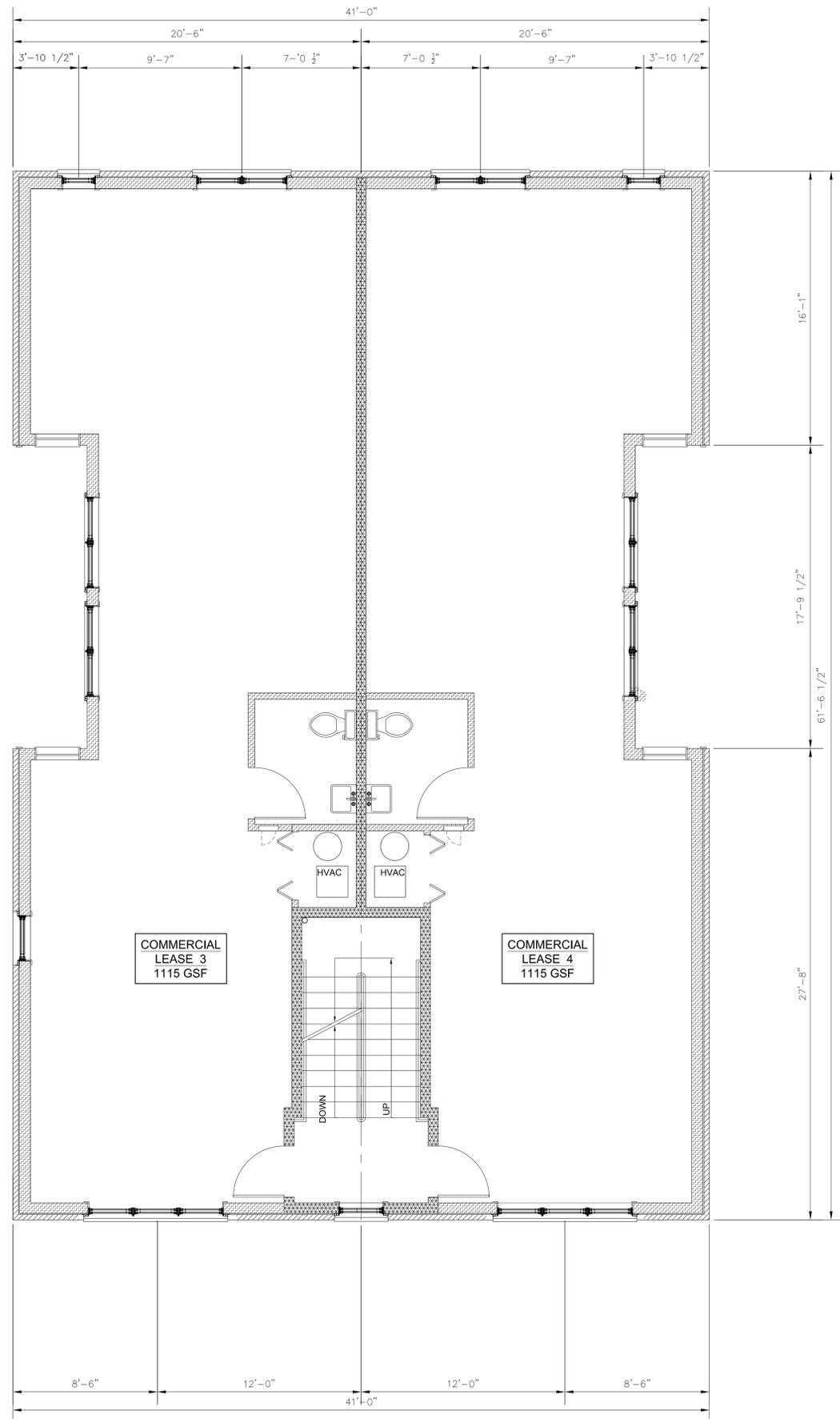
DRAWN BY:	IRBY
ISSUE DATE:	SUP SUBMITTA
	20 OCT, 2020



2372 GSF/FLOOR
THIRD FLOOR PLAN
 1/4" = 1'-0"



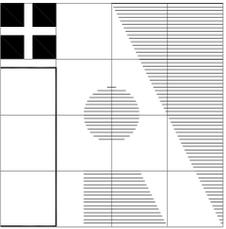
2
 A.3



2372 GSF/FLOOR
SECOND FLOOR PLAN
 1/4" = 1'-0"



1
 A.3



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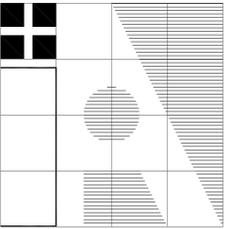
Jim Irby, Irby Architects, PC 10/19/2020 5:02 PM 1518 VCS.dwg

NEW MIXED USED BUILDING
 1518 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:

SHEET
A.5
DRAWN BY: IRBY ISSUE: SUP DATE: 20 OCT, 2020

FRONT- SOUTH ELEVATION 1
 1/4" = 1'-0" A.5



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NEW MIXED USED BUILDING
 1518 WEST MAIN STREET
 RICHMOND, VIRGINIA

REVISIONS:

SHEET
A.7
 DRAWN BY: IRBY
 ISSUE: SUP SUBMITTA
 DATE: 20 OCT, 2020



Jones, Carey L. - PDR

From: John Conrad <JConrad@theconradfirm.com>
Sent: Thursday, January 21, 2021 9:35 AM
To: Jones, Carey L. - PDR
Cc: Jim Irby (ipboys@aol.com); 'kbconrad@comcast.net'
Subject: 1520 W. Main Street, Commission of Architectural Review review
Attachments: John A Conrad5.vcf

CAUTION: This message is from an external sender - Do not open attachments or click links unless you recognize the sender's address and know the content is safe.

Carey,

Our intent is to use traditional standard size brick on all 4 sides, with precast stone headers at the front elevations only; except at the niche's on the side where we recess the windows and the mechanical equipment is located we call for Hardie Siding.

Tx, John.

TheConradFirm, P.C.

John A. Conrad

Attorney

1520 W. Main Street / Suite 204 / Richmond, VA 23220 (reply address)

2155 Rockfish Road / Waynesboro, VA 22980

(o) 804/359-6062 / (f) 804/359/6064



After (Final) Submitted

John Conrad

From: David Herring <davidherringrva@gmail.com>
Sent: Friday, September 11, 2020 6:58 AM
To: Zemanian, Carolyn (DHR)
Cc: John Conrad; Jim Irby; Kathy Conrad
Subject: 1518 - 1520 W Main Street Final Drawings
Attachments: 1518-1520 WMS DHR REVIEW R4.pdf

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Good Morning Carolyn,

I've attached the final plans that will be presented along with the Special Use Permit for the subject property as well as further comment and final approval from the Commission of Architectural Review. The only difference from the previous set is the change to a fabric awning above the windows as opposed to standing seam metal as DHR staff prefers.

Thanks so much for your guidance here and be on the lookout in the near future for the Part 2 application for the Stonewall Jackson School project.

Have a great weekend!
David

--
David Herring
804-690-0662 Mobile

John Conrad

3RD Submitted

From: David Herring <davidherringrva@gmail.com>
Sent: Monday, August 24, 2020 7:31 AM
To: Zemanian, Carolyn
Cc: John Conrad; Kathy Conrad; Jim Irby
Subject: Re: 1518-1520 West Main Street- Preliminary Guidance
Attachments: 1520 WMS DHR 8-20-20 r3.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning, Carolyn,

Thanks for your previous email responding to the additional information we submitted for 1520 W. Main Street.

Since we received your response and based on those comments, Jim has made some slight modifications to the plans, which are attached for your review and approval. These plans are identical to our last submission on July 14, 2020, with the following revisions that have been made per your requests outlined in your email:

- In response to your concerns about the 1520 W. Main St. Alternate Plans depicting skylights fronting Main and Lombardy for 3rd and 4th floors and your concerns about the individual spiral stairs for 3rd and 4th floors, we have deleted the two sheets of "Alternate Plans" for 3rd and 4th Floors.
- In response to your concerns about 1518 Plans depicting balconies and front windows, we have eliminated the balconies and converted the front windows as you requested.
- In response to your inquiry, your initial impression about the double doors located on the 3rd floor was accurate. They are not historic. These double doors located on the 3rd floor are modern tenant improvements made recently by the current owner as tenant improvements.
- Finally, as previously mentioned as a part of our development plans we reserve the right to subdivide the 1518 Lot from the 1520 Lot and the opportunity to submit mockup photographs in order to prove that any additional skylights fronting on Main or Lombardy Streets would not be visible from the ground.

Since these plans satisfy your concerns, we'll be moving forward with scheduling a review with the City's CAR staff so we can begin the longer process of submitting the Special Use Permit that will be required to build out this project as presented in these plans. Of course, once that process is underway, the full Part 2 application based on these plans will be submitted to you for full review.

Thanks so much for your help and guidance in developing the plans to this point. We'll look forward to working with you as the project progresses into the full Part 2 submission. In the meantime, let me know if you have any further questions or comments regarding the plans submitted here.

Have a great week!
David

On Fri, Aug 7, 2020 at 10:06 AM Zemanian, Carolyn <carolyn.zemanian@dhr.virginia.gov> wrote:
Hi David,

Thank you for providing this additional information and revisions regarding the future project at 1518-1520 West Main Street. I have looked over the attached documents and spoken with my colleagues about the new construction.

I would be happy to discuss any or all of the below information sometime next week or the following week. Please let me know what dates and times might work for the project team.

I can offer the following preliminary guidance on the attached materials:

1520 West Main Street:

- I am comfortable with the locations and design of the dormers as proposed. Thank you for adjusting the project scope to limit these to the rear roofs, where they will not be visible from primary elevations.
- The proposed skylights should be flat against the roof to avoid a visual impact from the primary elevations.
- Regarding the 3rd & 4th floor alternate plans, the proposed skylights on the roofs overlooking North Lombardy & West Main Streets would not be approved, unless it can be clearly demonstrated (through mockup photographs) that these skylights would not be visible from the ground.
- Regarding the stairs accessing the 4th floor in the proposed & alternate plans-- in general, our office has traditionally preferred the use of a single, communal stair (rather than individual spiral staircases between floor levels). I understand and appreciate that the spiral stairs were likely developed as an option to address my previous concern about the insertion of a new door at the north end of the third floor hallway. However, my thought is that a single communal stair would have less physical impact on the structure overall, with the impact concentrated in a single area, while the use of spiral stairs would require removing more of the ceiling/floor material in more locations.
- I had also assumed from the last iteration of plans that the existing double doors that divide the third floor hallway were modern insertions. However, looking at the Part 1 photographs, I cannot tell if this is the case. Can you confirm this? If the doors/walls are historic, then they should be retained.

New Construction at 1518 West Main Street:

Thank you for providing the attached additional research. Since a large portion of the 1520 site was historically a separate parcel—and since it had a building on it that was historically located quite close to the street—I agree that the location of the proposed new construction at the front of the site is appropriate.

The proposed size of the new construction is also acceptable. While the building will be larger than the adjacent residential dwellings, and larger than the original (demolished) residence on this parcel, the new construction will be kept subordinate to the historic school building.

DHR tax credit staff asked for the following modifications to the façade of the structure:

- Since the building will be located at the front of the site, tax credit staff requests that the proposed balconies be eliminated from the façade. Because balconies do not appear on the surrounding commercial/residential buildings on West Main Street, their removal should further allow the building

to compatibly blend with the surrounding structures. (I did not raise the balconies as a concern in my previous email, as at that time, staff had requested that the building be set back from the West Main Street streetscape. A significant setback would have minimized the visual impact of the new construction's façade from the street.)

- Windows: Please use a simple, traditional window configuration on the façade of the structure. DHR staff responded positively to the design of the rear elevation, so I would suggest potentially using a 1/1 or 2/2 configuration for window openings.

Please let me know if you have any questions, and I'd be happy to discuss this project further in a virtual meeting.

Thank you, and best regards,

Carolyn

Carolyn Zemanian
Tax Credit Reviewer
Virginia Department of Historic Resources
2801 Kensington Avenue
Richmond, Virginia 23221
(804) 482-6095
Carolyn.Zemanian@dhr.virginia.gov

**COVID-19 Update: DHR is open for business and the majority of staff is teleworking.
Our offices are temporarily closed to the public.**

On Mon, Jul 20, 2020 at 6:58 AM David Herring <davidherringrva@gmail.com> wrote:
Good morning, Carolyn,

Thanks for following up and letting us know your current schedule. We'll look forward to hearing back from you once you have a chance to review what was sent so that we can set a follow up meeting date and so the project can continue to move forward with the various reviews pending at the city level.

Talk soon,
David

On Wed, Jul 15, 2020 at 3:03 PM Zemanian, Carolyn <carolyn.zemanian@dhr.virginia.gov> wrote:
Hi David,

Thank you for this additional information. I wanted to let you know that I have bookmarked this email for future review. Because I am unfortunately running behind on regular reviews at present, it may be a week or two before I can properly review the attachments. When I do, I will let you know if I have any questions, and we can schedule a virtual meeting.

Thank you, and best regards,

Carolyn

Carolyn Zemanian
Tax Credit Reviewer
Virginia Department of Historic Resources
2801 Kensington Avenue
Richmond, Virginia 23221
(804) 482-6095
Carolyn.Zemanian@dhr.virginia.gov

**COVID-19 Update: DHR is open for business and the majority of staff is teleworking.
Our offices are temporarily closed to the public.**

On Tue, Jul 14, 2020 at 11:20 AM David Herring <davidherringrva@gmail.com> wrote:
Good morning Carolyn,

I hope all is well with you since we last spoke! I'm following up on the email you sent after our online meeting where we reviewed the existing and proposed drawings for the Stonewall Jackson School as initially planned.

After our meeting, we did a bit of research into the site where the school is located and have surfaced some additional information that we believe justifies a more thorough review before determining the location of the proposed new building should be revised. When you have a minute to review the attachments, you will see that the site, as it exists today, is not how it was originally configured and indeed, there was a structure located where the new building is proposed that had an address of 1518 West Main Street. The maps are reinforced through the attached copy of the deed where the City of Richmond purchased the parcel known as 1518 W. Main Street. Please review the attachments at your convenience. We believe there is clear historical documentation that supports our initial proposal to locate a new building on the parcel that now appears to be a larger side yard to the school but that did not actually exist. A letter from John Conrad outlines in detail our thoughts on the site and is part of the single attachment that also contains a copy of the original recorded deed transfer to the City of Richmond as well as several Sanborn Fire Insurance Maps from various points in time showing how this site actually evolved as well as references from the National Register nomination that appear to place the school yard you mention in the front of the school at the corner of West Main and Lombardy Streets and not on the side yard.

Also, based on this information and taking into consideration your initial feedback regarding preservation of the primary elevations along West Main and Lombardy Streets with no alteration to the roof recommended, the drawings have been revised to accommodate this initial feedback where primary elevations are intact and as we discussed. Proposed dormers are sensitively introduced on the rear elevation of the building out of view from public rights-of-way. Treatment of the new building proposed for 1518 W. Main Street has been simplified in order to clearly identify this new structure as a contemporary building of the current time.

Once you have a chance to review all of the attachments, we would like to schedule another online meeting to discuss our next steps. As we previously mentioned, our goal is to substantially resolve any significant issues DHR may have with the proposed project so it can be presented with confidence to the City of Richmond's Commission of Architectural Review and ultimately to the City Planning Commission for Special Use Permit consideration. There are a lot of moving parts and scheduling the timing of each part is critical with the various reviews that this project requires as it progresses. Please let us know your

availability in the next couple of weeks for an online meeting. My preference is late morning, say, 11:00 a.m. or right after lunch, say 1:00 p.m.

Thanks in advance for reviewing the attached documentation and we will look forward to meeting with you online to review what's presented here.

Best regards,
David

On Wed, Jun 17, 2020 at 4:51 PM Zemanian, Carolyn <carolyn.zemanian@dhr.virginia.gov> wrote:
Hi David and Jim,

I spoke about the proposed new construction at 1518 West Main Street with other members of the DHR tax credit staff today. Based on this conversation and a review of the National Register nomination for the property, I can share the following comments.

The historic nomination for the property states that the site's size is unchanged since it functioned as a schoolyard. Its side yards were paved as children's play areas. As you know, the large site and side yard are unusual on the surrounding blocks of West Main Street, which largely possesses structures on smaller-sized lots with little to no setback from the street. This makes this particular property unique in the overall setting.

To preserve the historic visual cadence of West Main Street, and the overall views of the facade of the historic school building, DHR tax credit staff asked that the new construction be set back towards the rear of the 1518 West Main Street site. A parking lot could be maintained in front. In this way, the understanding of the historic side yard, and of this particularly large lot, remains more clear. I think that the setback too could be beneficial in downplaying the slightly taller height of the new construction—if the new structure is set back on the lot, it would further reduce its visual prominence when compared to the school and the other, lower-scale neighboring buildings.

With regards to the design, the tax credit staff had general comments that were in line with what we discussed last week. The design of new construction should be modified to read as "contemporary and compatible," with simple detailing. Tax credit staff responded favorably to the design of the rear elevation, which is much simpler in detail than the façade.

I would be happy to further discuss these comments and the design of the new construction, but hope that this guidance is helpful as you continue with the planning for this project. Please let me know if you have any questions.

Thank you, and best regards,

Carolyn

Carolyn Zemanian
Tax Credit Reviewer
Virginia Department of Historic Resources
2801 Kensington Avenue
Richmond, Virginia 23221
(804) 482-6095
Carolyn.Zemanian@dhr.virginia.gov

John Conrad

2ND Submission

From: David Herring <davidherringrva@gmail.com>
Sent: Tuesday, July 14, 2020 11:20 AM
To: Zemanian, Carolyn
Cc: John Conrad; Kathy Conrad; Jim Irby
Subject: Re: 1518-1520 West Main Street- Preliminary Guidance
Attachments: West End School Conrad Response Letter 7-2-2020 DHR 2020-050.pdf; 1520 WMS DHR 7-6-20 REV 1.2 with 3-D.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Carolyn,

I hope all is well with you since we last spoke! I'm following up on the email you sent after our online meeting where we reviewed the existing and proposed drawings for the Stonewall Jackson School as initially planned.

After our meeting, we did a bit of research into the site where the school is located and have surfaced some additional information that we believe justifies a more thorough review before determining the location of the proposed new building should be revised. When you have a minute to review the attachments, you will see that the site, as it exists today, is not how it was originally configured and indeed, there was a structure located where the new building is proposed that had an address of 1518 West Main Street. The maps are reinforced through the attached copy of the deed where the City of Richmond purchased the parcel known as 1518 W. Main Street. Please review the attachments at your convenience. We believe there is clear historical documentation that supports our initial proposal to locate a new building on the parcel that now appears to be a larger side yard to the school but that did not actually exist. A letter from John Conrad outlines in detail our thoughts on the site and is part of the single attachment that also contains a copy of the original recorded deed transfer to the City of Richmond as well as several Sanborn Fire Insurance Maps from various points in time showing how this site actually evolved as well as references from the National Register nomination that appear to place the school yard you mention in the front of the school at the corner of West Main and Lombardy Streets and not on the side yard.

Also, based on this information and taking into consideration your initial feedback regarding preservation of the primary elevations along West Main and Lombardy Streets with no alteration to the roof recommended, the drawings have been revised to accommodate this initial feedback where primary elevations are intact and as we discussed. Proposed dormers are sensitively introduced on the rear elevation of the building out of view from public rights-of-way. Treatment of the new building proposed for 1518 W. Main Street has been simplified in order to clearly identify this new structure as a contemporary building of the current time.

Once you have a chance to review all of the attachments, we would like to schedule another online meeting to discuss our next steps. As we previously mentioned, our goal is to substantially resolve any significant issues DHR may have with the proposed project so it can be presented with confidence to the City of Richmond's Commission of Architectural Review and ultimately to the City Planning Commission for Special Use Permit consideration. There are a lot of moving parts and scheduling the timing of each part is critical with the various reviews that this project requires as it progresses. Please let us know your availability in the next couple of weeks for an online meeting. My preference is late morning, say, 11:00 a.m. or right after lunch, say 1:00 p.m.

Thanks in advance for reviewing the attached documentation and we will look forward to meeting with you online to review what's presented here.

Best regards,
David

On Wed, Jun 17, 2020 at 4:51 PM Zemanian, Carolyn <carolyn.zemanian@dhr.virginia.gov> wrote:
Hi David and Jim,

I spoke about the proposed new construction at 1518 West Main Street with other members of the DHR tax credit staff today. Based on this conversation and a review of the National Register nomination for the property, I can share the following comments.

The historic nomination for the property states that the site's size is unchanged since it functioned as a schoolyard. Its side yards were paved as children's play areas. As you know, the large site and side yard are unusual on the surrounding blocks of West Main Street, which largely possesses structures on smaller-sized lots with little to no setback from the street. This makes this particular property unique in the overall setting.

To preserve the historic visual cadence of West Main Street, and the overall views of the facade of the historic school building, DHR tax credit staff asked that the new construction be set back towards the rear of the 1518 West Main Street site. A parking lot could be maintained in front. In this way, the understanding of the historic side yard, and of this particularly large lot, remains more clear. I think that the setback too could be beneficial in downplaying the slightly taller height of the new construction—if the new structure is set back on the lot, it would further reduce its visual prominence when compared to the school and the other, lower-scale neighboring buildings.

With regards to the design, the tax credit staff had general comments that were in line with what we discussed last week. The design of new construction should be modified to read as “contemporary and compatible,” with simple detailing. Tax credit staff responded favorably to the design of the rear elevation, which is much simpler in detail than the façade.

I would be happy to further discuss these comments and the design of the new construction, but hope that this guidance is helpful as you continue with the planning for this project. Please let me know if you have any questions.

Thank you, and best regards,

Carolyn

Carolyn Zemanian
Tax Credit Reviewer
Virginia Department of Historic Resources
2801 Kensington Avenue
Richmond, Virginia 23221
(804) 482-6095
Carolyn.Zemanian@dhr.virginia.gov

**COVID-19 Update: DHR is open for business and the majority of staff is teleworking.
Our offices are temporarily closed to the public.**

The Conrad Firm

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

bcrockett@theconradfirm.com

July 12, 2020

Carolyn Zemanian

Tax Credit Reviewer

Virginia Department of Historic Resources

2801 Kensington Avenue

Richmond, Virginia 23221

(804) 482-6095

Carolyn.Zemanian@dhr.virginia.gov

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

Dear Carolyn:

The purpose of this letter is to respond to your June 17 email to David and Jim. In that email you stated that you spoke about the proposed new construction at 1518 West Main Street with other members of the DHR tax credit staff; and that based on that conversation and a review of the National Register nomination for the property, it was your understanding that the historic nomination for the property states that the site's size is unchanged since it functioned as a schoolyard; that its side yards were paved as children's play areas; and that to preserve views of these side yards the DHR tax credit staff asked that the new construction be set back towards the rear of the 1518 West Main Street site; that a parking lot could be maintained in front and that in this way, the understanding of the historic side yard remains more clear.

David Herring Jim Irby and my wife and I have reviewed your comments and request that you reconsider your preliminary recommendations based upon the following facts.

Your recommendation, that any new construction should be set back towards the rear of the 1518 West Main Street site and that a parking lot could be maintained in front and that in this way the "historic" east side yard can be preserved, is based on a misunderstanding because the Property's site's size has significantly changed and the east side yard referred to by you and by us in our application as 1518 W. Main Street was not a part of this Property and did not function as a school yard when this property was constructed in 1886.

July 2, 2015

Page 2

You asked me during our first informal meeting if the side yard located on the east side of the school building had always been a part of the property from its inception. I stated that I thought that fact was true. However, I was wrong. After receiving your June 17 email, we performed some research on this subject. Our research clearly establishes that the size of the site of this Property has materially changed in at least two ways. The lot referred in our application as 1518 W. Main Street was not originally a part of this Property and did not function as a school yard, but as a residential lot. In addition, the site has also been sub-divided and the lot and the former "Kindergarten" Building and "Auditorium," also known as 3 N. Lombardy, was deleted from this site and sold by the City to a third party at some date after its designation.

The City of Richmond Circuit Court Clerk's Office real estate records clearly establish that the side yard located on the east side and referred to in our application as 1518 W. Main Street was not originally a part of this Property and was not originally used as a school yard, but as a residential lot. It was purchased by the City on May 1, 1925, as indicated in the deed of transfer, attached as Exhibit A, conveying the residential lot and dwelling and other improvements from the prior Owners, Annie D. Gilliam and Robert W. Gilliam to the City of Richmond. Exhibits B (1-3), three Sanborn Maps, dated 1905, 1925, and 1950, clearly depict that a residential lot, dwelling and other related improvements existed on the lot known as 1518 W. Main Street in 1905 and 1925, and that in 1950 the improvements on the lot at 1518 W. Main Street, as well as side yard improvements at 1520 W. Main Street were demolished and the lot at 1518 W. Main Street was merged into the lot known as 1520 W. Main Street.

In addition to this addition of the lot known as 1518 W. Main Street to this Property's site, the site has also significantly changed due to subdivision and sale of the lot and former "Kindergarten" Building and School Auditorium, now known as 3 N. Lombardy, from this property at some date after 1984.

A careful reading of the Historic Landmark designation of this property corroborates the facts cited above. This historic nomination does not state that "the site's size is unchanged since it functioned as a schoolyard." At page 2 of the "Detailed Description" it states that the "school yard [i.e. located on the west side of this school building, at the corner of Main Street and Lombardy Avenue] is unchanged in size" It is true that this "school yard," not the entire site, is unchanged in size. This "Detailed Description," also states that this "school yard" includes "[a] wooden picket fence [that] was indicated on Lombardy and West Main Streets." This was replaced with... in 1982 with a metal picket fence." That metal picket fence and school flag pole exist today in this "school yard" and are depicted in the early pictures attached as Exhibits C & D.

All of these facts clearly establish the fact that only the school yard located on this Property site was located on the west side of this school building, at the corner of Main Street and Lombardy Avenue, and functioned as the school yard in the original site of this Property and that the original site of this Property's has changed. The lot referred

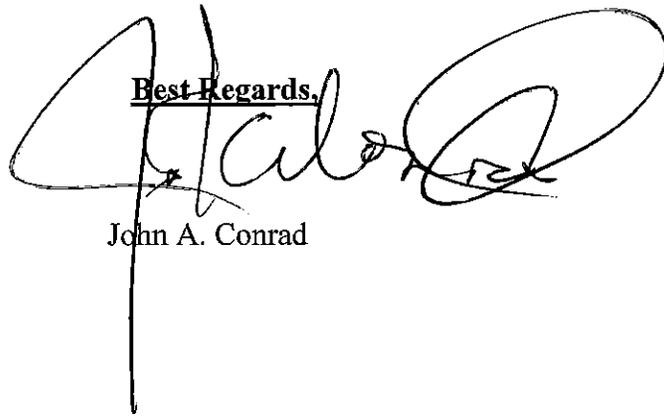
July 2, 2015

Page 3

in our application as 1518 W. Main Street was not originally a part of this Property was added in 1925 and used as parking lot and side yard play area in the 1950's. The former "Kindergarten" Building and "Auditorium and related lot was sold by the city after 1984.

Finally, as indicated in Exhibit E, the City of Richmond's UB Zoning applicable to this Property prohibits setting back the new construction towards the rear of the 1518 West Main Street site so that a parking lot could be maintained in front. In addition, the development plans of Stonewall Jackson, LLC includes a possible subdivision and sale in the future of the lot known as 1518 W. Main Street.

Best Regards,

A handwritten signature in black ink, appearing to read "John A. Conrad", written over the "Best Regards," text. The signature is stylized and cursive.

John A. Conrad

State of Virginia,

City of Lynchburg, to-wit:

I, Virginia F. Aspaot, 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, 1926, has acknowledged the same before me in my City aforesaid.

Given under my hand this 20th day of April, 1926.

My commission expires 2nd day of October, 1927.

Virginia F. Aspaot, N.P.

City of Richmond, to-wit:

In the Office of the Court of Chancery for said City,
the 2nd day of May, 1926.

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

Teste:

Chas. O. Saville, Clerk.

E. Aspaot

Gillian &hus.

to-3 A.S.

The City of Richmond, Va.,

6-2-25. #88

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") Inch East of Lombardy Street; thence running Eastwardly along the North line of Main Street and fronting thereon Twenty-eight (28') Feet, Seven (7") Inches; thence running back Northwardly, between parallel lines, One Hundred and Seventy-nine (179') Feet, Nine (9") 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.

*Richmond
in the office
13, 1925*

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. 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 Evans E.W.Evans of the same City and State, party of the second part.

5-2-25. #89
Rev. Stamps
\$5.00 Cancelled

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 Yerdie E. 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
Ed. J. Conrad

State of Virginia,

City of Lynchburg, to-wit:

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Given under my hand this 20th day of April, 1926.

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, 1926.

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

Teste:

Chas. O. Saville, Clerk:

E. Auspact

Gilliam &hus.

to-3 J.S.

The City of Richmond, Va.,

6-2-25-#88

Rev. Stamp

\$5.00 Cancelled

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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. 1516 West Main Street, and bounded and described as follows:

Revised by W. Cooper 12, 1925

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

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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.



B20090d

Witness the following signatures and seals:

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

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

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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.

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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:

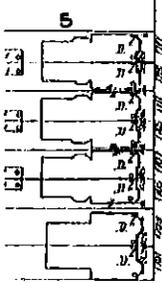
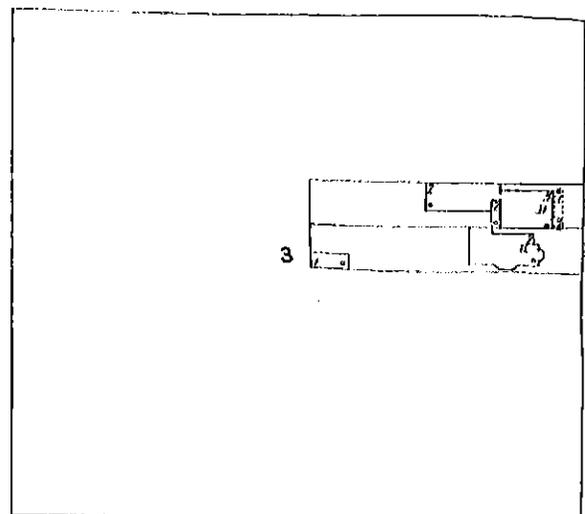
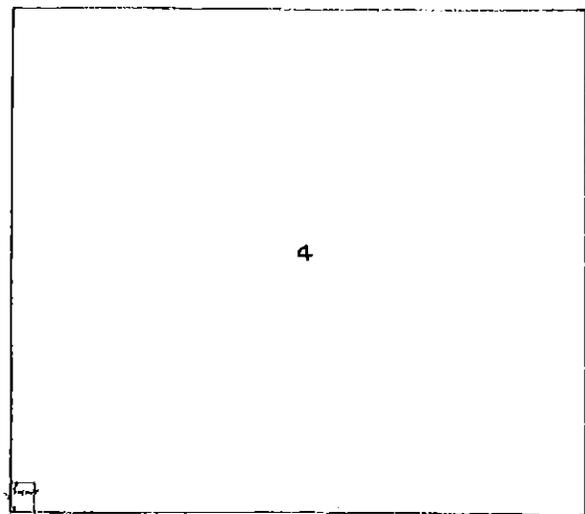
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Edw. Evans

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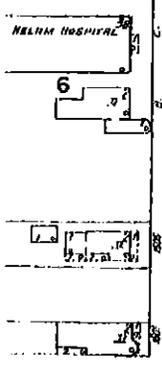
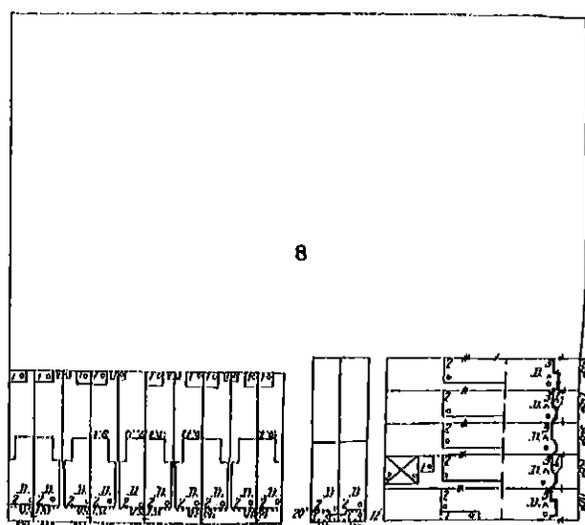
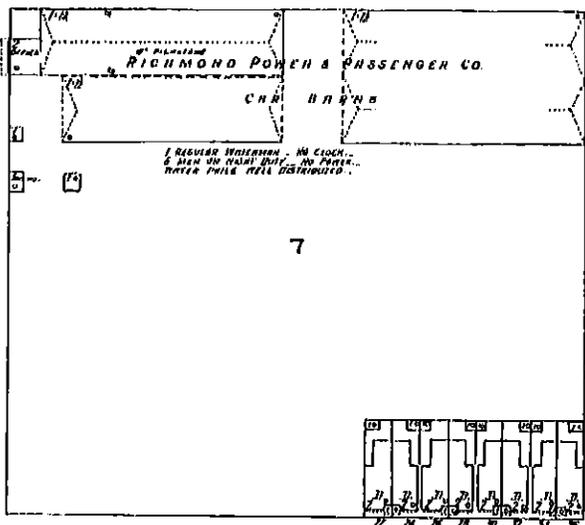
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N. WALNUT



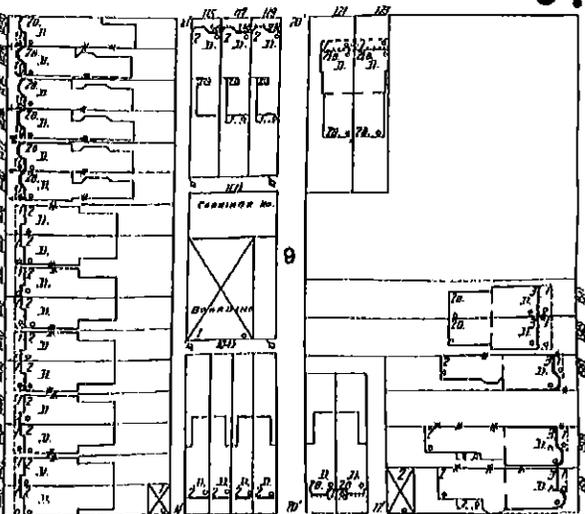
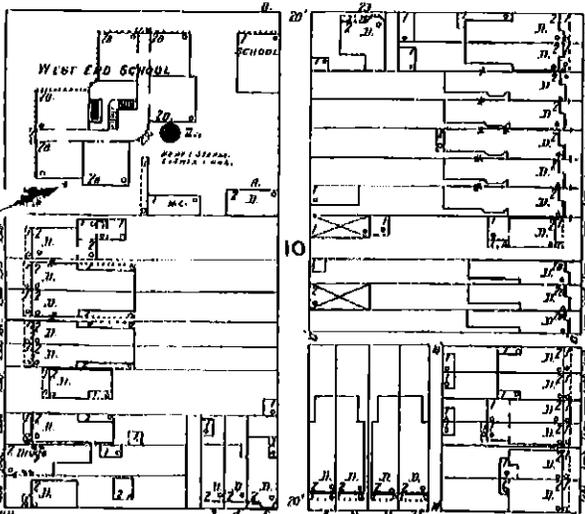
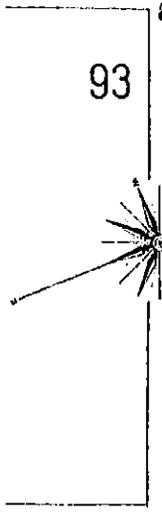
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N. VINE



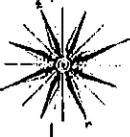
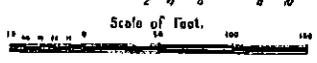
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N. LOMBARDY



S. PLUM ST.

N. PLUM



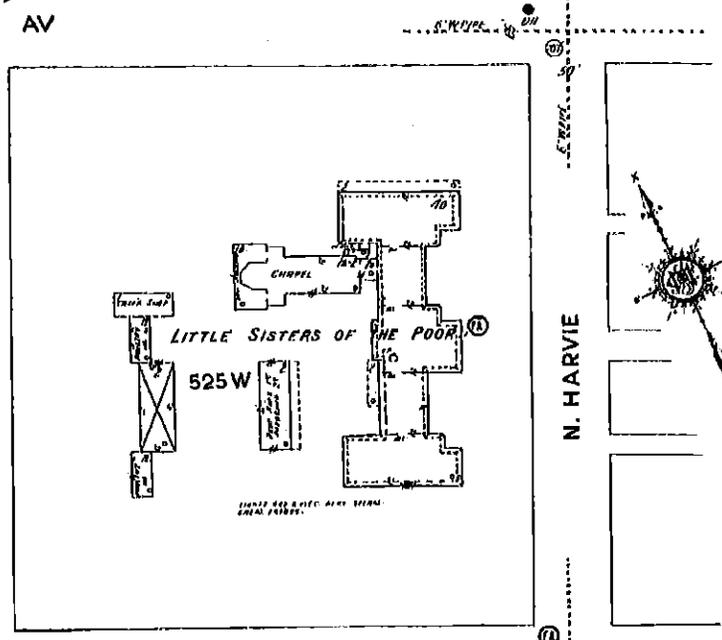
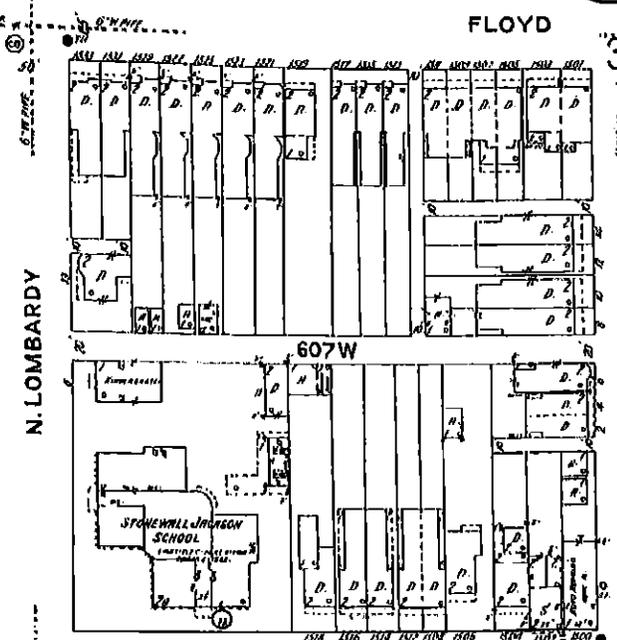
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GROVE AV.

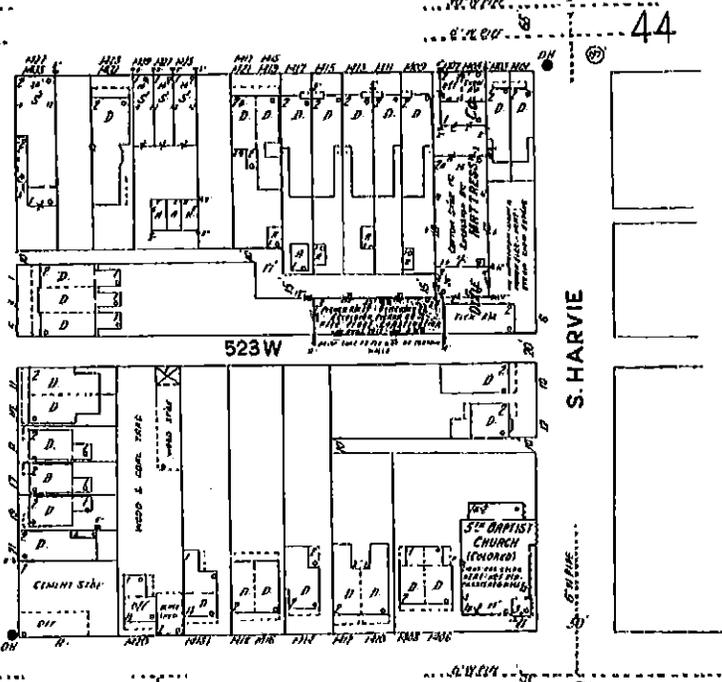
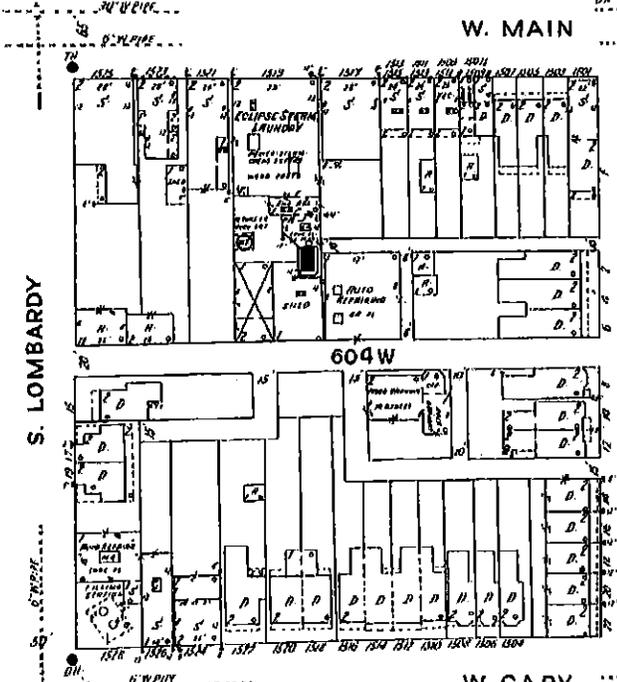
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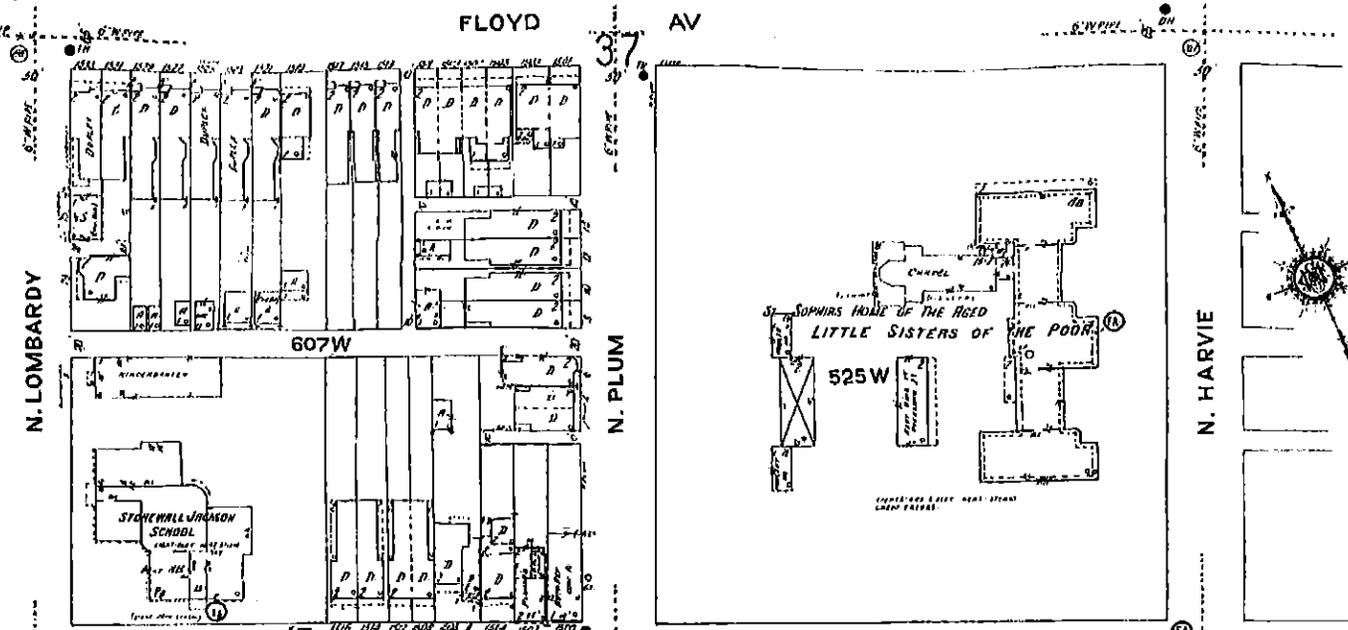
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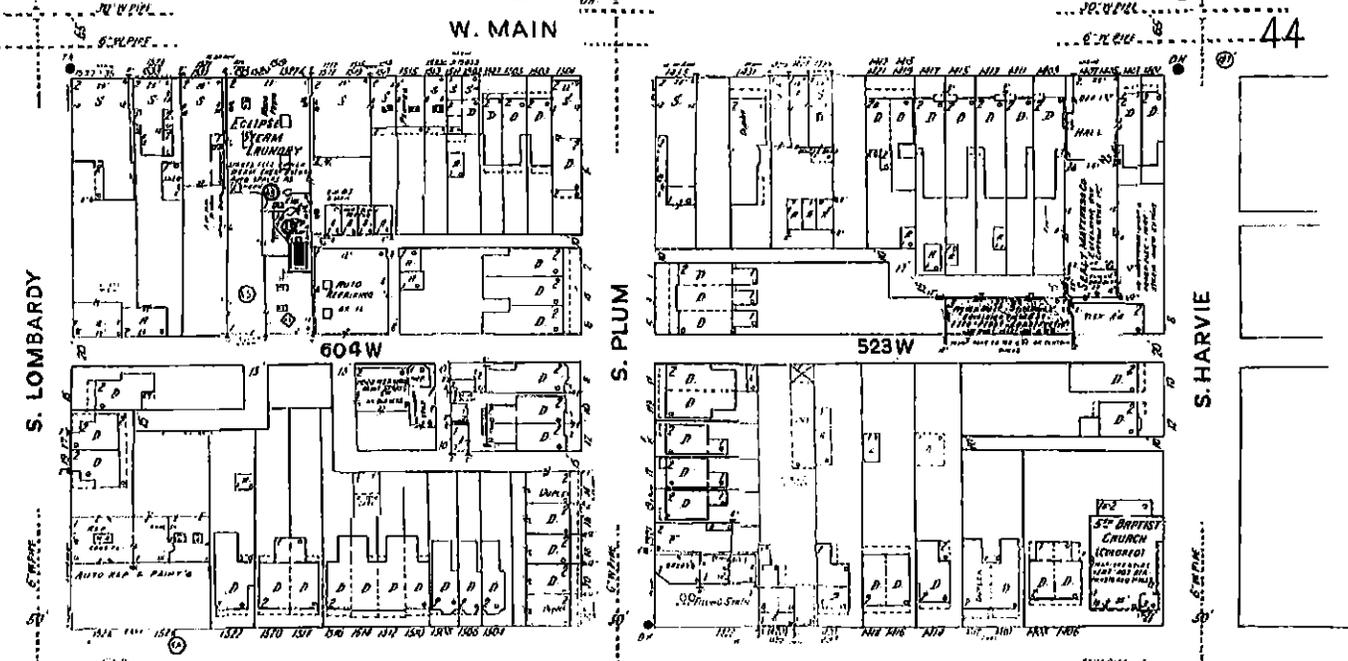
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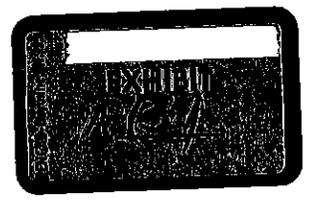
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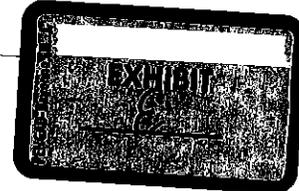
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Sec. 30-433.7. Requirements for areas devoted to parking or circulation of vehicles.

- (a) *Location of parking and circulation areas.* Areas devoted to the parking or circulation of vehicles in the UB urban business district shall not be located between the main building on a lot and the street line, nor shall such areas be located closer to the street than the main building on the lot. On a lot having more than one street frontage, this subsection shall apply only along the principal street frontage of the lot as defined in section 30-1220.
- (b) *Driveways from streets.* No driveway intersecting a street which constitutes the principal street frontage of a lot shall be permitted when other street frontage or alley access is available to serve such lot. For purposes



1st Meeting - Additional Response
DHR

On Wed, Jun 17, 2020 at 4:51 PM Zemanian, Carolyn <carolyn.zemanian@dhr.virginia.gov> wrote:
Hi David and Jim,

I spoke about the proposed new construction at 1518 West Main Street with other members of the DHR tax credit staff today. Based on this conversation and a review of the National Register nomination for the property, I can share the following comments.

The historic nomination for the property states that the site's size is unchanged since it functioned as a schoolyard. Its side yards were paved as children's play areas. As you know, the large site and side yard are unusual on the surrounding blocks of West Main Street, which largely possesses structures on smaller-sized lots with little to no setback from the street. This makes this particular property unique in the overall setting.

To preserve the historic visual cadence of West Main Street, and the overall views of the facade of the historic school building, DHR tax credit staff asked that the new construction be set back towards the rear of the 1518 West Main Street site. A parking lot could be maintained in front. In this way, the understanding of the historic side yard, and of this particularly large lot, remains more clear. I think that the setback too could be beneficial in downplaying the slightly taller height of the new construction—if the new structure is set back on the lot, it would further reduce its visual prominence when compared to the school and the other, lower-scale neighboring buildings.

With regards to the design, the tax credit staff had general comments that were in line with what we discussed last week. The design of new construction should be modified to read as "contemporary and compatible," with simple detailing. Tax credit staff responded favorably to the design of the rear elevation, which is much simpler in detail than the façade.

I would be happy to further discuss these comments and the design of the new construction, but hope that this guidance is helpful as you continue with the planning for this project. Please let me know if you have any questions.

Thank you, and best regards,

Carolyn

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**COVID-19 Update: DHR is open for business and the majority of staff is teleworking.
Our offices are temporarily closed to the public.**