

STAUNTON HISTORIC PRESERVATION COMMISSION**February 24, 2026****5:30 p.m.****Council Chambers**

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

ABSENT: **All Present**

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

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

MOMENT OF SILENCE

The moment of silence was observed.

HISTORIC PREAMBLE

Mr. Lively read the historic preamble.

APPROVAL OF MINUTES

Mr. Blanton moved to approve the minutes of the February 5, 2026 meeting.

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

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

NEW BUSINESS**a. **CERTIFICATE OF APPROPRIATENESS******Daniel Brian & Lacey Dean****330 Sherwood Avenue****Replace Asphalt Shingle with Standing Seam Metal Roof**

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

Discussion:

Ms. Lacey Dean, appearing virtually, shared the details of their project that were included in the agenda packet. Mr. Strassler noted he had nothing to add from his review. There were no questions from the commission.

Recommendation: HSF recommends approval of the COA. The roof is covered with asphalt/composite shingles that have reached the end of their expected lifetime.

Motion:

Mr. Blanton made a motion to approve the Certificate of Appropriateness at 330 Sherwood Ave. as submitted, for the installation of a traditionally detailed standing seam metal roof.

Citing: Staunton Historic District Guidelines: Guidelines for Existing Buildings - Elements J. Roof

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

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

b. CERTIFICATE OF APPROPRIATENESS

Matthew Lanahan

18 Church Street

Install Stove Pipe in Garage Roof/Add Mini Split

Discussion:

Mr. Lanahan shared details of the project as included in the agenda packet. Mr. Strassler shared his report. There were no questions from the commission.

Recommendation: HSF recommends approval of the COA. The HVAC mini split condenser will be placed at the east end of the garage and is not visible from the street. However, it must be noted that the chimney will be clearly visible from Washington Street.

Motion:

Mr. Avery made a motion to approve the Certificate of Appropriateness at 18 Church Street for the installation of a contemporary chimney and ground mounted min-split condenser. The HVAC mini split condenser will be placed at the east end of the garage and is not visible from the street.

Citing: Staunton Historic District Guidelines: Guidelines for Existing Buildings - Elements J. Roof

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

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

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96 **OLD BUSINESS**

97 None.

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99 **OTHER BUSINESS**

100 None.

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102 **ADJOURNMENT**

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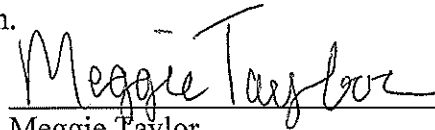
105 The Chair adjourned the meeting at 5:38 p.m.

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Meggie Taylor

Clerk to Historic Preservation Commission



COMMUNITY DEVELOPMENT
Planning & Zoning Division

MEMORANDUM

TO: Historic Preservation Commission Members

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

DATE: February 20, 2026

SUBJECT: February 24, 2026 HISTORIC PRESERVATION COMMISSION MEETING

The Staunton Historic Preservation Commission will hold its regular meeting on **Tuesday, February 24, 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 not be a field trip prior to the meeting.

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A G E N D A

1. Call to Order _____
2. Moment of Silence _____
3. Historic Preamble _____
4. Approval of February 5, 2026 Meeting Minutes _____
5. New Business
 - a. CERTIFICATE OF APPROPRIATENESS
Daniel Brian & Lacey Dean
330 Sherwood Avenue
Replace Asphalt Shingle with Standing Seam Metal Roof

 - b. CERTIFICATE OF APPROPRIATENESS
Matthew Lanahan
18 Church Street
Install Stove Pipe in Garage Roof/Add Mini Split

6. Old Business _____
7. Other Business _____
8. Adjournment _____

STAUNTON HISTORIC PRESERVATION COMMISSION**February 5, 2026****12:00 p.m.****Council Chambers**

PRESENT: **Deneen Brannock, Chair**
 Dennis Blanton
 Alexander Avery
 Michael Brown, Vice Chair

ABSENT: **Carter Lively**

ALSO PRESENT: **Linda Nesselrodt, Historic Preservation Coordinator**
 Meggie Taylor, Interim Clerk to Historic Preservation Commission
 Rodney Rhodes, Director of Community Development

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

MOMENT OF SILENCE & HISTORIC PREAMBLE

Mr. Avery moved to skip the moment of silence and historic preamble as there were no members of the public in attendance. The motion was seconded by Mr. Brown and approved as follows:

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

APPROVAL OF MINUTES

Mr. Blanton moved to approve the minutes of the December 23, 2025 meeting.

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

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

NEW BUSINESS

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- a. **CERTIFICATE OF APPROPRIATENESS**
Katherine Van Slyck & Timothy Fontaine
Carl Hoffman, Hoffman Consulting LTD
815 W. Beverley Street
Screen Existing Porch

Discussion:

Ms. Nesselrodt introduced the project, as included in the agenda packet. Ms. Brannock shared Historic Staunton Foundation's recommendation, as included in the agenda packet. The commissioners had no questions or comments.

Motion:

Mr. Brown made a motion to approve the Certificate of Appropriateness at 815 W. Beverley Street as submitted. The porch shall be located at the side and toward the rear of the house with limited view. The treatment shall not enclose the porch and will not alter the size, scale, or materials of the porch.

Citing: Staunton Residential Historic District Guidelines: Entrances, Porches and Doors #11
The Secretary of the Interior's Standards for Rehabilitation #9

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

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

- b. **CERTIFICATE OF APPROPRIATENESS**
Katherine Van Slyck & Timothy Fontaine
Phillip Ballurio, Sun Day Solar
815 W. Beverley Street
Solar Installation on Dwelling & Garage Roof

Discussion:

Ms. Nesselrodt informed the commission that the applicant had requested to postpone consideration of this item until March. No action was taken.

- c. **CERTIFICATE OF APPROPRIATENESS**
New Theatre, LP/The Arcadia Project
Michael C. Brown, Architect
123-125 E. Beverley Street
Request Extension of COA
Replace Doors, Lighting, Signage
Add Mosaic Art in Windows

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Discussion:

Mr. Brown recused himself from this item due to conflict of interest.

Mr. Brown, representing the applicant, explained to the commission that the applicant was requesting an extension of the previously approved COA and that no changes had been made. He also noted that construction was expected to start in 10 days. The commissioners had no questions or comments.

Motion:

Mr. Avery made a motion to extend the Certificate of Appropriateness at 123-125 E. Beverley Street as submitted.

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

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

OLD BUSINESS

None.

OTHER BUSINESS**a. Bylaws Update for Clerk of Commission****Discussion:**

Ms. Nesselrodt informed the commission that as of January 13, 2026, the City Clerk is no longer the designated clerk to the Historic Preservation Commission. The result of this change requires a revision to the bylaws for the Commission. Moving forward, designated staff from the Community Development Department will serve as the Clerk of Commission. Meggie Taylor, Long Range Planner, who has been the interim clerk since August of 2025 will continue to be the Clerk of Commission moving forward.

Motion:

Mr. Blanton moved that the Commission approve the proposed changes to the bylaws to reflect that the Clerk of Commission be a designated staff member from the Community Development Department, as presented.

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

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

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

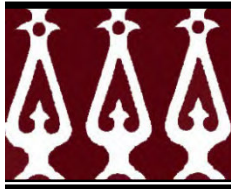
b. Annual Report**Discussion:**

Ms. Nesselrodt shared the Annual Report with the commission as included in the agenda packet. The commissioners had no questions or comments and no action was required. The annual report will be shared with City Council at a future meeting.

ADJOURNMENT

The Chair adjourned the meeting at 12:07.

Meggie Taylor
Clerk of Commission



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

STAUNTON HISTORIC PRESERVATION COMMISSION

HSF Recommendation

February 18, 2026

Certificate of Appropriateness

Install Standing Seam Roofing

330 Sherwood Avenue

Gospel Hill Historic District

Existing Condition: Built between 1921 and 1929 this is a 1-½ story 2 bay brick house built in the Craftsman Bungalow style. Architectural features include a 3-part gable dormer, brick masonry chimney, and rafter ends under deep eaves. covered with asphalt shingles, the house roof extends over the full front porch. The 1929 Sanborn Maps indicate the house had composition shingles. Tansite /concrete asbestos shingles were common at the time.

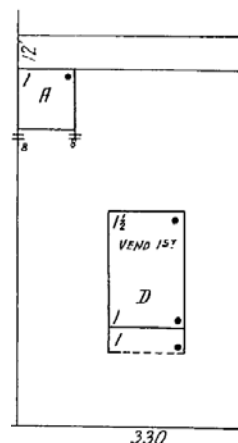
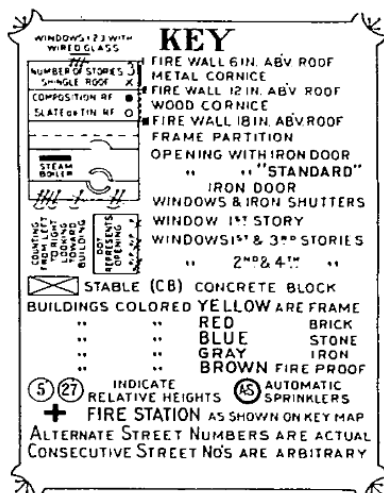
At the rear of the house is a single-story screen porch and deck. According to Sanborn Maps, the screen porch was constructed sometime after 1972. The view of the rear of the house is very limited from North Coalter Street.

A complete rehabilitation of the garage was conducted in 2021 due to the collapse of the front parapet. As noted on the historic Sanborn Maps, the brick garage was constructed during the same time period as the house. The garage is typical of many throughout Staunton that were constructed at the advent of the commercially available automobile. Sanborn Fire Insurance maps place construction of the garage between 1921 and 1929.

The garage is a single story red brick masonry structure. The front façade and sidewalls include a brick masonry parapet extending above the roofline. The roof is contained within the parapet wall and cannot be viewed from the street.

The wall masonry is laid in a running bond that appears to be two wythes thick. At the top of the parapets, brick is laid as a soldier course (on end) in a decorative pattern. The parapets are stepped, decreasing in height from front to the rear. A single row of header bricks is located at the floor level of the garage and appears on the outside walls as well. The brick is hard-fired extruded brick reflecting modern, 20th Century manufacturing. The mortar is white/grey in color and hard, probably indicating a Portland mix.

The circulation pattern for automobiles has been established in this neighborhood since the early 20th Century. The current garage is a historic feature relating the early 20th Century landscape. According to the historic Sanborn Fire Insurance Maps, in 1929 the majority of the homes along both sides of Sherwood Avenue had rear alley access. Alleys are a traditional landscape pattern for incorporating the automobile in the Sherwood neighborhood. About seven properties along Sherwood included driveways providing individual street access.



Proposed Work:

Please review the application.

Replace the asphalt shingle roof with stand seam metal roofing.

Discussion:**The Secretary of Interior Standards for Rehabilitation state:**

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.

City of Staunton Historic District Guidelines:

See the Staunton Historic District Guidelines: <https://www.ci.staunton.va.us/home/showdocument?id=1672>
Guidelines for Existing Buildings - Elements J. Roof

J. Roof

One of the most important elements of a structure, the roof serves as the cover to protect the building from the elements. Its visibility, shape and materials make it one of the most important character-defining elements of a historic building. Good roof maintenance is critical for the roof's preservation and for the preservation of the rest of the structure.

Typical local historic roof materials include standing-seam metal and slate. The earliest buildings in Staunton's residential historic districts originally may have had wood shingle roofs, but because of fire risk, they were replaced with standing-seam metal roofs later in the 19th century. Many of the roofs of commercial buildings have sloped metal roofs. If the roof is hidden by a parapet wall, the roof may have been replaced with a built-up roof or a rubber membrane roof.

1. Retain original or historic roof materials, such as slate, standing-seam metal, or metal shingles, particularly when they are highly visible character-defining elements of the building.
2. Preserve original roof shapes and pitches.
3. Retain architectural features including chimneys, roof cresting, finials, dormers, cornices, and exposed rafter tails.
4. Repair of roof materials and elements should be made in kind with materials that duplicate the original materials.
5. Replace roof coverings when necessary by using new material that matches the original roof covering as closely as possible in composition, size, shape, color, and texture.
6. Place solar collectors, satellite dishes, and other antennae on less visible locations of the roof.
7. Place roof-mounted mechanical equipment behind a parapet wall or a screen integral to the building's architectural design, or locate them in setback locations away from the edge of the roof to minimize their visibility. (ADD types of screening by code)
8. Do not change the historic roof material to asphalt shingles or other non-historic materials if the original or a close facsimile is available.
9. Do not add dormers, vents, and skylights to roof if viewable from a primary elevation. They should be placed inconspicuously on rear sections of the building.
10. Do not replace a deteriorated historic roof with a material that does not have the same visual qualities as the original. For example, some current pre-coated metal roofs are designed for new industrial buildings with wide V-shaped snap lock seams. This type of installation does not replicate a historic standing-seam roof that has a thin raised seam at the joints created by mechanically or hand-folding and locking the seam.
11. Do not replace slate roofs if the material is not deteriorating. Leaks in slate roofs usually are due to the deterioration of associated flashing and fasteners or due to wood deterioration surrounding hidden gutters or cornices.
12. Do not paint metal roofs or install new pre-coated metal roofs with bright colors. More appropriate colors would be shades of gray, dark green, or black. See Chapter X. Guidelines for Painting for further guidance.

Recommendation:

HSF recommends approval of the COA. The roof is covered with asphalt/composite shingles that have reached the end of their expected lifetime.

V. Guidelines for Existing Buildings - Elements J. Roof

One of the most important elements of a structure, the roof serves as the cover to protect the building from the elements. Its visibility, shape and materials make it one of the most important character defining elements of a historic building. Good roof maintenance is critical for the roof's preservation and for the preservation of the rest of the structure.

Typical local historic roof materials include standing seam metal and slate. The earliest buildings in Staunton's residential historic districts originally may have had wood shingle roofs, but because of fire risk, they were replaced with standing-seam metal roofs later in the 19th century.

8. Do not change the historic roof material to asphalt shingles or other non-historic materials if the original or a close facsimile is available.

10. Do not replace a deteriorated historic roof with a material that does not have the same visual qualities as the original. For example, some current pre-coated metal roofs are designed for new industrial buildings with wide V-shaped snap lock seams. This type of installation does not replicate a historic standing-seam roof that has a thin raised seam at the joints created by mechanically or hand-folding and locking the seam.

12. Do not paint metal roofs or install new pre-coated metal roofs with bright colors. More appropriate colors would be shades of gray, dark green, or black. See Chapter X. Guidelines for Painting for further guidance.

Sample motion:

I move for approval of the Certificate of Appropriateness, for the installation of a traditionally detailed standing seam metal roof.

This motion is based upon the local guidelines stating, “*One of the most important elements of a structure, the roof serves as the “cover” to protect the building from the elements. Good roof maintenance is absolutely critical for the roofs preservation and for the preservation of the rest of the structure.*”

Guidelines for Existing Buildings - Elements J. Roof

8. Do not change the historic roof material to asphalt shingles or other non-historic materials if the original or a close facsimile is available.

10. Do not replace a deteriorated historic roof with a material that does not have the same visual qualities as the original. For example, some current pre-coated metal roofs are designed for new industrial buildings with wide V-shaped snap lock seams. This type of installation does not replicate a historic standing-seam roof that has a thin raised seam at the joints created by mechanically or hand-folding and locking the seam.

12. Do not paint metal roofs or install new pre-coated metal roofs with bright colors. More appropriate colors would be shades of gray, dark green, or black. See Chapter X. Guidelines for Painting for further guidance.

Staunton has a documented, historic tradition of standing seam metal roofs used on homes dating to the same period of architecture.

All chimneys are to be retained and properly flashed using step flashing set into mortar joints, not cut into the brick.

The new roof **will not incorporate visible ridge vents or caps along the hips or ridges.**

The pan will be flat without corrugations.

The new roof will not be a snap lock with wide V-shaped seams.

The new roof will utilize a 1” folded seam and the seams will appear as a closed, locked, and folded seam.

LOCATION/OWNERSHIP

Name of Structure _____

Street Address 330 Sherwood Avenue

Present Owner(s) _____

Brian & Lacey Dean

Mailing Address _____

Present Use Residence**LEGAL DESCRIPTION**Account No. 35080-00Assessor's Map No. 343Block & Lot E 11Present Zoning R-3Accessible to Public No

Additional Surveys _____

Original Use ResidenceDate of Construction 1921-1929Source of Date Estimate from map

Date of Major Known Remodeling _____

Source of Date _____

Architect or Builder Unknown**PHYSICAL DESCRIPTION**No. of Bays 2 No. of Stories 1 1/2Roof Type gablePorch Type single story formed by roofBuilding Materials: Clapboards ☐ Brick ☒ Stone ☐Stucco ☐ Shingles ☐ Board & Batten ☐

Other: _____

Notable Architectural Features: rafter ends under-eaves; 3-part gabled dormer.Date 5/76 Surveyed By WTFPhotograph Roll No. 3662 Neg. No. 16

Significant Interior Details: _____

Unknown

Significant Outbuildings or Landscape Features: _____

NoneArchitectural Style ☐ orCharacteristics ☒ :Greek Revival ☐Gothic Revival ☐Stick Style ☐Italianate ☐Queen Anne ☐Chateausque ☐Romanesque Revival ☐Shingle Style ☐Colonial Revival ☐Beaux Arts ☐Vernacular ☐Other Bungalow

HISTORIC
STAUNTON
FOUNDATION

BOX 2534 STAUNTON · VIRGINIA 24401

ARCHITECTURAL INVENTORY

EVALUATION			
Building Condition:		Alteration of Original Design:	Importance to Neighborhood:
Excellent	☐ (3)	None or Minor	☒ (3)
Good	☒ (2)	Moderate	☐ (2)
Fair	☐ (1)	Considerable	☐ (1)
Deteriorated	☐ (0)		
Incidence in Area:		Architectural Value:	Associative Value:
Rare	☐ (2)	Outstanding	☐ (3)
Frequent	☒ (1)	Notable	☐ (2)
		Worthy of Mention	☒ (0)

TOTAL PRESERVATION VALUE: 10				Category: A ☐ (15-20) B ☐ (11-14) C ☒ (6-10) D ☐ (0-5)			
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OLD MAP REFERENCES:			OLD PHOTO REFERENCES:	BIBLIOGRAPHIC REFERENCES:
YEAR	PAGE	USE		
1857				
1870				
1877				
1884				
1886				
1891				
1894				
1899				
1904				
1909				
1914				
1921				
1929	12	Dwelling		
Other:				

ADDITIONAL MAP INFORMATION: Prior structure on site on 1921 maps	MAJOR ALTERATIONS: None
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DEED RESEARCH AND ADDITIONAL INFORMATION:



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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

City of Staunton, Virginia

Historic Preservation Commission

116 W. Beverley Street

Staunton, VA 24401

Phone: (540) 332-3862 Fax: (540) 332-3807

Location of property	330 Sherwood Ave	Historic District	Gospel Hill
Business Name			
Application Fee \$50 Paid	☒ YES ☐ NO		

Applicant/Property/ Owner Name (PRINT)	Daniel Brian and Lacey Dean	Representative Agent(s) Name	
Signature	Lacey Dean	Firm	
Mailing Address	330 Sherwood Ave	Mailing address	
City/State/Zip	Staunton	City/State/Zip	
Phone/Fax Number	[REDACTED]	Phone/Fax Number:	
Email:	[REDACTED]	Email:	

(Check the appropriate boxes—CHECK ALL THAT APPLY)

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

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

Lacey R Dean

SIGNATURE

12/12/2025

DATE

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

FULL DESCRIPTION OF PROPOSAL:

We plan to replace our non-historic asphalt shingles, which have reached their 30-year lifetime, with metal standing-seam black roofing. There are to be no changes to the roof shape or pitch.

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)**

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

26 gauge standing-seam roofing to be installed by Baber Enterprises.

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

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

11/04/2025
Claim Information



Baber Enterprises Inc
310 Parkersburg Turnpike
Staunton, VA 24401

Lic#2705-166258
Class A Contractor RBC ROC

Company Representative

Lacey Dean
330 Sherwood Avenue
Staunton, VA 24401

Job: Lacey Dean

Metal Roofing Section

Due to material availability, Baber Enterprises Inc. reserves the right to make equal substitutions to any materials quoted.

- Remove existing shingle and metal roofing from the house, remove existing shingle roofing from the shed attached to the garage, and haul away. The metal portion of the garage roof is excluded.
- Installing synthetic underlayment on roof of house and shed.
- Installing Sheffield 26 gauge standing seam roofing.
- Custom made drip edge will be installed at eaves and rakes.
- One row of RT-300 mill finished snow brakes will be installed.
- Chimney and vent pipes will be re-flashed.
- Workmanship is warranted against leaks for 10 years.
- Upon contract agreement, we will commence any repair work to take care of any active or upcoming leaks, at no additional charge.
- We are fully licensed and insured.
- Crews will maintain safety requirement at all times.
- Oil canning is an aesthetic issue and is an inherent part of light gauge cold formed products. Oil canning is not grounds for coil/panel rejection.

\$30,208.57

TOTAL

\$30,208.57

All material is guaranteed to be as specified and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner. Payments are to be made as follows: half upon start date & the other half upon completion. Any deviation from the payment terms must first be approved by a Baber Enterprises Inc. owner

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by Baber Enterprises Inc.

Workmanship warranty covers repairs of any defect of workmanship and does not cover any subsequent or interior damage as a result of said defect.

Please note that nails may over penetrate roof sheathing. Baber Enterprises Inc. is not responsible for any cosmetic damage that this may cause.

Due to the nature of work performed, Baber Enterprises Inc. is not responsible for interior damage sustained by vibration.

Note This proposal may be withdrawn by us if not accepted within 7 days.

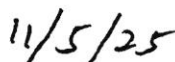
Consumer is responsible for any cost incurred above cash price due to financing.

Company Authorized Signature

Date



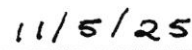
Customer Signature



Date



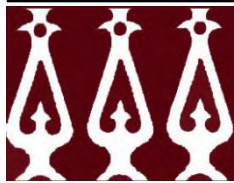
Customer Signature



Date



110 N. Jefferson St.
black standing seam metal
roof installed by Baber.



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

STAUNTON HISTORIC PRESERVATION COMMISSION
HSF Recommendation
February 18, 2026
Certificate of Appropriateness – Addition of Chimney on Garage Roof
18 Church Street / South Washington Street
Newtown Historic District

Existing Condition: Constructed between 1880 and 1881 this is a 5 bay, 2 story brick residence. Designed with a strong influence of the Eastlake style, the house is highly ornamented with brackets, pattern-sawn ornamentation, turned posts and spindles. The “L” gable roof is covered with standing seam cooper and includes a slate sided mansard section located above the two-story porch of the front façade. Windows include one over one double hung wood sash with hooded drip moldings. The attic story windows are segmental arch two over two double-hung sash. The rear of the house is viewable from Washington Street. The less ornamented rear elevation includes the three chimneys, gable end, roofs, and the two-story porch. Along Washington Street the property includes a single bay brick masonry garage with end gable roof, constructed between 1914 and 1921. The roof is covered with standing seam metal including vented ridge. The wood, paneled garage door includes a middle row of glass lights.

Proposed Work: See the application for the description.

Addition of wood stove (interior) with associated stove pipe (exterior) through roof. Separately, addition of exterior unit for a mini- split heat pump. Both at the rear garage.

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.

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

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 the Staunton Historic District Guidelines: <https://www.ci.staunton.va.us/home/showdocument?id=1672>
Guidelines for Existing Buildings - Elements J. Roof

J. Roof

One of the most important elements of a structure, the roof serves as the cover to protect the building from the elements. Its visibility, shape and materials make it one of the most important character-defining elements of a historic building. Good roof maintenance is critical for the roof's preservation and for the preservation of the rest of the structure.

Typical local historic roof materials include standing-seam metal and slate. The earliest buildings in Staunton's residential historic districts originally may have had wood shingle roofs, but because of fire risk, they were replaced with standing-seam metal roofs later in the 19th century. Many of the roofs of commercial buildings have sloped metal roofs. If the roof is hidden by a parapet wall, the roof may have been replaced with a built-up roof or a rubber membrane roof.

1. Retain original or historic roof materials, such as slate, standing-seam metal, or metal shingles, particularly when they are highly visible character-defining elements of the building.
2. Preserve original roof shapes and pitches.
3. Retain architectural features including chimneys, roof cresting, finials, dormers, cornices, and exposed rafter tails.
4. Repair of roof materials and elements should be made in kind with materials that duplicate the original materials.
5. Replace roof coverings when necessary by using new material that matches the original roof covering as closely as possible in composition, size, shape, color, and texture.
6. Place solar collectors, satellite dishes, and other antennae on less visible locations of the roof.
7. Place roof-mounted mechanical equipment behind a parapet wall or a screen integral to the building's architectural design, or locate them in setback locations away from the edge of the roof to minimize their visibility. (ADD types of screening by code)
8. Do not change the historic roof material to asphalt shingles or other non-historic materials if the original or a close facsimile is available.
9. Do not add dormers, vents, and skylights to roof if viewable from a primary elevation. They should be placed inconspicuously on rear sections of the building.
10. Do not replace a deteriorated historic roof with a material that does not have the same visual qualities as the original. For example, some current pre-coated metal roofs are designed for new industrial buildings with wide V-shaped snap lock seams. This type of installation does not replicate a historic standing-seam roof that has a thin raised seam at the joints created by mechanically or hand-folding and locking the seam.
11. Do not replace slate roofs if the material is not deteriorating. Leaks in slate roofs usually are due to the deterioration of associated flashing and fasteners or due to wood deterioration surrounding hidden gutters or cornices.
12. Do not paint metal roofs or install new pre-coated metal roofs with bright colors. More appropriate colors would be shades of gray, dark green, or black. See Chapter X. Guidelines for Painting for further guidance.

VII. Guidelines for Additions R. Additions

Additions to the existing historic buildings may be compatible with the design, scale, and architectural style of the original structure while still being differentiated from the historic building. In any case, the addition should be designed so that significant historic materials, features, and forms of the original building are maintained. There is no specific formula for the design of an addition; it can be any architectural style - traditional, contemporary or a simplified version of the historic building.

1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired. A short narrow connector or small hyphen can provide the link between old and new that limits damage to the historic fabric of the original.
3. Limit the size of the addition so that it does not visually overpower the existing building; it should be subordinate to the historic structure.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street facade, it should remain in that location.
5. The new design should not use the same wall plane, roof line, cornice height, and identical materials that make the addition appear original to the historic building.
6. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.

R. Additions

ROOFTOP ADDITIONS

The same guidance as above should be applied when designing a compatible rooftop addition, plus the following:

1. A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.
2. A rooftop addition should be minimally visible.
3. Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
4. Generally, a rooftop addition should not be more than one story in height.
5. Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly sized or taller buildings

XI. GUIDELINES FOR ENERGY CONSERVATION

D. Alternative Energy Systems.....XI-4

2. Alternative Energy Guidelines

- a. Solar panels and photovoltaic cells should be placed in locations with limited or no visibility—such as on a flat roof, a shallow-pitched roof, on a secondary roof slope, on a rear addition, behind a parapet wall of the primary building, or a nearby secondary building that may be less visible from a public right-of-way such as a garage, or a new garden shed, pergola or other similar building.
- b. Solar panels and photovoltaic cells should be installed in a manner that limits their impact on historic materials and features of the building. If located on site, limit the impact of the panels on the historic site features and character.
- c. Solar panels' installation should be set back from the edge of the roof to limit visibility.
- d. Solar panels' color should be compatible with the color of the existing roof in order to blend this new roof element with the existing roof as much as possible.

IV. Guidelines for Site Design & Elements F. Site Appurtenances

Site appurtenances, such as overhead wires, fuel tanks, utility poles and meters, antennae and satellite dishes, exterior HVAC units, and trash containers, are a necessary part of contemporary life. The placement of these items can either have a neutral impact on the character of the site and structure or detract from their historic appearance.

Site features fall into two categories: those features that can be controlled by the property owner—antennae, satellite dishes, mechanical units, trash containers, etc. — and those that cannot —overhead wires, utility poles, etc.

1. Place site appurtenances such as HVAC equipment in inconspicuous areas to the rear of the building or in side yards and screen with appropriate plantings or fencing while allowing for sufficient air flow. Site appurtenances should not be placed in locations visible from a public- right-of-way.
2. Antennae, satellite dishes, and solar panels can be located on rooftop locations not visible from the public right-of-way. Do not install satellite dishes on parts of the building's façade or porch.
3. Store trash containers in screened locations not visible from public rights-of-way.
4. Consider placing overhead utilities coming to the private site underground whenever possible.
5. For commercial buildings with limited site space, place mechanical units on sections of the roof that are not visible from public rights-of-ways if possible, and screen the units as needed.

Recommendation: HSF recommends approval of the COA. The HVAC mini split condenser will be placed at the east end of the garage and is not visible from the street. However, it must be noted that the chimney will be clearly visible from Washington Street.

The addition of a contemporary chimney through the garage roof has limited *impact on historic materials and features of the building*. As an addition, the chimney can be removed in the future and will not *alter the essential form and integrity of the building, will not overpower the existing building, and will be differentiated* through material and appearance.

2. Alternative Energy Guidelines

A. *“should be placed in locations with limited or no visibility” “on a secondary roof slope, on a rear addition” “or a nearby secondary building that may be less visible from a public right-of-way such as a garage, or a new garden shed, pergola or other similar building.”*

B. *“should be installed in a manner that limits their impact on historic materials and features of the building”*

C. *“ should be set back from the edge of the roof to limit visibility”*

D. *“should be compatible with the color of the existing roof in order to blend this new roof element with the existing roof as much as possible.”*

Additions:

1. *Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.*
2. *... if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.*
3. *Limit the size of the addition so that it does not visually overpower the existing building;*
6. *The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.*

R. Additions ROOFTOP ADDITIONS

The same guidance as above should be applied when designing a compatible rooftop addition, plus the following:

1. *A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.*
2. *A rooftop addition should be minimally visible.*
3. *Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.*
4. *Generally, a rooftop addition should not be more than one story in height.*

Sample motion: I move for approval of the Certificate of Appropriateness for installation of a contemporary chimney and ground mounted min-split condenser. The HVAC mini split condenser will be placed at the east end of the garage and is not visible from the street.

Note that the chimney will be clearly visible from Washington Street.

This motion is based upon the guidelines:

- that the addition of a contemporary chimney through the garage roof has limited *impact on historic materials and features of the building*.
- As an addition, *the chimney can be removed in the future and will not alter the essential form and integrity of the building, will not overpower the existing building, and will be differentiated through material and appearance.*
- The size is limited and *“will not visually overpower the existing building”*
- The new work will be *“differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.”*

2. Alternative Energy Guidelines

A. *“should be placed in locations with limited or no visibility” “on a secondary roof slope, on a rear addition” “or a nearby secondary building that may be less visible from a public right-of-way such as a garage, or a new garden shed, pergola or other similar building.”*

B. *“should be installed in a manner that limits their impact on historic materials and features of the building”*

C. *“ should be set back from the edge of the roof to limit visibility”*

D. *“should be compatible with the color of the existing roof in order to blend this new roof element with the existing roof as much as possible.”*

Additions:

1. *Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.*
2. *... if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.*
3. *Limit the size of the addition so that it does not visually overpower the existing building;*
6. *The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.*

R. Additions ROOFTOP ADDITIONS

The same guidance as above should be applied when designing a compatible rooftop addition, plus the following:

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4. *Generally, a rooftop addition should not be more than one story in height.*

LOCATION/OWNERSHIP

Name of Structure _____

Street Address 18 Church StreetPresent Owner(s) _____
UnknownMailing Address _____
NonePresent Use Residence**LEGAL DESCRIPTION**Account No. 72290-00Assessor's Map No. 375Block & Lot AA-5Present Zoning R-4Accessible to Public NoAdditional Surveys ✓Original Use ResidenceDate of Construction ca. 1880Source of Date Deed Research & Tax RecordsDate of Major Known Remodeling 1918Source of Date Former ownerArchitect or Builder Unknown**PHYSICAL DESCRIPTION**No. of Bays 5 No. of Stories 2Roof Type "L" GablePorch Type 2 story over entranceBuilding Materials: Clapboards ☐ Brick ☒ Stone ☐Stucco ☐ Shingles ☐ Board & Batten ☐

Other: _____

Notable Architectural Features: elaborate "Eastlake"
inspired decorative details; hooded drip mold-
ings.

Significant Interior Details:

UnknownSignificant Outbuildings or Landscape Features:
NoneDate 5/76 Surveyed By WTFPhotograph Roll No. 2189 Neg. No. 22Architectural Style ☐ orCharacteristics ☒ :Greek Revival ☐Gothic Revival ☐Stick Style ☐Italianate ☐Queen Anne ☐Chateausque ☐Romanesque Revival ☐Shingle Style ☐Colonial Revival ☐Beaux Arts ☐Vernacular ☐Other Eastlake

EVALUATION Building Condition: Excellent ☒ (3) Good ☐ (2) Fair ☐ (1) Deteriorated ☐ (0)			Alteration of Original Design: None or Minor ☒ (3) Moderate ☐ (2) Considerable ☐ (1)			Importance to Neighborhood: Great ☐ (3) Moderate ☒ (2) Minor ☐ (1)																																															
Incidence in Area: Rare ☒ (2) Frequent ☐ (1)			Architectural Value: Outstanding ☐ (6) Notable ☒ (4) Worthy of Mention ☐ (2)			Associative Value: National ☐ (3) Regional ☐ (2) Local ☐ (1) Unknown ☒ (0)																																															
TOTAL PRESERVATION VALUE: 14 Category: A ☐ (15-20) B ☒ (11-14) C ☐ (6-10) D ☐ (0-5)																																																					
OLD MAP REFERENCES: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">YEAR</th> <th style="width: 35%;">PAGE</th> <th style="width: 50%;">USE</th> </tr> </thead> <tbody> <tr><td>1857</td><td></td><td></td></tr> <tr><td>1870</td><td>(other structure on site)</td><td></td></tr> <tr><td>1877</td><td>"</td><td></td></tr> <tr><td>1884</td><td>lot # 86 N.M. Bradley</td><td></td></tr> <tr><td>1886</td><td>Area not included</td><td></td></tr> <tr><td>1891</td><td>4 #15</td><td>Dwelling</td></tr> <tr><td>1894</td><td>4 "</td><td>"</td></tr> <tr><td>1899</td><td>8 "</td><td>"</td></tr> <tr><td>1904</td><td>8 "</td><td>"</td></tr> <tr><td>1909</td><td>3 #18</td><td>"</td></tr> <tr><td>1914</td><td>3 "</td><td>"</td></tr> <tr><td>1921</td><td>3 "</td><td>"</td></tr> <tr><td>1929</td><td>3 "</td><td>"</td></tr> <tr><td>Other:</td><td></td><td></td></tr> </tbody> </table>			YEAR	PAGE	USE	1857			1870	(other structure on site)		1877	"		1884	lot # 86 N.M. Bradley		1886	Area not included		1891	4 #15	Dwelling	1894	4 "	"	1899	8 "	"	1904	8 "	"	1909	3 #18	"	1914	3 "	"	1921	3 "	"	1929	3 "	"	Other:			OLD PHOTO REFERENCES: Staunton PP&F; p. 67 Staunton Development Company Map, 1891			BIBLIOGRAPHIC REFERENCES: Staunton PP&F p. 67		
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ADDITIONAL MAP INFORMATION:			MAJOR ALTERATIONS: left side 1 story frame wing removed 1914-1921 (conservatory?) and garage added same time. According to present owners, while they were renovating, they found out that 1st fl. mantels, hall columns added during 1918 remodeling, probably same time garage built																																																		
DEED RESEARCH AND ADDITIONAL INFORMATION: and frame wing removed. Tax records researched between 1879 and 1898: Mrs. Caroline Venable owned land & house in 1879. She sold to Mrs. Henry Clay Bradley in 1882 (DB 8/273). 1882 tax records show house listed under Bradley with notation "Improvements Added." Value of house in 1879-1881 was \$800; value in 1882 under Bradley jumps to \$6000, indicating house built ca. 1881. Former structure owned by Venable is one that shows up on 1870 and 1877 maps. (see individual research listed under 18 Church St. for further details.)																																																					





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

**APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
City of Staunton, Virginia**

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

Location of property	18 Chuck St	Historic District	Newton
Business Name			
Application Fee \$50 Paid	☒ YES ☐ NO		

Applicant/Property/ Owner Name (PRINT) Matt Loran	Representative Agent(s) Name
Signature	Firm
Mailing Address 18 Chuck St	Mailing address
City/State/Zip Staunton, VA 24401	City/State/Zip
Phone/Fax Number: [REDACTED]	[REDACTED]
[REDACTED]	Email:

(Check the appropriate boxes—CHECK ALL THAT APPLY)

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

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

SIGNATURE

2/3/26
DATE

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

FULL DESCRIPTION OF PROPOSAL:

Addition of wood stove (interior) with associated stove pipe (exterior) through roof. Separately, Addition of an exterior unit for a mini-split heat pump. Both at the rear garage.

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

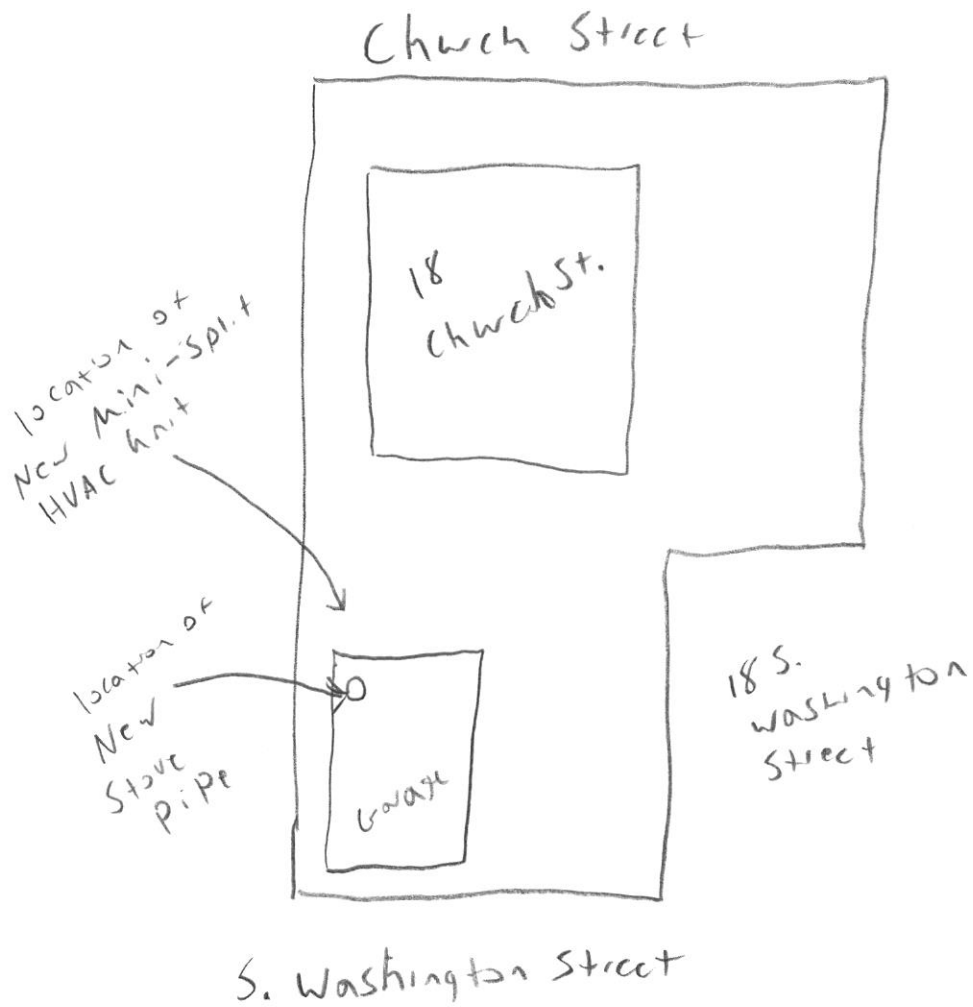
N/A Other (please list)

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

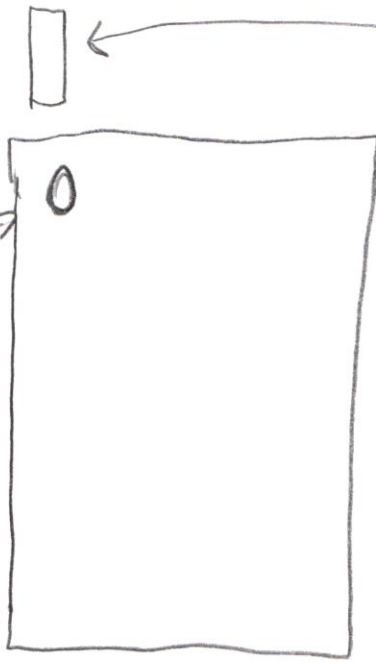
☒ One (1) paper copy of all information and materials for use by the Historic Preservation Commission members and staff in the review of this request (REQUIRED)

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

Site Plan



New stove
pipe placed
at rear-left
corner of
roof



Mini-split
exterior unit
placed at rear of
garage on ground

top view

S Washington Street

Front Elevation

New
stove
pipe



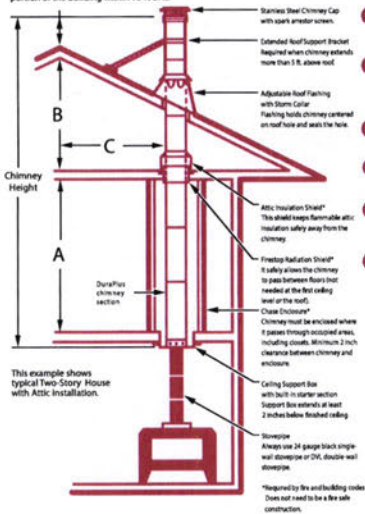
Materials List

Stainless Steel Stovepipe w/ hardware
Mini-split HVAC unit



How Many Lengths Will You Need?

Penetration through the roof needs to be 3-ft minimum. In addition, pipe must also be at least 2-ft higher than any portion of the building within 10-ft of it.



1. Measure A - 1 ft, B - 1 ft, and C - 1 ft. Chimney must extend above the roofline at least 3 ft, and at least 2 ft higher than the roof peak if within 10 ft.
 2. To get chimney height: A+B+C - 15 ft, Add 6 in. (18 in. floor thickness) plus 4 in. ceiling thickness, plus 2 in. chimney support box extends 2 in. below ceiling. Total 16 ft 6 in. or 16 ft 8 in.
 3. 16 ft 6 in. minus 12 in. = 14 ft 6 in. of chimney sections needed. (2 in. is length of starter section).
 4. Now divide 14 ft 6 in. by 14.5 ft in. installed length of a 24 in. chimney section. Result: 1.01. 1.01 x 24 in. chimney sections needed.
 5. You can't buy 0.01 of a chimney section, but 0.01 of 14.5 ft is 0.14 ft, so you need a 24 in. chimney section (installed length 22.5 ft).
 6. Result: You need five 14 in. and one 24 in. chimney sections.
- Chimney must be enclosed where it passes through unconditioned areas, including closets. Minimum 2 inch clearance between chimney and enclosure.
- Coping Support Box with built-in starter section. Support box extends at least 2 inches below finished ceiling.
- Stovepipe Always use 24 gauge black single wall stovepipe or 24 in. double wall stovepipe.
- *Required by fire and building codes. Does not need to be a fire safe construction.

Chimney Safety

A triple-wall all-fuel chimney for appliances fueled by wood, oil, coal, or gas.

Designed to stay cool on the outside, to provide a hot draft on the inside, to boost stove efficiency, and to provide for a fire-safe design that protects both the chimney and the building. This triple-wall chimney features two insulating layers (refractory blanket, plus air space). The refractory blanket insulation is held securely in position, eliminating hot spots common with loose-fill blanket insulations. In the event of a creosote fire, the compressible blanket insulation permits the chimney liner to expand outwards in a radial direction.

DuraVent's DuraPlus for wood-burning stoves is built with a stainless or galvanized steel outer wall with an aluminized steel intermediate liner and stainless steel inner liner. It is also composed of a refractory blanket plus a ventilated air space. DuraVent's unique twist-lock design requires no tools and is easy to install, providing an exceptionally firm and tight connection. All kits include most items you will need for a typical installation.



DuraPlus Kits



GDP-KBSC

DuraPlus Basic Kit
DVL / DuraBlack Chimney Adapter, Chimney Cap with Spark Arrestor, Storm Collar, Adjustable Flashing, Air Insulation Shield, 1" Ceiling Support Box, Snap-Lock Adapter.

Additional pipe not included.



GDP-KMFG

DuraPlus Manufactured Home Kit
Chimney Cap with Spark Arrestor, Storm Collar, Adjustable Flashing, Two 24" Chimney Pipe Lengths, 24" Square Gelling Support Box, DVL / DuraBlack Chimney Adapter.

Additional pipe not included.



GDP-KTTW

DuraPlus Through-The-Wall Kit
DVL / DuraBlack Chimney Adapter, Chimney Cap with Spark Arrestor, Two Wall Stages, Two 24" Chimney Pipe Lengths, 24" Square Gelling Support Box, Snap-Lock Adapter.

Additional pipe not included.



GDP-KSP

DuraBlack Stovepipe Kit
Two 24" Single-Wall Black Pipe Lengths, 14" Slip Connector with 1/2 in.

Additional pipe not included.



GDP-KVP

DVL Close Clearance Connector Kit
DVL Adapter, Two 24" Double-Wall Black Pipe Lengths, 12" Adjustable Pipe Length (2" of adjustment) to be used when pipe clearances are less than 18".

Additional pipe not included.

Contact

Professional Technical Help
DuraVent prides itself on providing the best customer service and technical support in the industry.

Our Customer Support Team is available to answer technical questions.

Monday - Friday
5:30am - 4pm PST | 8:30am - 7pm EST

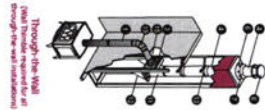
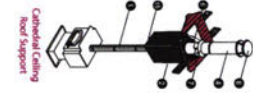
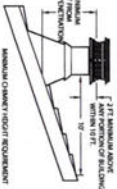
Tel: 800-835-4429
Fax: 707-446-4740
customerservice@duraavent.com

800.835.4429 | 707.446.4740 Fax | www.duraavent.com
L123_B10007539_Brochure_DuraPlus Install Guide_06-20-17_32

ITEM	QTY	PRICE	QTY	TOTAL
DuraPlus Basic Kit	1	\$299.95		
Manufactured Home Kit	1	\$399.95		
Through-The-Wall Kit	1	\$299.95		
DuraBlack Stovepipe Kit	1	\$299.95		
DVL Close Clearance Connector Kit	1	\$299.95		
Chimney Pipe				
galvanized 1" length		\$29.95		
galvanized 12" length		\$29.95		
galvanized 14" length		\$29.95		
galvanized 16" length		\$29.95		
galvanized 18" length		\$29.95		
galvanized 20" length		\$29.95		
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galvanized 598" length		\$29.95		
galvanized 600" length		\$29.95		
galvanized 602" length		\$29.95	</	

Your Installation

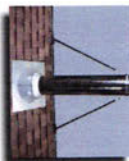
1	Measure the diameter of the appliance fire outlet. Select the chimney with the same size diameter as the appliance fire outlet.
2	Measure the roof pitch. For example, a 6/12 pitch has a vertical rise of 6" for every 12" of horizontal distance. Measure the roof pitch with the same size diameter as the appliance fire outlet.
3	Determine the minimum chimney height above the roof surface. The minimum height is 3 feet above the roof surface and 2 feet above the highest part of the building within 10 feet of the chimney.
4	If an offset is required to avoid other obstructions, ensure the horizontal distance required and the vertical height meets both 12" and 3" offset requirements. The 12" offset is required for the horizontal distance and the 3" offset is required for the vertical distance. The 12" offset is required for the horizontal distance and the 3" offset is required for the vertical distance.
5	Obtain the local building code requirements for chimney installation. The local building code may require a specific type of chimney or a specific height above the roof surface.
6	Obtain the local building code requirements for chimney installation. The local building code may require a specific type of chimney or a specific height above the roof surface.



Roof Pitch	Minimum Chimney Height Above Roof Surface
12/12	3 feet
10/12	4 feet
8/12	5 feet
6/12	6 feet
4/12	7 feet
3/12	8 feet
2/12	9 feet
1/12	10 feet
0/12	11 feet

DuraPlus® Quick And Easy Fire Safe Chimney Installation

The following is a brief overview of a typical installation. Detailed installation instructions can be found at www.duraevent.com.



1. Lay a 2x4 board over the fire outlet. Mark the center of the fire outlet on the board.

2. Mark the chimney support line into the board. Use a measuring tape to mark the line.

3. Mark the chimney support line into the board. Use a measuring tape to mark the line.

4. Score the support line into the board. Use a utility knife to score the line.

5. Insert the chimney section into the board. Push the section into the board.

6. Lay a 2x4 board over the fire outlet. Mark the center of the fire outlet on the board.

7. Mark the chimney support line into the board. Use a measuring tape to mark the line.

8. Mark the chimney support line into the board. Use a measuring tape to mark the line.

9. Score the support line into the board. Use a utility knife to score the line.

10. Insert the chimney section into the board. Push the section into the board.

11. Lay a 2x4 board over the fire outlet. Mark the center of the fire outlet on the board.

12. Mark the chimney support line into the board. Use a measuring tape to mark the line.

13. Mark the chimney support line into the board. Use a measuring tape to mark the line.

14. Score the support line into the board. Use a utility knife to score the line.

15. Insert the chimney section into the board. Push the section into the board.



SUBMITTAL DATA: LIVV18HP230V1A

18000 BTU/H Wall Mounted Heat Pump System

Job Name	Location	Date
Purchaser	Engineer	
Submitted To	For	
Unit Designation	Schedule No.	

YAN1F6F

LIVV18HP230V1AH

LIVV18HP230V1AO



XE71 (Optional)



GENERAL FEATURES

AHRI Certificate: [205093062](#)

High Efficiency DC Inverter Technology

Compact and Quiet Design

Wireless Remote with LCD Display

Wired Controller Options

Wi-Fi Included

Low Ambient Cooling down to 0°F (Range 0°F to 115°F)

Low Ambient Heating down to -4°F (Range -4°F to 75°F)

Coil (Indoor and Outdoor) Copper Tube / Aluminum Fin*

*** (Blue Fin) 500 Hrs Salt Spray Tested**

5 Year Limited Compressor & Parts Warranty (Residential Only)

SPECIFICATIONS		LIVV18HP230V1AH / LIVV18HP230V1AO	
System Type		HEAT PUMP	
SYSTEM PERFORMANCE			
Cooling	Rated Capacity @ 95°F	Btu/h	17400
	Min-Max Capacity	Btu/h	4094 - 20000
Heating	Rated Capacity @ 47°F	Btu/h	18000
	Min-Max Capacity	Btu/h	4100 - 21000
SEER / EER			16 / 8.5
HSPF / COP			9 / 3
Energy Star®			NO
Cooling Temperature Range		°F	0 - 115
Heating Temperature Range		°F	-4 - 75
INDOOR UNIT		LIVV18HP230V1AH	
Fan Motor Output Power		W	30
Fan Motor FLA		amps	0.40
Air Flow (Min - Max)		CFM	335 - 471
Sound Pressure Level (Cooling / Heating)		dB(A)	35 - 47 / 35 - 46
Dehumidification		pt/hr	3.8
Condensate Drain Size (OD)		in	0.625
Unit Dimension (WxHxD)		in	38 1/8 × 11 3/4 × 8 3/4
Package Dimension (WxHxD)		in	41 × 15 x 12
Weight (Net / Gross)		lbs	28.6 / 36.4
OUTDOOR UNIT		LIVV18HP230V1AO	
Compressor Type		GREE G-10 / 1 STAGE INVERTER	
Compressor RLA		amps	10.20
Fan Motor Output Power		W	60
Fan Motor RLA		amps	0.70
Sound Pressure Level (Cooling / Heating)		dB(A)	56
Unit Dimension (WxHxD)		in	35 3/4 × 25 5/8 × 12 1/4
Package Dimension (WxHxD)		in	38 x 27 x 16
Weight (Net / Gross)		lbs	95 / 105
Refrigerant Charge - R410A		oz	42
Coil Type		Aluminum Fin-Copper Tube / Acrylic Resin Protection	
REFRIGERANT PIPING			
Line Set Size (Liquid - Gas)		in	1/4 - 1/2
Pre-Charge Lengh		ft	25
Pipe Length (Min - Max)		ft	10 - 82
Max. Pipe Elevation		ft	33
ELECTRICAL			
Power Supply (Voltage Operating Range)		208-230V / 1Ph / 60Hz	
Rated Current (Cooling / Heating)		amps	10 / 10.5
MCA / MOCP		amps	15 / 20
Main Power Wire Size		AWG	Size Per Local Code
Interconnecting Wire Size		AWG	14 / 4
LIMITED WARRANTY		5 Years Parts and Compressor - Residential	

Features & Function Summary**LIVV18HP230V1A****SYSTEM FEATURES**

Inverter Type	G10
Ultra Low Frequency Torque Control	Yes
Power Factor Correction	Yes
Compressor Type	High Eff. Rotary
Refrigerant Type	R410A
Basepan With Electric Heater	YES
Compressor With Electric Heater	YES
Outdoor Fin Coating (Color: Blue)	Acrylic-Resin/Anti-Corrosive
Intelligent Defrosting	YES
Force Defrosting	YES
Intelligent Preheating	YES
Low Voltage Startup	YES
Memory/Power Failure Recovery	YES
Self Diagnosis	YES
Wired Controller Interface (XE71)	YES
WiFi Included	YES
Indoor Fan Type	Crossflow
Multi Fan Speeds	4 Speeds
Indoor Unit Display	YES
Auxiliary Electrical Heater	NO
Ventilation (Outdoor Air)	NO

REMOTE CONTROLLER FUNCTIONS

Auto Mode	YES
Auto Fan	YES
Manual Horizontal Swing	YES
Auto Swing (Vertical Auto Swing)	YES
Clock on Remote Controller	YES
Dry Mode	YES
Dry Anti-Mildew (X-Fan) Mode	YES
Energy Saving Mode	YES
Dirty Filter Alert	NO
I Feel Function	YES
Lock on Remote Controller	YES
Quiet Mode	NO
Room Temperature Display	YES
Sleep Mode	YES
Timer Mode	YES
Turbo Mode	YES
Display On/Off Control	YES
Freeze Guard Mode (46 °F)	YES
Display On/Off Control	YES

EXTENDED RATINGS
LIVV18HP230V1A
COOLING PERFORMANCE (BtuH)*

Outdoor Ambient Temperature (DB)	Indoor Entering Air Temperatures					
	68°F DB		73°F DB		80°F DB	
	57°F FWB		61°F FWB		67°F FWB	
	TC	SHC	TC	SHC	TC	SHC
0°F	5916	4289	7308	5298	8700	6308
5°F	6786	4954	8178	5970	9570	6986
17°F	7656	5627	9048	6650	10440	7673
23°F	8004	5923	9396	6953	10788	7983
32°F	8352	6222	9744	7259	11136	8296
41°F	9396	7047	10788	8091	12180	9135
50°F	10440	7882	11832	8933	13224	9984
57°F	11136	8463	12528	9521	13920	10579
67°F	11658	8918	13050	9983	14442	11048
75°F	14616	11254	16008	12326	17400	13398
86°F	16182	12541	17574	13620	18966	14699
95°F	14616	11401	16008	12486	17400	13572
104°F	12876	10108	14268	11200	15660	12293
113°F	11832	9347	13224	10447	14616	11547
122°F	10092	8023	11484	9130	12876	10236

HEATING PERFORMANCE (BtuH)*

Outdoor Ambient Temperature (DB)	Indoor Entering Air Temperatures								
	68°F DB			70°F DB			80°F DB		
	57°F FWB			60°F FWB			67°F FWB		
	TC	Power Input (KW)	COP	TC	Power Input (KW)	COP	TC	Power Input (KW)	COP
-5°F	8280	1408	1.72	8640	1436	1.76	9000	1465	1.80
0°F	9540	1436	1.95	9900	1466	1.98	10260	1495	2.01
5°F	10080	1466	2.02	10440	1496	2.05	10800	1526	2.07
10°F	10440	1496	2.05	10800	1526	2.07	11160	1557	2.10
17°F	11640	1526	2.24	12000	1557	2.26	12360	1588	2.28
19°F	12240	1557	2.30	12600	1589	2.32	12960	1621	2.34
24°F	14040	1589	2.59	14400	1622	2.60	14760	1654	2.62
32°F	15480	1622	2.80	15840	1655	2.81	16200	1688	2.81
41°F	16740	1655	2.97	17100	1688	2.97	17460	1722	2.97
43°F	17280	1688	3.00	17640	1723	3.00	18000	1757	3.00
47°F	17640	1723	3.00	18000	1758	3.00	18360	1793	3.00
53°F	17820	1775	2.94	18180	1811	2.94	18540	1847	2.94
59°F	18000	1828	2.89	18360	1865	2.89	18720	1902	2.88
64°F	18540	1883	2.89	18900	1921	2.88	19260	1959	2.88
70°F	19080	1939	2.88	19440	1979	2.88	19800	2018	2.88
75°F	19620	1997	2.88	19980	2038	2.87	20340	2079	2.87
78°F	20340	2057	2.90	20700	2099	2.89	21060	2141	2.88

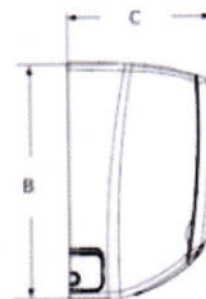
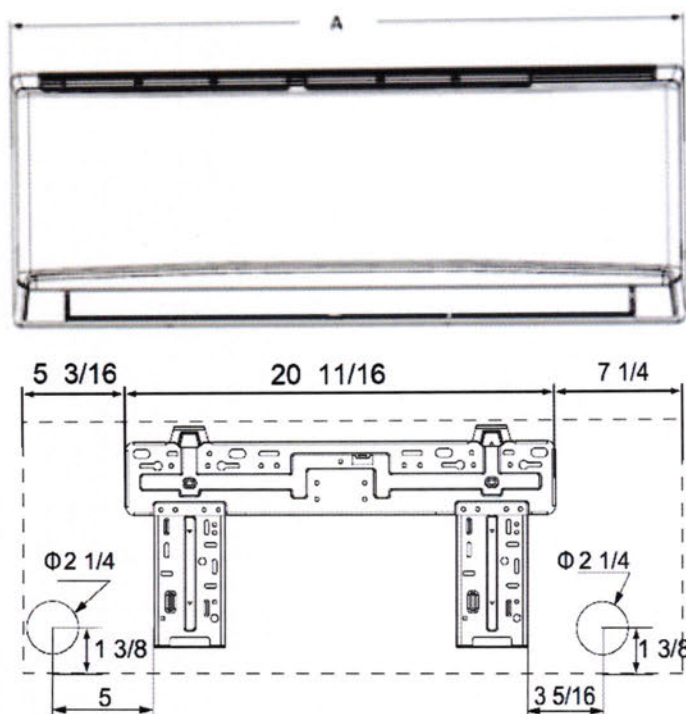
* Maximum system capacity

TC- Total Capacity (BtuH)

COP- Coefficient of Performance

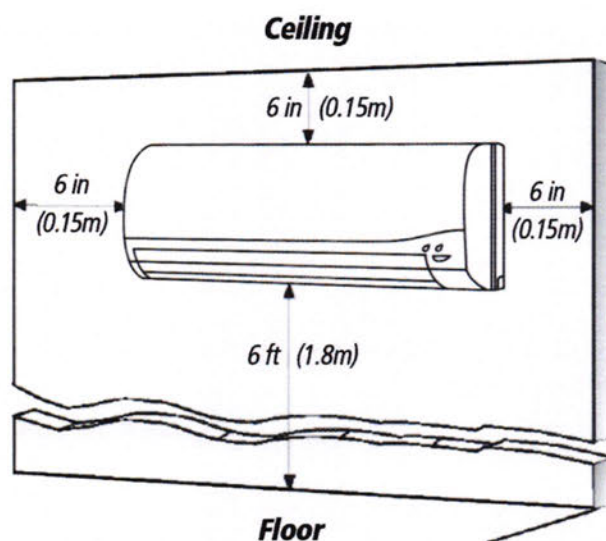
DIMENSIONS & CLEARANCES

LIVV18HP230V1AH



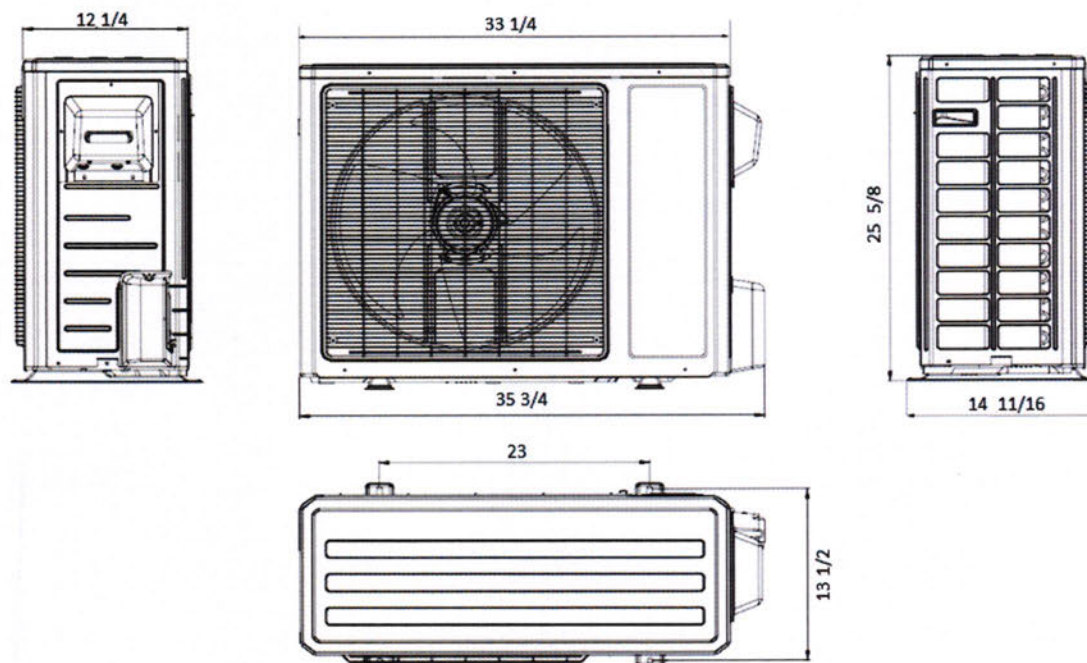
Dimensions	
A	33 1/4
B	11 1/4
C	8 3/8

Unit = Inch

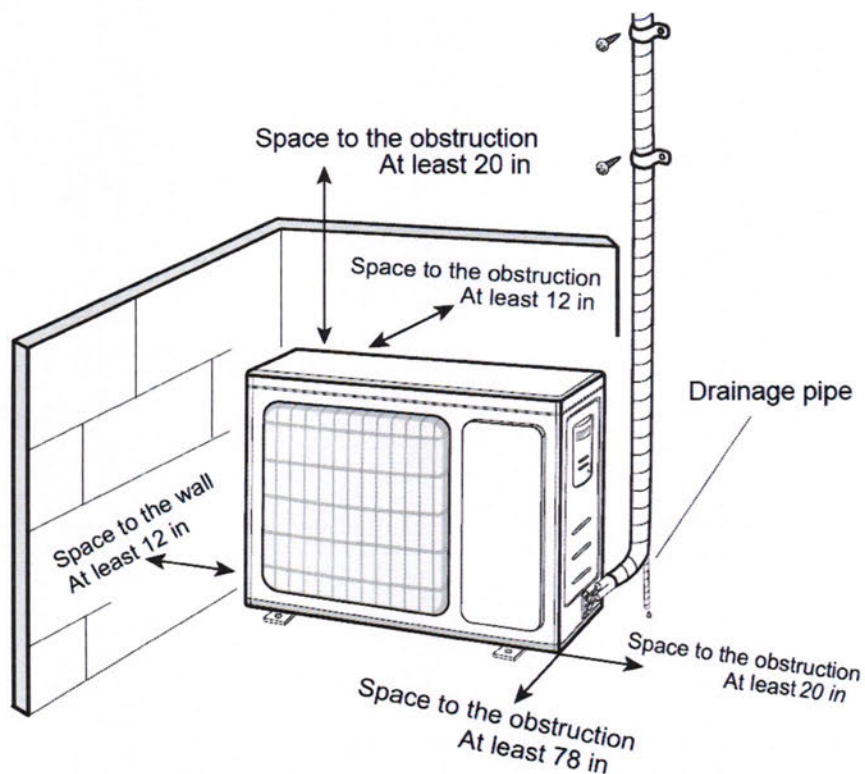


DIMENSIONS & CLEARANCES

LIVV18HP230V1AO



Unit = Inch



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