



Commission of Architectural Review

3. COA-179905-2026	Final Review Meeting Date: 2/24/2026
Applicant/Petitioner	Andy Scudder
Project Description	Revise previously approved plans for a rear two-story addition to include an enclosed porch
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> <p>The applicant is presently proposing an alteration to previously approved application, including altering the addition to be entirely enclosed, without a rear porch.</p>	
Staff Recommendation	
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 • June 2025: Commission reviewed and approved an application to demolish a small portion of a non-original rear addition and construct a new two-story rear addition.

Staff Recommendations	<p>Staff recommends approving the revised proposal, with the following recommendations:</p> <ul style="list-style-type: none">• Staff finds that enclosing the porch does not significantly alter the previously approved design, nor does it diverge from the principles and analysis that guided the original approval.• Staff recommends approving the application with the previous conditions, as follows:<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 minimizes damage to historic fabric.
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Staff Analysis

Overview of Changes Between the June 2025 and February 2026 Proposals:

The primary revision to the proposal involves enclosing the previously approved first-floor porch within the rear addition.

- In the June 2025 design, the addition incorporated exterior steps leading to an open porch. In the February 2026 revision, the porch area has been fully enclosed. The steps now lead directly to an entry door with a transom above, rather than to an open porch.
- On the southeast (rear) elevation, the right side of the first floor has been modified from an open porch with railing to a fully enclosed wall clad in siding. The second-story configuration on this elevation remains unchanged from the prior approval.
- On the southwest elevation, previously proposed windows on the right side of the first floor have been removed. A small window has been introduced on the left side. No other substantial changes are proposed for this elevation.
- On the northeast elevation, the first-floor porch with railings on the left side has been enclosed, consistent with the overall revision to the porch design. A previously proposed window in this location has been removed as part of the enclosure. On the second floor, the window arrangement has been modified to feature a single window in place of the previously approved double window configuration.

Below is a summary of the previous comments included in the June 2025 staff report:

- The previously approved rear addition replaces a later, non-historic infill portion of the structure; its removal would not result in the loss of contributing historic fabric. Demolition associated with the project was limited to non-original materials.
- The addition is fully located at the rear of the building and incorporates a recessed connection, maintaining the visual prominence of the primary structure, and helps differentiate the original building from the new volume.
- The design of the addition reads as contemporary, avoids replication of historic detailing, and consistent with the guidelines that discourage creating false historicism
- Casement windows were found acceptable due to their use on a clearly modern rear addition and their minimal visibility from the public right-of-way
- The low-slope membrane roof was approved as a secondary roof form that minimizes visibility and defers to the historic gable roof

Guideline Reference	Reference Text	Analysis
New Construction, Residential Outbuildings, pg. 51	<p><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> <p><i>2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.</i></p>	<p><u>Staff finds that enclosing the porch does not significantly alter the previously approved design, nor does it diverge from the principles and analysis that guided the original approval.</u></p> <p><u>Staff recommends approving the application with the previous conditions.</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

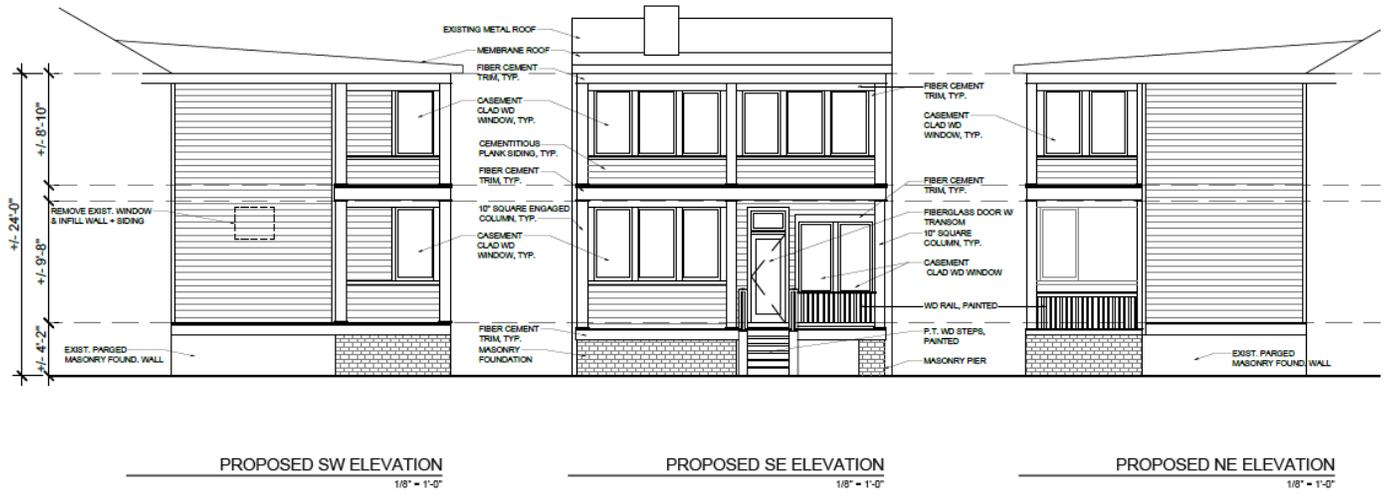


Figure 1: June Proposal

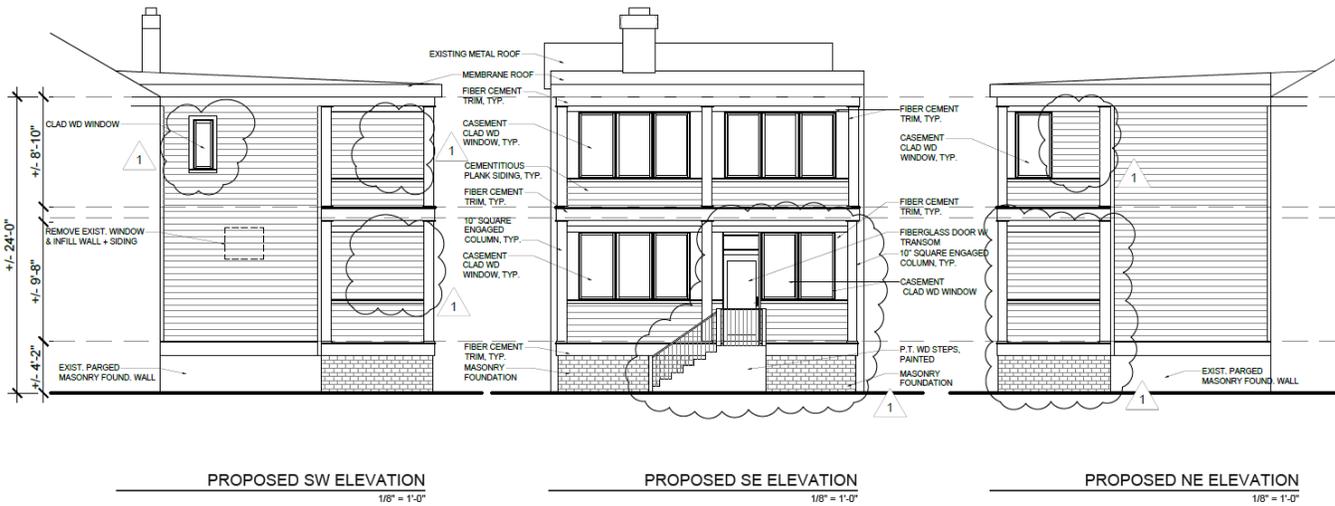
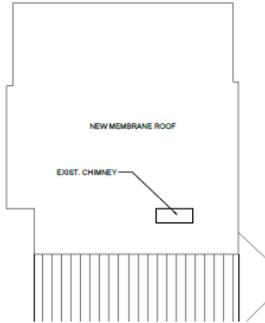


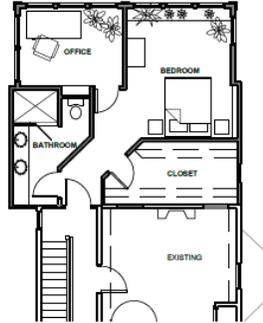
Figure 2: revised proposal



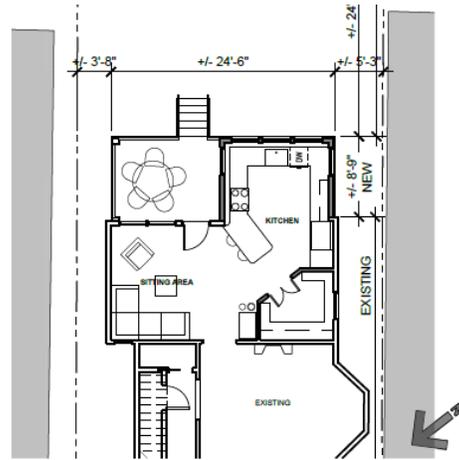
Staff Report
City of Richmond, Virginia



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

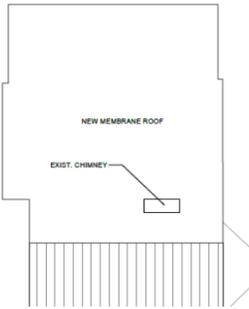


PROPOSED SECOND FLOOR PLAN
3/32" = 1'-0"



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

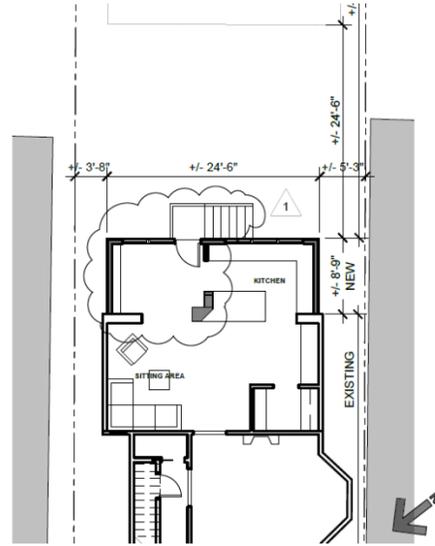
Figure 3: June Proposal



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



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



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

Figure 4: revised proposal