



Property (location of work)

Property Address: 411 Chimborazo Boulevard Current Zoning: R-8
Historic District: Chimborazo Park

Application is submitted for: (check one)

- ☐ Alteration
☐ Demolition
☒ New Construction

Project Description (attach additional sheets if needed):

Construct two story addition to the rear of an existing single family home

Applicant/Contact Person: Andy Scudder

Company: Johannas Design Group

Mailing Address: 1901 W Cary Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 358-4993

Email: andy@johannasdesign.com

Billing Contact? No Applicant Type (owner, architect, etc.): Architect

Property Owner: Charles Hall and Suzanne Giunta

If Business Entity, name and title of authorized signee:

Mailing Address: 411 Chimborazo Boulevard

City: Richmond State: VA Zip Code: 23223

Telephone: (401) 595-8290

Email: charlesyhall@gmail.com

Billing Contact? Yes

****Owner must sign at the bottom of this page****

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 payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting. 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. Application materials should be prepared in compliance with zoning.

Property Owner Signature: Charles Hall Digitally signed by Charles Hall
Date: 2025.05.16 12:02:11
-04'00' Date: 05/16/2025



411 Chimborazo Boulevard

City Old & Historic District: Chimborazo Park

JOHANNAS design group
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This single family detached house is located in the Chimborazo Park O&H district and is zoned R-8. Originally built in 1898, it has one addition to the rear of the house pre 1925. More recently, in 2019, a two story accessory structure was built at the rear of the property housing a 2 car garage with an accessory dwelling unit above.

The proposed work consists of removing portions of the existing addition and building on top of it and the existing foundation as well as extending some parts. The addition will extend a little over 12 inches further into the back yard than the existing footprint does. The new addition will contain a kitchen/family room on the ground floor and a bedroom suite and office on the second floor.

The original 1898 home will not be altered except where the addition ties into the existing roof using a low slope membrane on the addition to limit that impact. Recent repairs to the original siding have been made with custom siding to match the unique profile of the existing.

New materials are depicted on the attached drawings and will essentially be consistent with the original home although using contemporary materials similar to the 2019 garage and ADU. For instance cementitious lap siding and trim will be used with similar exposure and paint color but not reproducing the historic home's profile. Clad wood casement windows will differentiate the addition from the historic double hung windows that prevail (many of which have been replaced over time with varying materials).

The proposed addition is visible from the alley when looking over adjacent property parking areas. The new work is minimally visible from Chimborazo Boulevard due to the proximity and scale of the adjacent homes.

Respectfully,

Andy Scudder, AIA
Johannas Design Group

CHURCH HILL REAR ADDITION

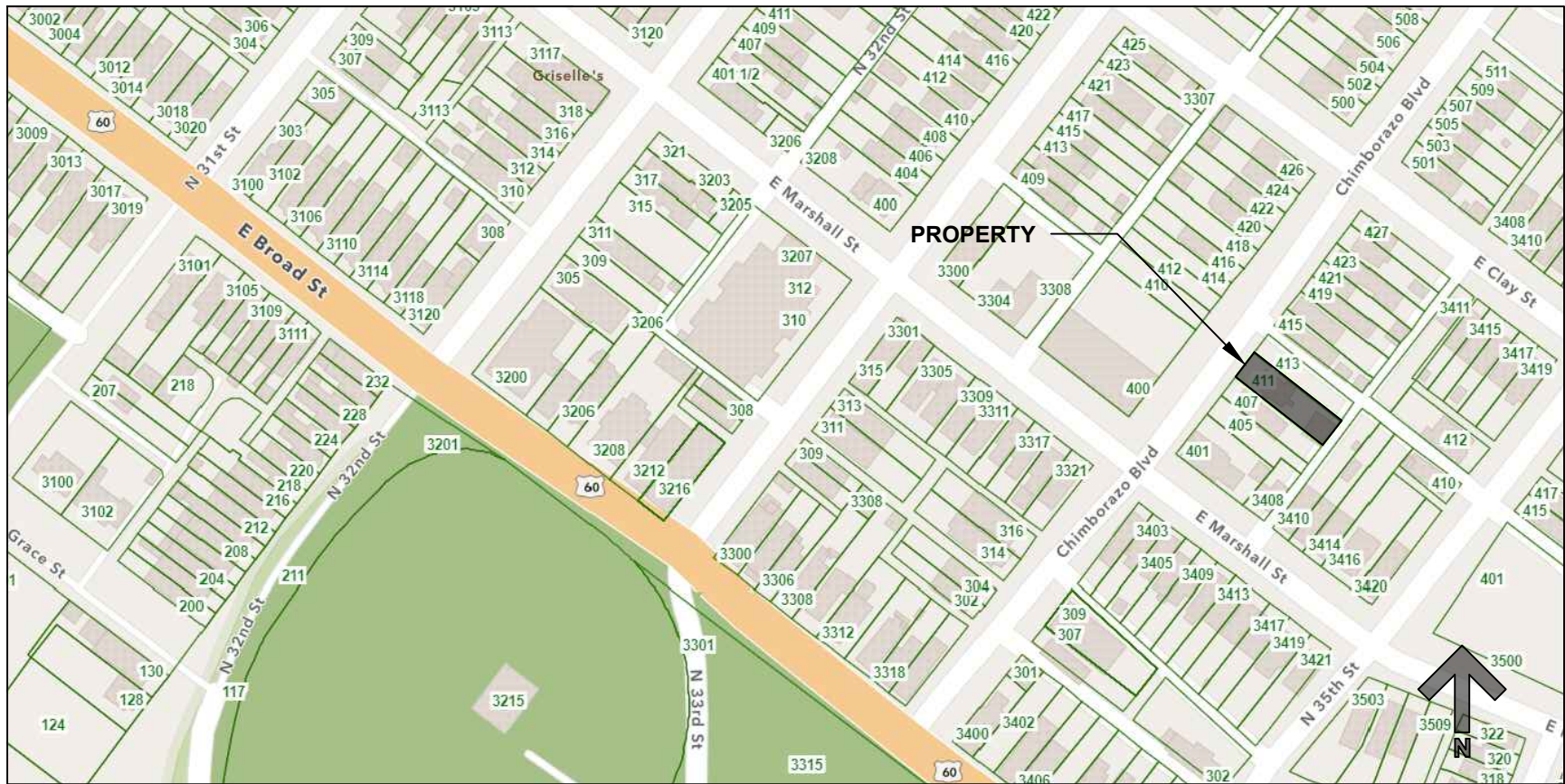
411 CHIMBORAZO BOULEVARD - COMMISSION OF ARCHITECTURAL REVIEW PRESENTATION

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CAR 02	SITE PLAN
CAR 03	EXISTING PLANS
CAR 04	PROPOSED PLANS
CAR 05	PROPOSED ELEVATIONS
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LOCATION MAP

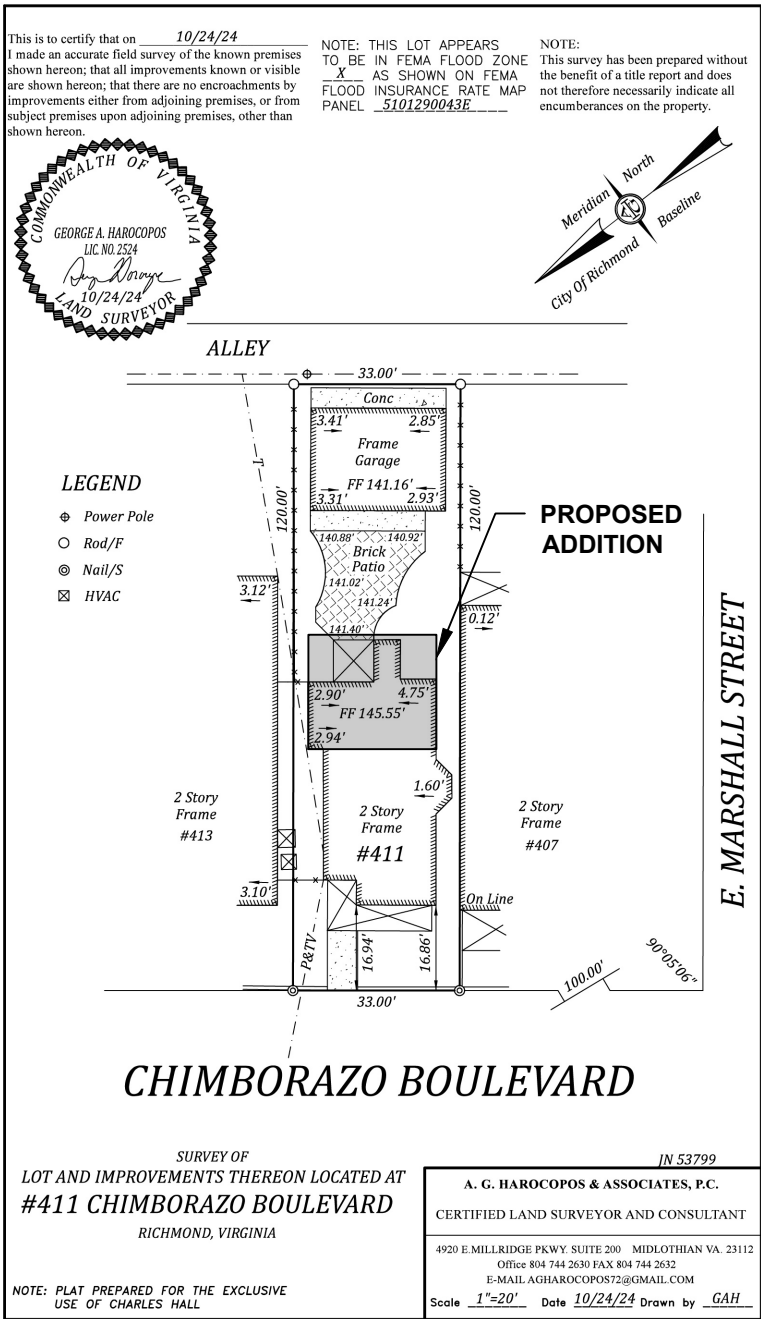
NTS



STREET VIEW

SURVEY

NTS



REVISIONS

411 CHIMBORAZO BLVD

SHEET TITLE

COVER SHEET

PROJECT NO.

2423

DATE

05/16/2025

SHEET NO.

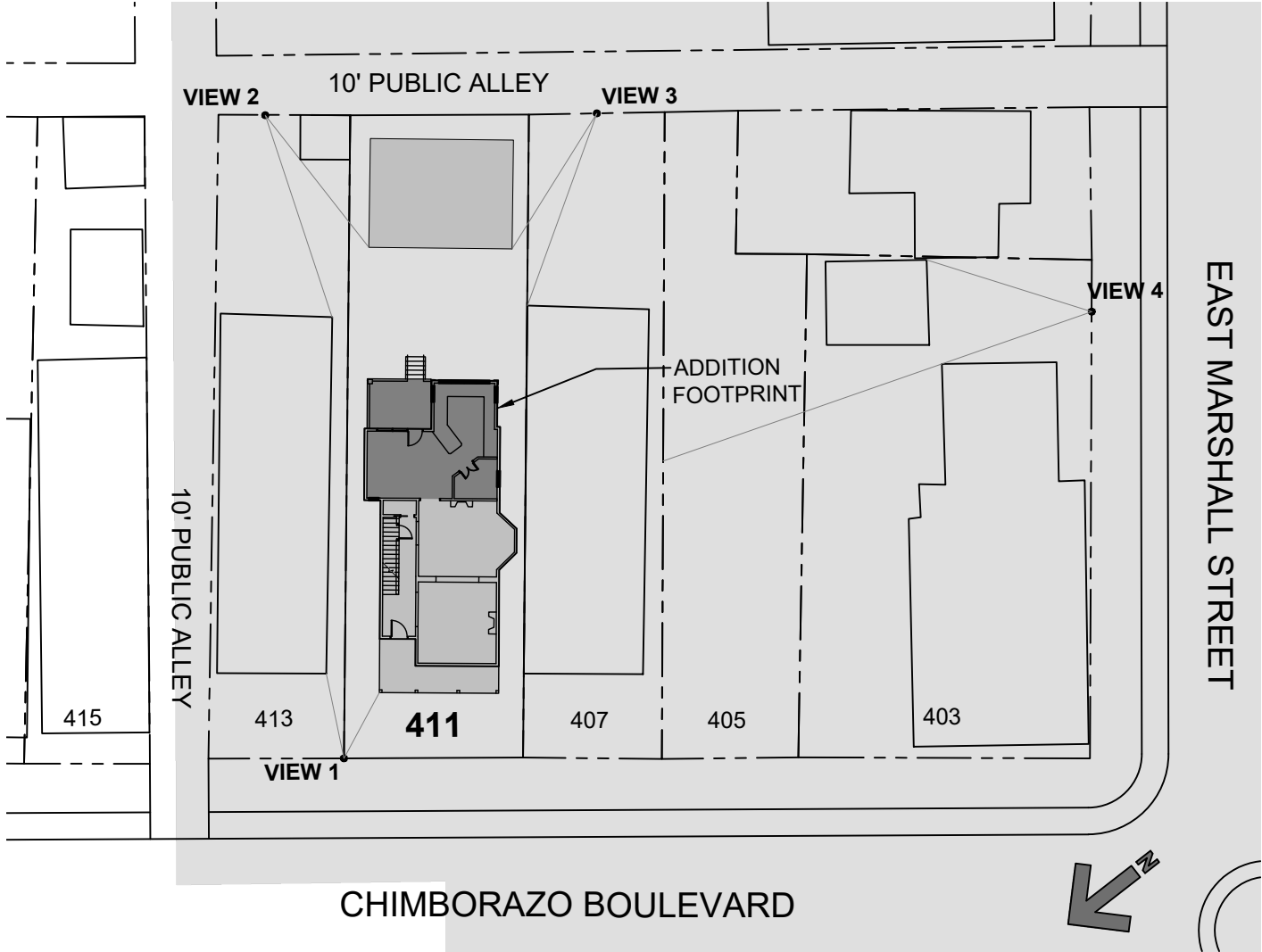
CAR 01



VIEW 2 - LOOKING WEST



VIEW 1 - LOOKING SOUTHEAST



- EXISTING BUILDING
- ADDITION FOOTPRINT
- CAR DISTRICT

SITE PLAN
1/32" = 1'-0"



VIEW 3 - LOOKING NORTH



VIEW 4 - LOOKING NORTHEAST
(not visible)

JOHANNAS DESIGN GROUP

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1901 WEST CARY STREET RICHMOND, VA 23220

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SHEET TITLE

SITE PLAN

PROJECT NO.

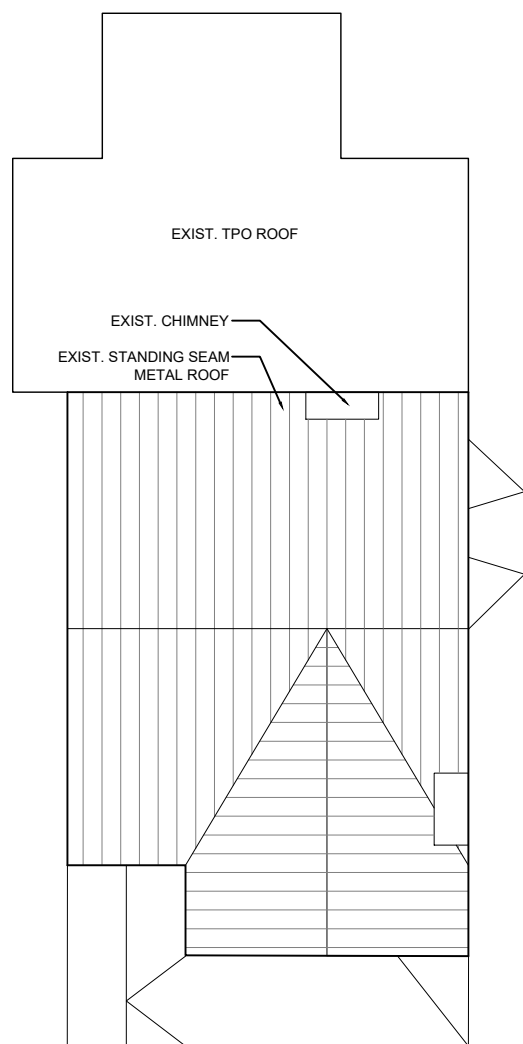
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DATE

05/16/2025

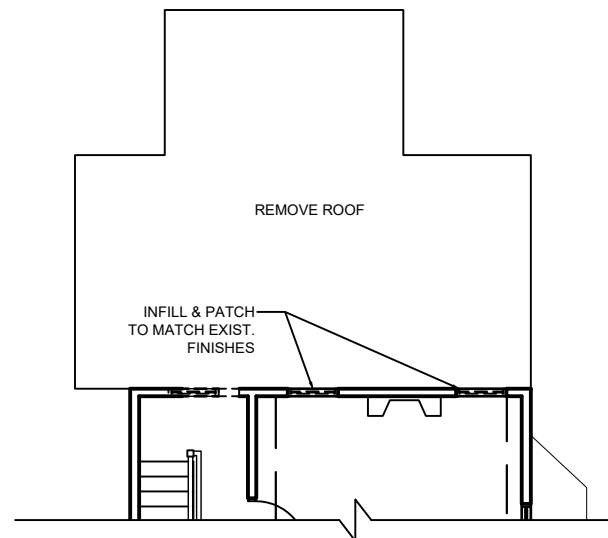
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CAR 02

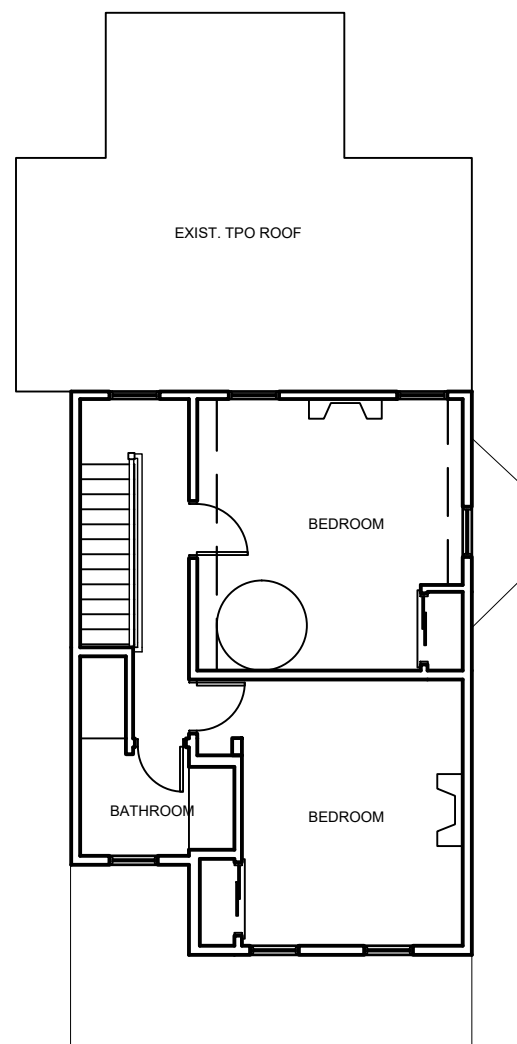


EXISTING ROOF PLAN

3/32" = 1'-0"

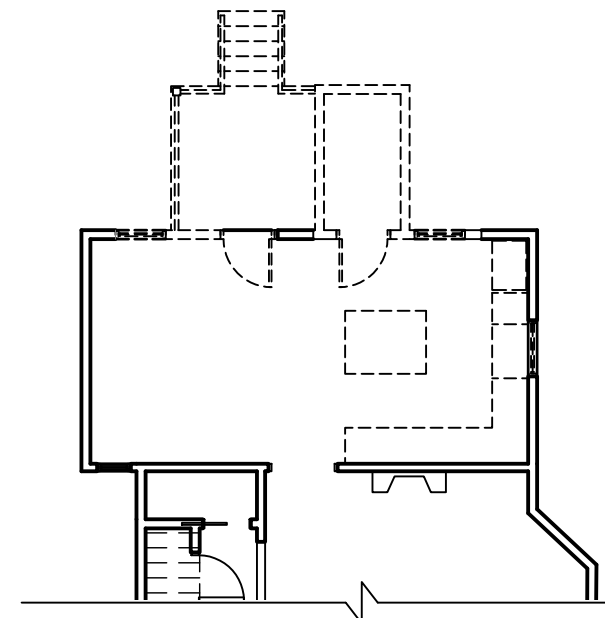


SECOND FLOOR DEMO PLAN

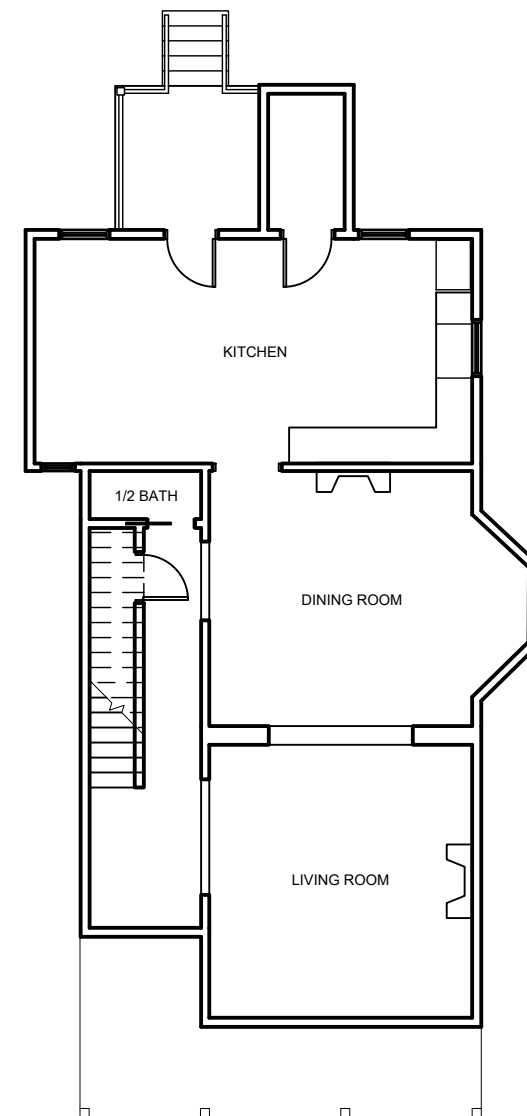


EXISTING SECOND FLOOR PLAN

3/32" = 1'-0"



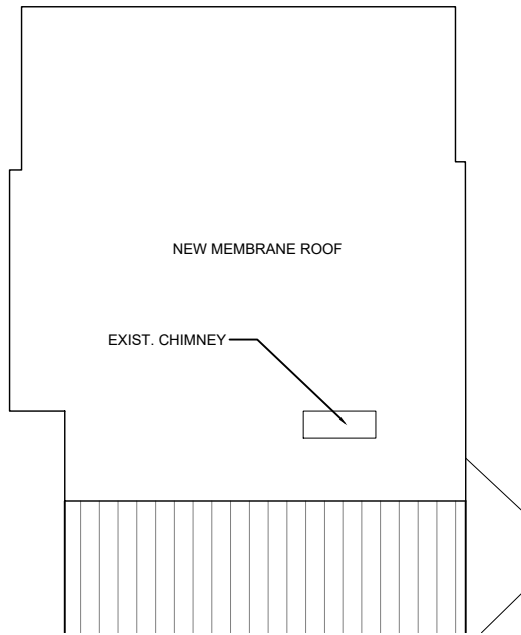
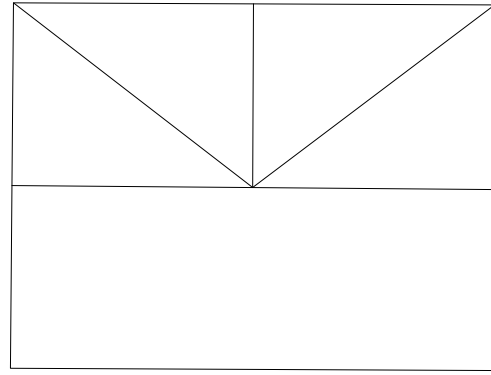
FIRST FLOOR DEMO PLAN
3/32" = 1'-0"



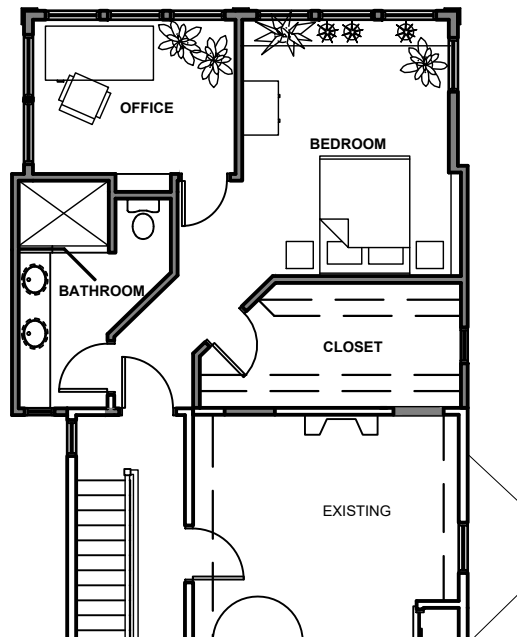
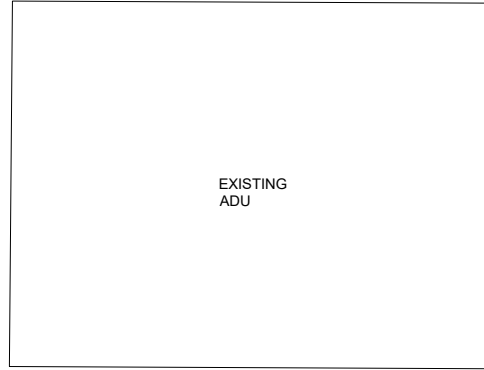
EXISTING FIRST FLOOR PLAN

3/32" = 1'-0"

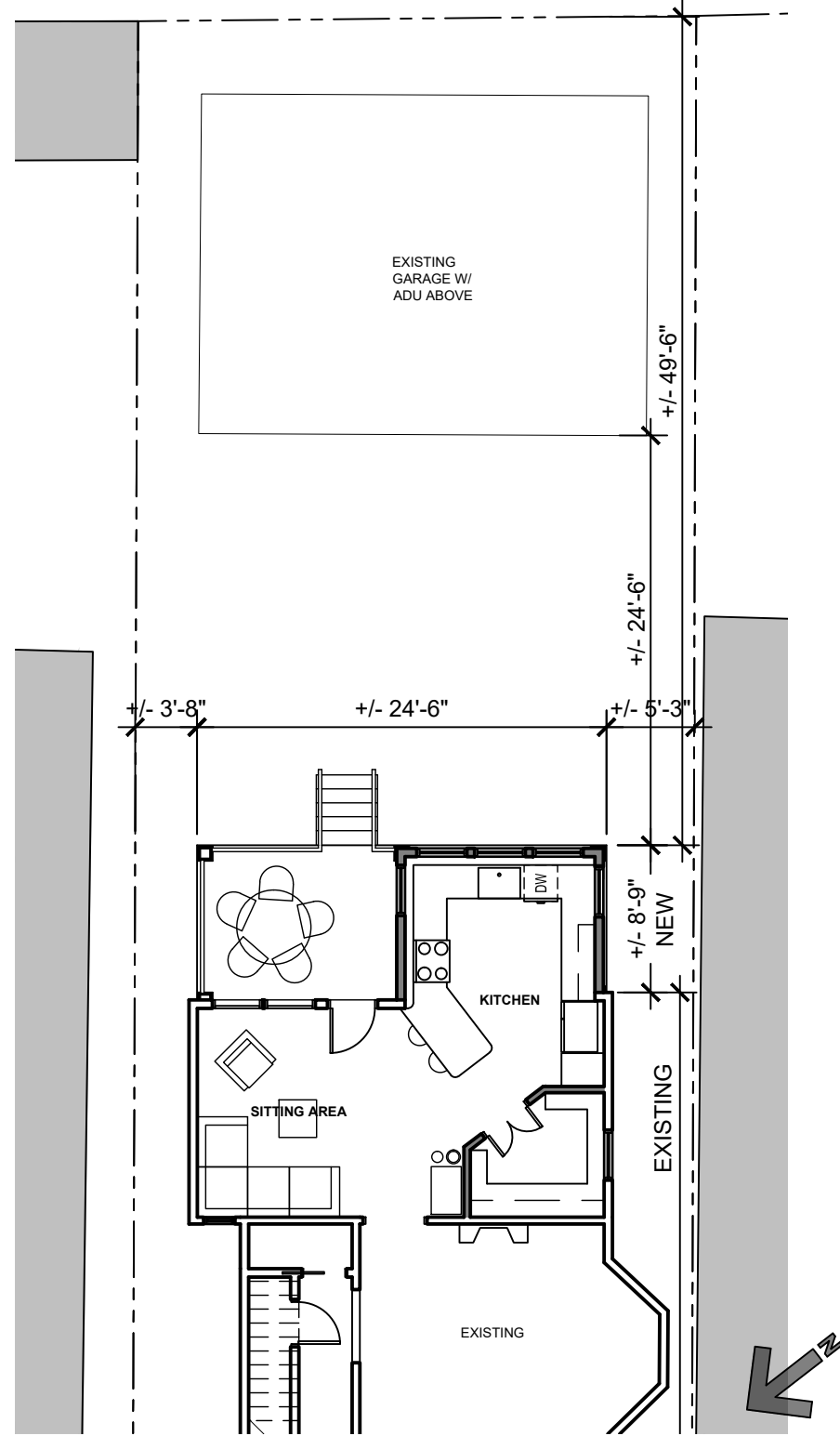




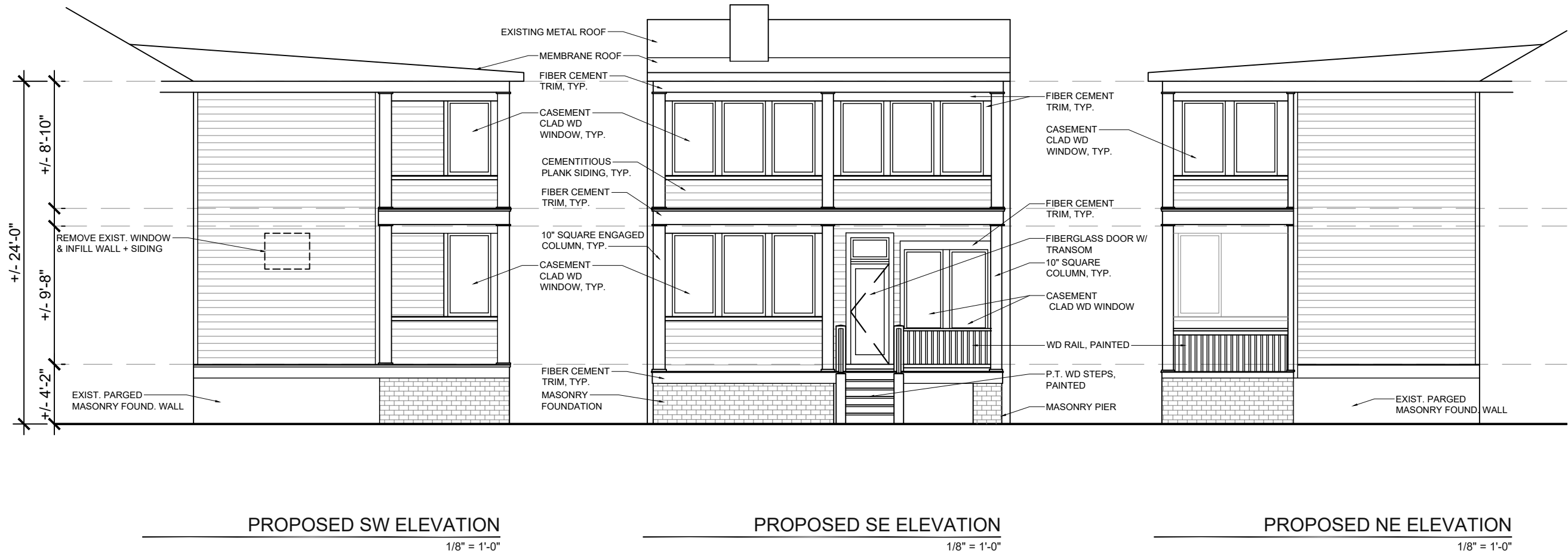
PROPOSED ROOF PLAN
3/32" = 1'-0"



PROPOSED SECOND FLOOR PLAN
3/32" = 1'-0"



PROPOSED FIRST FLOOR PLAN



FIBER CEMENT TRIM, TYP.

WD CLAD WINDOW, TYP.

CEMENTITIOUS PLANK SIDING, TYP.

EXISTING

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411 CHIMBORAZO BLVD

SHEET TITLE

ELEVATIONS

PROJECT NO.

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SHEET NO.

CAR 05



SW ELEVATION



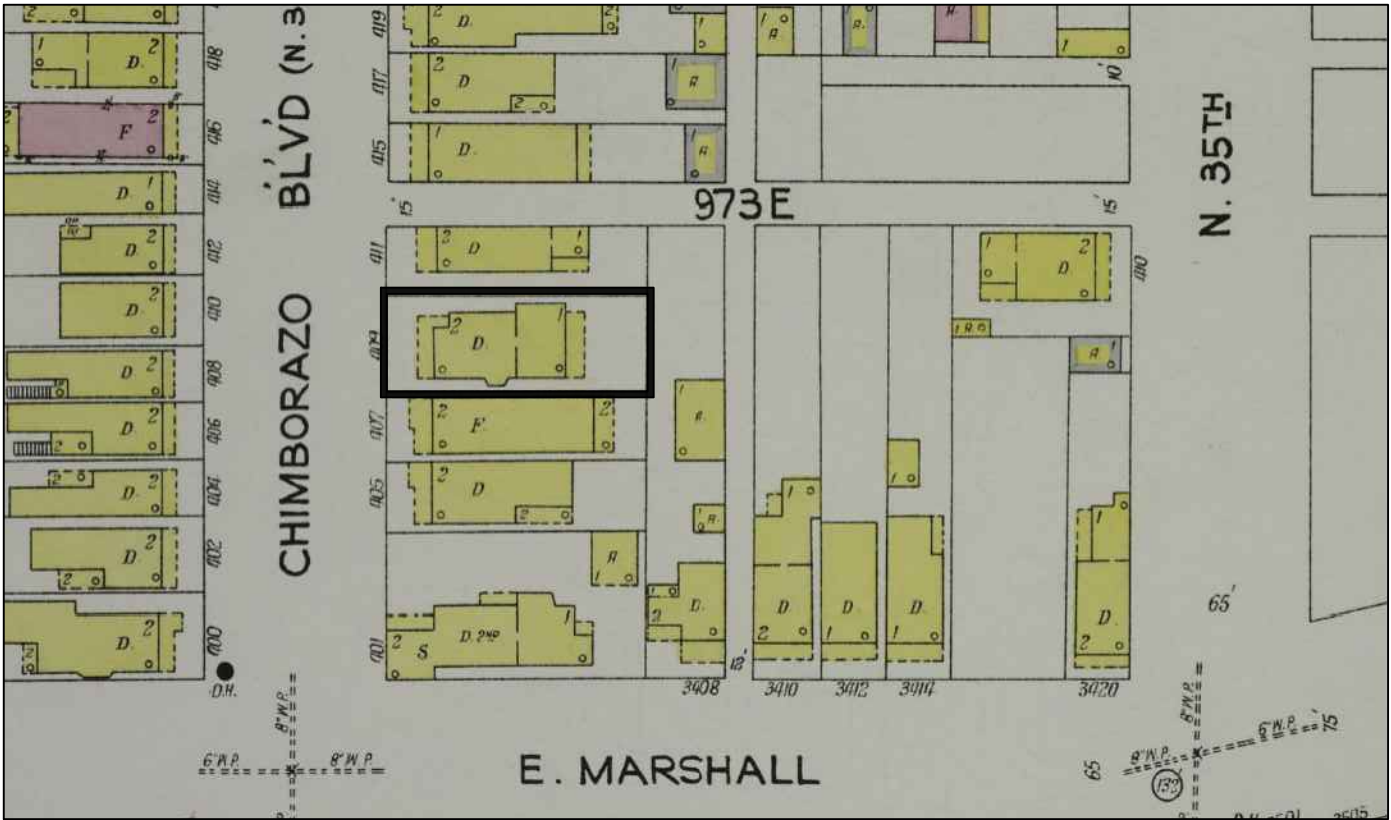
SE ELEVATION



NE ELEVATION



NW ELEVATION



1925 SANBORN PANEL 238

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PHOTOS

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CAR 06