



MEMORANDUM

TO: Historic Preservation Commission Members

FROM: Linda M. Nesselrodt, Zoning Administrator/Historic Preservation Coordinator

DATE: April 24, 2026

SUBJECT: April 28, 2026 HISTORIC PRESERVATION COMMISSION MEETING

The Staunton Historic Preservation Commission will hold its regular meeting on **Tuesday, April 28, 2026 at 5:30 p.m.** The meeting will be held in person at City Hall in the Rita S. Wilson Council Chambers; however, remote access via Zoom will be provided for any applicant, upon request. The public also has the option to listen to the meeting via the website, please visit the City of Staunton website, by using the following link: <https://www.ci.staunton.va.us/government/public-meetings>. There will be a field trip prior to the meeting on **Monday, April 27, 2026 at noon**. Please meet at 113 W. Beverley Street.

=====

A G E N D A

1. Call to Order _____
2. Moment of Silence _____
3. Historic Preamble _____
4. Approval of April 6, 2026 Meeting Minutes _____
5. New Business _____
 - a. CERTIFICATE OF APPROPRIATENESS
Johan Westenburg
113 W. Beverley Street
Remove Storefront Window, New Bulkhead with
Counter, Install Rollup Garage Door _____
6. Other Business _____
7. Adjournment _____

STAUNTON HISTORIC PRESERVATION COMMISSION**April 6, 2026****12:00 p.m.****Council Chambers**

PRESENT: **Deneen Brannock, Chair**
 Michael Brown, Vice Chair
 Carter Lively
 Alexander Avery

ABSENT: **Dennis Blanton**

ALSO PRESENT: **Linda Nesselrodt, Historic Preservation Coordinator**
 Frank Strassler, Historic Staunton Foundation
 Brad Arrowood, City Council Liaison
 Meggie Taylor, Interim Clerk to Historic Preservation Commission

Ms. Brannock called the meeting to order: “As Chair, I call this meeting of the Staunton Historic Preservation Commission to order. I note that this meeting is being broadcast over the city’s cable channel and streamed live on the city’s website so that members of the public may hear our meeting and participate virtually. The meeting is also being recorded.”

MOMENT OF SILENCE

The moment of silence was observed.

HISTORIC PREAMBLE

Mr. Brown read the historic preamble.

APPROVAL OF MINUTES

Mr. Brown moved to approve the minutes of the February 24, 2026 meeting.

The motion was seconded by Mr. Lively and approved as follows:

Ms. Brannock	aye	Mr. Brown	aye
Mr. Avery	aye	Mr. Lively	aye
Mr. Blanton	absent		

Mr. Lively moved to move item 6A before new business. This was seconded by Mr. Avery and approved by all. This was due to a conflict with the applicant’s schedule.

OLD BUSINESS

a. CERTIFICATE OF APPROPRIATENESS
 Katherine Van Slyck & Timothy Fontaine
 Phillip Ballurio, Sun Day Solar
 815 W. Beverley Street

These minutes are intended to summarize the meetings of the Staunton Historic Preservation Committee. Full recordings of each meeting can be found on the [City’s YouTube page](#).

Solar Installation on Dwelling and Garage Roof

Discussion: Katherine Van Slyck & Timothy Fontaine presented via Zoom as outlined in the agenda packet. Ms. Brannock asked for clarification on the location of the panels which the applicant provided, and it was determined they will be placed on the back section of the house. There were no further questions/discussion from the committee.

Recommendation: Mr. Strassler with HSF recommends approval of a COA if a physical demonstration indicates the proposed installation meets the guidelines: ... so that they (panels, brackets, and equipment) are inconspicuous and minimally visible on the site and from the public right-of-way and do not damage or obscure character-defining historic features.

Motion:

Mr. Lively moved for approval of the Certificate of Appropriateness for installation solar panels on the house rear roof slopes and garage roof. This majority of the proposed installation appears not to be visible from Beverley or Jefferson Streets. No panels or associated equipment will be installed that will obscure character defining features and/or may be clearly viewed from a public street. A. "should be placed in locations with limited or no visibility" "on a secondary roof slope, on a rear addition" B. "should be installed in a manner that limits their impact on historic materials and features of the building" C. "should be set back from the edge of the roof to limit visibility" D. "should be compatible with the color of the existing roof in order to blend this new roof element with the existing roof as much as possible."

Citing: Secretary of the Interior's Standards for Rehabilitation; Secretary of Interior Guidelines ROOFS

The motion was seconded by Mr. Brown and carried as follows:

Ms. Brannock	aye	Mr. Brown	aye
Mr. Avery	aye	Mr. Lively	aye
Mr. Blanton	absent		

NEW BUSINESS

a. CERTIFICATE OF APPROPRIATENESS

June Frinks & Sally Burger

116 N. Madison Street

Replace Metal Shingle with Standing Seam Metal Roof

Discussion: Ms. Sally Burger shared the details of their project that were included in the agenda packet. The amendment that was submitted before the meeting was reviewed. There were no questions or discussion from the committee.

Recommendation: Mr. Strassler noted HSF recommends approval of the COA. The property features an embossed metal shingle roof, a product that has become increasingly cost-prohibitive

These minutes are intended to summarize the meetings of the Staunton Historic Preservation Committee. Full recordings of each meeting can be found on the [City's YouTube page](#).

for owners to replace. Staunton has a significant collection of standing-seam metal roofs from the same period. The subject property reflects Queen Anne style with shingle style and shingle texture influences, with the gables. The recommendation is to replace the existing metal shingles with cedar shingles matching the size and pattern of the original, using #1 grade western red cedar. Modern roofing practices of solid sheathing with tar paper or moisture barriers causes wooden shingle/shake roofs to fail prematurely. Proper installation requires Skip (open) sheathing to allow airflow beneath the shingles and an air gap below the shingles to enable even drying. This traditional method is essential for the longevity of a wooden roof system.

Motion:

Mr. Brown made a motion to approve the Certificate of Appropriateness for the installation of a traditionally detailed standing seam metal roof.

Citing: V. Guidelines for Existing Buildings - Elements J. Roof 8, 10 and 12

The motion was seconded by Mr. Avery and carried as follows:

Ms. Brannock	aye	Mr. Brown	aye
Mr. Avery	aye	Mr. Lively	aye
Mr. Blanton	absent		

b. CERTIFICATE OF APPROPRIATENESS

Trinity Church – William Frazier

214 W. Beverley St.

Install Handicap Accessible Ramp and Fence and Wall Revisions

Discussion:

Mr. Frazier shared details of the project as included in the agenda packet. He discussed the use of a VA250 grant and the desire to achieve greater accessibility. The location of the new ramp was shared. There were no questions or discussion from the committee.

Recommendation: Mr. Strassler stated that HSF recommends approval of the Certificate of Appropriateness. The site has been professionally recorded and assessed by archaeologists with ground penetrating radar to ensure graves and other resources will not be disturbed. While the historic fence and retaining wall will be altered, the overall character of the site will not be compromised. The new accessible walk is compatible in terms of materials, scale, and placement.

Motion:

Mr. Lively moved for approval of the Certificate of Appropriateness. The site has been professionally recorded and assessed by archaeologists to ensure graves and other resources will not be disturbed. While the historic fence and retaining wall will be altered, the overall character of the site will not be compromised. The new accessible walk is compatible in terms of materials, scale, and placement.

Citing: City guidelines, E, a. and b.; Secretary of Interior Guidelines: Building Site and Alterations for a new use

These minutes are intended to summarize the meetings of the Staunton Historic Preservation Committee. Full recordings of each meeting can be found on the [City's YouTube page](#).

The motion was seconded by Mr. Avery and carried as follows:

Ms. Brannock	aye	Mr. Brown	aye
Mr. Avery	aye	Mr. Lively	aye
Mr. Blanton	absent		

c. CERTIFICATE OF APPROPRIATENESS
Historic Staunton Foundation – Frank Strassler
Cabell Log House - 654 E. Beverley St.
Remove Concrete Sidewalk

Discussion:

Mr. Strassler shared details of the project as included in the agenda packet. The sidewalk at the Cabell House needs to be removed to fix drainage issues. It is not a historic sidewalk to the house. There were no questions or discussion from the committee.

Motion:

Mr. Lively moved that the Certificate of Appropriateness be approved as submitted. The existing sidewalk leading to the house and side yard consists of modern poured concrete, diverting moisture toward the log house contributing to deterioration. The walk is not historic patterned concrete.

Citing: The Secretary of Interior Standards for Rehabilitation state 7, 8 and 9.

The motion was seconded by Mr. Brown and carried as follows:

Ms. Brannock	aye	Mr. Brown	aye
Mr. Avery	aye	Mr. Lively	aye
Mr. Blanton	absent		

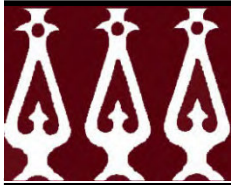
OTHER BUSINESS

None.

ADJOURNMENT

The Chair adjourned the meeting at 12:28 p.m.

Meggie Taylor
Interim Clerk to Historic Preservation Commission



Historic Staunton Foundation

20 South New Street

Staunton Virginia, 24401

www.historicstaunton.org

STAUNTON HISTORIC PRESERVATION COMMISSION

HSF Recommendation

April 23, 2026

Certificate of Appropriateness

113 West Beverley Street

Remove Storefront Window, Construct New Bulkhead with Counter Bar, Install Rollup Garage Door.

Existing Condition: Constructed in 1983 as a Medco Drugstore, this is a three bay, one story, modern stucco finished commercial building constructed of concrete block with a steel frame. The upper portion of the façade is a false wall with simulated enclosed openings. A metal frame spans the façade providing a Deconstructivism hint of the previous 1983 curved polycarbonate awning. Below, the storefront area is horizontally divided into three bays articulated by minimal pilasters. Recessed metal framed storefront windows, and a further recessed metal framed entry highlight the front store space. The entry system includes double full light doors with flanking implied sidelights and transom above.

Set within minimally articulated pilasters, the storefront window rests on a low bulkhead. The window is composed of a bronze-colored metal frame. The frame divides the window into six lights, further divided horizontally into an upper and lower section. The upper section is approximately 1/3rd the height of the lower section with the horizontal divider aligning with the door frame transom area.

Proposed Work:

Remove the 1983 storefront window. A new storefront configuration is proposed to include installing a lower bulkhead rising to counter height, a counter bar and a divided light, rollup garage door mounted above.

Please review the application for a description, design illustrations, and photos.

From the application:

"Facade remodel to include replacement of existing storefront window with new knee-wall, countertop, and roll-up storefront style door. New door to match existing storefront and be hidden above the ceiling when open."

The Secretary of the Interior's Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Continued: The Secretary of the Interior's Standards for Rehabilitation:

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Discussion:

Please see: <https://www.ci.staunton.va.us/home/showdocument?id=1672>

I: Introduction - C. The Comprehensive Plan & The Design Guidelines

"The redevelopment of buildings and the development of new structures in historic districts should be done with sensitivity to the historic character and setting of the district.

Also, important to historic structures is the surrounding landscape elements, which need to reflect the context of the site and the structure in terms of materials and land form. Likewise, development outside historic districts should complement and support the overall character of the City while relating to the surrounding neighborhood setting."

V. Guidelines for Existing Buildings - Elements K. Storefronts

1. Preserve all elements, materials, and features that are original to the building or are early remodeling projects that have become significant in their own right; repair them as necessary. These elements may include character-defining features such as cornices, windows and trim, storefront windows, doors, and bulkheads. They may also include glass butt window joints and molded clips, bronze window strips, and bronze moldings found on period storefront systems. Also retain historic hardware such as hinges and door handles.
2. Remove any non-historic, inappropriate elements, materials, signs, or canopies that were added later and obscure original architectural elements. Covering up windows, cornices, decorative features, or significant portions of the wall alters the building's proportions and changes its appearance; these alterations should be removed.
3. If significant storefront features are uncovered in any careful exploratory demolition, assess their condition for preserving, repairing, or reconstructing them.
4. Reconstruct missing elements (such as cornices, window frames, transoms, and bulkheads) with physical evidence and/ or historic photos if available. Otherwise, design simplified new elements that respect the character, materials, and design of the building.
5. Avoid using or retaining materials and elements that are incompatible with the building or district. Depending on the style and age of the commercial building, these may include: unpainted aluminum-frame windows and doors, unpainted aluminum panels or display framing, reflective or tinted glass display windows, T1-11, vinyl or aluminum siding, EFIS (artificial stucco), wood shingles, mansard roofs, metal awnings, coach lanterns, residential styled solid doors, plastic shutters, inoperable shutters, or shutters on windows where they never previously existed. Creating false historical appearances like Colonial, Old English, or other themed storefront designs are not appropriate for the authentic historic buildings in downtown Staunton.

Continued: Elements K. Storefronts

Inappropriate Treatments

6. Do not remove historic wooden storefront framing and replace with metal. Repair and retain historic wood elements as needed.
7. Do not remove or reduce the size of storefront windows in order to create privacy for the use of the building such as an office occupant. Partial interior shutters, blinds, or curtains can block views without destroying the significant storefront windows.
8. Do not remove or cover up original storefront elements such as cornices or transom windows to create a space for a sign or because of an installation of a dropped ceiling in the building's interior. If the transom glass has been removed, this area can be used for a sign installation or for an awning, depending on the overall existing design and proportions of the façade.
9. Do not remove non-original storefronts that may have become historically significant alterations within the history of the building. An example would be a complete storefront replacement from the early 20th century that retained its design integrity. It is now an important historic and early change that should be preserved.
10. Window film applications that darken the appearance of the glass are not appropriate materials for display windows in the historic districts.

VII. Guidelines for New Construction & Additions - M. Storefronts

In Staunton's downtown historic district, most of the buildings have a storefront due to their commercial nature. In the Wharf Historic District, some of the buildings do not have storefronts due to their original function but still have windows at street level.

1. When designing new storefronts or elements for storefronts, conform to the configuration and materials of traditional storefronts.
2. Keep the ground levels of new retail commercial buildings at least 60 percent transparent up to a level of 10 feet if possible.
3. Articulate the entrance bay of larger institutional or office buildings to provide visual interest.
4. Include doors in all storefronts to reinforce street-level vitality. Discourage "mini-malls" with one central door to the interior unless individual storefronts also have usable entrances and display windows.
5. Neighborhood transitional buildings, in general, should not have transparent first floors that face residential areas, and the design and size of their facade openings should relate more to neighboring residential structures.
6. Institutional buildings generally would not have storefronts, but their street levels should provide visual interest and display space could be integrated into the design.

V. Guidelines for Existing Buildings - Elements B. Windows

1. Retain and preserve windows that contribute to the overall historic character of a building, including their functional and decorative features such as frames, sash, muntins, sills, trim, surrounds, hardware, and shutters.
2. Repair original windows by patching, splicing, consolidating or otherwise reinforcing; replace only those features that are beyond repair. Wood that appears to be in bad condition because of peeling paint or separated joints can often, in fact, be repaired rather than replaced.
3. Uncover, repair frames, and reinstall windows with their original dimensions where they have been removed or blocked in.
4. If interior changes require the removal of a historic window on a primary elevation, retain the frame and sash on the exterior or use shutters if historically appropriate to create the appearance of the historic window remaining in its original location.

Continued: Elements B. Windows

5. Before replacing historic windows, conduct a physical survey of the window(s) to determine if they can be repaired or consolidated to extend the life of this historic element. (See a sample window survey worksheet in the appendix.) If a window on the front of the house must be replaced and an original window of the same style and size is identified on a secondary elevation, place the historic window in the opening on the primary façade.
6. Replace the unit in kind if replacement of a deteriorated window is necessary by:
 - A. Matching the design and dimension of the original frame and sash.
 - B. Maintaining the original number and arrangement of panes.
 - C. Using true divided lights, or three-part simulated divided lights with integral spacer bars and interior and exterior fixed muntins. Small variations, such as the width and depth of the muntins and sash, are permitted if those variations do not significantly impact the visual character of the historic window design.
 - D. Using the following material types of replacement windows: wood, moisture-reduced wood, or wood-resin composites.
 - E. Consider replacing only the sash when the historic windows are too deteriorated for repair. By placing a track and a new sash in the old frame, no interior trim is removed, so there is no need to repaint woodwork or repair adjacent interior walls.
7. Base reconstruction of any missing windows on physical evidence, similar remaining windows, or historic photographs.

Inappropriate Treatments:

1. Do not replace any historic windows without undertaking a condition survey of the existing windows.
2. Do not remove existing windows and fill in the openings on primary elevations visible from a public right-of-way.
3. Do not install replacement windows that do not fit the opening.
4. Do not use materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of glazing, or the appearance of the frame.
5. Do not use clip-in/false muntins and removable internal grilles to mimic divided lights.
6. Do not use vinyl windows when replacing historic windows.

HSF Recommendation:

Approval of this project as designed will indicate a new storefront function and architectural arrangement in the Beverley Historic District. Based upon review of the Historic District Guidelines, HSF recommends the Certificate of Appropriateness be approved if the commission concludes that the proposed rearrangement of the façade including the addition of a retractable door opening combined with customer seating is in character with the setting and architecture of the Beverley Historic District.

Please review:

I: Introduction - C. The Comprehensive Plan & The Design Guidelines

V. Guidelines for Existing Buildings - Elements K. Storefronts

VII. Guidelines for New Construction & Additions - M. Storefronts

Items to consider:

Individually, this is a building constructed in 1983, designed to reflect modern shopping while attempting to fit within the historic downtown. The building is not historic and is not a contributing historic resource to the Beverley Historic District.

A repeated characteristic of the Beverley Historic District is the relationship of storefronts with the public sidewalk. The majority of historic storefronts include both asymmetrical and symmetrical recessed entries.

See K. Storefronts

The storefront is one of the three significant sections of a typical facade of a historic commercial building and the most visible since it is located on the main (pedestrian) level of the structure. Its transparent windows were designed to draw the customer or client to the business within as well as to display the merchandise sold there. At night, the lit storefront helps illuminate the sidewalk and add visual interest for downtown visitors.

5. Avoid using or retaining materials and elements that are incompatible with the building or district.

And

VII. Guidelines for New Construction & Additions M. Storefronts

1. When designing new storefronts or elements for storefronts, conform to the configuration and materials of traditional storefronts.

Buildings that do not include recessed entries are typically those significantly altered with an incompatible, non-character defining storefront or are buildings constructed for security, manufacturing, and warehouses. For store buildings, interaction with customers is typically within the interior store space. Anomalies similar to this arrangement are a walk-up window installed to accommodate business during the pandemic and two movie theaters with historic ticket booths opening to the sidewalk. While warehouse buildings in the downtown area include garage doors, such openings and arrangement of frames and glass are not found along Beverley Street.

Outdoor seating on Beverley Street obviously blends private business with public space. However, building storefronts are not altered to accommodate this publicly approved limited function.

Questions to consider relevant to the guidelines and historic character of the Beverley Historic District.

- Is the placement of seating on the sidewalk at a bar counter compatible with the character of the historic district and downtown streetscape?
- Is the arrangement of an open façade with counter seating compatible with the characteristic relationship between private shopping buildings and public space?
- Does changing a fixed storefront window into an opening, closed during off hours and inclement weather create a new compatible storefront when compared with surrounding characteristics of the Historic District?
- When open or closed; do the proportions, size, scale, and arrangement of the opening, new bulkhead, counter, and rollup garage door relate well to the neighboring storefronts?

Sample motion:

I move for approval of the Certificate of Appropriateness based upon the following:

- 113 West Beverley Street, constructed in 1983, is not a contributing structure to the historic district.
- The proposed changes to this individual building are in agreement with the Comprehensive Plan. As noted in the Guidelines, the proposed remodeling of 113 West Beverley is being done “with sensitivity to the historic character and setting of the district.”

I: Introduction - C. The Comprehensive Plan & The Design Guidelines

“The redevelopment of buildings and the development of new structures in historic districts should be done with sensitivity to the historic character and setting of the district.

- Open or closed, the proportions, size, scale, and arrangement of the opening, new bulkhead, counter seating and rollup garage door reflect the character of store buildings in the Beverley Historic District by using materials and elements that are compatible with the district.

V. Guidelines for Existing Buildings - Elements K. Storefronts

The storefront is one of the three significant sections of a typical facade of a historic commercial building and the most visible since it is located on the main (pedestrian) level of the structure. Its transparent windows were designed to draw the customer or client to the business within as well as to display the merchandise sold there. At night, the lit storefront helps illuminate the sidewalk and add visual interest for downtown visitors

5. Avoid using or retaining materials and elements that are incompatible with the building or district.

- The proposed new storefront conforms to the configuration and materials of traditional storefronts.

VII. Guidelines for New Construction & Additions M. Storefronts

In Staunton’s downtown historic district, most of the buildings have a storefront due to their commercial nature. In the Wharf Historic District, some of the buildings do not have storefronts due to their original function but still have windows at street level.

- 1. When designing new storefronts or elements for storefronts, conform to the configuration and materials of traditional storefronts.*

LOCATION/OWNERSHIP

Name of Structure Medco Drug Building
 Street Address 113 W. Beverley Street
 Present Owner(s) Standard Drug Company
 Mailing Address _____
 Present Use Commercial

LEGAL DESCRIPTION

Account No. _____
 Assessor's Map No. _____
 Block & Lot _____
 Present Zoning _____
 Accessible to Public _____
 Additional Surveys _____

Original Use Drug Store
 Date of Construction 1983
 Source of Date Eyewitness
 Date of Major Known Remodeling --
 Source of Date _____
 Architect or Builder G. Warren Vaughan, ATA

PHYSICAL DESCRIPTION

No. of Bays _____ No. of Stories 1
 Roof Type Flat
 Porch Type _____
 Building Materials: Clapboards ☐ Brick ☐ Stone ☐
 Stucco ☐ Shingles ☐ Board & Batten ☐
 Other: Concrete

Notable Architectural Features:

Date _____ Surveyed By _____

Significant Interior Details:

Photograph Roll No. _____ Neg. No. _____

Significant Outbuildings or Landscape Features:

Architectural Style ☐ or
 Characteristics ☐ :
 Greek Revival ☐
 Gothic Revival ☐
 Stick Style ☐
 Italianate ☐
 Queen Anne ☐
 Chateausque ☐
 Romanesque Revival ☐
 Shingle Style ☐
 Colonial Revival ☐
 Beaux Arts ☐
 Vernacular ☐
 Other New design



EVALUATION**Building Condition:**

Excellent ☒ (3)
Good ☐ (2)
Fair ☐ (1)
Deteriorated ☐ (0)

Alteration of Original Design:

None or Minor ☐ (3)
Moderate ☐ (2)
Considerable ☐ (1)

Importance to Neighborhood:

Great ☐ (3)
Moderate ☐ (2)
Minor ☐ (1)

Incidence in Area:

Rare ☐ (2)
Frequent ☐ (1)

Architectural Value:

Outstanding ☐ (6)
Notable ☐ (4)
Worthy of Mention ☐ (2)

Associative Value:

National ☐ (3)
Regional ☐ (2)
Local ☐ (1)
Unknown ☐ (0)

TOTAL PRESERVATION VALUE:

Category: A ☐ (15-20) B ☐ (11-14) C ☐ (6-10) D ☐ (0-5)

OLD MAP REFERENCES:

YEAR PAGE USE

1857 _____
1870 _____
1877 _____
1884 _____
1886 _____
1891 _____
1894 _____
1899 _____
1904 _____
1909 _____
1914 _____
1921 _____
1929 _____
Other: _____

OLD PHOTO REFERENCES:**BIBLIOGRAPHIC REFERENCES:****ADDITIONAL MAP INFORMATION:****MAJOR ALTERATIONS:**

DEED RESEARCH AND ADDITIONAL INFORMATION: This was completed only to fill in the block. This is a new design, completed with assistance from HSF through FIP.

Chronology of development for 113 West Beverley

Six lots were created following the 1929 removal of the 1835 Greek Revival House by S. Godfrey Henkel to North Augusta Street.

The lot was created in 1929 when S. Godfrey Henkel sold the historic property and had the 1835 house dismantled and reconstructed by I. R. Swortzel on North Augusta Street following a redesign by Sam Collins. The remaining lot was subdivided into six lots for businesses.

In 1929 construction of a new J.C. Penny store was begun. The structure documented in a 1963 Hamrick photo the two-story brick building had a light-colored brick façade toothed into red brick side walls topped with glazed parapet caps. The facade was a composition of engaged brick pilasters rising from the top of the storefront to the cornice. Recessed Chicago windows symmetrically filled the second floor with two levels above defined by incised panels. The squared shaft of each pilaster was articulated with a central column of bricks arranged to form projecting points.

The building burned on January 21, 1969, due to boxes piled on the front sidewalk catching fire.

The Staunton Downtown Association proceeded in 1972 with plans for installation of a pocket park in the resulting empty lot. Designed by local artist Jim Hanger and constructed by the City public works department, the Association raised money to build upon and pay rent for the lot. The “Mini-Park” opened to great fanfare in June of 1974 and lasted until 1977 when funding and maintenance stopped.

Nine years later in 1983, the Medco Company constructed a new store on the lot. Historic Staunton Foundation helped by suggesting design examples including infill structures, National Trust Main Street literature, and the context of the surrounding buildings. The new concrete block building with its bronze Plexiglass and aluminum vault, bronze storefront and second story false wall was designed by architect G. Warren Vaughan of Richmond, Virginia. Mr. Warren noted in a letter to HSF “the design incorporates the idea of the fixed awning that came up during our discussion on the previous design. We have chosen to use a transparent structure which we feel will contribute to the desired “shopping atmosphere.”

C. The Comprehensive Plan & The Design Guidelines

The existing Comprehensive Plan of the City of Staunton was adopted in 2012, and a new plan is currently being developed in 2018. The existing design guidelines relate only to residential properties and were completed in 1996. This document is an update to those guidelines and includes guidelines for buildings in Staunton's commercial historic districts as well. The update of these guidelines aligns well with the intent of the current comprehensive plan as seen in the first of the plan's four overriding goals. It states:

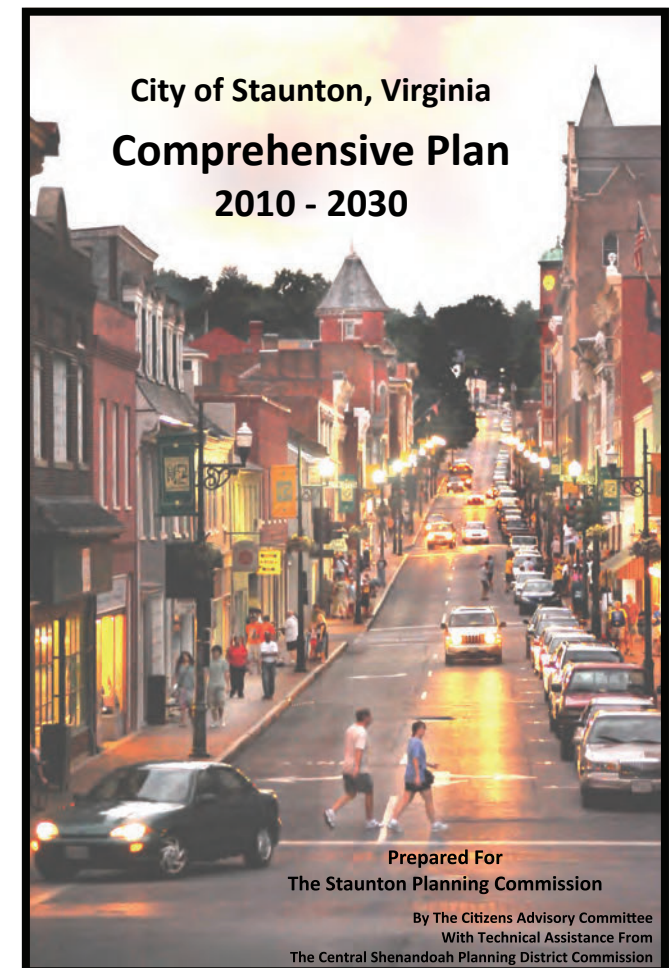
"A desire to conserve and/or protect the City's natural resources, historic character, and scenic qualities."

Furthermore, the section on Historic and Scenic Qualities states:

"Staunton's historic character is a hallmark which has been recognized throughout the nation. The movement to preserve and protect the City's historic heritage has been a driving force for over four decades. The continued protection of historic structures is fundamental to the heritage, character, and sustainability of the community. Heritage tourism is a vital component of not only Staunton's but also the region's tourism programs. Preserving the character of the City through protection of existing structures helps to support the tourism industry. The redevelopment of buildings and the development of new structures in historic districts should be done with sensitivity to the historic character and setting of the district. Also, important to historic structures is the

surrounding landscape elements, which need to reflect the context of the site and the structure in terms of materials and land form. Likewise, development outside historic districts should complement and support the overall character of the City while relating to the surrounding neighborhood setting. The City's major entrance corridors should be developed in a manner that protects and enhances their scenic beauty and distinct character. Structures, landscaping, signage, and overall site development can and should be designed and developed in a fashion that creates attractive corridors leading to the City's historic downtown. The use of both creative design standards and codes supports economic development while maintaining Staunton's historic and scenic fabric."

Note that the last statement in that section refers directly to the "use of both creative design standards and codes support[ing] economic development while maintaining Staunton's historic and scenic fabric." This statement reflects the City's current funding of this guidelines project and the support of the city staff in this effort.





B. Historic Districts' Character

1. Beverley Historic District

The Beverley Historic District in downtown Staunton is a compact, primarily commercial area consisting of 30 acres and including 11 square blocks. It contains 131 buildings of varying degrees of architectural and historical significance. Built on a series of hills, Staunton has an extremely rich and varied skyline, an unusual asset for a small town. This is a particularly noteworthy characteristic since Staunton is essentially a low-rise city, with few buildings in the downtown area rising above four stories. The dome of the Augusta County Courthouse, the clock tower, and the tower of the Masonic Temple Building stand out as focal points of the skyline.

These landmarks are further enhanced by numerous church spires in the surrounding neighborhoods. The hills are an integral part of the town's fabric and contribute greatly to the picturesque quality of the landscape. Panoramic

vistas are to be found from many of Staunton's higher elevations. Except for parking areas, very little open space exists within the district, and landscaping is minimal. The district is a compact, contiguous commercial area, especially along the four blocks of Beverley Street, Staunton's Main Street.

Even though Staunton was founded in the mid-18th century, the physical remains of that frontier village are, for the most part, gone. The commercial core now consists of a well-preserved collection of 19th-century buildings, most of which date from the post-Civil War period. As might be expected, the earliest buildings are of a simple, vernacular style and are executed in local materials such as brick or native limestone. There are also a few non-conforming intrusions and some heavily remodeled storefronts, but the bulk of the district's buildings reflect the styles of the Victorian era.

Facades run the gamut from early 19th-century vernacular through the Victorian-era revivals to the opulence of turn-of-the-century neoclassicism. The predominant style is the Italianate commercial. The most abundant building material is brick, although stone, terra cotta, concrete, and stucco are also used. The prevalence of brick Italianate structures of two to four stories gives a sense of cohesion to the entire downtown area. The few structures that do not adhere to this formula (for example those that are taller, of a more exuberant style, or built of a different material) serve to convey a sense of variety and diversity to the streetscapes.

While Staunton was unique in the sense that several of its important buildings were designed by architects from New York, Chicago, Boston, Philadelphia, Washington, D.C., and Richmond, it also was fortunate to have T. J. Collins, a third-generation architect/builder, relocate here from Washington, D.C., in 1891. He was responsible for the design of some 200 new or remodeled buildings in Staunton until 1911 when his son Sam took over the firm and continued the practice until the mid-20th century. Many of the Collins' firm's buildings are in the downtown, including the present Augusta County Courthouse, the Marquis Building, the Cochran Judicial Center, and the current railroad station among others.

While Staunton had a rich streetscape environment, most of it, such as limestone curbs and crosswalks, brick sidewalks, and cast iron ornate light fixtures, was lost over the years. In recent times, as a part of the city's downtown revitalization program, a new sympathetic streetscape improvement plan was implemented on many downtown streets with brick sidewalks and crosswalks, granite curbs, historically styled light fixtures, and underground utilities.

K. Storefronts

The storefront is one of the three significant sections of a typical facade of a historic commercial building and the most visible since it is located on the main (pedestrian) level of the structure. Its transparent windows were designed to draw the customer or client to the business within as well as to display the merchandise sold there. At night, the lit storefront helps illuminate the sidewalk and add visual interest for downtown visitors. Many of the traditional storefronts in Staunton’s central business district date from the late 19th to the turn-of-the-20th centuries.

(cont.)



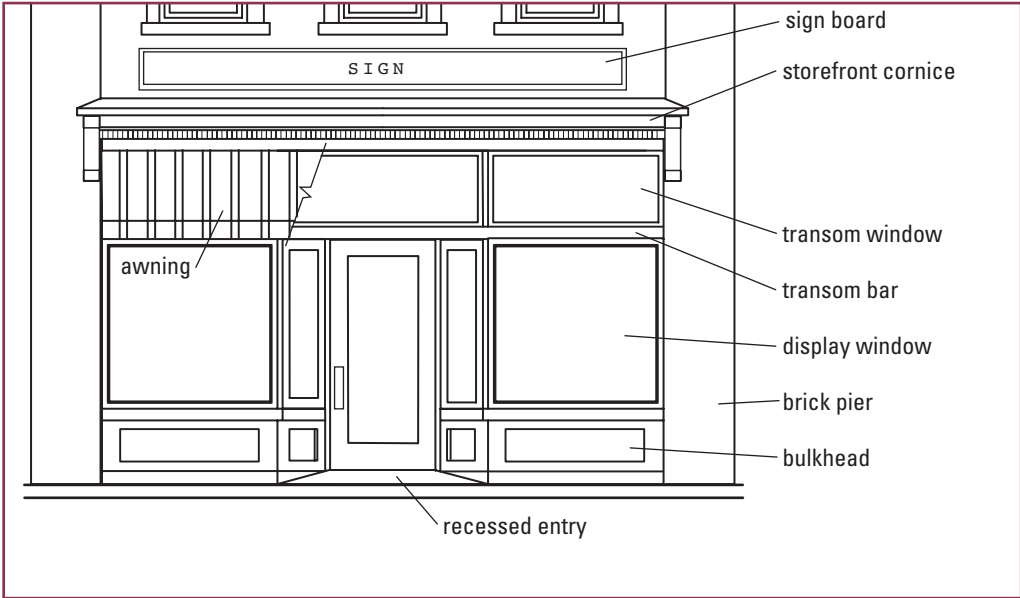
Historic photos often can aid in planning reconstruction of missing storefront elements.



This pair of Colonial Revival styled storefronts retain their original design with the entablatures supported by pilasters. Note the original transom.



Likely, the interior of these storefronts has a lowered ceiling and therefore the transom became an appropriate location for signage.



Typical storefront elements.



This storefront retains its prism glass tile transom, a rarely surviving feature. Note the door to the upstairs space.

GUIDELINES

1. Preserve all elements, materials, and features that are original to the building or are early remodeling projects that have become significant in their own right; repair them as necessary. These elements may include character-defining features such as cornices, windows and trim, storefront windows, doors, and bulkheads. They may also include glass butt window joints and molded clips, bronze window strips, and bronze moldings found on period storefront systems. Also retain historic hardware such as hinges and door handles.

2. Remove any non-historic, inappropriate elements, materials, signs, or canopies that were added later and obscure original architectural elements. Covering up windows, cornices, decorative features, or significant portions of the wall alters the building's proportions and changes its appearance; these alterations should be removed.
3. If significant storefront features are uncovered in any careful exploratory demolition, assess their condition for preserving, repairing, or reconstructing them.
4. Reconstruct missing elements (such as cornices, window frames, transoms, and bulkheads) with physical evidence and/or historic photos if available. Otherwise, design simplified new elements that respect the character, materials, and design of the building.

5. Avoid using or retaining materials and elements that are incompatible with the building or district. Depending on the style and age of the commercial building, these may include: unpainted aluminum-frame windows and doors, unpainted aluminum panels or display framing, reflective or tinted glass display windows, T1-11, vinyl or aluminum siding, EFIS (artificial stucco), wood shingles, mansard roofs, metal awnings, coach lanterns, residential styled solid doors, plastic shutters, inoperable shutters, or shutters on windows where they never previously existed. Creating false historical appearances like Colonial, Old English, or other themed storefront designs are not appropriate for the authentic historic buildings in downtown Staunton.

TECHNICAL INFORMATION

Preservation Brief #11

Rehabilitating Historic Storefronts

<https://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>

TRANSOM WINDOW OPTIONS



The original storefront with its historic prism glass transom.

Missing prism transom has been replaced with a wooden panel insert.

A new reproduction prism glass transom has been installed in the location of the former one.

Missing prism transom has been replaced with a new sign board.

Missing prism transom has been filled in with a wooden panel and a new awning installed.

Inappropriate Treatments

6. Do not remove historic wooden storefront framing and replace with metal. Repair and retain historic wood elements as needed.
7. Do not remove or reduce the size of storefront windows in order to create privacy for the use of the building such as an office occupant. Partial interior shutters, blinds, or curtains can block views without destroying the significant storefront windows.
8. Do not remove or cover up original storefront elements such as cornices or transom windows to create a space for a sign or because of an installation of a dropped ceiling in the building's interior. If the transom glass has been removed, this area can be used for a sign installation or for an awning, depending on the overall existing design and proportions of the façade.
9. Do not remove non-original storefronts that may have become historically significant alterations within the history of the building. An example would be a complete storefront replacement from the early 20th century that retained its design integrity. It is now an important historic and early change that should be preserved.
10. Window film applications that darken the appearance of the glass are not appropriate materials for display windows in the historic districts.



This original storefront may have been remodeled into a new design that does not respect its historic character (see images on right).

Here the original storefront surround has been covered with a new material & the upstairs door & transom has been remodeled.

Here, the new material extends to the 2nd floor windows. The storefront windows & the doors also were replaced.



This storefront originally had two surviving historic openings that were bricked in. The storefront was inappropriately covered with perma stone that damaged the historic surfaces.



This art deco storefront is a remodeling of an earlier one. Due to its age and design, it now is a contributing historic element and should be preserved. It is constructed of Lynchburg greenstone. Note the butted glass panels.

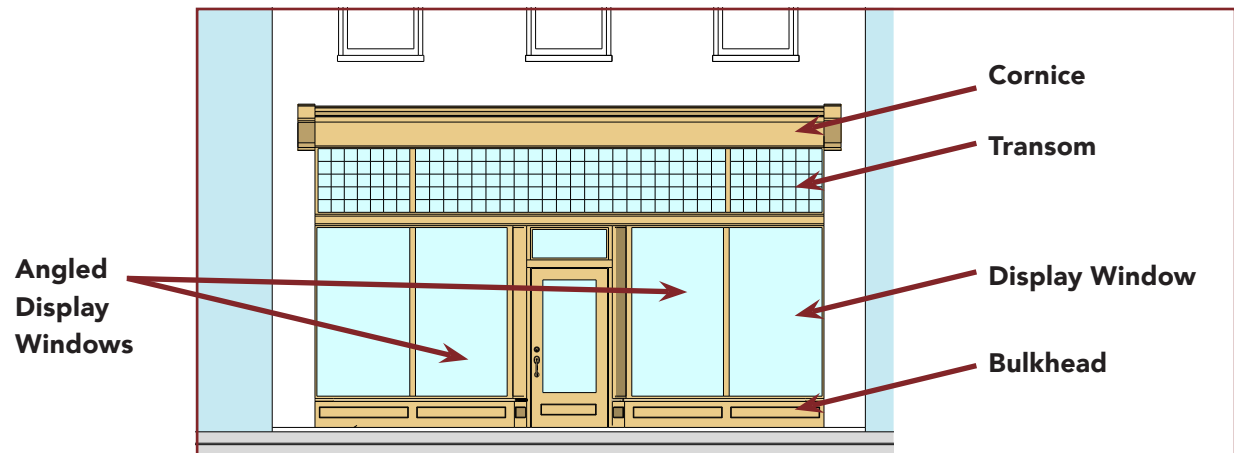
M. Storefronts

In Staunton's downtown historic district, most of the buildings have a storefront due to their commercial nature. In the Wharf Historic District, some of the buildings do not have storefronts due to their original function but still have windows at street level.

1. When designing new storefronts or elements for storefronts, conform to the configuration and materials of traditional storefronts.
2. Keep the ground levels of new retail commercial buildings at least 60 percent transparent up to a level of 10 feet if possible.
3. Articulate the entrance bay of larger institutional or office buildings to provide visual interest.
4. Include doors in all storefronts to reinforce street-level vitality. Discourage "mini-malls" with one central door to the interior unless individual storefronts also have usable entrances and display windows.
5. Neighborhood transitional buildings, in general, should not have transparent first floors that face residential areas, and the design and size of their facade openings should relate more to neighboring residential structures.
6. Institutional buildings generally would not have storefronts, but their street levels should provide visual interest and display space could be integrated into the design.



Blocks of downtown storefronts historically created a continuous shopping experience with display windows & welcoming entrances that angled out, creating more display area.



Typical elements of commercial storefront are shown here.

Secretary of Interior Guidelines for Rehabilitation – Setting

Page 146 SETTING (DISTRICT / NEIGHBORHOOD)

Alterations and Additions for a New Use

Designing new features (such as parking areas, access ramps, or lighting), when required by a new use, so that they are as unobtrusive as possible, retain the historic relationships between buildings and the landscape in the setting, and are compatible with the historic character of the setting.	Locating parking areas directly adjacent to historic buildings where vehicles may cause damage to buildings or landscape features or when they negatively impact the historic character of the setting if landscape features and plant materials are removed.
<u>Designing new exterior additions to historic buildings or adjacent new construction that are compatible with the historic character of the setting that preserve the historic relationship between the buildings and the landscape.</u>	<u>Introducing new construction into historic districts which is visually incompatible or that destroys historic relationships within the setting, or which damages or destroys important landscape features.</u>
Removing non-significant buildings, additions, or landscape features which detract from the historic character of the setting.	Removing a historic building, a building feature, or landscape feature which is important in defining the historic character of the setting.



IMPORTANT NOTE: The complete application must be filed with the City of Staunton's Planning & Zoning Division no later than the first Tuesday of the month to be heard at that month's Historic Preservation Commission Meeting. Applications received after the first Tuesday of the month will be heard at the next month's meeting.

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
City of Staunton, Virginia

Historic Preservation Commission
 116 W. Beverley Street
 Staunton, VA 24401
 Phone: (540) 332-3862 Fax: (540) 332-3807

Location of property	113 W. Bev. St.	Historic District	YES
Business Name			
Application Fee \$50 Paid	____ YES ____ NO		

Applicant/Property/ Owner Name (PRINT)	John W. Westenburg	Representative Agent(s) Name	
Signature	<i>[Signature]</i>	Firm	
Mailing Address	113 W. Beverley St	Mailing address	
City/State/Zip	STAUNTON VA 24401	City/State/Zip	
Phone	[Redacted]	Phone/Fax Number:	
	[Redacted] ot [Redacted] rs @ gmail . com	Email:	

(Check the appropriate boxes—CHECK ALL THAT APPLY)

☒	Exterior Change		Addition		Relocation
	Wall/Fence		Deck/Porch		Demolition
	Driveway/Parking Area		New Structure/Building		Grounds/Landscaping
	Signage		Dumpster Screen		Other _____
	Other _____		Other _____		Other _____

The above named person(s)/firm has permission to represent me regarding this request for architectural review. I understand that I or my representative agent(s) must be present at the Historic Preservation Commission Meeting on the date listed above to present my proposal and that failure to attend may result in the denial of my proposal by the Commission due to insufficient information. No material change in the appearance of my property, that is viewable from any public street, shall be performed before receiving a Certificate of Appropriateness. I further understand that approval by the Historic Preservation Commission for any modifications to homes, buildings, landscaping, or grounds including fences, driveways, and parking areas shall expire 12 months from the date of approval.

[Signature]

 SIGNATURE

3-25-2026

 DATE

PLEASE READ: Applicants are encouraged to submit complete applications with sufficient information to enable a clear understanding of the proposal by the Historic Preservation Commission members and staff. Incomplete applications that do not clearly communicate the proposed improvements or changes will be denied.

FULL DESCRIPTION OF PROPOSAL:

Facade remodel to include replacement of existing storefront window with new knee-wall, countertop, and roll-up storefront style door. New door to match existing storefront and be hidden above the ceiling when open.

Interior remodel to include new restrooms, walk-in cooler, storage area, booth and closet extension. All walls to match construction of existing in height and type. Restrooms to have one ADA-compliant stall and one non-ADA stall designated 'Men' and one each designated 'Women'.

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

(Each item submitted is to be INITIALED by the applicant. If you are not submitting any of the requested information, please indicate not applicable and explain in the space provided why it is not necessary for this project)

 X **Sketch, drawing and/or elevations showing the proposed changes or improvements**

See 113W_Beverly_Plan Set 3-25.pdf

 X **Site plan or plat of property**

See Plat_113_W_beverly.pdf

 X **Photographs showing property, work in question, and the area of the proposed project**

See Existing Photos 113 W Beverly St Staunton.pdf

 X **Other (please list)**

Quote from Valley Garage Door for overhead door to match storefront style.
Avante_By_Clopay.pdf for the door style details and photos

 X **A list of materials that identifies the type and quality of materials to be used in the Proposed project**

Quote from Valley Garage Door for overhead door to match storefront style.
Avante_By_Clopay.pdf for the door style details and photos
Additional wood work and cabinetry to be produced by Modern Boy a Staunton based commercial provider and local licensed plumbing and electrical contractors

 One (1) paper copy of all information and materials for use by the Historic Preservation Commission members and staff in the review of this request (REQUIRED)

The Historic Preservation Commission meets on the fourth Tuesday of every month at 5:30 p.m. at City Hall, City Council Chambers. The applicant or an agent must attend the meeting to discuss the project. Sign applications are reviewed administratively and do not require attendance at a meeting.

Property Information

Address: 113 West Beverley St.
Staunton , VA 24401

Construction Type:

Occupancy: Assembly A-2

Parcel:

Zoning:

Fire Sprinkler System: No

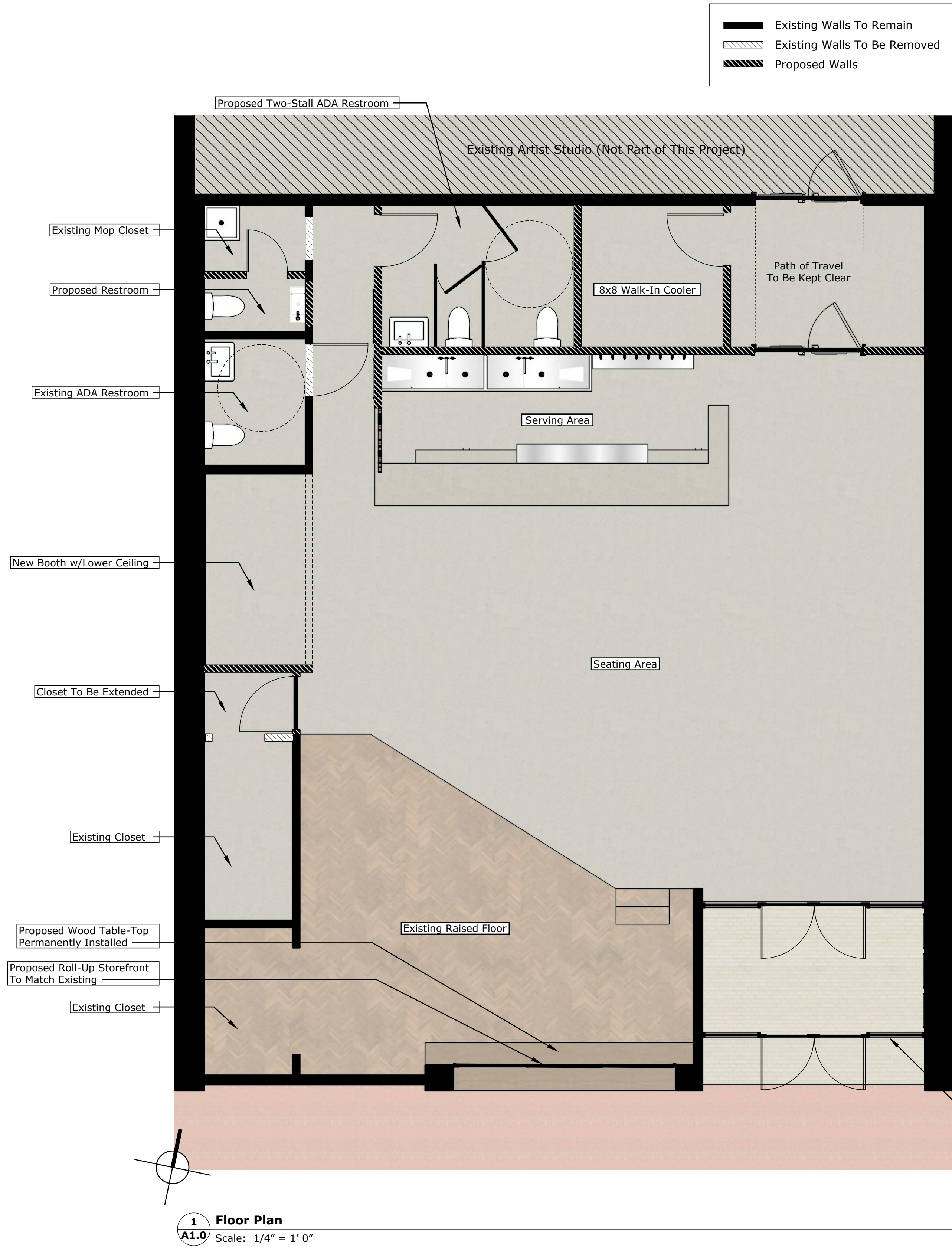
Lot Area:

Existing/Proposed Use:

SCOPE

Facade remodel to include

Interior remodel



3 Front Perspective, Proposed Storefront Closed
A1.0



4 Front Perspective, Proposed Storefront Open
A1.0



Chrissie Beavis
Design + Fabrication

Project
Facade & Interior Alterations
113 West Beverley St.
Staunton, VA 24401

Drawn By
CB
Date
MAR 16 2026

PLAN, ELEVATION & PERSPECTIVES

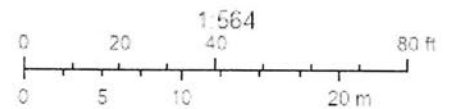
A1.0

Plat 113 W beverly St



March 26, 2026

Parcel Boundaries



Sources: Esri, Vantor, Airbus, Geo, USGS, NOAA, NASA, CGIAR, N. Robinson, NCEAD, NLS, OGI, NMA, Geodatast/te sen, Rijkswaterstaat, GOA, Geoand, FEMA, Intermap, and the G.D. user community

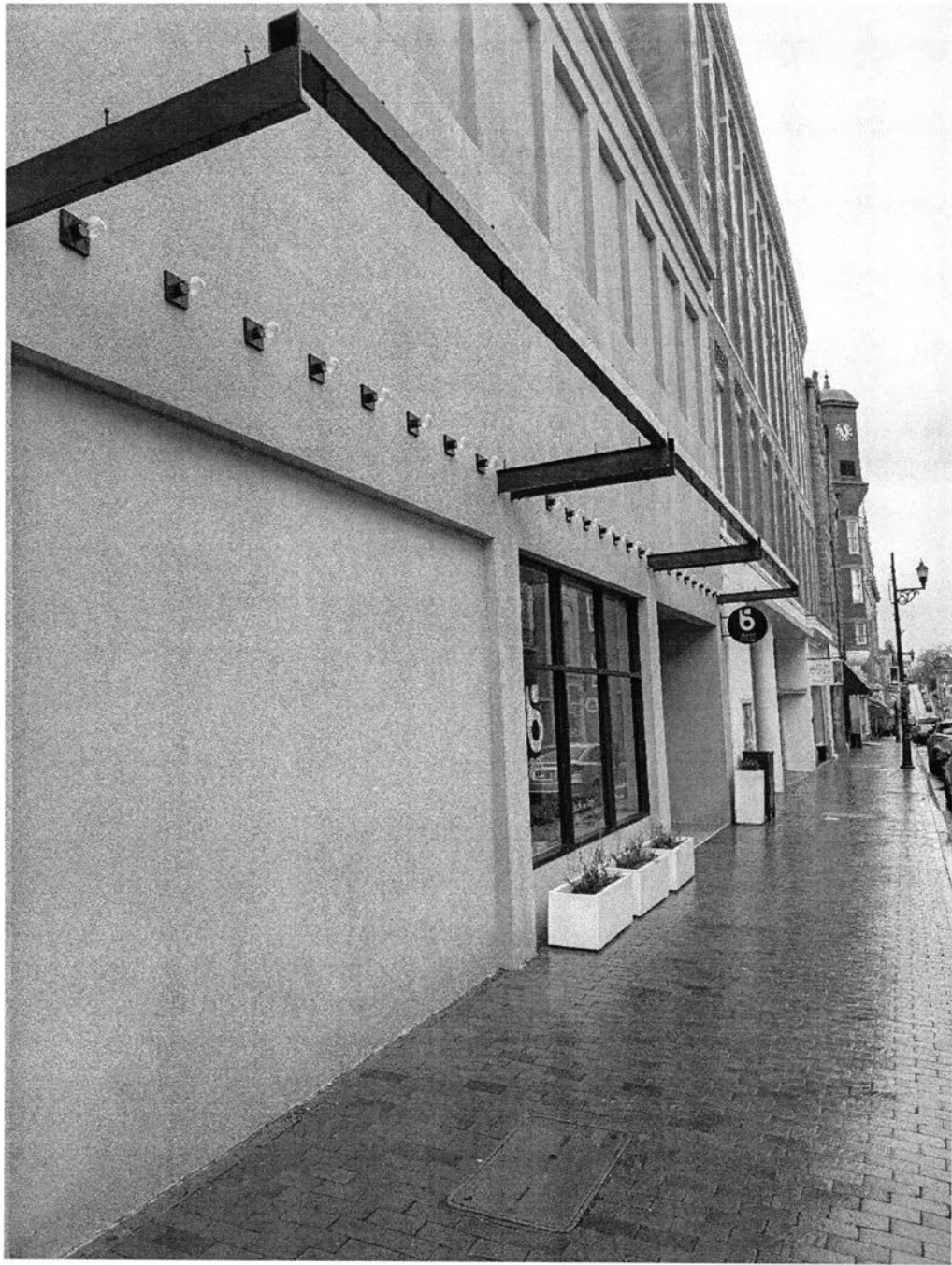


Figure 3 Exterior of 113 W Beverly,, Existing storefront, lighting and Awning Frames to be reused with Canvas Awnings

Existing Photos 113 W Beverly St Staunton, VA



Figure 1 Current Storefront to be modified (Exterior)



Figure 2 Overhead Soffit to be modified to hide high lift roll up Avante (Clopay) overhead door. The door will retract above the drop ceiling through the modified Soffit.



Figure 4 Interior view of the storefront to be modified. Note existing Knee wall will be re configured as indoor/outdoor seating/bar with rollup Storefront hidden in the overhead soffit and drop ceiling

AVANTE[®]

garage doors

ALUMINUM AND GLASS CONSTRUCTION



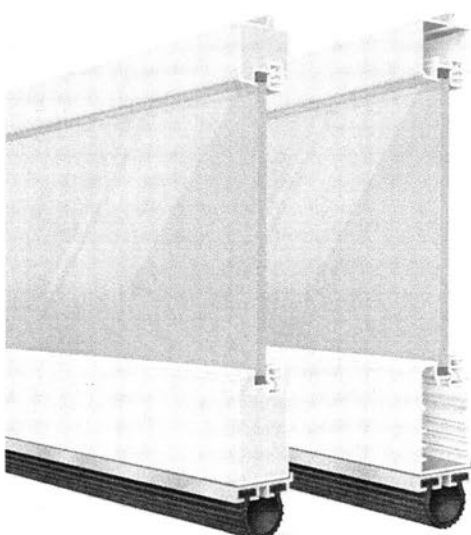
America's Favorite Garage Doors[®]



Avante[®] / Model AX, Bronze (Anodized) Frame with Frosted Tempered Glass
Photo Credit: Andy Frame Photography

AVANTE®

The perfect choice to modernize any home, our Avante® garage doors turn an ordinary garage into a stunning architectural focal point. Fitted with tempered glass panels, the door fills the garage with natural light during the day and delivers a dramatic effect when the lights come on at night. The commercial-grade aluminum frame can be insulated and comes in a number of colors to complement your home, while a variety of window options let you bring in as much or as little daylight needed without compromising privacy.



Frame Detail



Section Joint Seal



Reinforcing Fin* (Double car doors)

Model AXU

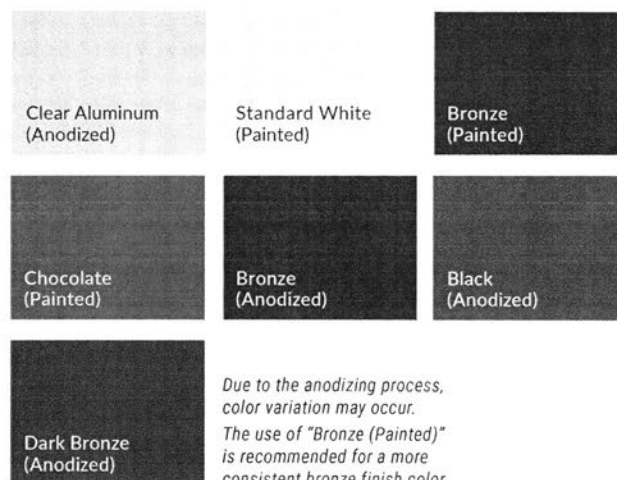
Model AX

STYLE AND CONSTRUCTION

- Aluminum frame provides a virtually maintenance-free, long-lasting door.
- Intellicore® polyurethane insulated rails and stiles. (Model AXU)
- R-value 3.8/U-factor 0.86. (Model AXU when glazed with clear insulated glass)
- Many glass and panel options available.
- Section joint seal helps keep out air and water.
- Integral reinforcing fin provides increased strength and longevity. (Available on double car models)
- Heavy-duty steel ball bearing rollers with nylon tires provide quiet operation.

*Doors wider than 14' include built-in reinforcing fin. Standard doors 12' and under do not use built-in reinforcing fin. Usage on widths 12'2" to 14' depend upon glass weight. WindCode® doors may vary. Contact your Clopay Dealer for details. Calculated door section R-value is in accordance with DASMA TDS-163.

FRAME/SOLID PANEL COLOR OPTIONS



CUSTOM PAINT OPTIONS

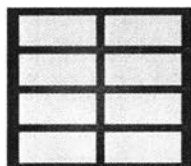
Choose a Color Blast finish or RAL Powder Coating to match your door to your exterior.



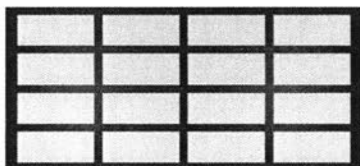
Model AXU not available with RAL Powder Coat finish.

Avante® / Model AX, Black (Anodized) Frame with Frosted Tempered Glass
Photo Credit: Andy Frame Photography

DOOR DESIGNS



AX/AXU
Single car door



AX/AXU
Double car door

HARDWARE

Attractive color-matched aluminum grip handles.

Available in all standard color options.



WARRANTIES

FINISH
LIMITED
5YR
WARRANTY

HARDWARE
LIMITED
3YR
WARRANTY

GLASS/PANEL OPTIONS



Clear Glass*



Gray Tinted Glass*



Midnight Gray
Tinted Glass*



Bronze Tinted Glass*



Mirrored Glass*



Obscure Glass*



Clear Laminate
Impact Rated Glass†



White Laminate Glass



Black Laminate Glass



Clear Acrylic



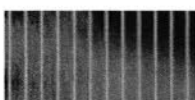
Frosted Glass*
(Satin Etched)



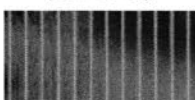
Frosted Acrylic



White Acrylic



Clear Polygal™



Bronze Polygal™



Clear Anodized
(Color-matched to frame)

- Glass available in single pane or insulated (laminated and mirrored glass not available insulated).
- Panels can be aluminum to match the aluminum frame. Glass/acrylic panels may be combined with aluminum panels.
- Custom glass and colors available.

WINDCODE®

Doors available to meet many regional wind load requirements.

WindCode® doors over 16' wide may have reinforcement hardware that shows through the glass panels of the door.



Scan this code for
more information or
ask your Clopay Dealer.

*Glass is tempered.

† 5/16" clear, white, gray and bronze laminate impact rated glass is available only on AXW8/AXUW8.

Acrylic windows require special cleaning. See care and maintenance manual.

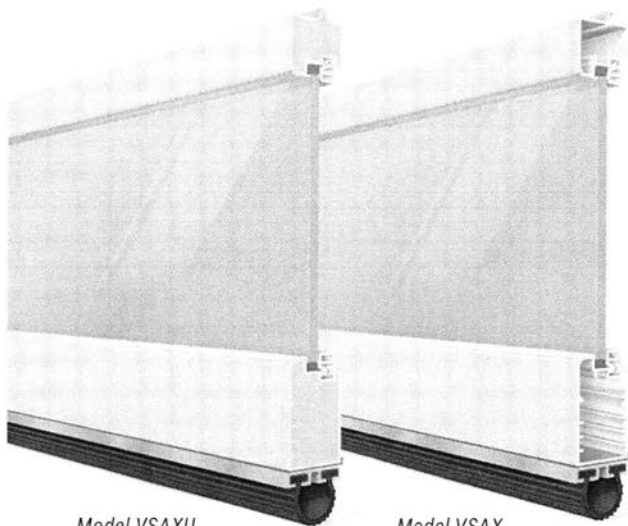


*VertiStack® Avante® / Clear (Anodized) Frame
with Gray Tinted Glass*

COMPACT vertical
STACKING door

VERTISTACK® AVANTE®

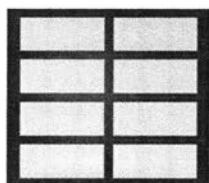
Connect to the outdoors with our VertiStack® Avante® modern aluminum and glass garage door. The unique, compact design stacks sections vertically on the wall above the opening, eliminating the need for exposed hinges, cable or overhead track for a crisp, clean look. Closed, the glass panel door lets in daylight and outdoor views. When opened, the interior footprint extends outside, creating an easy flow during gatherings.



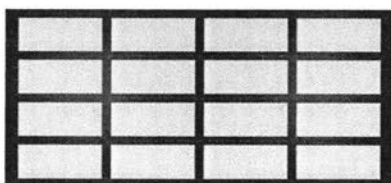
Model VSAXU

Model VSAX

DOOR DESIGNS



VSAX/VSAXU
Single car door



VSAX/VSAXU
Double car door

STYLE AND CONSTRUCTION

- Aluminum frame provides a virtually maintenance-free, long-lasting door.
- Intellicore® polyurethane insulated rails and stiles. (Model VSAXU)
- Section joint seal helps keep out air and water.
- Heavy-duty steel ball bearing rollers with nylon tires provide quiet operation.

FRAME/SOLID PANEL COLOR OPTIONS



Clear Aluminum
(Anodized)



Standard White
(Painted)



Bronze
(Painted)



Chocolate
(Painted)



Bronze
(Anodized)



Black
(Anodized)



Dark Bronze
(Anodized)

Due to the anodizing process, color variation may occur. The use of "Bronze (Painted)" is recommended for a more consistent bronze finish color.

Choose a Color Blast® finish or RAL Powder Coating to create the perfect door. Model VSAXU not available with RAL Powder Coat finish.

GLASS/PANEL OPTIONS



Clear Glass*



Gray Tinted
Glass*



Midnight Gray
Tinted Glass*



Bronze Tinted
Glass*



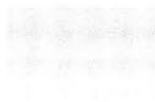
Mirrored Glass*



Obscure Glass*



Clear Laminate
Impact Rated Glass†



White
Laminate Glass



Black
Laminate Glass



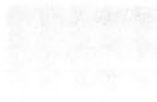
Frosted Glass*
(Satin Etched)



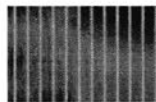
Frosted Acrylic



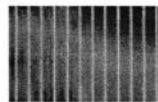
Clear Acrylic



White Acrylic



Clear Polygal™



Bronze Polygal™



Clear Anodized
(Color-matched to frame)

*Glass is tempered.

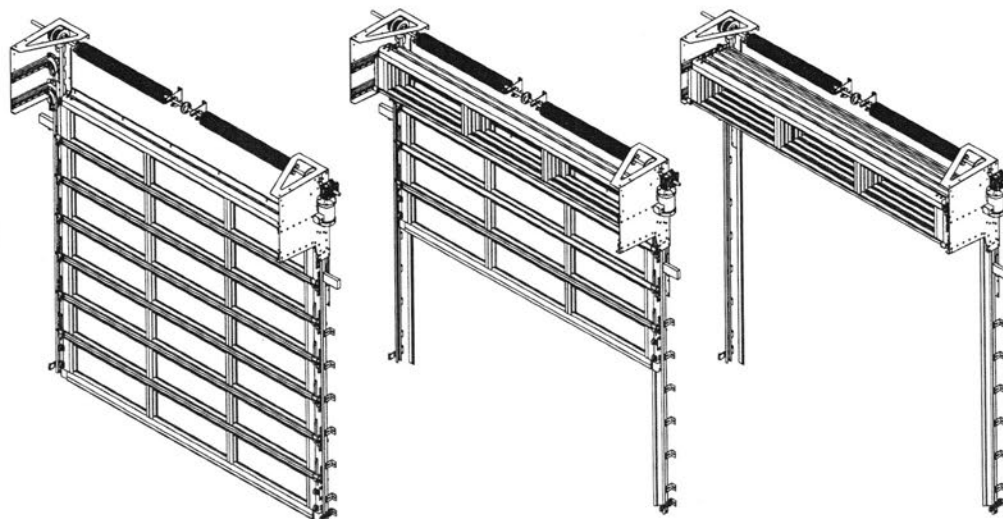
† Impacted rated glass is not available on VSAX/VSAXU models.

Glass available in single pane or insulated (laminated and mirrored glass not available insulated). Panels can be aluminum to match the frame. Glass/acrylic panels may be combined with aluminum panels. Custom glass and colors available. Acrylic windows require special cleaning. See care and maintenance manual.

OPEN CONCEPT

The stacked sections require minimal projection off of the wall, so the door doesn't interfere with mechanical, electrical or plumbing fixtures, leaving room for fans, lighting, overhead storage or extended height ceilings. The sections can even be recessed into a ceiling soffit so when the door is open, no one will know it's there.

For residential applications and interior mount only.

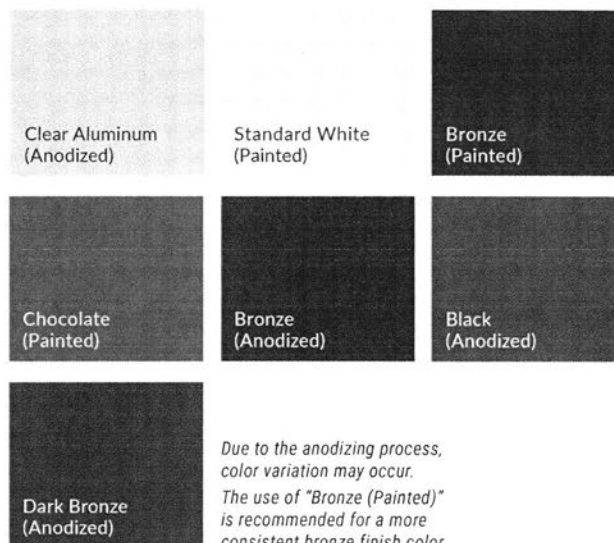


AVANTE® SLEEK

A departure from the standard grid-like pattern, the Avante® Sleek has slim horizontal windows and minimal vertical stiles for wide, unobstructed views. If you're in search of a garage door with a minimalist frame design that gives off "panoramic vibes" and lets in plenty of daylight, this is it. Customize the door in a number of painted or anodized finishes and glazing options.



FRAME COLOR OPTIONS

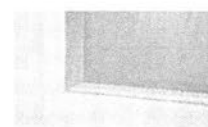


CUSTOM PAINT OPTIONS

Choose a Color Blast finish or RAL Powder Coating to match your door to your exterior.



Model AZ6U not available with RAL Powder Coat finish.



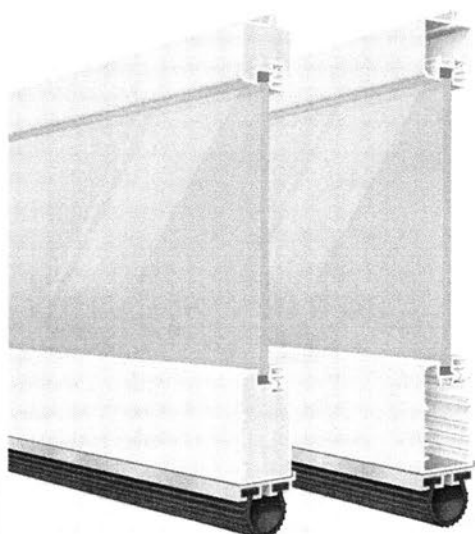
Frame Detail



Section Joint Seal



Reinforcing Fin* (Double car doors)



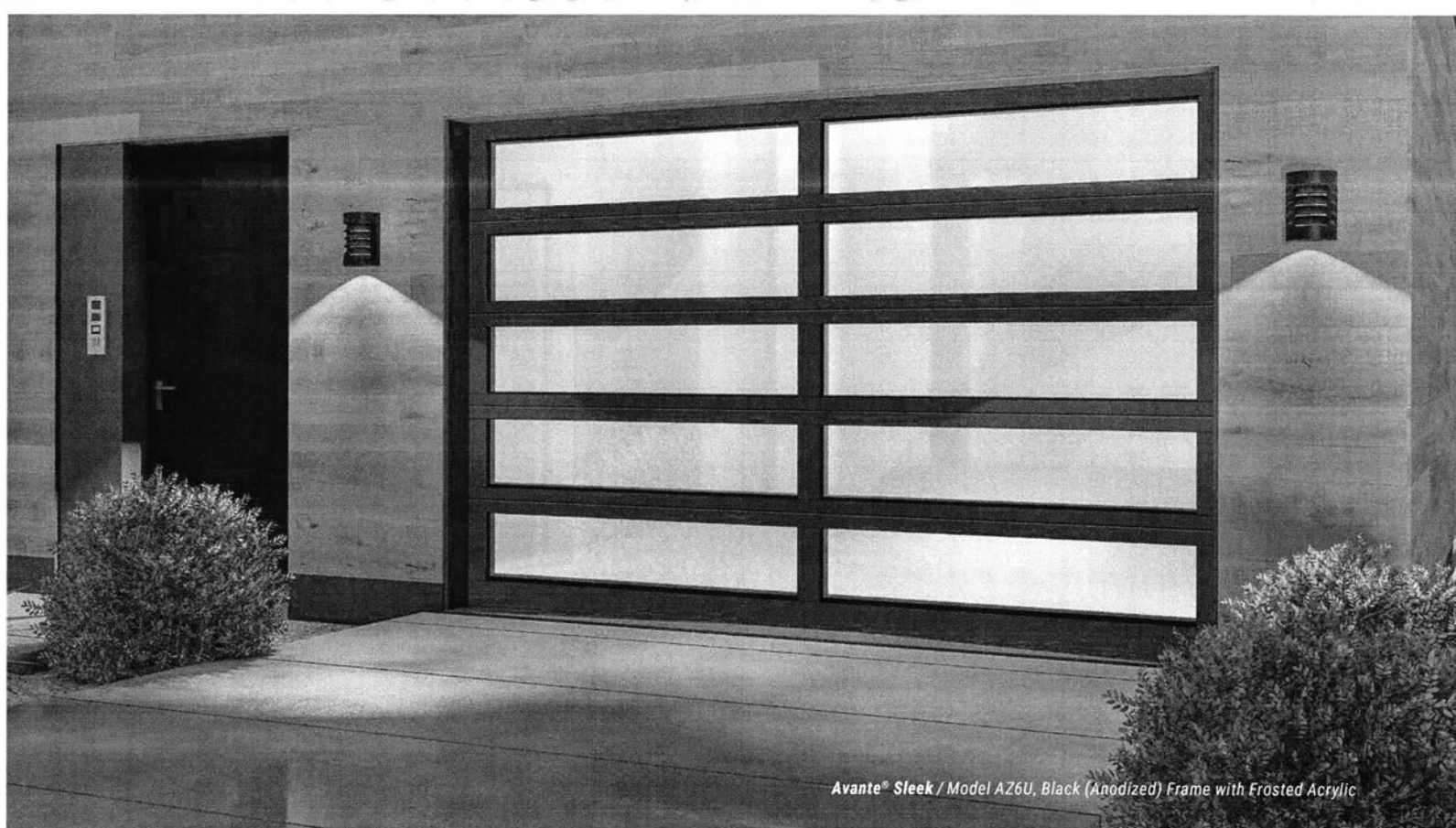
Model AZ6U

Model AZ6

STYLE AND CONSTRUCTION

- Aluminum frame provides a virtually maintenance-free, long-lasting door.
- Intellicore® polyurethane insulated rails and stiles. (Model AZ6U)
- Many glass options available.
- Section joint seal helps keep out air and water.
- Integral reinforcing fin provides increased strength and longevity. (Available on double car models)
- Heavy-duty steel ball bearing rollers with nylon tires provide quiet operation.

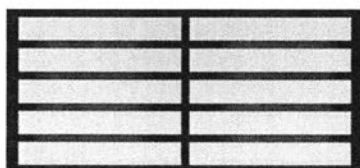
*Doors wider than 14' include built-in reinforcing fin. Standard doors 12' and under do not use built-in reinforcing fin. Usage on widths 12'2" to 14' depend upon glass weight. WindCode® doors may vary. Contact your Clopay Dealer for details. Calculated door section R-value is in accordance with DASMA TDS-163.



DOOR DESIGNS



AZ6/AZ6U
Single car door



AZ6/AZ6U
Double car door

HARDWARE

Attractive color-matched aluminum grip handles.

Available in all standard color options.



WARRANTIES

FINISH
LIMITED
5YR
WARRANTY

HARDWARE
LIMITED
3YR
WARRANTY

GLASS OPTIONS



Clear Glass*



Gray Tinted Glass*



Midnight Gray
Tinted Glass*



Bronze Tinted Glass*



Mirrored Glass*



Clear Laminate Glass



White Laminate Glass



Gray Laminate Glass



Bronze Laminate Glass



Black Laminate Glass



Clear Acrylic



Frosted Acrylic



White Acrylic



Gray Acrylic



Bronze Acrylic



Black Acrylic

*Glass is tempered.

Acrylic windows require special cleaning. See care and maintenance manual.

- Glass available in single pane or insulated (laminated and mirrored glass not available insulated).
- Custom glass and colors available.

WINDCODE®

Doors available to meet many regional wind load requirements.

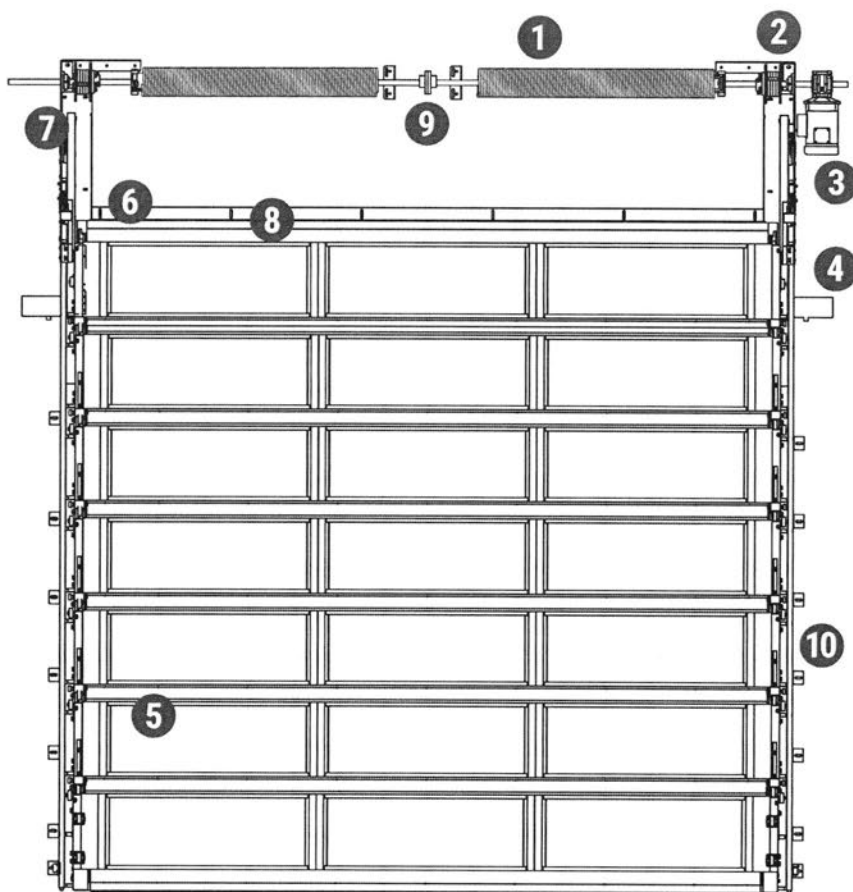
WindCode® doors over 16' wide may have reinforcement hardware that shows through the glass panels of the door.



Scan this code for
more information or
ask your Clopay Dealer.

STANDARD COMPONENT MATERIALS AND FINISHES - VSAX/VSAXU

1. **TORSION SPRINGS**
25,000-cycle springs
2. **STRAP SPOOL**
2" nylon strap in lieu of cable
3. **OPERATOR**
Direct Drive (side mount)
4. **LOCK**
Automatic locks integrated into vertical track
5. **SECTIONS**
Clear anodized aluminum (standard)
6. **HEADER CHANNEL**
For top seal contact, cable management and installation tool
7. **HEAD PLATE ASSEMBLIES**
Powder coated in Matte Black II
8. **TOP SEAL**
Mounts to top section
9. **SHAFT COUPLER**
Only available on wider doors
10. **TRACK**
Standard vertical track with jamb seals



OPERATION AND STRUCTURAL REQUIREMENTS - VSAX/VSAXU

Motor operation required.

The standard VertiStack® operator includes a hand crank kit for emergency use only. The door is supported by a guide assembly attached to the jamb construction. Header support is required for mounting the counterbalance system as is required with any standard sectional door. Adding an optional hood to a wider door may require additional supports.

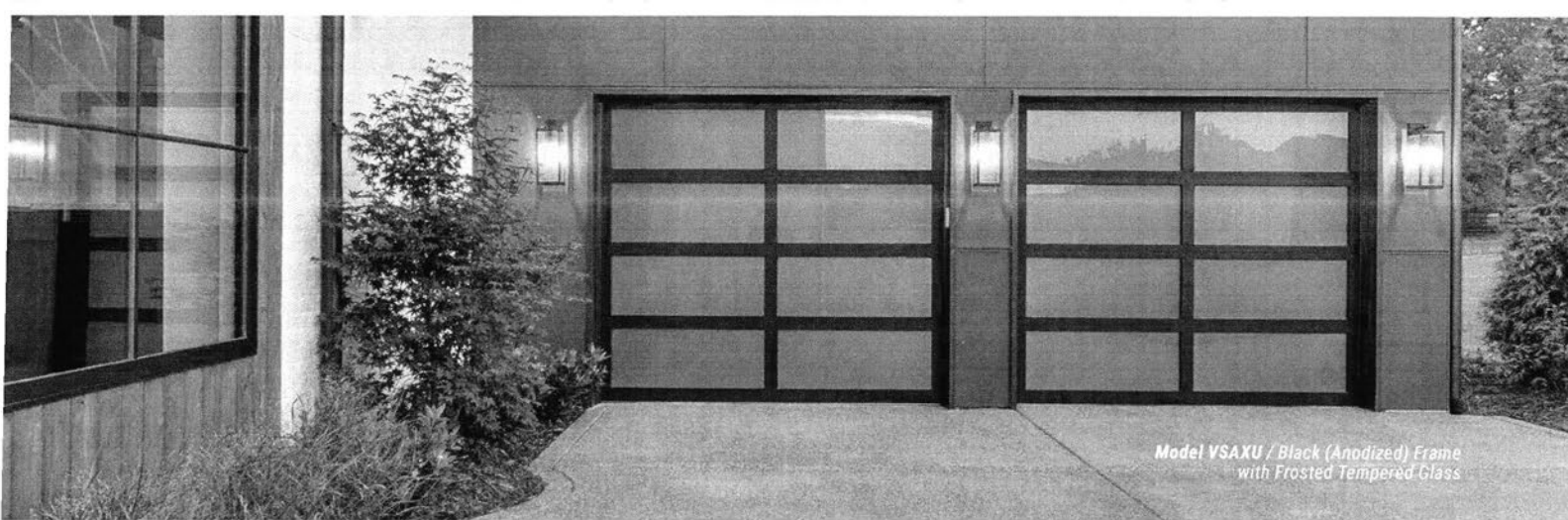
For residential applications and interior mount only.

OPTIONAL GLASS

- A variety of glass and acrylic panels are available, including tempered, insulated, frosted and Low-E options available. Glass thickness available in 1/8", 1/4" and 1/2". Tri-wall polycarbonate thickness available in 5/8".

CERTIFICATIONS AND LISTINGS

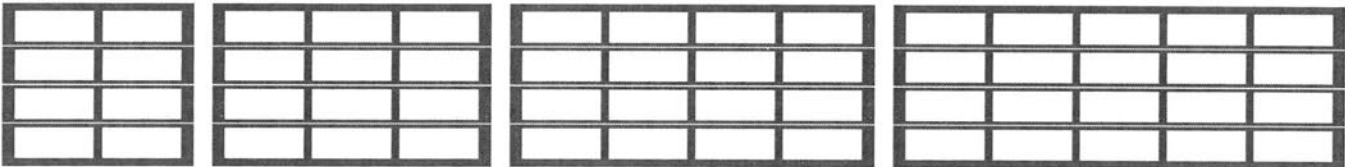
- Meets UL325 Certified requirements



Model VSAXU / Black (Anodized) Frame
with Frosted Tempered Glass

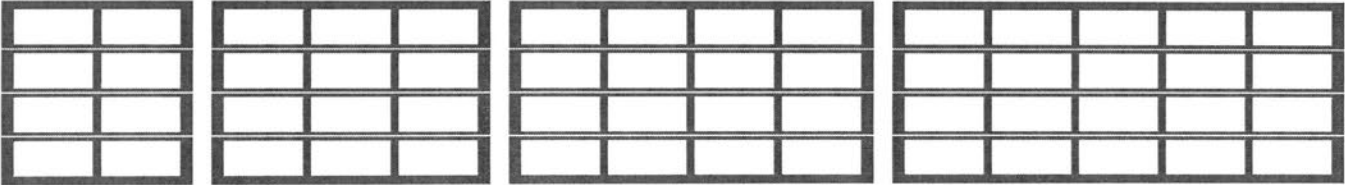
PANEL CONFIGURATIONS *(Examples of common sizes shown below)*

MODELS AX/AXU - 6'6" TO 7'0" HIGH DOORS



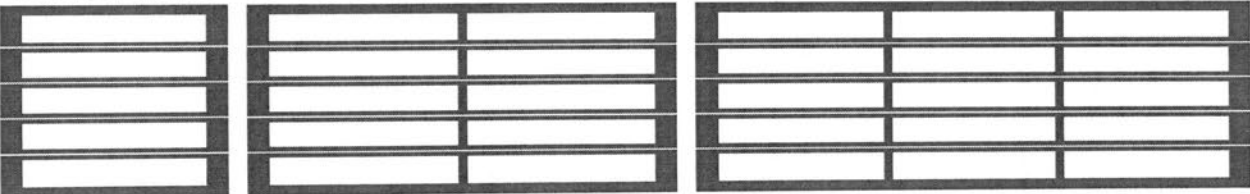
2 Panel Up to 9'2" Wide 3 Panel 9'3" to 13'2" Wide 4 Panel 13'3" to 16'2" Wide 5 Panel 16'3" to 20'2" Wide

MODELS AX/AXU - 7'3" TO 8'0" HIGH DOORS



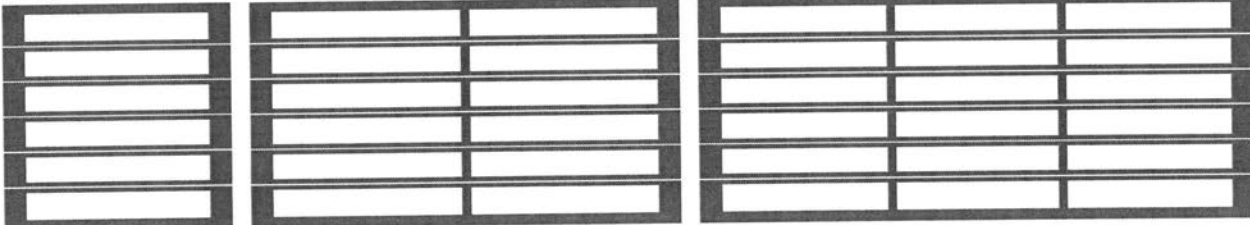
2 Panel Up to 9'2" Wide 3 Panel 9'3" to 13'2" Wide 4 Panel 13'3" to 16'2" Wide 5 Panel 16'3" to 20'2" Wide

MODELS AZ6/AZ6U - 6'3" TO 7'5" HIGH DOORS



1 Panel Up to 9'0" Wide 2 Panel 9'1" to 17'2" Wide 3 Panel 17'3" to 20'2" Wide

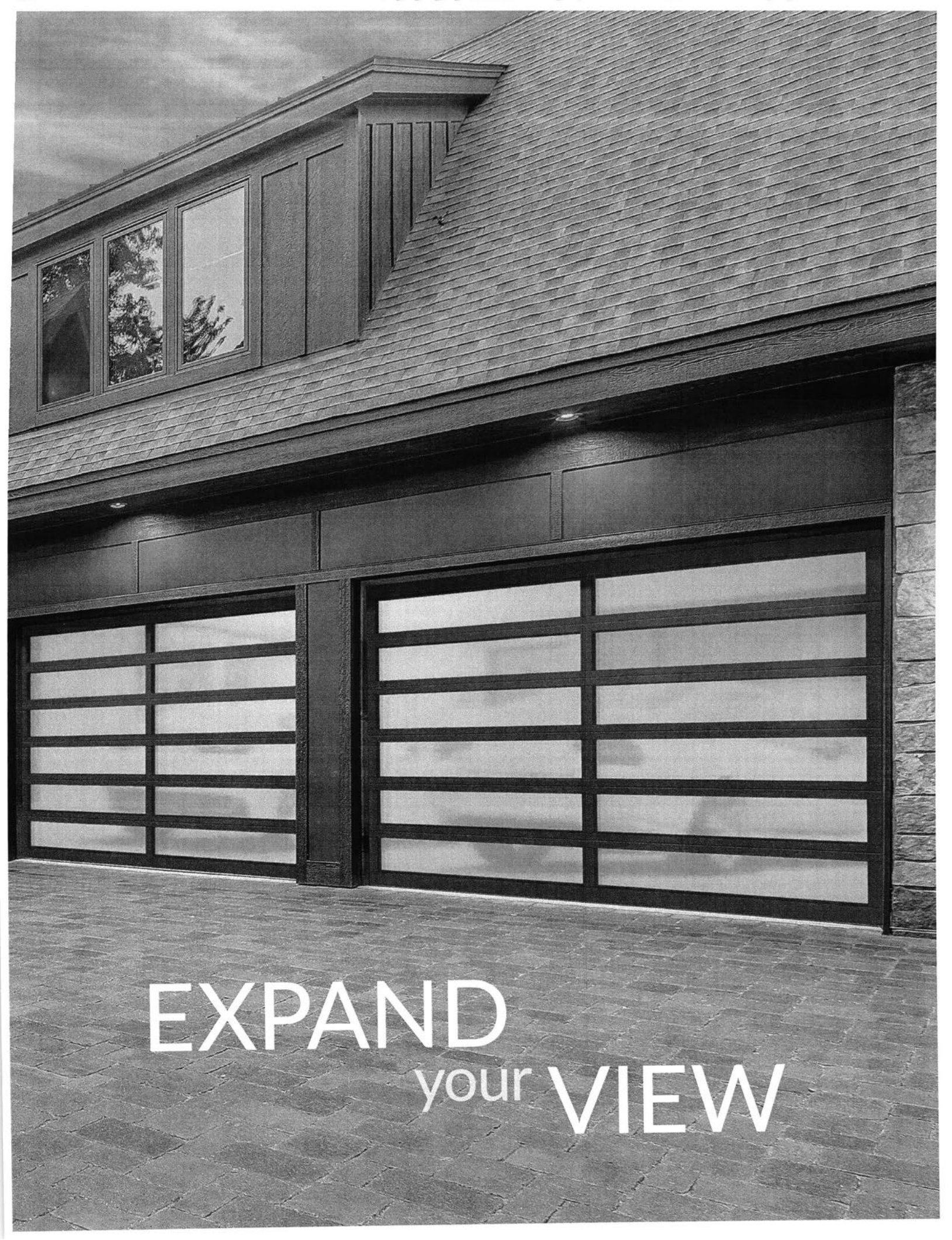
MODELS AZ6/AZ6U - 7'6" TO 8'5" HIGH DOORS



1 Panel Up to 9'0" Wide 2 Panel 9'1" to 17'2" Wide 3 Panel 17'3" to 20'2" Wide



*Avante® Sleek / Model AZ6U,
Black (Anodized) Frame with Frosted Insulated Glass.*

A black and white photograph of a modern house. The house features a steep, shingled roof with a dormer window. Below the roofline, there are three large, multi-paned windows. The main level of the house has a dark, textured facade with a large, multi-paned glass garage door. The driveway is paved with stone tiles. The text "EXPAND your VIEW" is overlaid on the bottom of the image.

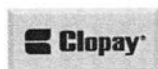
EXPAND
your VIEW

MAXIMIZING INDOOR-OUTDOOR CONNECTIONS

Clean lines, broad expanses of glass, and sleek, low-maintenance appeal have made the Avante® garage door a preferred choice among builders, architects and homeowners. Not just for the garage, owners are customizing this modern door in unique sizes and finishes to use as a patio, pool house or party barn door that opens up for gatherings when the weather is nice.



Avante® / Model AX, Bronze (Anodized) Frame with Clear Insulated Glass
Photo Credit: Andy Frame Photography



Visit [clopaydoor.com](https://www.clopaydoor.com) or call 1-800-2CLOPAY (225-6729) for more information on Clopay, America's Favorite Garage Doors.

Follow us on



©2025 Clopay Corporation. All rights reserved.

RSDR-AVANTEBR-24_REV0425



START DESIGNING
YOUR NEW
GARAGE DOOR
OPEN CAMERA
AND POINT!