



Commission of Architectural Review

6. COA-169009-2025	Final Review	Meeting Date: 7/22/2025
Applicant/Petitioner	David & Cynthia Woodmanese	
Project Description	Replace 11 windows and a storm door	
Project Location		
Address: 620 N Arthur Ashe Boulevard		
Historic District: Boulevard		
<p>High-Level Details:</p> <p>The applicant proposes to replace 11 windows on the third story or a brick Colonial Revival Building circa 1920.</p>		
Staff Recommendation		
Staff Contact	Alex Dandridge, Alex.Dandridge@RVA.gov, (804)646-6569	
Previous Reviews	None.	
Staff Recommendations	<p>Staff recommends deferral of the application to allow the applicant additional time to work with staff and Renewal by Anderson to discuss possibilities that include some replacement and preservation of the existing third story windows.</p> <p><i>If the window replacement is not supported by the Commission, staff recommends that the applicant repair the windows, including sanding, weatherstripping, painting, replacing broken glass panes, and repairing the pully/weight systems. For noise reduction and double insulation, staff recommends that the applicant consider interior or exterior storm windows.</i></p>	

Staff Analysis

Guideline Reference	Reference Text	Analysis
Standards for Rehabilitation, Residential Construction, pg. 59	5. Retain original windows including both functional and decorative elements such as frames, sash, muntins, glazing, sills, hood molds, paneled or decorated jambs and moldings, shutters and exterior blinds.	<p>The applicant is requesting approval to replace eleven wooden windows on the third floor of the building with new composite wood, Fibrex windows.</p> <p>The application lists windows 1,2,3 as a Palladian window, the center window having an upper, gothic sash. Windows 4 & 5 are gothic sash windows which are located in the two pedimented dormers on the façade which face Arthur Ashe Boulevard, windows 6,7,8 are a Palladian window, the center window having an upper, gothic sash, window 9 is a one-over-one window with an arched upper sash, windows 10 & 11 are 6-over-one windows.</p> <p>The application states that the age of the windows are unknown; however, given the age of the building and the mechanics, hardware, and material of the windows, staff believes that they are original to the building.</p> <p>Staff finds that the third-floor windows are character defining features of the building, and their retention is crucial in maintaining the buildings historic integrity.</p>
Window Replacement and/or Reconstruction, pg. 69	7. Windows should only be replaced when they are missing or beyond repair. Any reconstruction should be based on physical evidence or photo documentation.	<p>The application states that the owner wishes to replace the windows for several reasons including, swollen shut, inability to close, broken ropes/pullies, broken glass, noise reduction, and energy efficiency. Several images were submitted that demonstrate these issues.</p> <p>All the issues mentioned above are things that can be repaired. Staff finds that the windows are not beyond the point of feasible repair.</p> <p>Due to the windows' location on the third story, a new material may not be discernible from wood; however, staff has concerns about the ability of the fibrex material to adequately replicate and resemble the lancet muntin's within the upper sashes of the arched windows.</p> <p>The other windows, which are one-over-one and six-over-one, may be more easily replicated. The applicant has stated that they are working with Renewal by Anderson to see if the fibrex material can be installed in conjunction with the existing, fixed, upper sashes of the arched windows with the lancet muntins, or some other configuration that would allow for replacement windows while still retaining the more ornate, character defining windows.</p> <p><u>Staff recommends deferral of the application to allow the applicant additional time to work with staff and renewal by Anderson to discuss possibilities of that include some replacement and preservation.</u></p>

<p>Building Elements, Windows, Window Maintenance, pg. 69</p>	<p><i>1. Retain all original windows, and ensure that hardware is in good shape, reusing serviceable window hardware and locks.</i></p> <p><i>2. Painted surfaces should be adequately painted; caulk and glazing putty should be intact and in good condition.</i></p> <p><i>3. Windows should be weather-stripped ensuring that all joints are tight and sealed to prevent the damaging effects of water infiltration. The ability of water to run off sills and not collect should be maintained.</i></p>	<p><u>If the window replacement is not supported by the Commission, staff recommends that the applicant repair the windows, including sanding, weatherstripping, painting, replacing broken glass panes, and repairing the pully/weight systems. For noise reduction and double insulation, staff recommends that the applicant consider interior or exterior storm windows.</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



Figure 3