



DEPARTMENT OF  
**PLANNING AND  
DEVELOPMENT  
REVIEW**

Commission of Architectural Review  
Certificate of Appropriateness Application  
900 E. Broad Street, Room 510  
Richmond, VA 23219  
804-646-6569

**Property** (location of work)

Property Address: 620 N Arthur Ashe Blvd

Current **Zoning**: R-48

Historic District: Boulevard/Museum District

Application is submitted for: (check one)

- ☒ Alteration  
☐ Demolition  
☐ New Construction

**Project Description** (attach additional sheets if needed):

Windows and storm door to be replaced by Renewal by Andersen

**Applicant/Contact Person:** John Gobel / Pamela Walker

Company: Renewal by Andersen

Mailing Address: 3895 Deep Rock Rd

City: Richmond State: VA Zip Code: 23233

Telephone: (804) 353-6621

Email: jgobel@richmondwindow.com pwalker@richmondwindow.com

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

**Property Owner:** Cynthia Woodmansee

If Business Entity, name and title of authorized signer: \_\_\_\_\_

Mailing Address: 602 N Arthur Ashe Blvd

City: Richmond State: VA Zip Code: 23220

Telephone: (423) 863-4306

Email: cynthiawoodmansee@yahoo.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: Cynthia P. Woodmansee Date: June 27, 2025



**City of Richmond, Virginia**  
**Commission of Architectural Review**

David A. Woodmansee,  
Cynthia P. Woodmansee,  
Owners and Applicants

Property: 620 N Arthur Ashe Boulevard  
  
Parcel ID # W0001250003

**Memorandum in Support of Application for Certificate of  
Appropriateness to Replace Windows and Storm Door at  
620 N Arthur Ashe Boulevard, Richmond, Virginia**

The above referenced owners/applicants, David and Cynthia Woodmansee (the "Applicants") are the owners of record of 620 N Arthur Ashe Boulevard, Richmond, Virginia (the "Property") which sites a contributing structure within the Boulevard Historic District of Richmond, Virginia. The Applicants have appropriate standing to make an Application for Certificate of Appropriateness and this Memorandum in support thereof as it applies to the Property.

The Property's contributing structure is a 2+ story colonial revival house built in 1914. Like many structures in the Boulevard Historic District, the house's brick construction has maintained its integrity but some of the wood elements are ready for replacement in order to insure the future health and livability of the structure. To that end, the Applicants are proposing the replacement of the third-floor windows and a first story storm door located on the north side of the house. The Applicant's project contemplates the replacement of eleven (11) windows of which only eight (8) are visible in the public right of way. The storm door is not visible in the public right of way.

Currently, the north facing storm door is a lightweight aluminum storm door, possibly dating from the 1960's. It is in poor condition and provides little to no protection to the house and the exterior door it is intended to shield.

The third-floor windows are of unknown age. They are single pane glass in wood construction. None of them are operational for varying reasons. Their rope and weight systems have deteriorated, some are swollen shut, one does not close completely, some have shrunk causing significant gaps and energy loss, several have cracked panes. Their design and materials no longer provide adequate protection for the structure from the outdoor elements such as rain, wind, and sun exposure and they do not provide a point of egress from the third floor due to operational failure. The failing windows contribute greatly to the energy loss on the third floor making it difficult to control the interior temperature. And finally, the failing windows offer little insulation from the street noise which has increased significantly over time as the City of Richmond has grown.

The Applicants would like to replace the third-floor windows and north facing storm door to restore the safety, security, and weather protection the house deserves. Replacing the windows and door are also essential to improving the energy efficiency and barrier from the ever-increasing street noise. The Applicants are extremely sensitive to the requirements of the historic district within which their structure resides and have proposed a replacement solution that meets the standards and guidelines of both the Secretary of the Department of Interior and the City of Richmond Historic Districts Guidelines.

To provide members of the Commission of Architectural Review with adequate detail to deliberate the Applicants' application, the following is a description of the materials and rationale being employed for this project:


**Project Name:** 620 N Arthur Ashe Boulevard Window/Storm Door Replacement

**Contractor:** Renewal by Anderson

Renewal by Anderson was chosen because of their years of experience with historic renovation and restoration. Their expertise is evidenced by the excellent work product on many historic properties in the City of Richmond. Their product is of superior quality and matches the overall integrity of the structure. Their ability to provide custom windows that match the existing windows design is essential to this project. Additionally, the windows that have been replaced on the first and second floors by previous owners are Renewal by Anderson making this the most logical choice to maintain consistency throughout the structure.


Materials

**Door:** The Applicants have chosen a single panel, half-lite storm door from Anderson’s Pro-Via Collection. This door is single hung with clear glass and bright brass hardware. The color will be black to match the exterior door it is protecting. The manufacturer specs are as follows:




### YOUR PROFESSIONAL-CLASS PRODUCT


Spectrum Series Storm Door - Single Hung Model 274SH Half-Lite



OUTSIDE VIEW



INSIDE VIEW



800.669.4711  
2150 State Route 39  
Sugar Creek, OH 44681

#### QUOTE INFORMATION

Job: Woodmansee

Tag: Sd-1 Side Entry

Qty: 1

#### DETAILS

Spectrum 274SH Half-Lite  
Custom Opening Size: 33 1/2" x 82"  
Coal Black  
Standard Z-Bar  
Pre-Hung  
Color Matched Piano Hinge  
Hinge on Left (Viewed from Outside)  
1-1/2" Color Matched Bottom Expander  
Pebble Grain Kick Panel  
Reinforced Kick Panel  
Bright Brass Sierra Mortise Handleset (DH274) LockB (DH272)  
Assign a Random Key Number  
Handleset Prep at Standard Location (39") on Right (Viewed from Outside)  
Black Dual Closers (1) Easy-Set (1) Regular (DH307-13)  
Clear Glass  
Top Screen with Fiberglass Screen Mesh

#### INFORMATION AND WARNINGS

The top sash will slide past the exterior of the kick panel when ventilated.

SIZING	
Custom Opening Size: 33 1/2" x 82"	
Minimum Opening Size: 33 1/4" x 81 13/16"	
Maximum Opening Size: 33 5/8" x 82 15/16"	
Unit Size (Inside Z-Bar): 33 1/8" x 81 3/4"	
Tip-to-Tip (Outside Z-Bar): 35 1/2" x 82 7/8"	
Slab Size: 32 5/8" x 81 1/8"	

HANDING	
Hinge on the Left	
Outside Looking In	

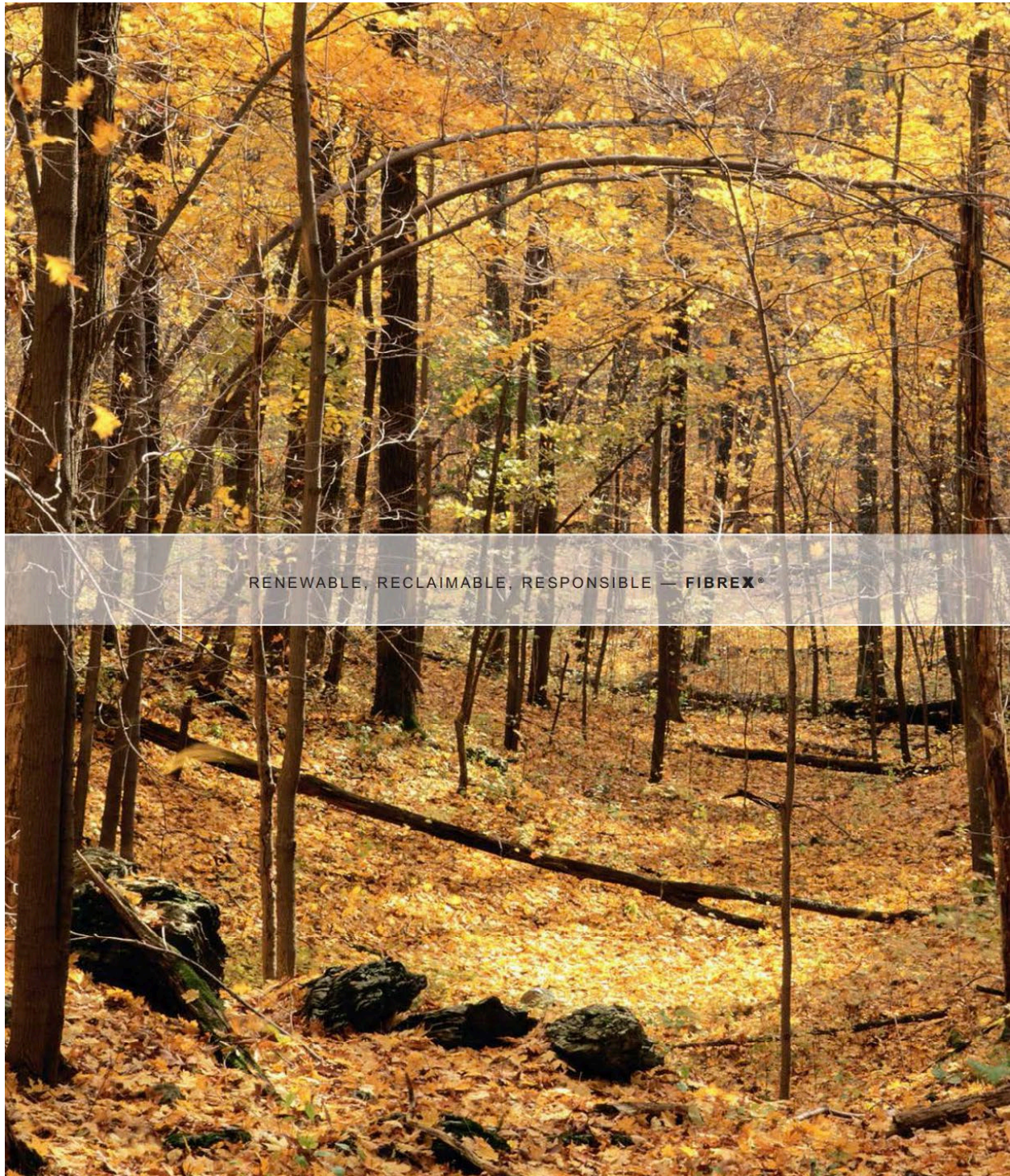
ENERGY	
ENERGY PERFORMANCE RATINGS	
U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
1.04	0.86
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	Total UV
0.90	0.73

**Windows:** The windows for this project will be custom constructed to match the architectural design of the existing windows. They will be constructed from Anderson’s patented composite material registered under the trade name Fibrex. The windows will match the existing windows in depth of reveal, muntin configurations, color of glazing , and appearance of the frame and sash. The lite configuration will remain the same and there will be true or simulated divided lites with interior and exterior muntins and spacer bars between the glass. The glass will be clear. A copy of the manufacturer’s material spec sheet along with examples of the manufacturer’s window

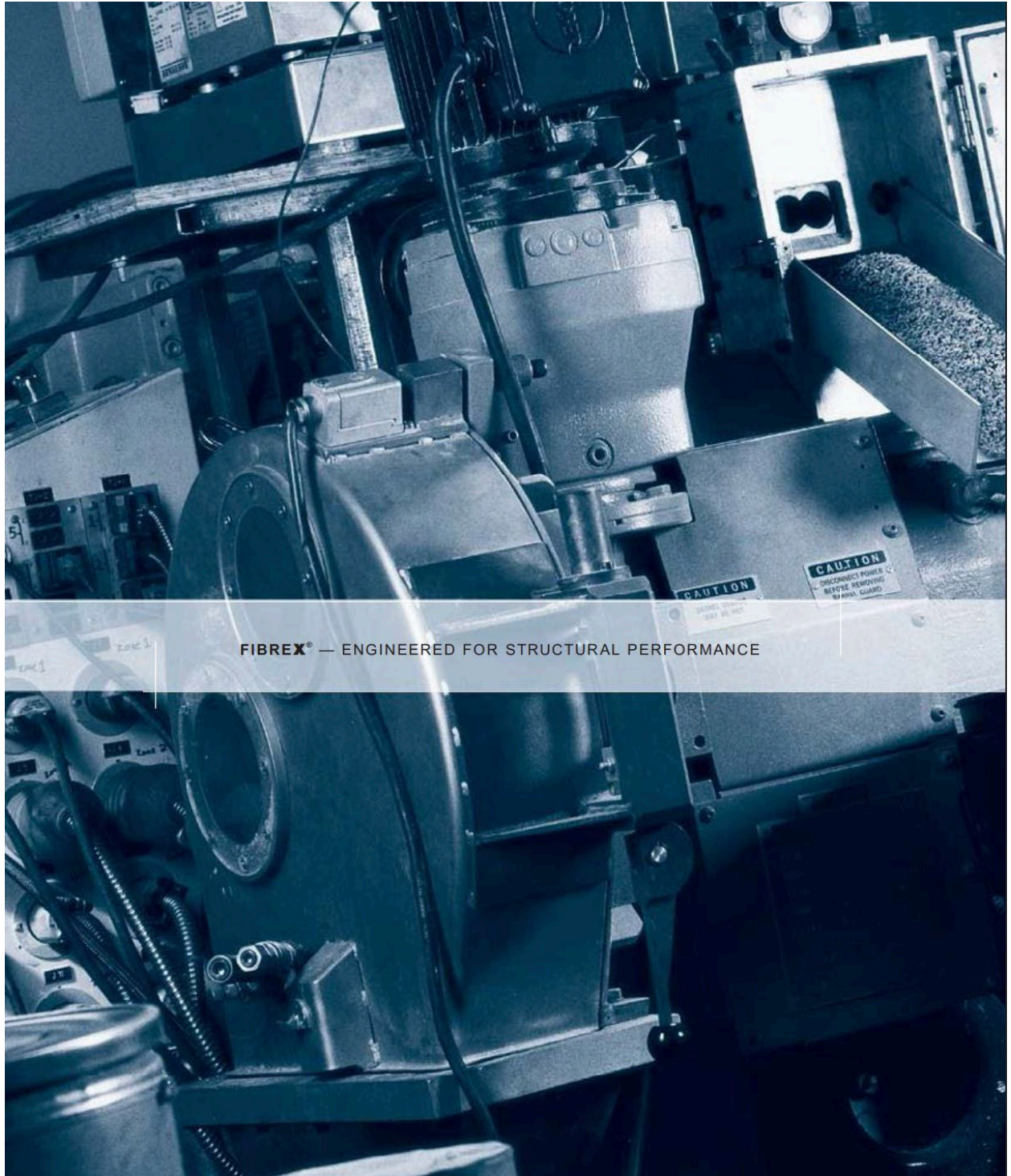


profiles can be found below (please note, the actual windows will be custom made to match the existing windows' architectural features).

Material Spec Sheet:












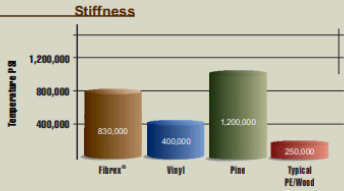
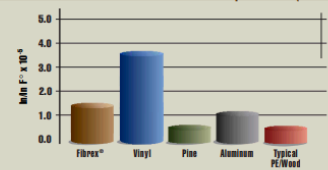
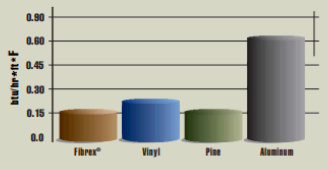
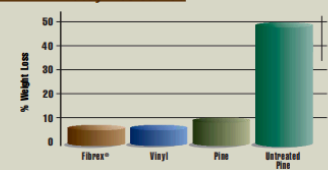
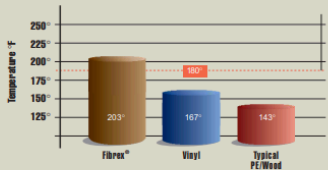


## A SUPERIOR COMPOSITE

At a time when more and more industries are looking to alternative building materials, Andersen Corporation introduces Fibrex®, a revolutionary structural material composite technology that blends the very best attributes of thermoplastics and bio-fibers. Durable and versatile, you can count on Fibrex® material for strength, appearance and performance — in a wide variety of applications. Already in use for ten years in many Andersen® products, it performs extremely well in all weather and environmental conditions. Best of all, Fibrex® technology can utilize “reclaimed” wood fiber and vinyl from post production processes, helping to save on natural resources. Fibrex® is a strong cost-to-benefit option for your product needs.

FIBREX®



		  													
STIFFNESS	<p>Modulus is the scientific term for a material's stiffness. The higher the number, the stiffer the material. The average modulus for Fibrex® is over twice the average for vinyl, making it a far more stable and rigid material. And though wood's average stiffness is higher, it is far less predictable than Fibrex®, since wood has natural variations such as grain, knots and moisture content.</p>	<p><b>Stiffness</b></p>  <table><tr><th>Material</th><th>Stiffness (Modulus)</th></tr><tr><td>Fibrex®</td><td>830,000</td></tr><tr><td>Vinyl</td><td>400,000</td></tr><tr><td>Pine</td><td>1,200,000</td></tr><tr><td>Typical PE/Wood</td><td>250,000</td></tr></table>	Material	Stiffness (Modulus)	Fibrex®	830,000	Vinyl	400,000	Pine	1,200,000	Typical PE/Wood	250,000			
Material	Stiffness (Modulus)														
Fibrex®	830,000														
Vinyl	400,000														
Pine	1,200,000														
Typical PE/Wood	250,000														
THERMAL EXPANSION	<p>Thermal expansion is the degree to which a given material expands and contracts with changes in temperature. Pine has a very low thermal expansion rate. With a rate of 1.6, Fibrex® like aluminum, expands and contracts very little. Vinyl, with a thermal expansion rate of 4.0, expands and contracts at a rate twice that of Fibrex®, resulting in bowing and cracking over time.</p>	<p><b>Coefficient of Thermal Expansion (CTE)</b></p>  <table><tr><th>Material</th><th>CTE (in/in/°F)</th></tr><tr><td>Fibrex®</td><td>1.6</td></tr><tr><td>Vinyl</td><td>4.0</td></tr><tr><td>Pine</td><td>1.6</td></tr><tr><td>Aluminum</td><td>1.6</td></tr><tr><td>Typical PE/Wood</td><td>1.6</td></tr></table>	Material	CTE (in/in/°F)	Fibrex®	1.6	Vinyl	4.0	Pine	1.6	Aluminum	1.6	Typical PE/Wood	1.6	
Material	CTE (in/in/°F)														
Fibrex®	1.6														
Vinyl	4.0														
Pine	1.6														
Aluminum	1.6														
Typical PE/Wood	1.6														
CONDUCTIVITY	<p>Fibrex® has a very low thermal conductivity ratio. Its insulating properties can be put on par with pine or vinyl. Unlike aluminum, Fibrex® resists the transfer of heat or cold.</p>	<p><b>Thermal Conductivity</b></p>  <table><tr><th>Material</th><th>Thermal Conductivity (Btu-in/hr-ft²-°F)</th></tr><tr><td>Fibrex®</td><td>~0.15</td></tr><tr><td>Vinyl</td><td>~0.15</td></tr><tr><td>Pine</td><td>~0.15</td></tr><tr><td>Aluminum</td><td>~0.80</td></tr></table>	Material	Thermal Conductivity (Btu-in/hr-ft²-°F)	Fibrex®	~0.15	Vinyl	~0.15	Pine	~0.15	Aluminum	~0.80			
Material	Thermal Conductivity (Btu-in/hr-ft²-°F)														
Fibrex®	~0.15														
Vinyl	~0.15														
Pine	~0.15														
Aluminum	~0.80														
DECAY RESISTANCE	<p>The special polymer formulations in Fibrex® surround, coat and fill the cell structure of each wood fiber in the manufacturing process, ensuring unsurpassed resistance to rot.</p>	<p><b>Decay Resistance</b></p>  <table><tr><th>Material</th><th>% Weight Loss</th></tr><tr><td>Fibrex®</td><td>0</td></tr><tr><td>Vinyl</td><td>0</td></tr><tr><td>Pine</td><td>0</td></tr><tr><td>Untreated Pine</td><td>~50</td></tr></table>	Material	% Weight Loss	Fibrex®	0	Vinyl	0	Pine	0	Untreated Pine	~50			
Material	% Weight Loss														
Fibrex®	0														
Vinyl	0														
Pine	0														
Untreated Pine	~50														
HEAT RESISTANCE	<p>High temperatures can result in distortion. At high temperatures, vinyl can bow or sag. In tests, Fibrex® remains rigid and stable to a temperature of 93°C (199°F).</p>	<p><b>Heat Distortion Temperature</b></p>  <table><tr><th>Material</th><th>Heat Distortion Temperature (°F)</th></tr><tr><td>Fibrex®</td><td>203</td></tr><tr><td>Vinyl</td><td>167</td></tr><tr><td>Typical PE/Wood</td><td>143</td></tr></table>	Material	Heat Distortion Temperature (°F)	Fibrex®	203	Vinyl	167	Typical PE/Wood	143					
Material	Heat Distortion Temperature (°F)														
Fibrex®	203														
Vinyl	167														
Typical PE/Wood	143														
<p><b>FIBREX®</b></p>															

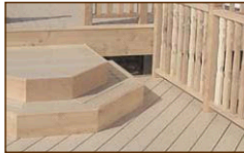


### Fibrex® Properties

The design versatility of Fibrex® material is enhanced by its exceptional physical properties. Parts made from Fibrex have a high flexural and tensile modulus, low moisture absorption, a higher heat distortion temperature than rigid PVC and a low coefficient of thermal expansion.

Fibrex® material can be extruded or injection molded into functional components. Extruded profiles can be solid or hollow, machined and joined using mechanical fastening, thermal welding and vibratory weld tacking. Profiles can be extruded with a weatherable capstock, enabling color options and color fastness and allowing the surface appearance to be optimized for a specific application.

Fibrex has been found to be an exceptional material when used for siding, decking, railing, fencing, molding, trim, furniture and packaging, to name a few.



Fibrex® decking



Fibrex® window sill



Fibrex® extrusion



### Fibrex® Mechanical Properties (Typical)

Measurement	ASTM	Units	Material Value
Tensile Modulus, 77° (25°C)	D3039	psi (MPa)	
Extrusion direction			950,000 (6,550)
Cross-extrusion direction			750,000 (5,200)
Tensile Yield Strength, 77° (25°C)	D3039	psi (MPa)	3,000 (21)
Tensile Strength (UTS), 77° (25°C)	D3039	psi (MPa)	
Extrusion direction			5,500 (38)
Cross-extrusion direction			3,800 (26)
Tensile Strain at Failure, 77° (25°C)	D3039	%	
Extrusion direction			1.3
Cross-extrusion direction			0.9
Poisson's Ratio	D630	—	0.342 @ 70°F 0.236 @ 160°F
Flexural Modulus, 77° (25°C)	D790	psi (MPa)	830,000 (5,700)
Compressive Modulus, 77° (25°C)	D695	psi (MPa)	571,000 (3,900)
Modulus of Rupture, 77° (25°C)	D790	psi (MPa)	10,000 (69)
Maximum Flexural Strain (E <sub>max</sub> )	D790	%	1.7
Impact Strength, Gardner, 77° (25°C) 0.1" sample thickness	D3029	inch•lbs (J)	5.0 (0.56)
Izod Notched Impact, 77° (25°C)	D256	inch•lbs/inch (J/m)	7.0 (28)
Maximum Allowable Dynamic Stress	*	psi (MPa)	16,000 (110)
Extrusion Shrinkage	D3679	%	0.2
Specific Gravity	D792	—	1.4
Hardness, Rockwell "L", 77° (25°C)	D785	—	92
Hardness, Rockwell "M", 77° (25°C)	D785	—	66
Static Coefficient of Friction vs. Neolite std. Extrusion direction	F1679-96	—	0.60 wet 0.85 dry

### Fibrex® Environmental Properties

Measurement	ASTM	Units	Material Value
Moisture Absorption	D570-84	%	0.9
Termite Resistance C. formosanus R. flavipes	—	Weight Loss (g)	0 0
Fungal Decay	D1413		None
Moisture Expansion	D1037	inch/inch/%ΔMC*	1.14x10 <sup>-3</sup>

### Fibrex® Thermal Properties

Measurement	ASTM	Units	Material Value
Heat Deflection Temperature, 264psi (1.82 MPa) 66 psi (0.46 MPa)	D648	°F (°C)	173 (78) 221 (105)
Coefficient of Thermal Expansion	D696	inch/inch/°F (m/m/°C)	1.6x10 <sup>-5</sup> (2.9x10 <sup>-5</sup> )
Thermal Conductivity	F433	Btu/hr•ft•°F (W/m•K)	0.1 (0.17)
Specific Heat	—	Btu/lb•°F (J/kg•K)	0.4 (1674)
Flash Ignition Temperature	D1929	°F (°C)	644 (340)
Self Ignition Temperature	D1929	°F (°C)	716 (380)
Flame Spread Index	E84-94		10
Smoke Developed Index	E84-94		580
Average Flame Spread Index	E162-94		22.73
Average Optical Density of Smoke Flaming mode Non-flaming mode	E662-94		472.32 439.24
Average Time of Burn	D635-91	sec.	<5
Average Extent of Burn	D635-91	mm	<5
Final Oxygen Index	D2863	%volume	31.3

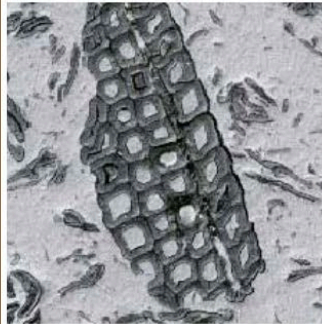
FIBREX®



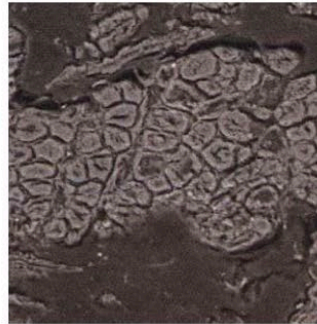


### Fibrex® Material Advantage

Special polymer formulations surround and fill each wood fiber — ensuring top performance.



Fibrex®



Polyethylene Wood-Fiber Composite

### Fibrex® Patents

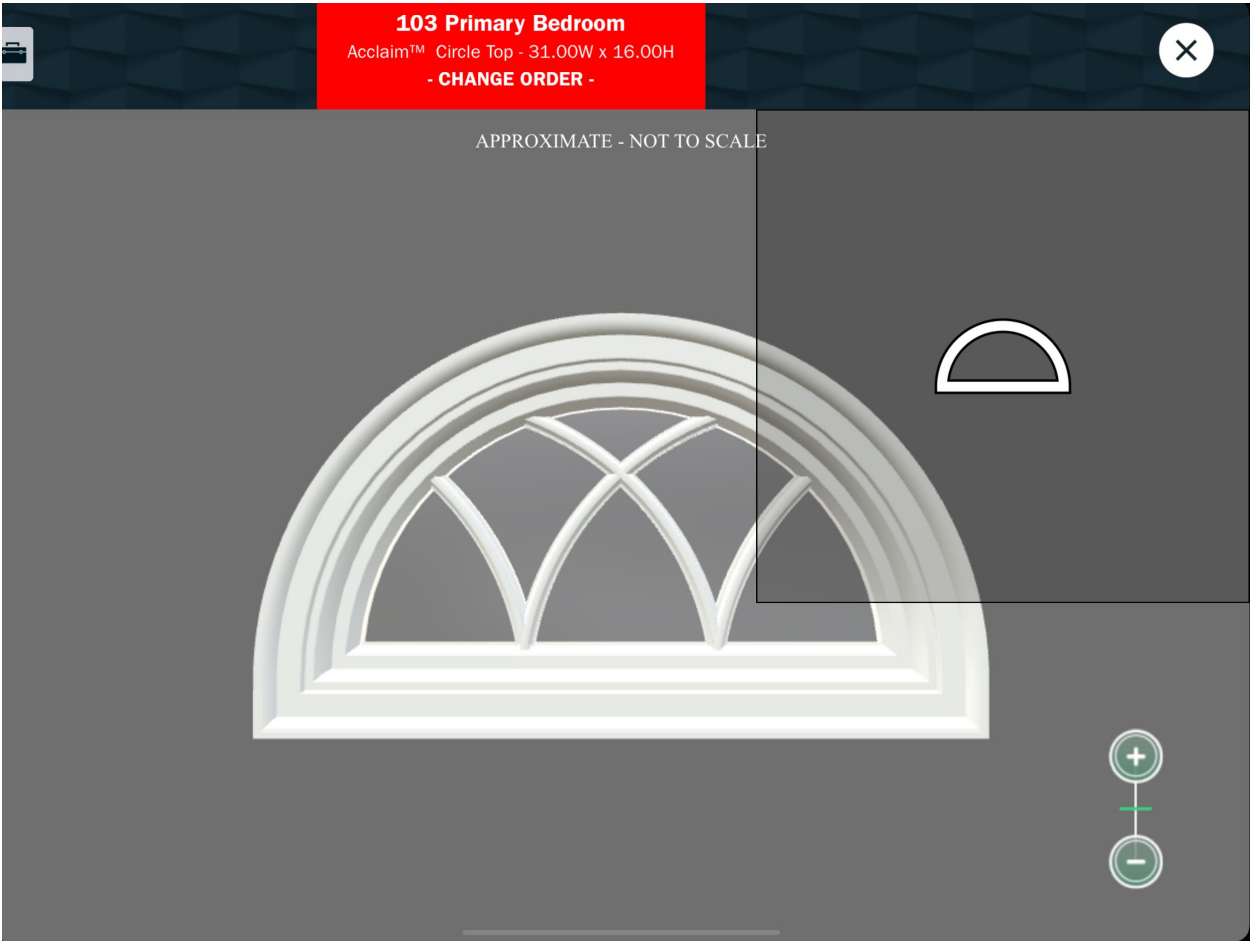
5,205,102	6,210,792	5,985,429	5,827,607	5,486,553
6,357,197	6,122,877	5,981,067	5,773,138	5,441,801
6,346,160	6,054,207	5,948,524	5,695,874	5,406,768
6,342,172	6,015,612	5,932,334	5,539,027	
6,280,667	6,015,611	5,882,564	5,518,677	
6,265,037	6,004,668	D402,770	5,497,594	

\*Additional patents pending

FIBREX®



Window Profile Examples:







### 102 Primary Bedroom

Acclaim™ Double-Hung (DG) - 32.00W x 50.00H

- CHANGE ORDER -



TILT  
TO CLEAN



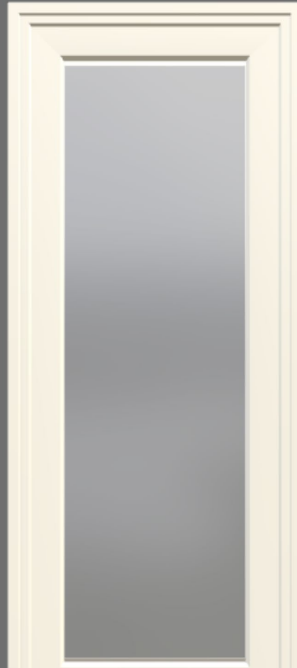




**101 Primary Bedroom**

Acclaim™ Picture - 16.00W x 39.00H

- **CHANGE ORDER** -



EXTERIOR

360°

INTERIOR





## Photos

The following photos are provided for context.



620 N Arthur Ashe Boulevard, Richmond, Virginia





Windows visible in the public right of way



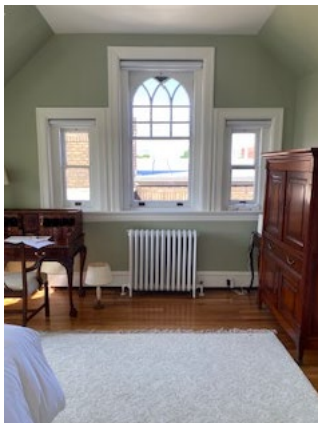
Window 1, 2, 3



Window 4



Window 5



Window 6, 7, 8



Window 9



Window 10

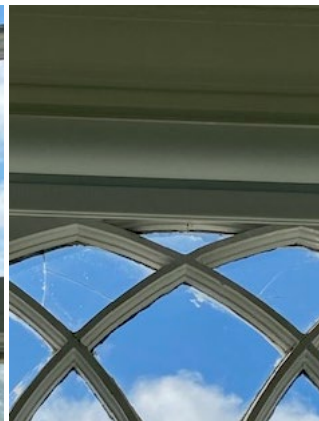
Interior view of windows to be replaced





Window 11

Interior view of window to be replaced



Details of window damage



## **Conclusion**

It is the desire and need of the Applicants to replace the north-facing storm door and third-floor windows at the house located on their Property. The presented options for doing so comply with the City of Richmond Historic District Guidelines and respect the look and feel of the period architecture of the structure and historic district. The Applicants are ready and willing to discuss with the Commission of Architectural Review the various options available to resolve the current issue of a deteriorating storm door and third-floor windows with the hope of arriving at a mutually agreeable solution.

Respectfully submitted,

David and Cynthia Woodmansee  
Owners and Applicants  
620 N Arthur Ashe Boulevard  
Richmond, VA 23220





# COMMISSION OF ARCHITECTURAL REVIEW

## WINDOW ASSESSMENT FORM

Property Address: 620 N. Arthur Ashe Blvd.

(Page 1 of 2)

Window Information				General Condition				Window Assessment							Proposed treatment
Window #	Style	Width and Height	Material	Paint condition?	Square?	Operable?	Missing or broken panes?	Sill and Lintel	Jambs	Rails	Stiles	Muntins	Panes and Glazing Putty	Total Value	
Ex.	Double-hung 2/2	36" x 78"	Wood	Poor	Yes	No	Yes	2	1	2	1	1	3	10	Replace and reglaze broken panes, waterproof and repaint wood.
1	Double-Hung 1/1	16 x 40	wood	Poor	No	No	No	1	3	3	3	N/A	4	14	Replace
2	Gothic-Double-Hung 1 1/4	32 x 66	wood	Poor	No	No	Yes	1	3	3	3	1	4	15	Replace
3	Double-Hung 1/1	16 x 40	Wood	Poor	No	No	No	1	3	3	3	N/A	4	14	Replace
4	Gothic-Double-Hung 1 1/4	40 x 70	Wood	Poor	No	No	Yes	1	3	3	3	1	4	15	Replace
5	Gothic-Double-Hung 1 1/4	40 x 70	Wood	Poor	No	Yes	Yes	1	3	3	3	1	4	15	Replace





# COMMISSION OF ARCHITECTURAL REVIEW

## WINDOW ASSESSMENT FORM

Property Address: 620 N. Arthur Ashe Blvd.  
(page 2 of 2)

Window Information			General Condition				Window Assessment							Proposed treatment
Window #	Style	Width and Height	Material	Paint condition?	Square?	Operable?	Missing or broken panes?	Jambs	Rails	Stiles	Muntins	Panes and Glazing Putty	Total Value	
Ex.	Double-hung 2/2	36" x 78"	Wood	Poor	Yes	No	Yes	1	2	1	1	3	10	Replace and reglaze broken panes, waterproof and repaint wood.
6	Double-hung 1/1	16 x 40	Wood	Poor	No	No	No	3	3	3	N/A	4	14	Replace
7	Gothic Double-hung 1/1	32 x 66	Wood	Poor	No	No	Yes	3	3	3	1	4	15	Replace
8	Double-hung 1/1	16 x 40	Wood	Poor	No	No	No	3	3	3	N/A	4	14	Replace
9	Double-hung 1/1	22 x 44	Wood	Poor	No	No	No	3	3	3	N/A	4	14	Replace
10	Double-hung 1/1	31 x 45	Wood	Poor	No	No	No	3	3	3	1	4	15	Replace

11 Double-hung 31 x 45 wood Poor No No No 3 3 3 1 4 15 Replace