STAUNTON VIRGINIA

COMMUNITY DEVELOPMENT
Planning & Zoning Division

M E M O R A N D U M

TO: Historic Preservation Commission Members

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

DATE: July 24, 2026

SUBJECT: July 28, 2026 HISTORIC PRESERVATION COMMISSION MEETING

The Staunton Historic Preservation Commission will hold its regular meeting on **Tuesday, July 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 on Monday, July 27, 2026 at noon. Please meet behind 6 N Washington Street (on N. St. Clair Street)

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A G E N D A

1. Call to Order _____
2. Welcome New Commission Member, Annie Mathot _____
3. Moment of Silence _____
4. Historic Preamble _____
5. Approval of June 23, 2026 Meeting Minutes _____
6. New Business

    a. CERTIFICATE OF APPROPRIATENESS _____
    Brad Lovelace
    119 Prospect Street
    Request Extension of COA

    b. CERTIFICATE OF APPROPRIATENESS _____
    Casa Mercantile LLC
    709 W Beverley Street
    Fence and Planting Bed

c. CERTIFICATE OF APPROPRIATENESS _____
Gregory Anderson
Zach Gasper, GreenSpur
6 N. Washington Street
Garage Rehab

7. Old Business

a. CERTIFICATE OF APPROPRIATENESS _____
Lowell Brown
221 E Beverley Street
Add Solar Install on Roof

8. Other Business _____

9. Adjournment _____

STAUNTON HISTORIC PRESERVATION COMMISSION
June 23, 2026
5:30 p.m.
Council Chambers

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

ABSENT: **Deneen Brannock, Chair**

ALSO PRESENT: **Linda Nesselrodt, Historic Preservation Coordinator**
Frank Strassler, Historic Staunton Foundation
Jeff Overholtzer, substituting for Brad Arrowood, City Council Liaison

Mr. Brown 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. Lively read the historic preamble.

APPROVAL OF MINUTES

Ms. Nesselrodt confirmed that abstention was not required on the basis of a member being absent from the meeting they were voting on.

Motion:
Mr. Avery moved to approve the minutes of the May 26, 2026 meeting.

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

Ms. Brown	aye	Mr. Lively	aye
Mr. Avery	aye		

NEW BUSINESS

a. CERTIFICATE OF APPROPRIATENESS
Eric Stamer
212 N Market Street
Replace Porch Roof

Applicant Statement: Christi Crittenden appeared on behalf of property owner Eric Stamer, who was unable to attend. Ms. Crittenden described the proposed scope of work:

- Inspection of the existing roof and replacement of any weak or deteriorated roof materials;
- Installation of a 24-gauge galvanized pre-finished standing seam roof system;
- Installation of new flashings and new powder-coated snow guards;
- Inspection and replacement of any weak or deteriorated roof decking.

The existing roof is a shingle roof. Photographs displaying its current condition were presented. Obtaining replacement shingles had proved problematic and cost-prohibitive.

Recommendation:

Mr. Strassler had no additional comments. No questions were raised. Mr. Brown noted the Commission has traditionally approved replacement of stamped/shingle roofs with standing seam metal roofing in comparable circumstances.

Motion:

Mr. Lively moved to Approve the Certificate of Appropriateness for the installation of a traditionally detailed standing seam metal roof and snow guards at 212 North Market Street. The motion is grounded in the local guidelines providing that the roof is one of the most important elements of a structure and that good roof maintenance is critical for the preservation of the building. Guidelines cited: Guidelines for Existing Building Elements, Section J (Roof), items 8, 10, and 12. Conditions of approval: (1) All chimneys shall be retained and properly flashed using step flashing set into mortar joints, not cut into the brick; (2) The new roof shall not incorporate visible ridge vents or caps along the hips or ridges; (3) The pan shall be flat without corrugations; (4) The new roof shall not be a snap-lock design with wide V-shaped seams; (5) The new roof shall utilize a one-inch folded seam appearing as a closed, locked, and folded seam.

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

Ms. Brown	aye	Mr. Lively	aye
Mr. Avery	aye		

b. CERTIFICATE OF APPROPRIATENESS
Lowell Brown
221 E Beverley Street
Chimney Repair/Replacement, Add Solar

Applicant Statement:

Mr. Brown appeared and explained that the application originated from an investigation into installing a wood or pellet stove for alternative heating. It was determined that the existing chimney flues were divided and insufficiently sized for wood smoke. During that inspection, contractors advised that the rear northwest chimney was in danger of collapse.

Mr. Brown engaged mason Alan Weekly to perform the chimney work. Mr. Weekly is

experienced with historic structures and will use traditional lime mortar. He will salvage usable bricks from the demolished chimney and supplement with matching handmade brick as needed. The front chimney, which retains structural integrity, requires only repointing; Mr. Weekly will address this while on-site.

Mr. Brown also discussed with Tiger Solar the possibility of installing solar panels on the standing seam roof. Tiger Solar proposed 17 panels. The panels that could potentially be visible from the public right-of-way are those on the east-facing slope, partially visible from Beverly Street as pedestrians approach from uphill.

Discussion:

The Commission conducted a site visit the previous day and confirmed some visibility of east-side panels along an approximately 30-foot stretch of sidewalk, as well as minimal visibility on the west side.

Chimneys

Mr. Strassler confirmed the proposed chimney reconstruction is standard practice. He expressed full confidence in Mr. Weekly's workmanship and use of lime-based mortar. Commissioner Avery raised whether chimney work-in-kind requires a COA; Ms. Nesselrodt clarified that full reconstruction warrants Commission review of proposed methods and materials, even when repair-in-kind would not.

Solar Panels

Commissioners affirmed support for solar energy but noted the obligation to balance that against the historic guidelines. Mr. Strassler raised the question of whether the east-facing panels could be shifted to a less visible roof location. Mr. Avery expressed concern specifically about the southernmost east-facing panels, which are most visible due to the uphill grade on Beverley Street, and suggested that two panels be relocated — potentially to east-facing slopes at the rear of the structure.

Mr. Brown indicated he would consult with Tiger Solar regarding relocation options. The Commission agreed to act on the chimney separately and table the solar panel portion.

Motion:

Mr. Avery moved to table the solar panel portion of this application until the July meeting or until the applicant returns with additional information from Tiger Solar regarding relocation of the southernmost east-facing panels. Separately, Mr. Avery motioned to approve the rebuilding of the rear northwest chimney using appropriate lime mortar and salvaged and/or matching handmade brick, returning the chimney to its original configuration. The front chimney is approved for repointing as needed.

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

Ms. Brown	aye	Mr. Lively	aye

Mr. Avery aye

c. CERTIFICATE OF APPROPRIATENESS
Michael Ceruti
Roger Decker, Decker Realty
29 E. Beverley Street
Rooftop Structure Alteration

Background:
The application concerns a section of the building's rooftop elevator shaft structure, approximately four stories above grade, where original stucco was removed under emergency conditions. The stucco had been separating from the structure and posed an imminent falling hazard to the public below. The work was performed without prior Commission approval. The applicant sought a variance to allow the replacement material (T1-11 plywood, painted to match the building color) to remain, or, in the alternative, proposed an approved substitute.

Applicant Statement:

Mr. Ceruti participated via Zoom. Persistent audio difficulties prevented his voice from being heard in the room, though closed captioning remained active throughout. The Commission ultimately reached Mr. Ceruti via mobile phone held to the microphone to facilitate his presentation.

Mr. Ceruti described the emergency circumstances:

- A section of stucco approximately two to three square feet to the right of a window had been bulging and was at imminent risk of falling to the street.
- Upon removal, contractors found wire mesh attached to studs with no additional sheathing. Several studs were beginning to rot; right-side window trim was also deteriorating.
- As removal proceeded, additional stucco continued to come off, ultimately requiring removal of the entire area from the affected window to the chimney.
- Hurricane Helene was approaching from North Carolina, creating urgent pressure to seal the building. The contractor worked in the rain to complete the closure.
- The replacement material — three-quarter inch exterior T1-11 plywood — was selected as the most expedient available option. The contractor also replaced deteriorated frieze board and soffit material and applied multiple coats of paint matched to the existing building color.

Mr. Ceruti noted that a prior Commission application to apply DRYVIT-type synthetic stucco to the building's front facade had been denied as historically inappropriate. He therefore declined to use that product on this repair. He was unable to locate a mason willing to perform traditional stucco work, including Alan Weekly, who declined and could not refer another contractor.

Mr. Decker confirmed the foregoing and noted the elevator shaft structure was likely not original to the building, having been added shortly after construction — probably around the turn of the century.

Discussion:

Mr. Brown acknowledged the emergency context of Hurricane Helene and the need for rapid closure. However, he and other commissioners noted that T1-11 plywood is not an appropriate historic district finish material:

- The material is visible and noticeable from the street; Mr. Brown noted he observes it daily.
- T1-11 has horizontal joints that allow moisture infiltration, raising durability concerns.
- The installed material appears to project slightly proud of the existing trim.

Mr. Strassler noted: wire lath on studs with no lap siding underneath indicates traditional stucco was the original finish. He noted that stucco failure is often attributable to modern paint trapping moisture (original finish would have been a breathable stain), and that other local masons may be capable of this work despite Mr. Weekly's declination.

Mr. Avery proposed a possible path forward: remove the T1-11, install cementitious backer board over the studs, apply a scratch coat of stucco base, and finish with a stucco top coat — all painted to match the building. Ms. Nesselrodt referenced the applicant's own second submittal, which described this process in detail:

- Install half-inch cement board over existing plywood, screwed to base studs;
- Tape and seal joints with fiberglass mesh and waterproof thinset;
- Apply a scratch coat of stucco base;
- Apply a finished coat of stucco;
- Paint to match existing building color.

Mr. Avery suggested, and Mr. Decker and Mr. Ceruti agreed, that the matter be tabled while the applicant investigates whether a qualified traditional stucco contractor can be found. Staff clarified:

- A notice of violation is in place for work performed without a permit.
- Completion is expected within six months.
- Upon Commission approval, the applicant must verify with Building Services whether a building permit is also required.
- Submission deadline for future agenda items is the first Tuesday of the month; the applicant indicated the August meeting is the likely target.

Motion:

Mr. Avery moved to deny the variance to allow the T1-11 plywood to remain in place and to table the alternative proposal (cement board with stucco finish, as submitted) until the August meeting or until the applicant returns with confirmed contractor information. If a contractor for traditional

or traditional-equivalent stucco work cannot be located, the applicant shall return to the Commission to discuss alternative solutions.

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

Ms. Brown	aye	Mr. Lively	aye
Mr. Avery	aye		

OLD BUSINESS

a. CERTIFICATE OF APPROPRIATENESS
Joffre Essley
201 N. Madison Street
COA Extension Request

Applicant Statement:

Mr. Easley appeared and acknowledged that this COA has been approved and extended on prior occasions. He expressed hope of completing the work within the extension period. The approved scope continues to include a French door, an oven vent, and an awning. The patio, previously approved, has been completed.

New item: one exterior electrical outlet on the north side of the structure, barely visible from the street, requested to avoid the use of extension cords.

Discussion:

No objections were raised. Ms. Nesselrodt reminded the applicant that an electrical permit will be required for outlet installation.

Motion:

Mr. Lively moved to approve a one-year extension of the Certificate of Appropriateness for 201 North Madison Street, inclusive of the previously approved scope of work, with the addition of one exterior electrical outlet on the north side of the structure.

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

Ms. Brown	aye	Mr. Lively	aye
Mr. Avery	aye		

b. CERTIFICATE OF APPROPRIATENESS
Johan Westenburg
113 W. Beverley Street
Remove Storefront Window, New Bulkhead with Counter, Install Rollup Garage

This item was tabled at the prior meeting pending design revisions addressing Commission concerns about sight lines and the configuration of the proposed door system. The incoming tenants, Ciders from Mars, are a public-facing retail venue relocating to the front space of 113 West Beverley Street.

Applicant Statement:

Johan Westenberg presented the revised design. The prior iteration featured a three-panel fold-out door system that disrupted the horizontal sight lines of the building's existing window arrangement. The revised lower-iteration design addresses those concerns:

- A continuous horizontal sight line is maintained across the storefront, connecting the glass panel and the top of the doors in a clean, uninterrupted edge consistent with the building's 1983 character.
- The door system folds upward rather than outward, eliminating projection into the pedestrian right-of-way.

Mr. Westenberg explained two principal reasons for preferring the fold-up (lower) design over the fold-out (upper) design:

- Durability: vertical folding glass tends to accumulate water at fold seams, promoting bacterial degradation of seals over time.
- Safety: fold-out panels would project 15–20 inches into the street when open, creating a hazard for pedestrians during high-traffic weekend events.

The building was constructed in 1983 and is a non-contributing structure. Mr. Westenberg emphasized the goal of maintaining the existing streetscape appearance while enabling retail service activity. Architectural credit was extended to the project architect, Chrissy.

Discussion:

A brief discussion arose regarding the existing steel beams on the building (remnants of a previously removed plexiglass structure) and a future mesh awning. Staff confirmed that awnings are exempt from COA review unless a permanent structure is involved. The Commission confirmed the awning is not before it for action at this time and will be addressed separately when a final design is ready. Commissioners expressed support for the revised design. Chair Brown stated the proportions look good and represents a sound solution. No objections were raised.

Motion:

Mr. Avery moved to Approve the Certificate of Appropriateness for 113 West Beverley Street based on: (1) the building was constructed in 1983 and is a non-contributing structure to the district; and (2) the proposed changes are in keeping with the building and the purpose of that block as reflected in the city's comprehensive plan. Approval is specifically for the lower-right

and lower-left schematics as depicted in drawing A 1.1 (storefront with fold-up window/door system shown in open and closed positions, respectively).

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

Ms. Brown	aye	Mr. Lively	aye
Mr. Avery	aye		

OTHER BUSINESS

No other business was brought before the Commission.

Ms. Nesselrodt recognized and thanked Councilman Overholtzer for attending in place of Mr. Arrowood.

ADJOURNMENT

Mr. Brown adjourned the meeting at 6:33 p.m.

_____

Meggie Taylor
Clerk to Historic Preservation Commission

Historic Staunton Foundation
20 South New Street
Staunton Virginia, 24401
www.historicstaunton.org

STAUNTON HISTORIC PRESERVATION COMMISSION

HSF Recommendation
July 9, 2025 / **July 23, 2026**
Certificate of Appropriateness

2026 Extension - Enclose rear porch, replace rotted siding, install new windows and door

119 Prospect Street
Stuart Addition Historic District

Existing Condition: Built between 1870 and 1877 this is a 2 story, 3 bay brick house. Architectural details include spiral porch columns with pattern-sawn balustrade, double brackets on the cornice and sawn millwork. A single story wing with bay window is located on the east side of the house.

The rear wing is visible along Market Street. The ground floor is below street level due to the slope of the lot. Facing the street is a two story enclosed porch that includes, two over two double hung, wood sash upper windows, and wood siding. The ground level is partially open with a screened enclosure.

The rear porch was altered between 1904 and 1909. Notations on the historical Sanborn Maps indicate that the upper section was enclosed.

Various changes to the rear of the house appear to be modern, including replaced siding, partial enclosure of the lower porch section, and concrete block steps and patio area, and chain link fencing. The owner notes the interior includes sheetrock walls. The framing is sheathed with Homasote.

Proposed Work:
See the application for drawings, photos, and description.
The applicant proposes to enclose an open section of the rear porch The project includes new matching siding, wood windows and entry door.

Discussion:

Guidelines For Existing Buildings - Materials Retain wood as one of the dominant framing, cladding, and decorative materials.
Wood:
1. Repair rotted or missing sections rather than replacing the entire element.
2. Use new or salvaged wood, epoxy consolidants, or fillers to patch, piece, or consolidate parts.
3. Match existing historic materials and details.
4. Replace wood elements only when they are rotted beyond repair.
5. Match the original in material and design or use surviving material.
6. Base the design of reconstructed elements on pictorial or physical evidence from the actual building rather than from similar buildings in the area.

Maintenance:
1. Keep wood free from water infiltration and wood-boring pests.
2. Identify sources of moisture problems, and take appropriate measures to fix them. a. Remove vegetation that grows too closely to wood, and take any other steps necessary to ensure the free circulation of air near wood building elements.
   b. Repair leaking roofs, gutters, downspouts, and flashing.
   c. Maintain proper drainage around the foundation to prevent standing water.
3. Keep all wood surfaces primed and painted. See Chapter X: Painting.
4. Use appropriate pest poisons as necessary by following product instructions carefully.
5. Re-caulk joints where moisture might penetrate a building.
6. Allow pressure-treated wood to season for a year before painting it. Otherwise, the wood-preserving chemicals can interfere with paint adherence.

Inappropriate Treatments:
1. Do not use liquid siding. See Chapter X: Painting for more information on this treatment.
2. Do not use cementitious siding to replace original, irreparable wood siding. It may, however, be approved for use in new construction in the district.
3. Do not use synthetic siding, such as vinyl or aluminum, over existing wood siding or as a replacement for removed wooden siding.
4. Do not use high-pressure power washing to clean wood siding because the pressure may force moisture behind the siding where it can lead to paint failure and rot.
5. Do not caulk under individual siding boards or windowsills because this action seals the building too tightly and can lead to moisture problems within the frame walls and subsequent paint failure.

F. Porches & Porticoes

Entrances and porches are quite often the focus of historic buildings, particularly when they occur on primary elevations. Historic porches create the outdoor gathering space that traditionally separates the public realm from the private interior.

GUIDELINES:

1. Retain original or later character-defining porches since this element is often critical to the design integrity of the building.
2. Repair and replace damaged elements of porches by matching the materials, methods of construction, and details of the existing original fabric.
3. Keep porches open to provide shade and reduce heat gain during warm weather.
4. Replace an entire porch only if it is too deteriorated to repair or is completely missing. The new porch should match the original as closely as possible and be based on physical evidence and/or historic photos.

Inappropriate Treatments:
1. Do not remove porches that are important in defining the building's overall historic character.
2. Avoid removing original decorative elements or adding incompatible new decorative elements.
3. Do not change the configuration or arrangement of the balustrade, posts, cornice, or stairs of a front porch.
4. Do not replace wooden porch floors with concrete or artificial decking materials.
5. Avoid adding a new entrance to the primary elevation.
6. Do not enclose porches on primary elevations.
7. Avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.

HSF Recommendation: 2026 - HSF Continues its recommendation

HSF recommends the Certificate of Appropriateness be approved. This project reflects the application made and reviewed in 2019.

Enclosing the remaining lower section of the rear porch does not alter significant architectural details. The existing siding appear to be modern, exhibits warping, and rot. The wide exposure relates to modern siding products. The proposed wood siding is a historic pattern. The addition of a roofed stoop is compatible with the house.

The proposed windows and door appear in scale and relate to the historic two over two windows found on the majority of the house.

The guidelines state:

1. *Retain original or later character-defining porches since this element is often critical to the design integrity of the building.*
2. *Repair and replace damaged elements of porches by matching the materials, methods of construction, and details of the existing original fabric.*

Inappropriate Treatments:

10. *Do not enclose porches on primary elevations.*
11. *Avoid enclosing porches on secondary elevations in a manner that radically changes the historic appearance.*

This project is at the rear of the house and the historic open porch elements are missing.

The new entry door should also be finished with exterior paint and have true divided lights.

Sample motion:
I move the Certificate of Appropriateness be approved the Certificate of Appropriateness be approved for replacing the existing siding due to deterioration. Also enclosing the lower section of the porch, creating a foundation with antique brick, installing new wood windows, an entry door, and the addition of a roofed stoop.

New siding will match the existing wood siding, the widows and door will be made of wood with a painted finish and include true divided lights.

Zoning Permit

116 West Beverly Street
PO Box 58
Staunton, VA 24402-0058
Phone: 540-332-3862
Fax: 540-332-3807

Permit Number	**202502342**
Application Number	**202518161**
Date	**07/22/2025**
Permit Type	**CERTIFICATE OF APPROPRIATENESS**

PARCEL ID	STREET ADDRESS
3356	119 PROSPECT ST

USE REQUESTED	ZONE CODE
ENCLOSE REAR PORCH/NEW WINDOWS/DOORS/REPAIR SIDING	R4-HIGH DENSITY RESIDENTIAL

OWNER INFORMATION

NAME: LOVELACE, BRAD G & LESLIE R

ADDRESS: 306 N MARKET ST
STAUNTON, VA 24401

PHONE:

PROJECT APPLICANT INFORMATION

NAME: LOVELACE, BRAD G & LESLIE R

ADDRESS: 306 N MARKET ST
STAUNTON, VA 24401

PHONE:

CONTRACTOR INFORMATION

NAME: LOVELACE, BRAD G & LESLIE R

ADDRESS: 306 N MARKET ST
STAUNTON, VA 24401

PHONE:

LICENSE NUMBER:

COMMENTS

RESTRICTIONS

Certificate of Appropriateness is approved for replacing the existing siding due to deterioration. Also enclosing the lower section of the porch, creating a foundation with antique brick, installing new wood windows, an entry door, and the addition of a roofed stoop.

New siding will match the existing wood siding, the widows and door will be made of wood with a painted finish and include true divided lights.
Gable roof will be a copper standing seam metal roof with simpler design detail for the roof cover.

The holder of this permit understands that they must comply with all the requirements specified in the approval of this permit and The City of Staunton Zoning Code.

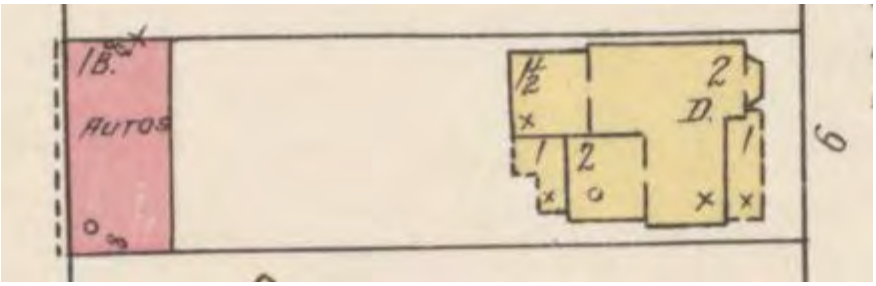
Linda Nisselrodt
Zoning Administrator

Total Fees **$50.00**

Historic Staunton Foundation
20 South New Street
Staunton Virginia, 24401
www.historicstaunton.org

STAUNTON HISTORIC PRESERVATION COMMISSION
HSF Recommendation
May 19, 2026
6 North Washington Street
Newtown District
Certificate of Appropriateness
Replacement Windows/ Install New Window Openings/Retrofit Garage Doors

Existing Condition - House: Built between 1891 and 1894 this is a two story, three bay, frame, Folk Victorian residence with Stick Style influences. Distinctive architectural characteristics are the stick work in the gable, bracketed porch with sawn millwork balustrade. Brackets are also located under the eaves of the ell shaped gable roof.



1921 – Frame carriage house is gone and replaced with a new brick auto garage.

Auto Garage Fronting on St. Clair Street:
Built between 1914 and 1921 this is a two bay, single story, brick garage with shed roof. The roof is covered with standing seam metal. The roll up garage doors consist of wood rail and style frames with infill panels.

The rear facade facing east is brick construction laid in 7 course American bond. Due to the slope, the rear is two stories tall and includes a basement with central entry door and two flanking single light windows. The upper story repeats the arrangement with a central door and flanking windows with double hung, two over two light, wood sash. This façade is viewable on an angle from West Beverley Street.

The south end wall is also viewable from West Beverley Street. The wall is brick construction laid in 7 course American bond. A single centered window includes wood trim and a double hung, two over two light, wood sash.

Most buildings associated with Staunton's auto-related development were constructed between 1914 and 1949, with some extending into the better documented mid-century modern period.

Proposed Work: See the application for specifications and photos
Existing 2 Story Brick Garage To Be Converted to an ADU
St. Clair Street Facade

- Add glass panels to the top two rows of the existing garage doors.
- Paint garage doors black
- Add flue pipe for a new interior wood burning stove

Rear Façade facing east

- New Openings w/Black Aluminum Clad Windows + Doors
- Add a 3'x7' balcony to the East façade

South side of Garage:

- Replace the existing window on the South Facade with a new black aluminum clad window

No Review Required:

Paint existing fascia and soffit black
Paint existing garage doors and header black

List of Materials

The project involves renovating an existing brick garage. Most of the materials to be used will be existing. The brick will remain as-is. The existing fascia, soffit, garage doors and garage door header will be painted black. Windows and doors will be replaced with new black aluminum clad wood windows. A new steel balcony will added.

Discussion:

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

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.

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.

The Secretary of the Interior's Guidelines for Rehabilitation:
http://www.nps.gov/tps/standards/four-treatments/standguide/rehab/rehab_windows.htm

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.
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.

The Secretary of the Interior's Guidelines for Rehabilitation:

http://www.nps.gov/tps/standards/four-treatments/standguide/rehab/rehab_windows.htm

Windows

Identify, Retain and Preserve

RECOMMENDED

Identifying, retaining, and preserving windows--and their functional and decorative features--that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.
Conducting an indepth survey of the condition of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.

NOT RECOMMENDED

Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.
Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening.

Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.
Obscuring historic window trim with metal or other material.
Stripping windows of historic material such as wood, cast iron, and bronze.
Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond repair.

Repair

RECOMMENDED

Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind--or with compatible substitute material--of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.

NOT RECOMMENDED

Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate.
Failing to reuse serviceable window hardware such as brass sash lifts and sash locks.
Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.

Replace

RECOMMENDED

Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.

NOT RECOMMENDED

Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

WINDOWS

RECOMMENDED	NOT RECOMMENDED
Alterations and Additions for a New Use	
Adding new window openings on rear or other secondary, less- visible elevations, if required by a new use. The new openings and the windows in them should be compatible with the overall design of the building but, in most cases, not duplicate the historic fenestration.	Changing the number, location, size, or glazing pattern of windows on primary or highly-visible elevations which will alter the historic character of the building. Cutting new openings on character-defining elevations or cutting new openings that damage or destroy significant features. Adding balconies at existing window openings or new window openings on primary or other highly-visible elevations where balconies never existed and, therefore, would be incompatible with the historic character of the building.
Replacing windows that are too deteriorated to repair using the same sash and pane configuration, but with new windows that operate differently, if necessary, to accommodate a new use. Any change must have minimal visual impact. Examples could include replacing hopper or awning windows with casement windows or adding a realigned and enlarged operable portion of industrial steel windows to meet life-safety codes.	Replacing a window that contributes to the historic character of the building with a new window that is different in design (such as glass divisions or muntin profiles), dimensions, materials (wood, metal, or glass), finish or color, or location that will have a notice- ably different appearance from the historic windows, which may negatively impact the character of the building.
Installing impact-resistant glazing, when necessary for security, so that it is compatible with the historic windows and does not damage them or negatively impact their character.	Installing impact-resistant glazing, when necessary for security, that is incompatible with the historic windows and that damages them or negatively impacts their character.
Using compatible window treatments (such as frosted glass, appropriate shades or blinds, or shutters) to retain the historic character of the building when it is necessary to conceal mechanical equipment, for example, that the new use requires be placed in a location behind a window or windows on a primary or highly- visible elevation.	Removing a character-defining window to conceal mechanical equipment or to provide privacy for a new use of the building by blocking up the opening.

HSF Recommendation: HSF recommends the Certificate of Appropriateness be denied as submitted.

A Certificate of Appropriateness could be approved for the proposed changes to the garage doors. The proposal appears to meet the guidelines by retaining the existing doors. Based upon the door handle (Overhead Door Corp'N Hartford City, IND) the roll up arrangement, panel material, and hardware the doors might be historic. They began making these in 1923 in Hartford City, Indiana. Brochures indicate that having glass panels was an option.

> *The "overhead door" for garage, factory and warehouse. by Overhead Door Corp. Publication date 1928*
>
> *All "Overhead Doors" are made of the finest grade of lumber, free from knots or blemishes, and are thoroughly sanded. They are made in any pattern and can be made to perfectly harmonize with the architecture of any building. Any number of panels may be arranged for glass. This is one of the many advantages of the "Overhead Door."*
>
> *The overhead door. by Overhead Door Corp. Publication date 1955*
>
> *Doors are five sections high. Stiles and rails of Sitka Spruce or Douglas Fir IH " thick, mortised and tenoned, glued, steel doweled. Panels of exterior plywood. Sections sanded, ready for paint. Fourth section left open for glass, with glazing mould cut to fit and set in loose with corner clips. " wide center stiles, 5K " end stiles, (over¬all) center rails, 53^ top and bottom rails.*

The rail and style construction with panels allow a retrofit of the upper panels with glass lights, reflecting the character of early 20th Century garage doors. Therefore, the change alters an existing replacement door by adding compatible glass panels.

Also, the addition of a metal chimney will not significantly alter the character of the metal shed roof. This is a contemporary addition that may be removed in the future without significant damage to the historic fabric.

All existing side and rear windows and doors are historic and should be retained.

The proposed new window openings and replacement windows on the east facade overwhelm the historic façade due to size, scale, and massing. The existing arrangement of solid wall and relatively small openings reflect period vernacular arrangement and the character of the simple utilitarian building.

The proposed balcony addition has no historical basis and is viewable from the street. However, as a contemporary addition, the balcony could be removed in the future without significant damage to the historic fabric. While there is a door leading to the exterior, there is no physical, photo, or map record of a balcony or stairs.

The existing window on the south façade is historic and should be retained.

While the new contemporary appearance provides for contrast and adaptation, the proposed additions, changes in materials, and window arrangements may *create a false sense of historical development* by adding elements that have no historical basis.

Secretary of Interior Standards:

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.

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.

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.

5. Secretary of Interior Guidelines

Recommended - Replace Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.

Not Recommended - Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

Sample motion: I move the application for a Certificate of Appropriateness be denied as submitted.

The Commission might consider:
Approval of a Certificate of Appropriateness for the proposed changes to the garage doors and chimney:

The garage door proposal appears to meet the guidelines by retaining the existing doors. Based upon the door handle (Overhead Door Corp'N Hartford City, IND) the roll up arrangement, panel material, and hardware the doors might be historic. They began making these in 1923 in Hartford City, Indiana. Brochures indicate that having glass panels was an option.
Also, the addition of a metal chimney will not significantly alter the character of the metal shed roof. This is a contemporary addition that may be removed in the future without significant damage to the historic fabric.

Secretary of Interior Standards:

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.

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V. Guidelines for Existing Buildings - Elements B. Windows

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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.

Secretary of Interior Guidelines

Recommended

Adding new window openings on rear or other secondary, less- visible elevations, if required by a new use. The new openings and the windows in them should be compatible with the overall design of the building but, in most cases, not duplicate the historic fenestration.

Replace - Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.

Not Recommended

Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

Cutting new openings on character-defining elevations or cutting new openings that damage or destroy significant features.

Adding balconies at existing window openings or new window openings on primary or other highly-visible elevations where balconies never existed and, therefore, would be incompatible with the historic character of the building.

LOCATION/OWNERSHIP

Name of Structure _____

Street Address 6 North Washington St.

Present Owner(s) [illegible]

Mailing Address [illegible]

Present Use Residence

LEGAL DESCRIPTION

Account No. _____

Assesor's Map No. 375

Block & Lot 0-5

Present Zoning R-4

Accessible to Public No

Additional Surveys _____

Original Use Residence

Date of Construction 1891-1894

Source of Date Estimate from map

Date of Major Known Remodeling _____

Source of Date _____

Architect or Builder Unknown

PHYSICAL DESCRIPTION

No. of Bays 3 No. of Stories 2

Roof Type "L" gable

Porch Type one story across the front

Building Materials: Clapboards ☒ Brick ☐ Stone ☐

Stucco ☐ Shingles ☐ Board & Batten ☐

Other: German siding

Notable Architectural Features: stick work gable end; brackets; sawn millwork on porch.

Date 8/76 Surveyed By WTF

Photograph Roll No. 2194 Neg. No. 19

Significant Interior Details:

Unknown

Significant Outbuildings or Landscape Features:

None

Architectural Style ☐ or Characteristics ☒ :

- Greek Revival ☐
- Gothic Revival ☐
- Stick Style ☒
- Italianate ☐
- Queen Anne ☐
- Chateauesque ☐
- Romanesque Revival ☐
- Shingle Style ☐
- Colonial Revival ☐
- Beaux Arts ☐
- Vernacular ☐

Other _____

HISTORIC STAUNTON FOUNDATION
BOX 2534 STAUNTON VIRGINIA 24401

ARCHITECTURAL INVENTORY

EVALUATION

Building Condition:		Alteration of Original Design:		Importance to Neighborhood:	
Excellent	☐ (3)				
Good	☐ (2)	None or Minor	☒ (3)	Great	☐ (3)
Fair	☒ (1)	Moderate	☐ (2)	Moderate	☒ (2)
Deteriorated	☐ (0)	Considerable	☐ (1)	Minor	☐ (1)

Incidence in Area:		Architectural Value:		Associative Value:	
Rare	☒ (2)	Outstanding	☐ (6)	National	☐ (3)
Frequent	☐ (1)	Notable	☐ (4)	Regional	☐ (2)
		Worthy of Mention	☒ (2)	Local	☐ (1)
				Unknown	☒ (0)

TOTAL PRESERVATION VALUE: 10 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	4	#6 Dwelling
1899	9	#6 Dwelling
1904	"	" "
1909	8	" "
1914	"	" "
1921	"	" "
1929	"	" "

Other:

OLD PHOTO REFERENCES:

BIBLIOGRAPHIC REFERENCES:

ADDITIONAL MAP INFORMATION:

MAJOR ALTERATIONS:

DEED RESEARCH AND ADDITIONAL INFORMATION:


NO
PARKING

CITY OF STAUNTON
CERTIFICATE OF APPROPRIATENESS
APPLICATION DETAILS (HCOA-2026-0014)

Plan Type:	Historic-Certificate of Appropriateness	**Project:**		**App Date:**	07/02/2026
Work Class:	Certificate of Appropriateness - Commission Review	**District:**	City of Staunton	**Exp Date:**	07/02/2027
Status:	In Review	**Square Feet:**	0.00	**Completed:**	
Valuation:	$0.00	**Assigned To:**	Nesselrodt, Linda	**Approval Expire Date:**	

Description: The project involves the conversion of an existing brick garage in the rear of the property to an Accessory Dwelling Unit. Work on the garage to include:
1) Add glass panels to the top two rows of the existing garage doors.
2) Paint the existing garage doors and header black.
3) Paint the existing fascia and soffit black.
4) Replace the existing window on the South Facade with a new black aluminum clad window.
5) Add a 3'x7' balcony to the East facade.
6) Add flue pipe for a new interior wood burning stove.

Parcel: 1744 Main	**Address:** 6 N WASHINGTON ST Main STAUNTON, VA 24401	**Zone:**	

Contact Name	Address	Cell Phone	Home Phone	Business Ph.
Applicant (Billing Contact)				
Zach Gasper	600 Abbott Lane Falls Church, VA 22046			703-304-1159
Owner				
GREGORY ANDERSON	PO BOX 330 WOODSTOCK, VA 22664			

Plan Custom Fields

Check All That Apply : Exterior Change, Other
If other: : Add a 3'x7' balcony to the East facade.
Full Description of Proposal : The project involves the conversion of an existing brick garage in the rear of the property to an Accessory Dwelling Unit. Work on the garage to include: 1) Add glass panels to the top two rows of the existing garage doors. 2) Paint the existing garage doors and header black. 3) Paint the existing fascia and soffit black. 4) Replace the existing window on the South Facade with a new black aluminum clad window. 5) Add a 3'x7' balcony to the East facade. 6) Add flue pipe for a new interior wood burning stove.

GREENSPUR

6 North Washington Street

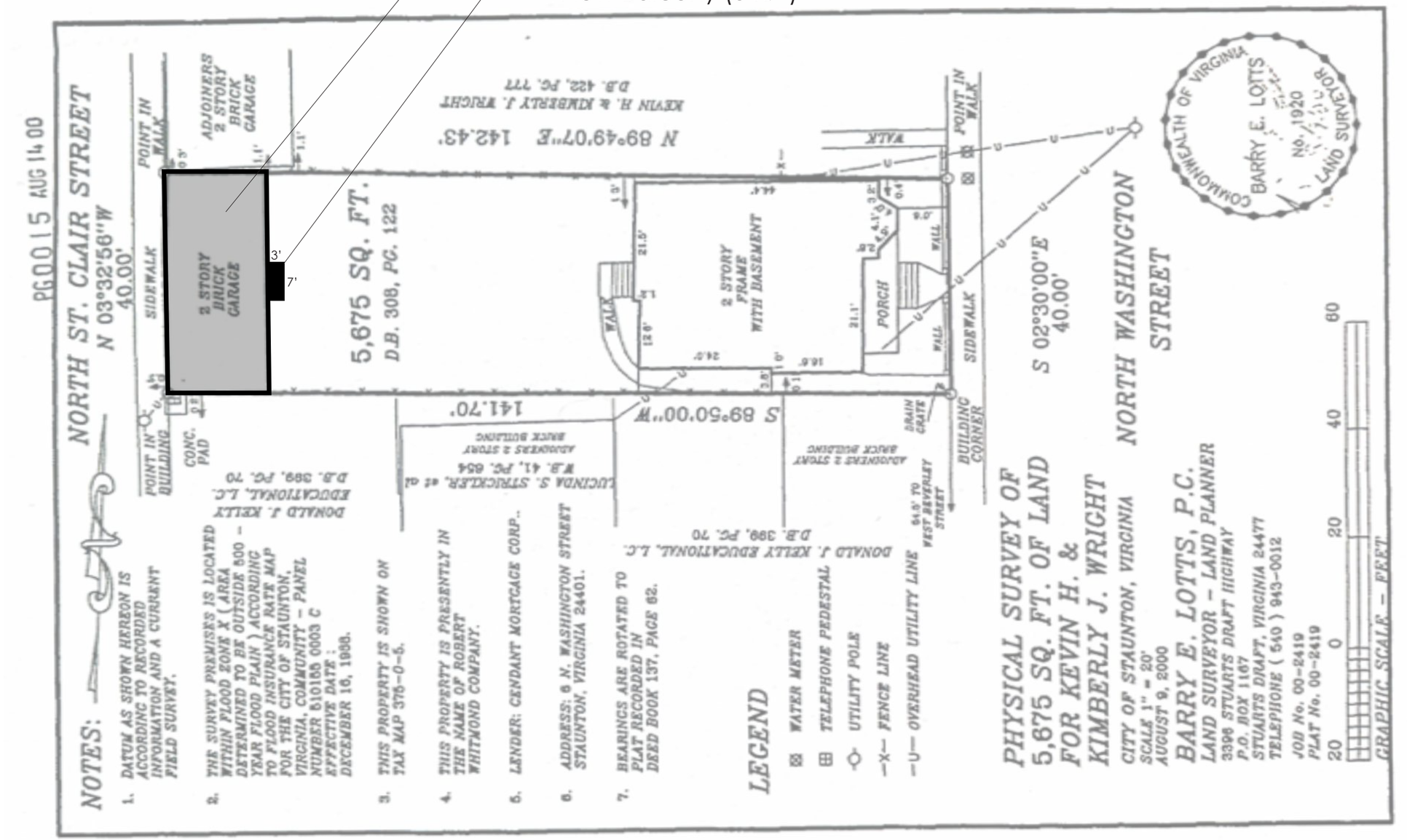
Historic Preservation District
Certificate of Appropriateness Application

Address:	6 North Washington Street Staunton, VA 24401
District:	Newtown Historic District
Owner:	Greg Anderson
Designer:	GreenSpur 600 Abott Lane Falls Church, VA 22046

2026.07.01

Existing 2 Story Brick Garage To Be Converted to an ADU

New Balcony (3'x7')




NO
PARKING

2026.07.01

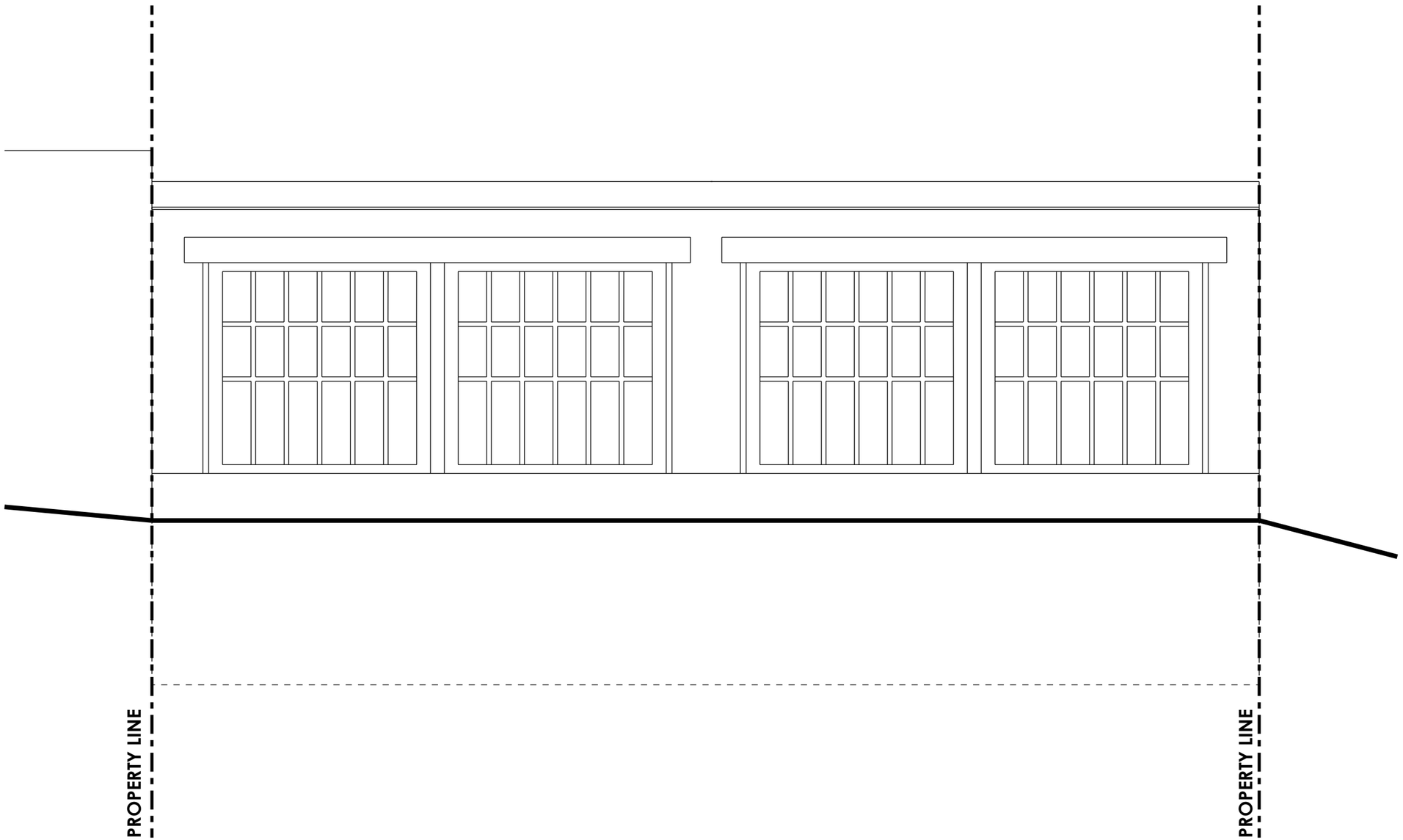
6 N Washington St - Proposed West Facade

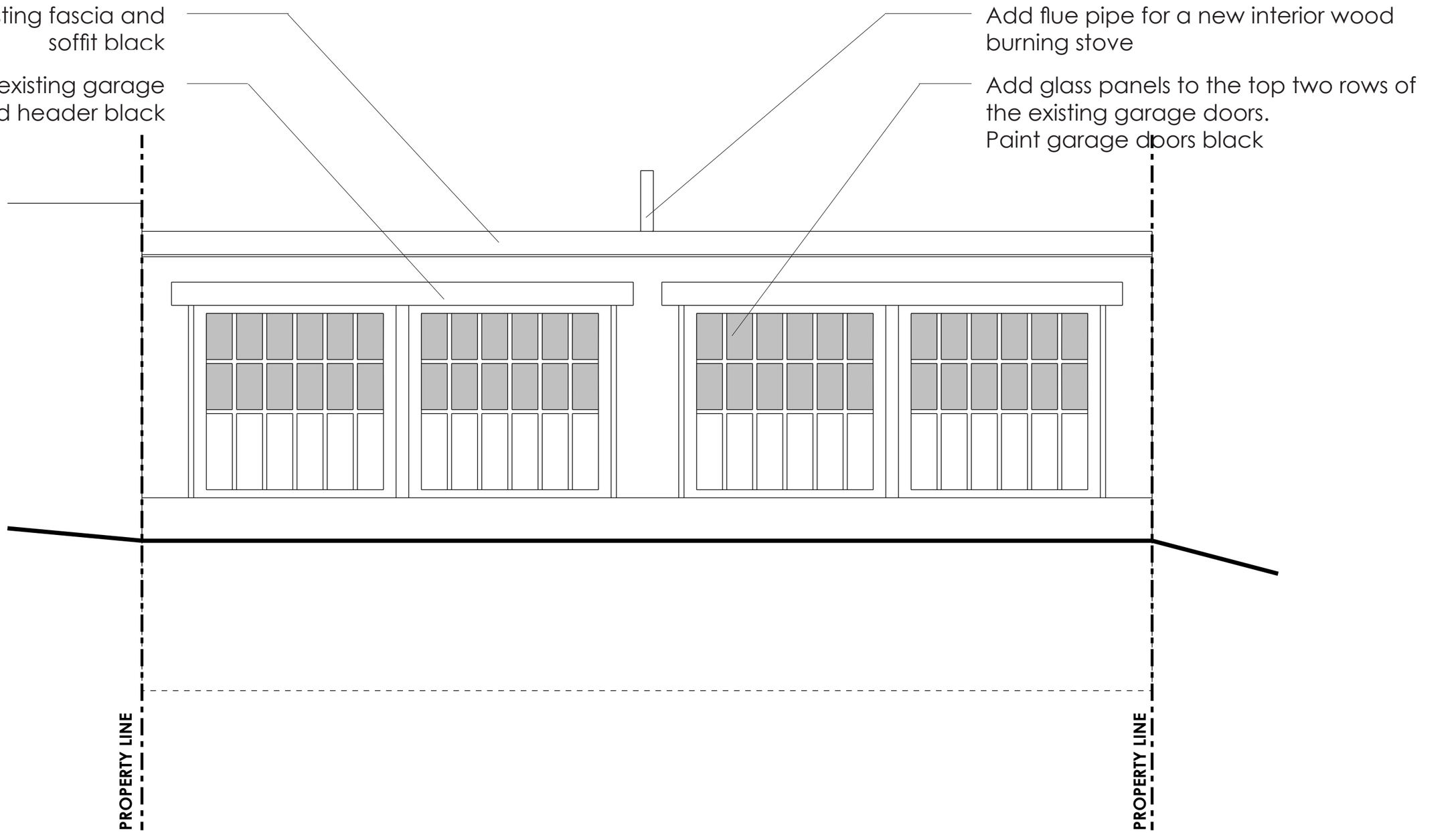
GREENSPUR

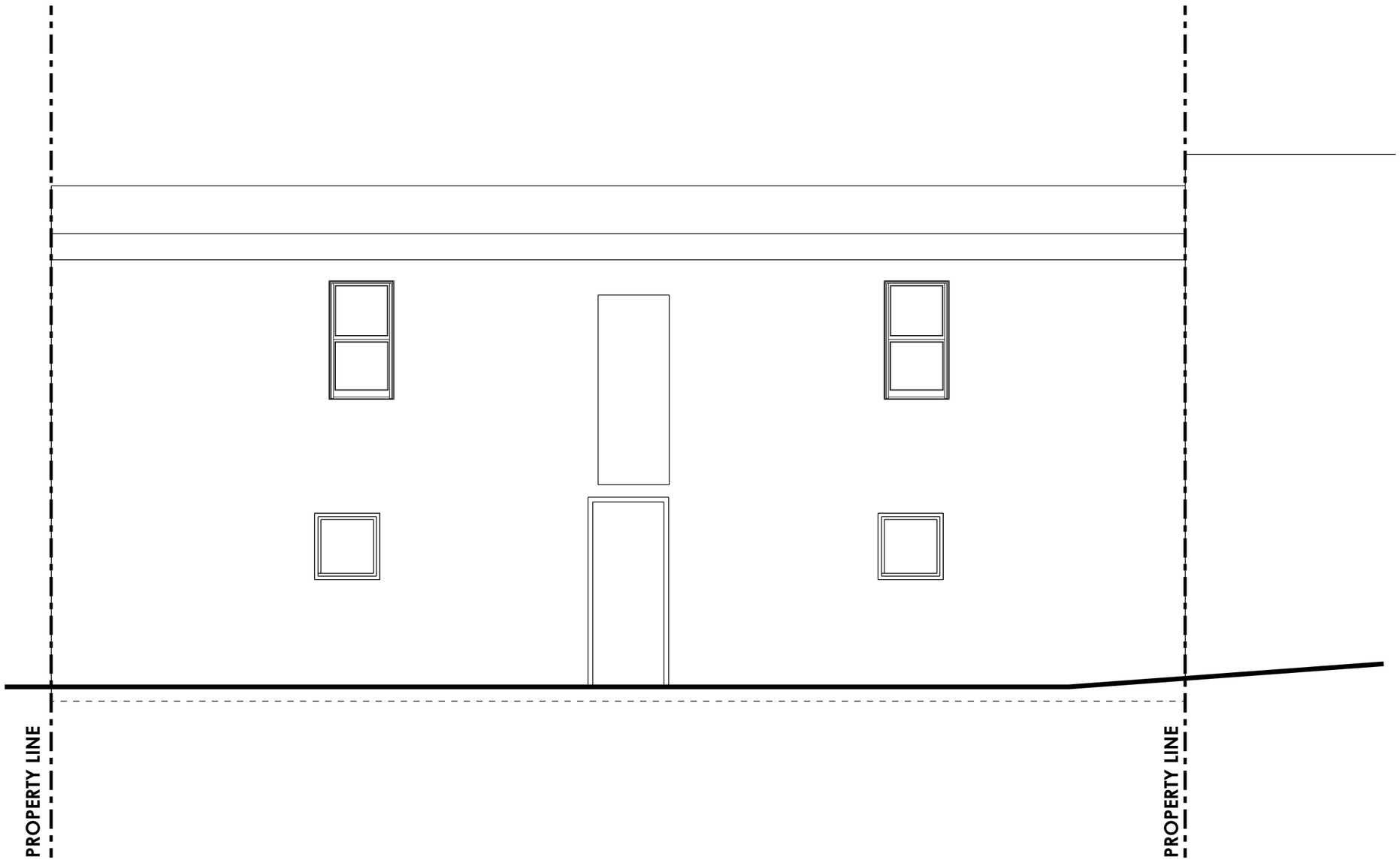
2026.07.01

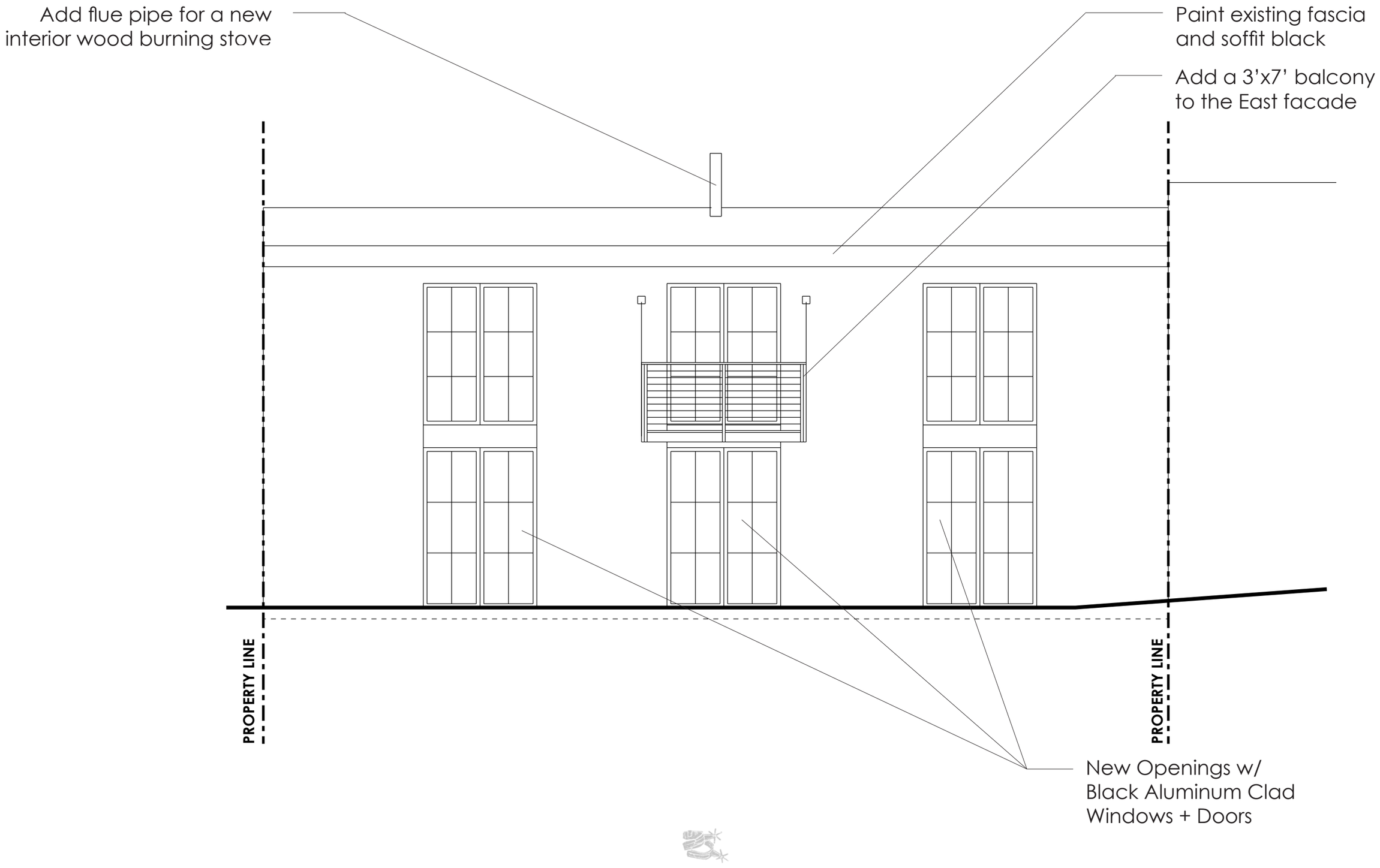
6 N Washington St - Existing East Facade

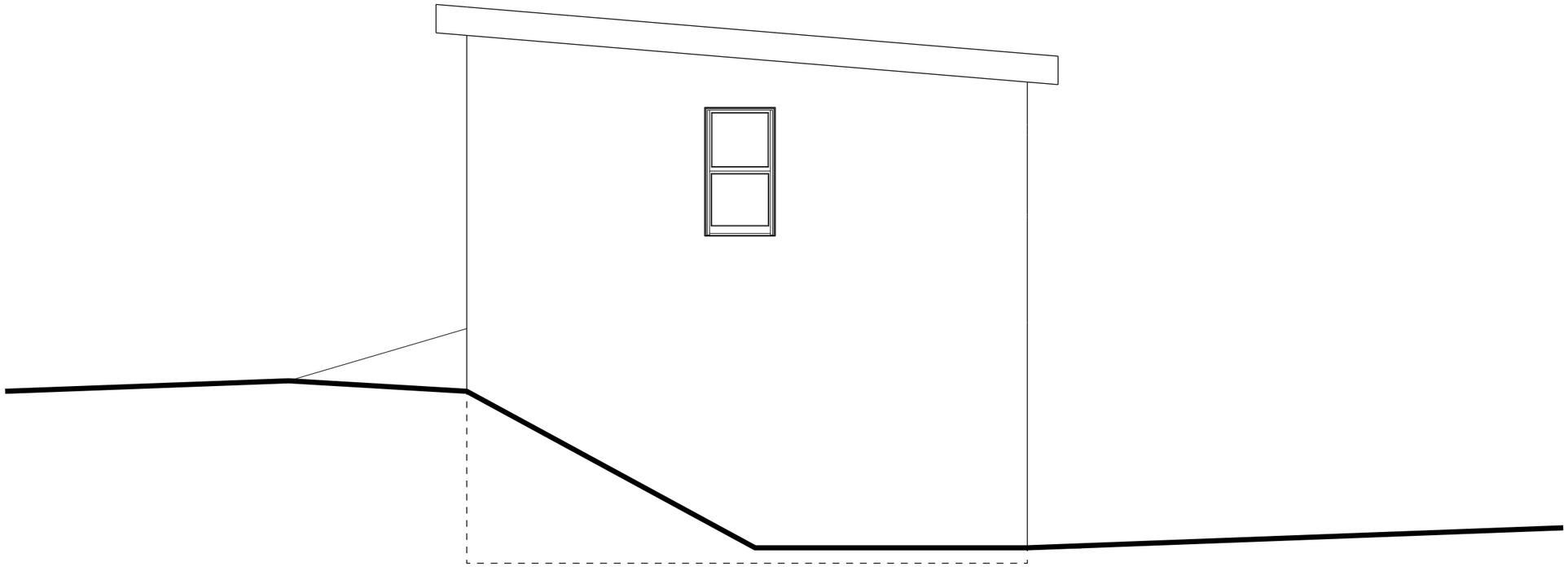
GREENSPUR

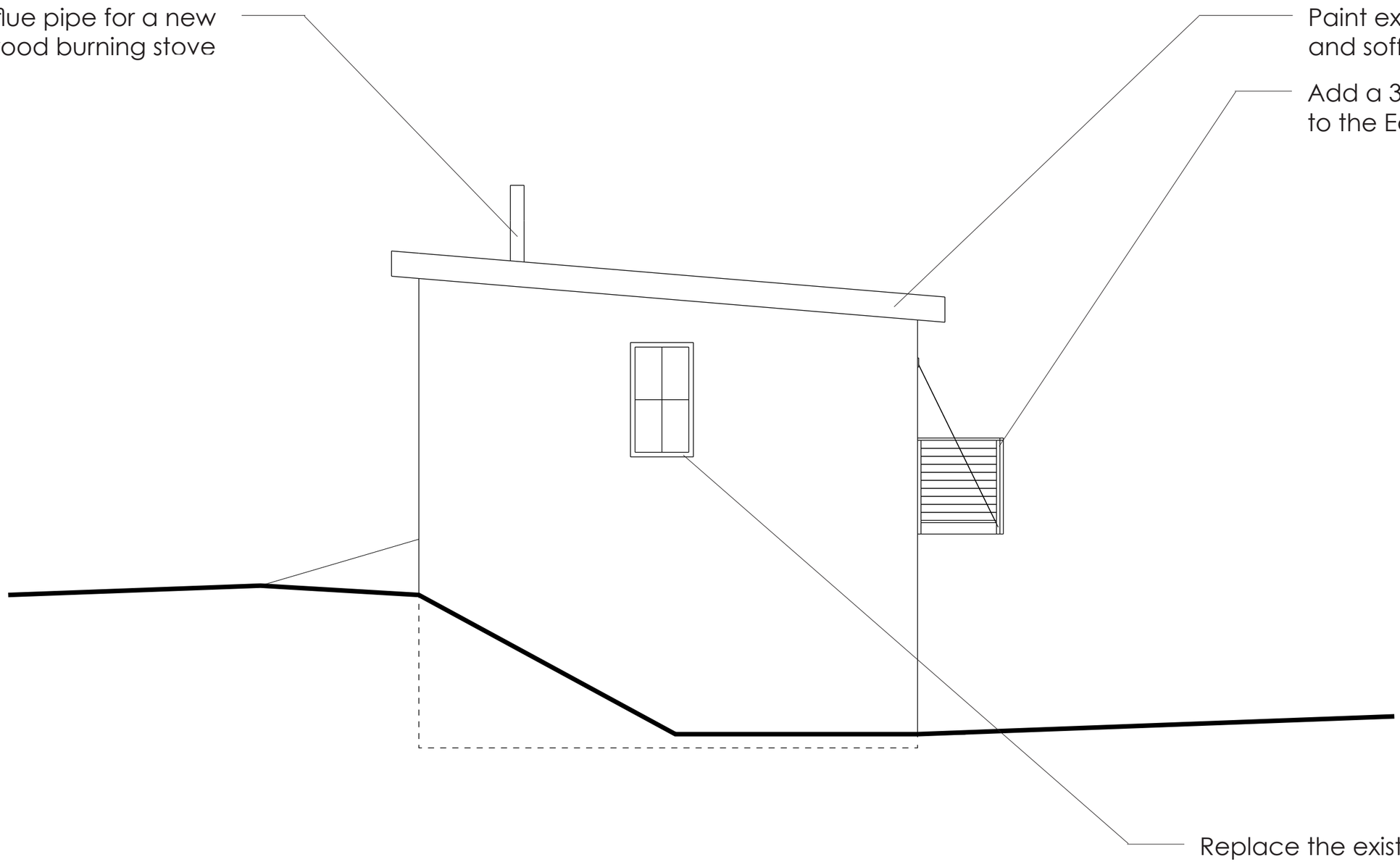

PROPERTY LINE
PROPERTY LINE


Paint existing fascia and soffit black
Paint existing garage doors and header black
Add flue pipe for a new interior wood burning stove
Add glass panels to the top two rows of the existing garage doors.
Paint garage doors black
PROPERTY LINE
PROPERTY LINE


PROPERTY LINE
PROPERTY LINE


Add flue pipe for a new interior wood burning stove
Paint existing fascia and soffit black
Add a 3'x7' balcony to the East facade
PROPERTY LINE
PROPERTY LINE
New Openings w/ Black Aluminum Clad Windows + Doors



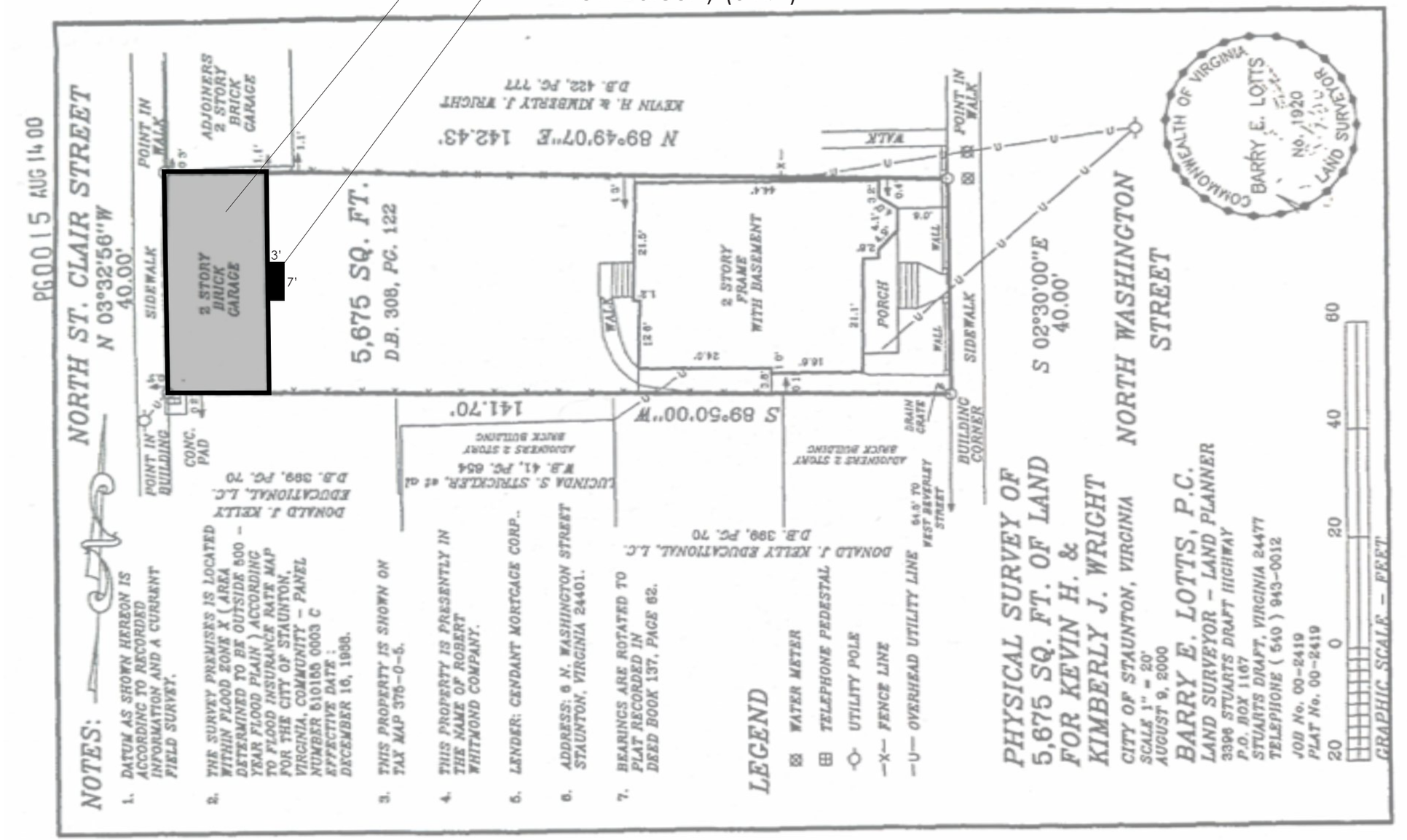

Add flue pipe for a new interior wood burning stove
Paint existing fascia and soffit black
Add a 3'x7' balcony to the East facade
Replace the existing window on the South Facade with a new black aluminum clad window

List of Materials

The project involves renovating an existing brick garage. Most of the materials to be used will be existing. The brick will remain as-is. The existing fascia, soffit, garage doors and garage door header will be painted black. Windows and doors will be replaced with new black aluminum clad wood windows. A new steel balcony will added.

Existing 2 Story Brick Garage To Be Converted to an ADU

New Balcony (3'x7')



Historic Staunton Foundation
20 South New Street
Staunton Virginia, 24401
www.historicstaunton.org

STAUNTON HISTORIC PRESERVATION COMMISSION
HSF Recommendation
July 23, 2026
Certificate of Appropriateness
Install Fence, Stone Wall, and Planting Bed
709 – 711 West Beverley Street
Newtown Historic District

Existing Condition: Existing Condition: Built between 1870 and 1884, this is a three bay, three story, brick commercial building. Parapet walls hide a shed roof. The west wall includes corbeled brick masonry chimneys. The front facade is distinguished by a bracketed cornice. Segmental arch windows openings diminish in size proportionally from the second to third floor. Wood casings secure two over two, wood double hung sash. The condition of the window sash varies from poor to good, but all may be repaired.
The storefront includes a wood cornice above a transom with obscure glass and ventilation panels, an inset side entry and display glass with molded metal frame. The lower bulkhead is covered with stucco however, older photos indicate black ceramic tiles with a rust accent row (removed after 1981). A half-light wood pedestrian door with transom is located at the east end of the façade for second story access. Side walls segmental arch window openings with wood cased two over two double hung windows.

This building is an excellent example of historic rehabilitation occurring between 2023 and 2025.

The building is surrounded by asphalt parking and streets.
https://storymaps.arcgis.com/stories/380fcd51fb7641359419edd5f004584e

Proposed Work: See the application for a complete description, photos and illustrations.

Proposing a 3 foot painted wooden picket fence (color to match building). Profile to match similar fences in the neighborhood. Fence and post to be installed outside of sidewalk border, and inside the property line. Horizontal rails to be on property side with pickets facing St. side.

Materials - wood picket fencing to match historic and neighboring profiles, paint, quickcrete,
native + ornamental plants, shrubs, grasses, and tree(s). flagstone pavers, sand, dry stacked natural stone, Pea gravel.

Discussion:

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.
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.

See - https://www.ci.staunton.va.us/home/showdocument?id=1672

Fences & Walls

Fences and walls are a prominent site feature on many properties within Staunton's residential historic districts. Due to Staunton's topography with its various hills, many parcels have retaining walls laid in native limestone in the late 19th and early 20th centuries by European stone masons. Other masonry walls are constructed of brick, often with a cast stone cap. There also is a rich tradition of wrought iron fences, some in combination with limestone walls bordering residential lots. Other sites are defined by wooden picket fences, and some streets with gently sloping lots have open front yards without such features.

GUIDELINES:

1. Retain any existing historic fences and walls.
2. Repair existing historic fences and walls by salvaging original parts or materials for a prominent location from a less prominent location when possible.
3. Replace deteriorated historic fences by matching the material, height, and detail of the existing example. If this is not possible, use a simplified design of similar materials and height.
4. Respect the existing edge condition of the subject street when designing on a new site or rehabilitating an existing lot. If the majority of lots on the subject street have a fence or wall, consider incorporating one into the site improvements. If the majority of the lots on the subject street have an open lawn leading to the street, avoid adding a fence or wall to the front of the lot.
5. The design of new fences and walls should blend in with the materials and designs found in the historic district and should generally reflect the era and style of the surrounding area. Commonly used materials are brick and stone for walls and wood or metal for fences. Historic cast concrete with screened aggregate finishes also is found in the historic districts and may be appropriate for new walls if the color and finish matches historic examples. Planted hedges are also used to define edges of properties.
6. The height of the fence or wall should not exceed the average height of other fences and walls of surrounding properties. See the City Code for further detailed requirements.

Fences & Walls Continued

7. Privacy board fences are not generally appropriate for front or side yards or other highly visible areas.
8. Wood picket fences should be painted or stained with an opaque stain to complement the historic character of the building and street.
9. Chain link, vinyl, split rail, or unpainted pressure-treated wood fences or concrete block walls where visible from public rights-of-way are not appropriate in the historic districts.
10. The structural members of any fence should face inward to the property being fenced. Fences where the structural members are an integral part of an overall design, and where both sides of the proposed fence are identical, are appropriate.

HSF Recommendation: HSF recommends the approval of a Certificate of Appropriateness.

C. Fences & Walls

5. The design of new fences and walls should blend in with the materials and designs found in the historic district and should generally reflect the era and style of the surrounding area. Commonly used materials are brick and stone for walls and wood or metal for fences. Historic cast concrete with screened aggregate finishes also is found in the historic districts and may be appropriate for new walls if the color and finish matches historic examples. Planted hedges are also used to define edges of properties.

6. The height of the fence or wall should not exceed the average height of other fences and walls of surrounding properties. See the City Code for further detailed requirements.

7. Privacy board fences are not generally appropriate for front or side yards or other highly visible areas.

8. Wood picket fences should be painted or stained with an opaque stain to complement the historic character of the building and street.

10. The structural members of any fence should face inward to the property being fenced. Fences where the structural members are an integral part of an overall design, and where both sides of the proposed fence are identical, are appropriate.

Sample Motion: I move for approval of the Certificate of Appropriateness as proposed.

C. Fences & Walls

5. The design of new fences and walls should blend in with the materials and designs found in the historic district and should generally reflect the era and style of the surrounding area. Commonly used materials are brick and stone for walls and wood or metal for fences. Historic cast concrete with screened aggregate finishes also is found in the historic districts and may be appropriate for new walls if the color and finish matches historic examples. Planted hedges are also used to define edges of properties.

6. The height of the fence or wall should not exceed the average height of other fences and walls of surrounding properties. See the City Code for further detailed requirements.

7. Privacy board fences are not generally appropriate for front or side yards or other highly visible areas.

8. Wood picket fences should be painted or stained with an opaque stain to complement the historic character of the building and street.

10. The structural members of any fence should face inward to the property being fenced. Fences where the structural members are an integral part of an overall design, and where both sides of the proposed fence are identical, are appropriate.

LOCATION/OWNERSHIP

Name of Structure

Street Address 709-711 West Beverley Street

Present Owner(s) Michael Orgas / City Exms

Mailing Address 515 W Beverley

Present Use Apartments/Grocery

LEGAL DESCRIPTION

Account No. 1 7-23-23

Assesor's Map No. 375

Block & Lot M-19 & 18

Present Zoning B-1

Accessible to Public Yes

Additional Surveys

Original Use Commercial

Date of Construction 1870-1884

Source of Date Estimate from maps

Date of Major Known Remodeling

Source of Date

Architect or Builder Unknown

PHYSICAL DESCRIPTION

No. of Bays 3 No. of Stories 3

Roof Type Flat

Porch Type None

Building Materials: Clapboards ☐ Brick ☒ Stone ☐

Stucco ☐ Shingles ☐ Board & Batten ☐

Other:

Notable Architectural Features: heavy bracketed cornice; brick string course; segmental arches; small square openings on 3rd floor

Significant Interior Details:

Unknown

Significant Outbuildings or Landscape Features:

None

Date 9/76 Surveyed By WTF

Photograph Roll No. 2190 Neg. No. 27

Architectural Style ☐ or Characteristics ☒ :

- Greek Revival ☐
- Gothic Revival ☐
- Stick Style ☐
- Italianate ☒
- Queen Anne ☐
- Chateauesque ☐
- Romanesque Revival ☐
- Shingle Style ☐
- Colonial Revival ☐
- Beaux Arts ☐
- Vernacular ☐

Other

HISTORIC STAUNTON FOUNDATION
BOX 2534 STAUNTON VIRGINIA 24401

ARCHITECTURAL INVENTORY

EVALUATION

Building Condition:		Alteration of Original Design:		Importance to Neighborhood:	
Excellent	☐ (3)				
Good	☐ (2)	None or Minor	☒ (3)	Great	☒ (3)
Fair	☒ (1)	Moderate	☐ (2)	Moderate	☐ (2)
Deteriorated	☐ (0)	Considerable	☐ (1)	Minor	☐ (1)

Incidence in Area:		Architectural Value:		Associative Value:	
Rare	☐ (2)	Outstanding	☐ (6)	National	☐ (3)
Frequent	☒ (1)	Notable	☒ (4)	Regional	☐ (2)
		Worthy of Mention	☐ (2)	Local	☒ (1)
				Unknown	☐ (0)

TOTAL PRESERVATION VALUE: 13 Category: A ☐ (15-20) B ☒ (11-14) C ☐ (6-10) D ☐ (0-5)

OLD MAP REFERENCES:

YEAR	PAGE	USE
1857		
1870	Structure appears*	
1877	" " *	
1884	Lot #42 Daniel Crimmins	
1886	area not included	
1891	" " "	
1894	" " "	
1899	10	Grocery (No #)
1904	10	" #715A
1909	7	"#711-709
1914	7	" "
1921	7	" "
1929	7	" "

Other:

OLD PHOTO REFERENCES:

BIBLIOGRAPHIC REFERENCES:

Int'l Mag.-1912; p. 28 (G.W. Houseman)

ADDITIONAL MAP INFORMATION:

* difficult to determine if same building; but is on 1884 map.

MAJOR ALTERATIONS:

building had frame overhang or porch in front which was removed 1904-1909.

DEED RESEARCH AND ADDITIONAL INFORMATION:

1981 Exterior painting

HSF Photo - 1973

HSF Slide - 1981

HSF photos - 2023

HSF Photo 2002

HSF Slide - 1981

CITY OF STAUNTON
CERTIFICATE OF APPROPRIATENESS
APPLICATION DETAILS (HCOA-2026-0015)

Plan Type:	Historic-Certificate of Appropriateness	**Project:**		**App Date:**	07/06/2026
Work Class:	Certificate of Appropriateness - Commission Review	**District:**	City of Staunton	**Exp Date:**	07/06/2027
Status:	In Review	**Square Feet:**	0.00	**Completed:**	
Valuation:	$0.00	**Assigned To:**	Nesselrodt, Linda	**Approval Expire Date:**	

Description: This project consists of the removal of approximately 625 sq ft of pavement to be replaced by green space consisting of a mixture of native perennials, shrubs, trees, grasses, along with a short natural dry-stacked stone wall and natural flagstone pavers. We have had this past pass-through blocked for several years to allow the public to get used to not using this parking lot as an access from Beverley to Jefferson. A 3 ft. wooden picket fence on the western edge of the property line along Jefferson would also aid in creating a private garden space behind our building for personal use while creating a permeable surface for reducing stormwater runoff.

Parcel: 6470 Main	**Address:** 709 W BEVERLEY ST Main STAUNTON, VA 24401	**Zone:**

Contact Name	Address	Cell Phone	Home Phone	Business Ph.
Applicant				
Chad Pelton	709 W Beverley St. Staunton, VA 24401-4107	865-223-0985	865-223-0985	865-223-0985
Owner				
Chad Pelton	709 W Beverley St. Staunton, VA 24401-4107	865-223-0985	865-223-0985	865-223-0985

Plan Custom Fields

Check All That Apply : Driveway/Parking Area, Exterior Change, Grounds/Landscaping, Wall/Fence
If other: :
Full Description of Proposal : This project consists of the removal of approximately 625 sq ft of pavement to be replaced by green space consisting of a mixture of native perennials, shrubs, trees, grasses, along with a short natural dry-stacked stone wall and natural flagstone pavers. We have had this past pass-through blocked for several years to allow the public to get used to not using this parking lot as an access from Beverley to Jefferson. A 3 ft. wooden picket fence on the western edge of the property line along Jefferson would also aid in creating a private garden space behind our building for personal use while creating a permeable surface for reducing stormwater runoff.

****

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.

****

This project consists of the removal of approximately 625 sq ft of pavement to be replaced by green space consisting of a mixture of native perennials, shrubs, trees, grasses, along with a short natural dry-stacked stone wall and natural flag-stone pavers. We have had this past pass-through blocked for several years to allow the public to get used to not using this parking lot as an access from Beverley to Jefferson. A 3 ft. wooden picket fence on the western edge of the property line along Jefferson would also aid in creating a private garden space behind our building for personal use while creating a permeable surface for reducing stormwater runoff.

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)

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

✓ **Site plan or plat of property**

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

____ **Other (please list)**

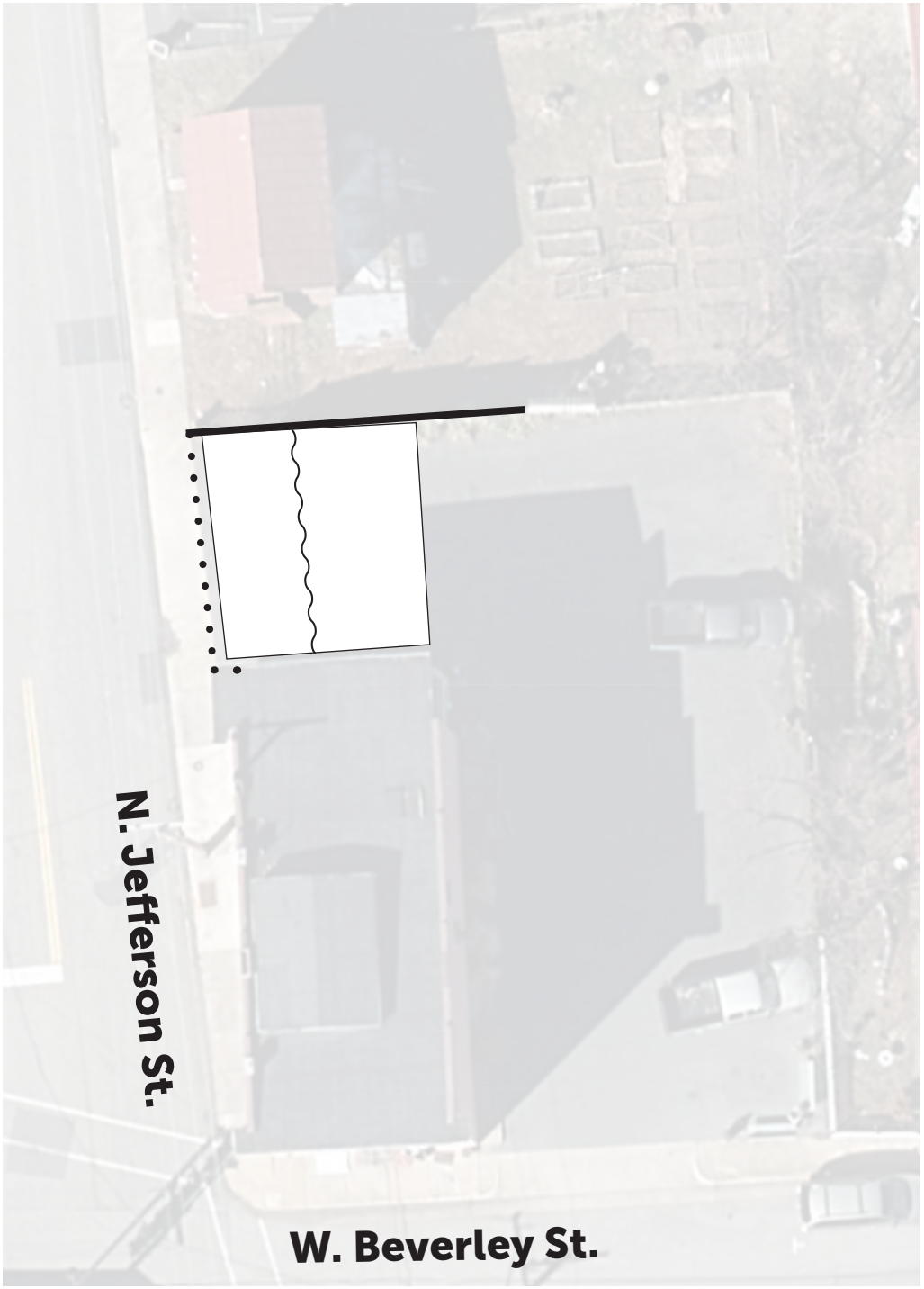
✓ **A list of materials that identifies the type and quality of materials to be used in the Proposed project**

wood picket fencing to match historic and neighboring profiles, paint, quickcrete, native + ornamental plants, shrubs, grasses, and tree(s). flagstone pavers, sand, dry-stacked natural stone, pea gravel.

✓ **Twelve sets of all information and materials for use by the Historic Preservation Commission members and staff in the review of this request (REQUIRED)**
*******COA for signs only requires two sets of information. ********

(Applicants may refer to typical submissions kept at the Planning and Inspections Department of the City of Staunton on the third floor of City Hall located at 116 W. Beverley Street for illustrations of how to present the required information)

area in consideration: ~ 625 sq ft
N. Jefferson St.
W. Beverley St.



new 3 ft.
picket fencing

existing
wood fencing
(repair as-needed)

dry-stack
natural stone

plants / tree /
stone pavers /
pea gravel

MOCKUP ONLY: Proposing a mix of native and ornamental plants, mixed with pea gravel, natural stone pavers, and a short, dry-stacked stone retaining wall.

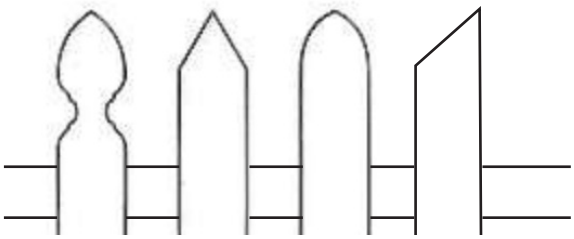
NE-facing
current

NE-facing
proposed

Proposing a 3 ft. painted wooden picket fence (color to match building). Profile to match similar fences in the neighborhood. Fence and posts to be installed outside of sidewalk border, and inside the property line.

Horizontal rails to be on property-side with pickets facing street-side.
(mockup not accurate - see below)

sample picket profiles:

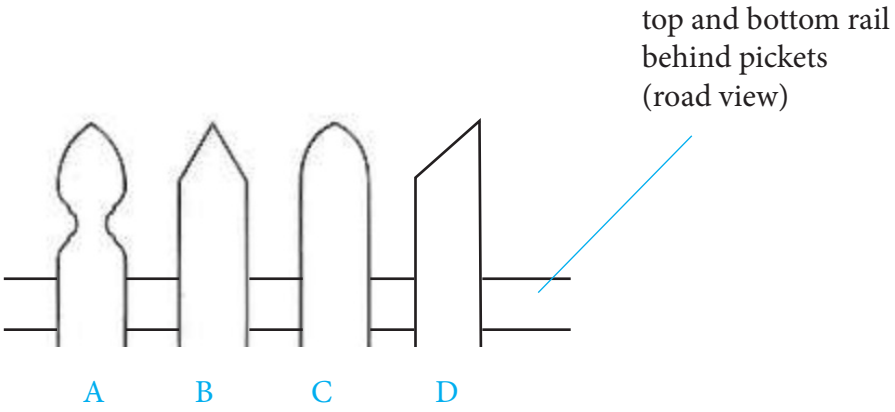


Proposing a 3 ft. painted wooden picket fence (color to match building). Wood to be cedar or pine, painted. Posts to be pressure treated and trimmed below fence profile. Pickets to be 3-4 inches in width, spaced accordingly.

Profile to match similar fences in the neighborhood. Fence and posts to be installed outside of sidewalk border, and inside the property line.

Horizontal rails to be on property-side with pickets facing street-side.

sample picket profiles
(seen around the neighborhood):



CITY OF STAUNTON
CERTIFICATE OF APPROPRIATENESS
APPLICATION DETAILS (HCOA-2026-0001)

Plan Type:	Historic-Certificate of Appropriateness	**Project:**		**App Date:**	05/07/2026
Work Class:	Certificate of Appropriateness - Commission Review	**District:**	City of Staunton	**Exp Date:**	05/07/2027
Status:	In Review	**Square Feet:**	0.00	**Completed:**	
Valuation:	$0.00	**Assigned To:**	Nesselrodt, Linda	**Approval Expire Date:**	

Description: REPLACE CHIMNEY AND INSTALL ROOF MOUNTED SOLAR PANELS

Parcel: 5145 Main	**Address:** 221 E BEVERLEY ST STAUNTON, VA 24401 Main	**Zone:**

Contact Name	Address	Cell Phone	Home Phone	Business Ph.
Applicant (Billing Contact)				
LOWELL BROWN	221 E BEVERLEY ST, APT 1 Staunton, VA 24401		347-633-1805	
Owner				
LOWELL BROWN	221 E BEVERLEY ST, APT 1 Staunton, VA 24401		347-633-1805	

Plan Custom Fields

Check All That Apply : Exterior Change
Full Description of Proposal : CHIMNEY AND SOLAR PANELS

PROPOSAL

Lowell Brown
221 E Beverley St, Staunton, VA 24401, USA

TOGETHER WE SHINE BRIGHTER

TIGERSOLAR

ABOUT TIGER SOLAR

We're a team of customer-first fanatics with two decades of experience designing and building the highest-quality clean energy systems. Developing solid relationships and delivering the highest quality clean energy systems are what matter most. We're not focused on growing the fastest or completing the most projects. We're motivated to provide you with the best experience possible.

BBB ACCREDITED BUSINESS A+ rating

2025 CERTIFIED PROVIDER Solar Insure

NABCEP CERTIFIED

Enphase Gold Installer

USDA Rural Development
Committed to the future of rural communities.

REC CERTIFIED SOLAR PROFESSIONAL

Google Rating
4.9 ★★★★★
Based on 100+ reviews

2,000+
installations to date

20+
years in business

0
pushy sales tactics to pressure you to sign a contract

SOLAR SPEAK

As we dive into the proposal, it's good to think about solar from a macro perspective.

THINKING ABOUT OUR FUTURE

During our 20 years in business, our systems have generated an amazing amount of clean power, resulting in the ongoing climate benefits. Ask your Tiger Solar contact about the potential positive impact of your system!

300

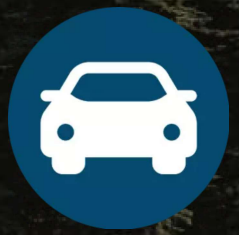
BARRELS OF OIL OFFSET

The CO2 emissions of the number of barrels of oil that would produce the equivalent amount of energy as your solar system.

3,309

TREES PLANTED

The number of trees that would have to be planted for an equivalent reduction of CO_2 emissions.



1

VEHICLES OFFSET

The number of vehicles that would be saved per year to produce an equivalent reduction on CO2 emissions.

SOLAR ENERGY IS GOOD FOR THE PLANET AND YOUR WALLET

WHAT YOU'LL SAVE WITH SOLAR

How much will your solar system save you over 35 years?

$45,307.38

WITH SOLAR

$78.87
Monthly Utility Bill

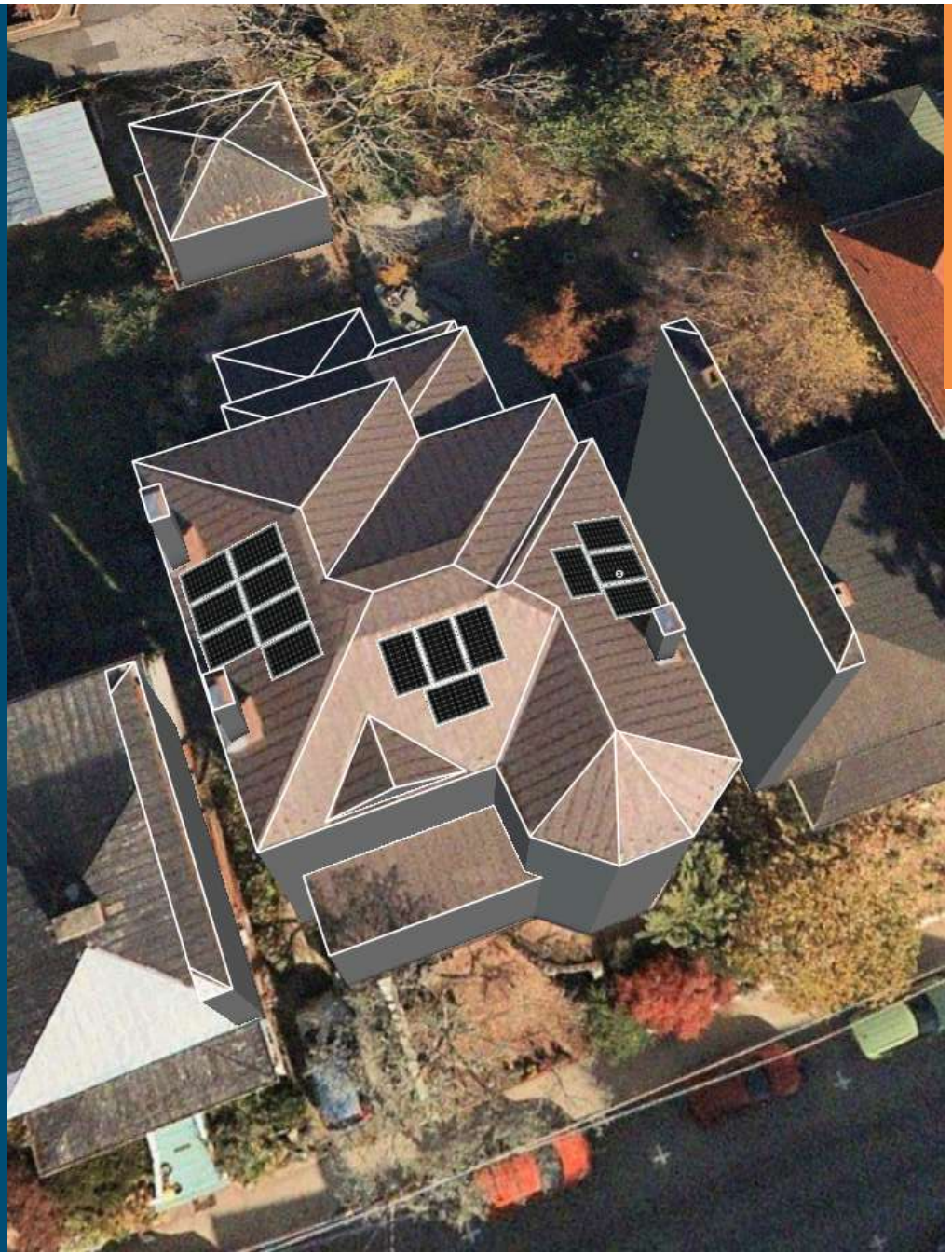
$280.83
Est. Monthly Utility Bill in 35 Years

WITHOUT SOLAR

$166.61
Monthly Utility Bill

$519.81
Est. Monthly Utility Bill in 35 Years

*Estimated savings after system purchase and financing costs. Assumes utility rate increases 3.50% per year, and cash flows discounted at 5%



A SUMMARY OF YOUR SYSTEM DESIGN

MEET YOUR SOLAR SYSTEM

Below is an overview of the system
and its price breakdown

System Cost
$18,243.00

System Size
6.23 kW

Annual Production
6,805 kWh

Est. Annual Savings
$1,052.93

LEARN MORE ABOUT YOUR SOLAR SYSTEM

SYSTEM DETAILS

Energy Offset

57%

System

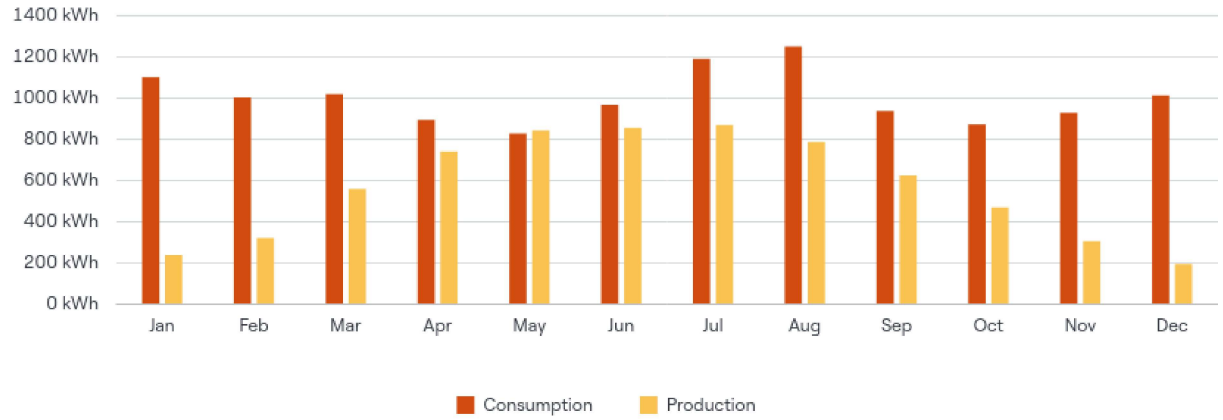
TSM-DE09R 415 Trina Solar Energy Co., Ltd	Modules	Qty: 15
IQ7HS-66-M-US (240V) Enphase Energy Inc.	Inverters	Qty: 15

Panel

Trina Solar Energy Co., Ltd - TSM-DE09R 415

Inverter

Enphase Energy Inc. - IQ7HS-66-M-US (240V)



FINANCING SUMMARY

Cash Payment

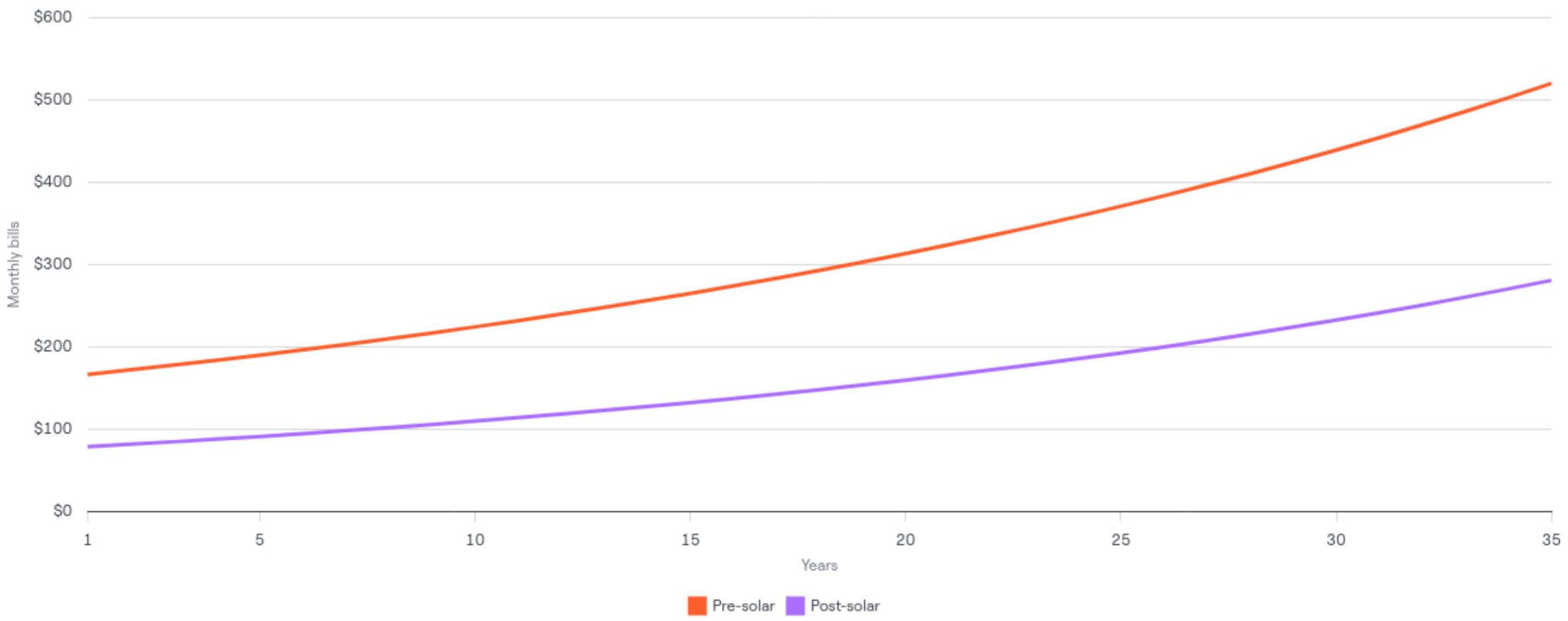
Payback period	14.17 years
Total system cost Includes incentives applied today	$18,243.00

COSTS AND SAVINGS

THE COST OF NOT GOING SOLAR

$519.81
Final Bill without Solar*

$166.61
Current Bill*



CASH PURCHASE

- Maximize your savings by owning a secure long-term investment
- Break even in 14.2 years
- Use federal investment tax credit to reduce your tax liability
- Increase the market value of your home

FINANCED PURCHASE

- Numerous low-cost, low-interest rate loan programs are available
- Achieve immediate savings while you repay the loan over time
- Use federal investment tax credit to reduce your tax liability
- Increase the market value of your home

EXPECTED ANNUAL PAYMENT SCHEDULE

CASHFLOW OVERVIEW

Year	Annual Bill Pre Solar	Annual Bill Post Solar	Annual Cashflows	Cumulative Cashflows
1	$1,999.38	$946.45	$1,052.93	-$17,190.07
2	$2,066.17	$981.73	$1,084.44	-$16,105.63
3	$2,135.30	$1,018.45	$1,116.85	-$14,988.78
4	$2,206.86	$1,056.58	$1,150.28	-$13,838.50
5	$2,280.91	$1,096.24	$1,184.67	-$12,653.83
6	$2,357.56	$1,137.44	$1,220.12	-$11,433.71
7	$2,436.89	$1,180.28	$1,256.61	-$10,177.10
8	$2,519.00	$1,224.81	$1,294.19	-$8,882.91
9	$2,603.98	$1,271.06	$1,332.92	-$7,549.99
10	$2,691.94	$1,319.17	$1,372.76	-$6,177.23
11	$2,782.97	$1,369.17	$1,413.80	-$4,763.43
12	$2,877.19	$1,421.09	$1,456.10	-$3,307.33
13	$2,974.71	$1,475.07	$1,499.64	-$1,807.69
14	$3,075.64	$1,531.14	$1,544.50	-$263.19
15	$3,180.10	$1,589.39	$1,590.72	$1,327.53
16	$3,288.22	$1,649.96	$1,638.27	$2,965.80
17	$3,400.13	$1,712.84	$1,687.29	$4,653.09
18	$3,515.95	$1,778.22	$1,737.73	$6,390.82
19	$3,635.82	$1,846.09	$1,789.74	$8,180.56
20	$3,759.89	$1,916.64	$1,843.25	$10,023.81
21	$3,888.31	$1,989.93	$1,898.38	$11,922.19
22	$4,021.21	$2,066.05	$1,955.17	$13,877.36
23	$4,158.77	$2,145.12	$2,013.65	$15,891.01
24	$4,301.15	$2,227.26	$2,073.89	$17,964.90
25	$4,448.50	$2,312.65	$2,135.85	$20,100.75
26	$4,601.02	$2,401.27	$2,199.74	$22,300.49
27	$4,758.87	$2,493.33	$2,265.54	$24,566.03
28	$4,922.25	$2,588.93	$2,333.32	$26,899.35
29	$5,091.34	$2,688.25	$2,403.09	$29,302.44
30	$5,266.36	$2,791.47	$2,474.89	$31,777.33
31	$5,447.49	$2,898.52	$2,548.98	$34,326.31
32	$5,634.97	$3,009.80	$2,625.17	$36,951.48
33	$5,829.01	$3,125.40	$2,703.61	$39,655.09
34	$6,029.84	$3,245.31	$2,784.53	$42,439.62
35	$6,237.71	$3,369.94	$2,867.76	$45,307.38

WHAT TO EXPECT DURING THE CONSTRUCTION PROCESS

REVIEW AND SIGN AGREEMENT

All system specifics and warranties are covered here

DESIGN AND ENGINEERING (3-5 BUSINESS DAYS)

In-house Design team creates the one-line for the construction of the project while the Engineering team reviews and approves structural data.

PERMIT AND NET-METERING APPLICATIONS (7-8 BUSINESS DAYS CAN VARY BASED ON LOCATION)

Our dedicated Permitting and Net-Metering Manager will reach out to you to obtain all required information to submit necessary permits and all paperwork for Net-Metering application with your electric provider.

INSTALLATION (1-5 DAYS- VARIES BY PROJECT)

This is when we have boots on the ground (or roof). Expect members of our installation team to be on site, on the roof, and in the home to complete the required work.

FINAL INSPECTION (3-5 BUSINESS DAYS FROM INSTALLATION COMPLETION)

Inspections are required by the municipality in order to activate your system. A representative from that municipality as well as someone from Tiger Solar will meet onsite to ensure that the system was installed in accordance with local codes.

PERMISSION TO OPERATE OR PTO (TYPICALLY WITHIN 30 DAYS OF PASSED INSPECTION)

This is when your electric provider has finished reviewing the Net-Metering application and give permission to activate your system.

FINAL WALK THROUGH

Once we receive PTO, your sales representation will call to schedule a Final Walk-through. Here they will go over the owners manual, recap warranties, activate System Monitoring, and assist you in activating your solar system.

All steps listed above are subject to change upon available schedule project, complexity, and third party timelines (electric provider, municipality, etc.)

ONE SINGLE GOAL: HAPPY CUSTOMERS

"These guys are awesome. Very knowledgeable, highly skilled professionals who performed beyond my expectations. I am very glad that we decided to work with the Tiger team for our installation. Thanks again, guys, GREAT job."

- Charlottesville Homeowner

"I highly recommend Tiger Solar. They were very professional, courteous, and they kept me informed at every step of the project. The technical crew was outstanding."

- Staunton Homeowner

"The entire process went as discussed with the sales team concerning what to expect and the timeline. Everyone at Tiger was polite, informative, and quite easy to work with. As a contractor myself, I'm critical of every detail. Tiger Solar did a VERY good job and I would not have issues recommending them."

- Charlottesville Homeowner

"I had done my research but as a one-time and expensive purchase, I most valued the time Tiger Solar spent educating, detailing, and explaining every aspect of my project. From sales to installation, they exceeded my expectations."

- Grand Rapids Homeowner

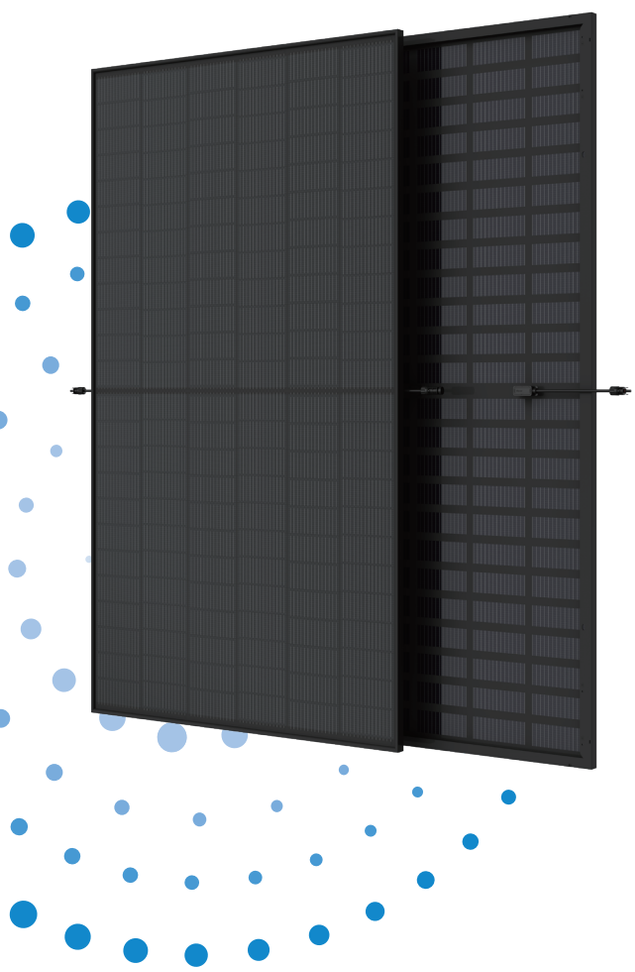
Vertex S+

BACKSHEET MONOCRYSTALLINE MODULE

PRODUCT: TSM-NE09RC.05

PRODUCT RANGE: 400-430W

430W	0~+5W	21.5%
MAXIMUM POWER OUTPUT	POSITIVE POWER TOLERANCE	MAXIMUM EFFICIENCY



Small in size, bigger on power

- Up to 430W, 21.5% module efficiency with high density interconnect technology
- Reduce installation cost with higher power bin and efficiency
- Boost performance in warm weather with low temperature coefficient and operating temperature

High Reliability

- Innovative non-destructive cutting for improved mechanical resistance and strength
- Excellent fire rating, weather resistance, salt spray, sand dust, ammonia performance which is fully applicable in coastal, high temperature, humidity area and harsh environment

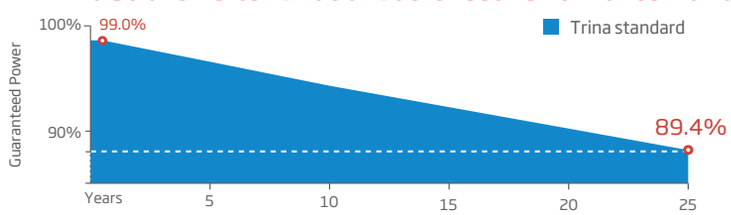
Ultra-low Degradation, longer warranty, higher output

- First-year degradation 1% and annual degradation at 0.4%
- Up to 25 years product warranty and 25 years power warranty

Universal solution for residential and C&I rooftops

- Easy for integration, designed for compatibility with existing mainstream inverters and diverse mounting systems
- Perfect size and low weight for handling and installation
- Most valuable solution on low load capacity rooftops (weight similar to backsheet version)
- Mechanical performance up to 6000 Pa positive load and 4000 Pa negative load

Trina Solar's Vertex Bifacial Backsheet Performance Warranty



Comprehensive Products and System Certificates

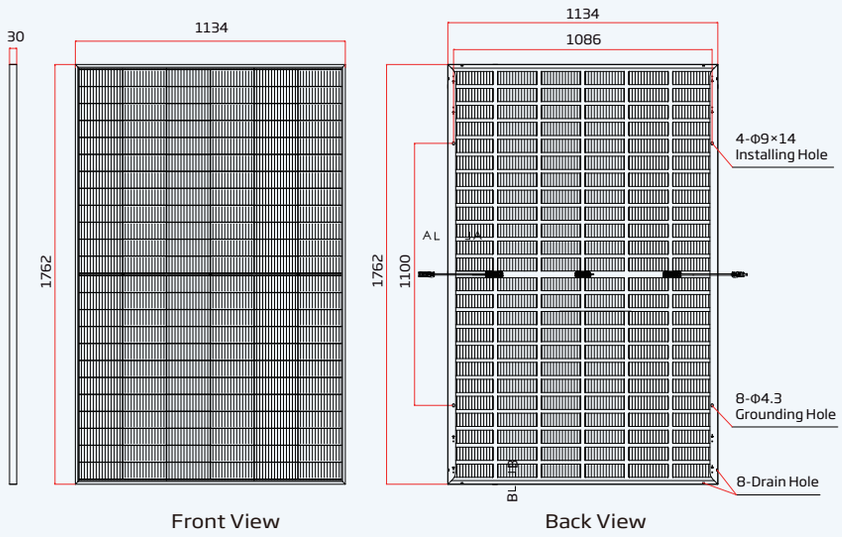
IEC61215/IEC61730/IEC61701/IEC62716/UL61730
ISO 9001: Quality Management System
ISO 14001: Environmental Management System
ISO14064: Greenhouse Gases Emissions Verification
ISO45001: Occupational Health and Safety Management System

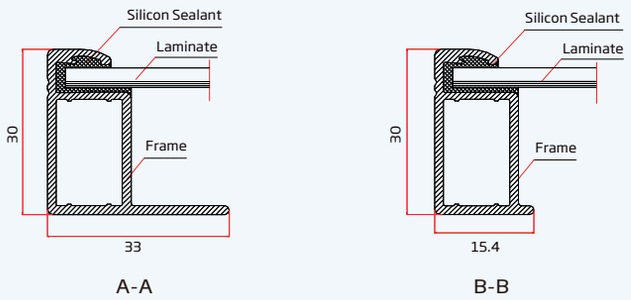
Trinasolar

Vertex S+

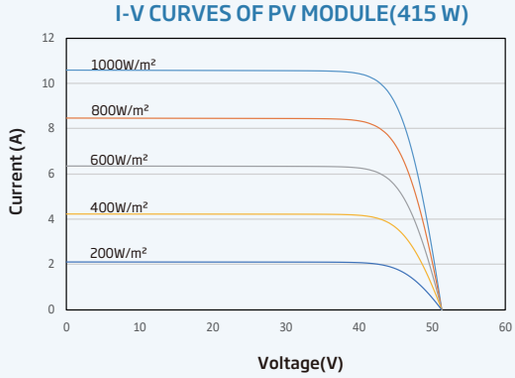
BACKSHEET MONOCRYSTALLINE MODULE

DIMENSIONS OF PV MODULE(mm)

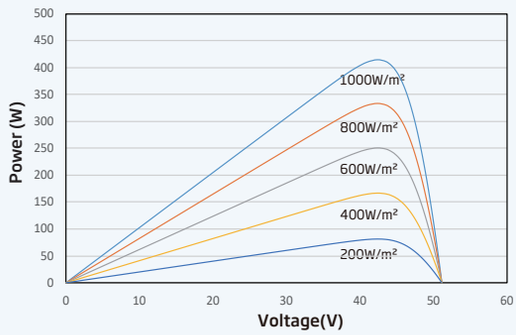




I-V CURVES OF PV MODULE(415 W)



P-V CURVES OF PV MODULE(415W)



ELECTRICAL DATA (STC)

Peak Power Watts-PMAX (Wp)*	400	405	410	415	420	425	430
Power Tolerance-PMAX (W)	0 ~ +5						
Maximum Power Voltage-VMPP (V)	41.3	41.7	42.1	42.5	42.8	43.2	43.6
Maximum Power Current-IMPP (A)	9.68	9.71	9.73	9.77	9.80	9.84	9.87
Open Circuit Voltage-VOC (V)	49.2	49.6	50.1	50.5	50.9	51.4	51.8
Short Circuit Current-ISC (A)	10.30	10.33	10.37	10.40	10.43	10.47	10.50
Module Efficiency η m (%)	20.0	20.3	20.5	20.8	21.0	21.3	21.5

STC: Irrdiance 1000W/m2, Cell Temperature 25°C, Air Mass AM1.5. *Measuring tolerance: ±3%.

Electrical characteristics with different power bin (reference to 10% Irradiance ratio)

Total Equivalent power -PMAX (Wp)	426	431	437	442	447	453	458
Maximum Power Voltage-VMPP (V)	41.3	41.7	42.1	42.5	42.8	43.2	43.6
Maximum Power Current-IMPP (A)	10.31	10.34	10.36	10.41	10.44	10.48	10.51
Open Circuit Voltage-VOC (V)	49.2	49.6	50.1	50.5	50.9	51.4	51.8
Short Circuit Current-ISC (A)	10.97	11.00	11.04	11.08	11.11	11.15	11.18
Irradiance ratio (rear/front)	10%						

Power Bifaciality:65±10%.

ELECTRICAL DATA (NOCT)

Maximum Power-PMAX (Wp)	312	308	312	316	319	324	328
Maximum Power Voltage-VMPP (V)	38.6	39.0	39.3	39.7	40.0	40.4	40.7
Maximum Power Current-IMPP (A)	7.88	7.91	7.93	7.96	7.98	8.01	8.04
Open Circuit Voltage-VOC (V)	46.6	47.0	47.5	47.8	48.2	48.7	49.1
Short Circuit Current-ISC (A)	8.30	8.32	8.36	8.38	8.41	8.44	8.46

NOCT: Irradiance at 800W/m², Ambient Temperature 20°C, Wind Speed 1m/s.

MECHANICAL DATA

Solar Cells	Topcon Bifacial
No. of cells	144cells
Module Dimensions	1762×1134×30 mm (69.37×44.65×1.18 inches)
Weight	21.3kg (47.0 lb)
Front Glass	3.2 mm (0.12inches), High Transmission, Tempered Glass
Encapsulant material	POE/EVA
BackSheet	Black Grid Transparent Backsheet
Frame	30mm (1.18 inches) Anodized Aluminium Alloy, Black
J-Box	IP 68 rated
Cables	Photovoltaic Technology Cable 4.0mm² (0.006 inches²) Landscape:N 1100 mm/ P1100 mm(43.31/43.31 inches)
Connector	MC4 EVO2
Fire Type	Type 1 or Type2

TEMPERATURE RATINGS

NOCT(Nominal Operating Cell Temperature)	43°C (±2°C)
Temperature Coefficient of PMAX	- 0.30%/°C
Temperature Coefficient of VOC	- 0.24%/°C
Temperature Coefficient of ISC	0.04%/°C

MAXIMUM RATINGS

Operational Temperature	-40~+85°C
Maximum System Voltage	1500V DC (IEC)
Max Series Fuse Rating	25 A

WARRANTY

25 year Product Workmanship Warranty

25 year Power Warranty

1% first year degradation

0.4% Annual Power Attenuation

(Please refer to product warranty for details)

PACKAGING CONFIGURATION

Modules per box: 36 pieces

Modules per 40' container: 792 pieces

Pallet dimensions (L x W x H): 1800 x 1135 x 1259 mm

Pallet weight: 829 kg (1827 lb)

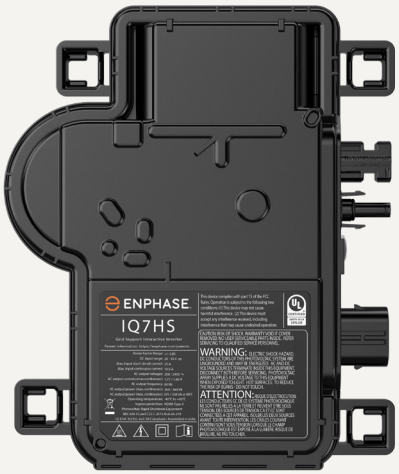
Trinasolar

CAUTION: READ SAFETY AND INSTALLATION INSTRUCTIONS BEFORE USING THE PRODUCT.

Version number: TSM_NA_EN_2023_A

www.trinasolar.com

DATA SHEET



IQ7HS Microinverter

The high-powered, smart grid-ready IQ7HS Microinverter with integrated MC4 connectors dramatically simplifies installation while achieving the highest system efficiency.

Part of the Enphase Energy System, the IQ7HS Microinverters integrate with the IQ Gateway, IQ Battery, and the Enphase Installer App monitoring and analysis software.

Enphase 25 year limited warranty

IQ7HS Microinverters extend the reliability standards set forth by previous generations and undergo over a million hours of power-on testing, enabling Enphase to provide an industry-leading warranty of up to 25 years.

Connect PV modules quickly and easily to the IQ7HS Microinverters that have integrated MC4 connectors.

UL CERTIFIED SAFETY

IQ7HS Microinverters are UL Listed as PV rapid shutdown equipment and conform with various regulations when installed according to the manufacturer's instructions.

Easy to install

- Lightweight and simple
- Faster installation with improved, lighter two-wire cabling
- Built-in rapid shutdown compliant (NEC 2014 , 2017, 2020, and 2023)

Productive and reliable

- Optimized for high powered 60-cell/120-half-cut-cell, 66-cell/132-half-cut-cell, and 72-cell/144-half-cut-cell PV modules
- More than a million hours of testing
- Class II double-insulated enclosure
- UL Listed

Smart grid-ready

- Complies with advanced grid support, voltage, and frequency ride-through requirements
- Remotely updates to respond to changing grid requirements
- Configurable for varying grid profiles
- Meets CA Rule 21 (UL 1741-SA) and IEEE 1547:2018 (UL 1741-SB, 3rd Ed.) for single-phase systems

IQ7HS Microinverter

INPUT DATA (DC)	UNITS	IQ7HS-66-M-US
Commonly used module pairings[1]	W	320–460
Module compatibility	—	60-cell/120-half-cut-cell, 66-cell/132-half-cut-cell, and 72-cell/144-half-cut-cell PV modules
Maximum input DC voltage	V	59
Peak power tracking voltage	V	38–43
Operating range	V	20–59
Minimum/Maximum start voltage	V	30/59
Maximum input DC short-circuit current	A	25
Maximum module I_{sc}	A	20
Overvoltage class DC port	—	II
DC port back-feed current	A	0
PV array configuration	—	1 × 1 ungrounded array; no additional DC side protection required; AC side protection requires max. 20 A per branch circuit
OUTPUT DATA (AC)		
Peak output power	VA	384 @ 240 VAC, 369 @ 208 VAC
Maximum continuous output power	VA	384 @ 240 VAC, 369 @ 208 VAC
Nominal (L-L) voltage/Range[2]	V	240/211–264, 208/183–229
Maximum continuous output current	—	1.60 A (240 V), 1.77 A (208 V)
Nominal frequency	Hz	60
Extended frequency range	Hz	47–68
AC short-circuit fault current over three cycles	Arms	4.82
Maximum units per 20 A (L-L) branch circuit[3]	—	10 (240 VAC), 9 (208 VAC)
Overvoltage class AC port	—	III
AC port back-feed current	mA	18
Power factor setting	—	1.0
Power factor (adjustable)	—	0.85 leading ... 0.85 lagging
EFFICIENCY		
CEC weighted efficiency	%	97.0 @ 240 V, 96.5 @ 208 V
MECHANICAL DATA		
Ambient temperature range	°C (°F)	–40 to 60 (–40 to 140)
Relative humidity range	%	4 to 100 (condensing)
DC connector type	—	Stäubli MC4
Dimensions (H × W × D)	mm (in)	212 (8.3) × 175 (6.9) × 30.2 (1.2) without bracket
Weight	kg (lb)	1.1 (2.4)
Cooling	—	Natural convection—no fans
Approved for wet locations	—	Yes
Pollution degree	—	PD3

[1] Pairing PV modules with wattage above the limit may result in additional clipping losses. See the compatibility calculator at enphase.com/installers/microinverters/calculator.
[2] Nominal voltage range can be extended beyond nominal if required by the utility.
[3] Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

MECHANICAL DATA		
Enclosure	—	Class II double-insulated, corrosion-resistant polymeric enclosure
Environmental category/UV exposure rating	—	NEMA type 6/Outdoor

FEATURES	
Communication	Power line communication (PLC)
Monitoring	Enphase Installer App and monitoring options Compatible with IQ Gateway
Disconnecting means	The AC and DC connectors have been evaluated and approved by UL for use as the load-break disconnect means required by NEC 690 and C22.1-2018 Rule 64-220.
Compliance	CA Rule 21 (UL 1741-SA), IEEE 1547:2018 (UL 1741-SB 3rd Ed.) for single-phase systems HEI Rule 14H SRD 2.0 UL 62109-1, FCC Part 15 Class B, ICES-0003 Class B CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV rapid shutdown equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 rapid shutdown of PV systems for AC and DC conductors, when installed according to manufacturer's instructions.

Revision history

REVISION	DATE	DESCRIPTION
DSH-00562-1.0	August 2024	Initial release.