



Commission of Architectural Review

3. COA-167474-2025	Final Review	Meeting Date: 6/24/2025
Applicant/Petitioner	Andy Scudder	
Project Description	Construct a two-story addition to the rear of an existing single family home	
Project Location		
Address: 411 Chimborazo Boulevard		
Historic District: Chimborazo Park		
<p>High-Level Details:</p> <p>The applicant proposes the demolition of a small portion of a non-original rear addition and construction of a new two-story rear addition at the contributing single-family dwelling. The original structure dates to 1898 and has previously been altered with a pre-1925 rear addition and a more recent accessory dwelling unit. The proposed addition would sit within a recessed notch on the rear elevation and extend approximately 12 inches beyond the current footprint; the original house will remain unchanged except where the addition connects at the roof.</p>		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Yara Iwaz, Yara.Iwaz@RVA.gov, (804)646-6031	
Previous Reviews	<ul style="list-style-type: none"> • 2009: Commission approved an application to install a wooden deck on front porch and a rear privacy fence • 2018: Commission approved an application to construct a new 2-story frame garage 	
Staff Recommendations	<p>Staff finds the addition to be compatible with the district guidelines, and recommends the following:</p> <ul style="list-style-type: none"> • Approve the contemporary design of the rear addition, including the casement windows and low-slope roof form • Applicant to submit Final color and material specifications for administrative review and approval. • Demolition of non-contributing, previously altered elements to be done carefully and in a manner that minimized damage to historic fabric. 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards For New Construction (Including Additions): Residential, Siting, Page 46	<i>1. Additions should be subordinate in size to their main buildings and as inconspicuous as possible. Locating additions at the rear or on the least visible side of a building is preferred.</i>	<p>The proposed rear addition will replace a previously altered, non-historic portion of the structure, as confirmed through review of the 1895–1905 Sanborn Maps, as well as the existing roof forms. The altered segment appears to be a later infill construction, inconsistent with the 1898 historic footprint. Therefore, staff finds that its removal will not result in a loss of contributing fabric.</p> <p>The proposed addition is located fully at the rear and features a recessed inset/ notch, which maintains the prominence of the original structure and minimizes the visual impact of the addition.</p> <p><u>Staff recommends maintaining the recessed connection to emphasize visual separation and preserving the architectural hierarchy between the original building and the new volume.</u></p>
New Construction, Residential Outbuildings, page 51	<i>1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i>	<p>The design of the proposed addition is contemporary in character and avoids mimicking the distinguished historical detailing of the original structure (historic detailing, cornice profile, or windows). This approach is consistent with the Guidelines, which emphasize that new additions should be clearly differentiated from the existing fabric to avoid creating a false sense of history.</p> <p><u>Staff recommends approving the contemporary design of the rear addition.</u></p>
Standards for New Construction, Materials & Colors, Page 53	<i>2. Materials used in new construction should be visually compatible with original materials used throughout the surrounding neighborhood.</i>	<p>The use of cementitious lap siding, composite trim, and membrane roofing is consistent with compatible material approaches used elsewhere in the district and on the site's ADU. These materials are distinguishable from the original siding of the main house, yet visually compatible with the overall character of the district. Additionally,</p> <p><u>Staff recommends submitting color samples for siding, trim, and windows for administrative review</u></p>
Standards for New Construction, Doors and Windows, Page 49	<i>1. The size, proportion and spacing patterns of door and window openings on a new addition should follow patterns established by the original building. Windows on most commercial and residential properties throughout Old and Historic Districts have a vertical orientation.</i>	<p>Casement windows are proposed for the addition and vertically oriented and aligned. While casement windows are not typical of contributing buildings in the Chimborazo section of the district, they may be acceptable here due to their location on a clearly modern addition and limited visibility.</p> <p><u>Staff recommends approving casement windows as they are minimally visible from Chimborazo Boulevard and other major right-of-way sightlines.</u></p>
Standards For New Construction (Including Additions): Residential, Siting, Page 46	<i>1. Additions should be subordinate in size to their main buildings and as inconspicuous as possible.</i>	<p>The addition uses a low-slope membrane roof to minimize visibility and disturbance to the existing structure; additionally, the roof form reads as secondary to the historic gable-roofed volume.</p>

	<i>Locating additions at the rear or on the least visible side of a building is preferred.</i>	<u>Staff recommends approving the new roof profile as submitted.</u>
Standards for Demolition, P.86	<i>Under the provisions of Sec. 32-930.7., the Commission shall approve requests for demolition when (...)A building or structure is deemed not to be a contributing part of the historic character of an Old and Historic District.</i>	<p>The demolition proposed as part of this application affects only non-original material. However, care must be taken to protect the historic portions of the building during construction.</p> <p><u>Staff recommends using protective measures during demolition and construction phases to ensure that no damage is done to the original historic building fabric.</u></p>

It is the assessment of staff that, with the conditions above, the application is consistent with the Standards for Rehabilitation and New Construction outlined in Section 30-930.7 (b) and (c) of the City Code, as well as with the Richmond Old and Historic Districts Handbook and Design Review Guidelines, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of the code.

Figures



Figure 1

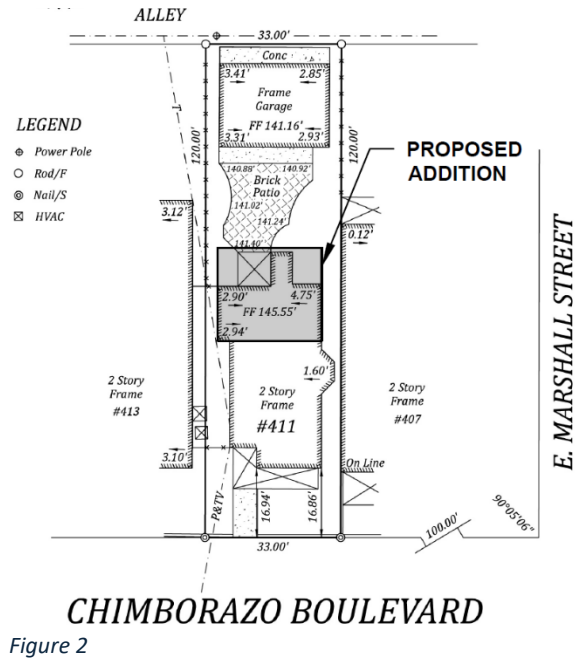
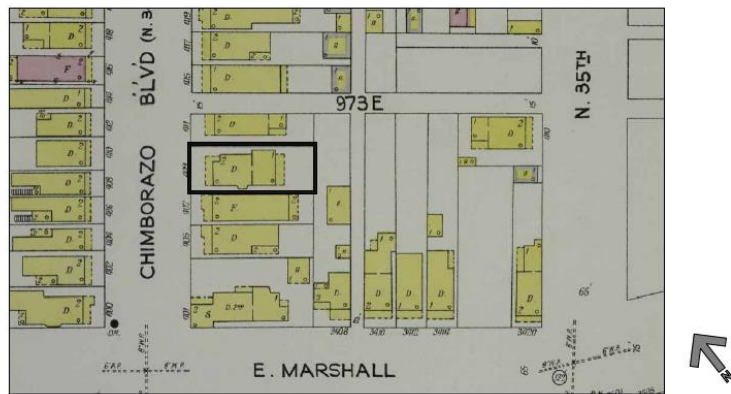


Figure 2



1925 SANBORN PANEL 238



Figure 3



Figure 4



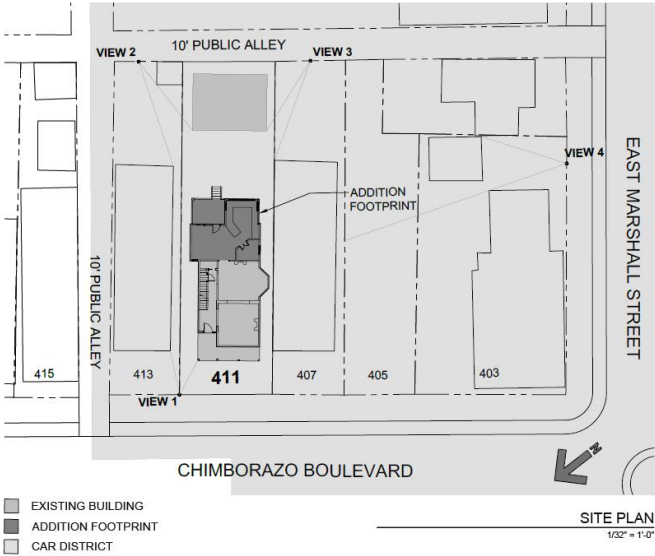
Figure 5



VIEW 2 - LOOKING WEST



VIEW 1 - LOOKING SOUTHEAST



VIEW 3 - LOOKING NORTH



VIEW 4 - LOOKING NORTHEAST
(not visible)

Figure 6



Figure 7



Figure 8

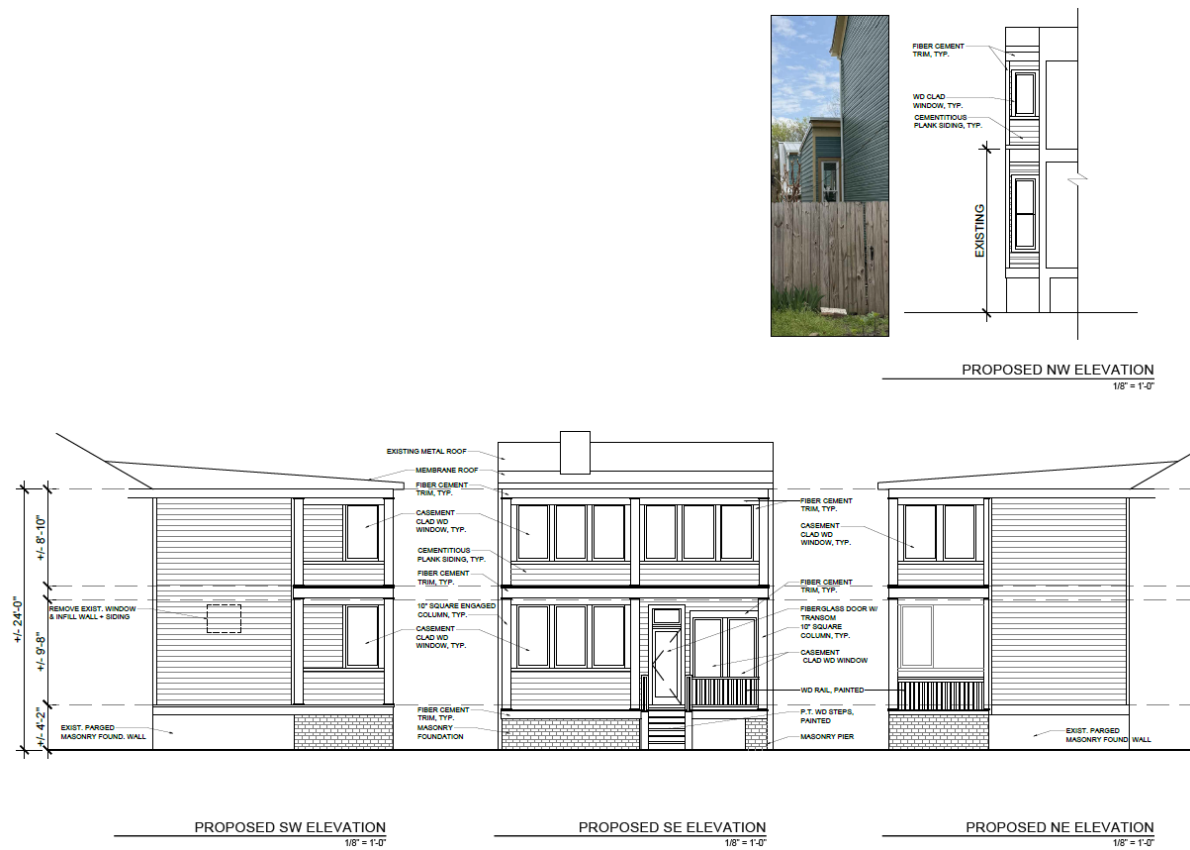


Figure 9

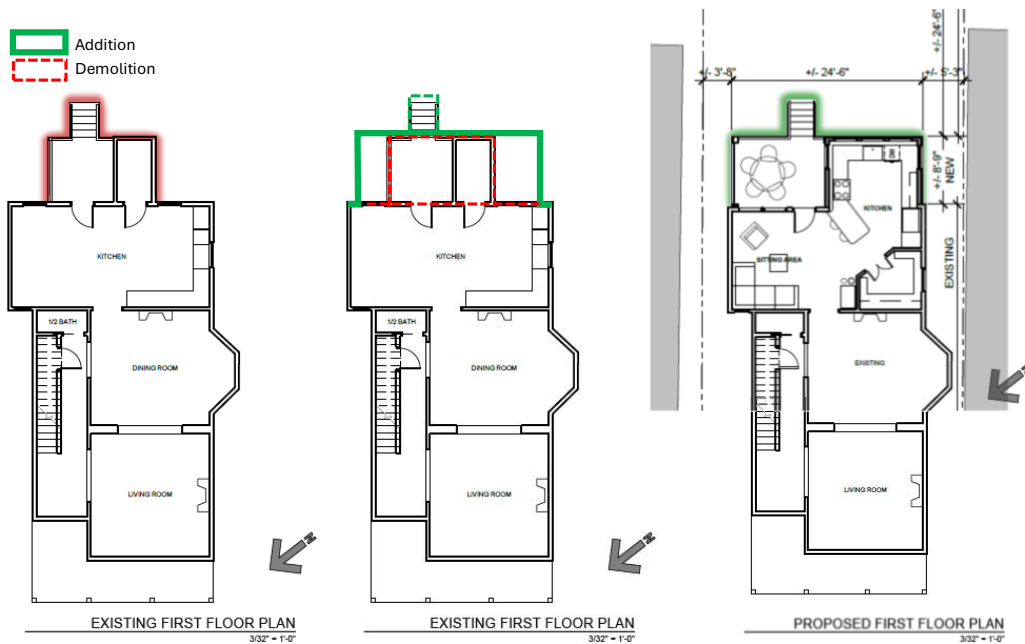


Figure 10: Diagram of Demolition and Addition areas