



LEXINGTON ARCHITECTURAL REVIEW BOARD

Thursday, March 3, 2022 at 4:30 P.M.
 Community Meeting Room, Lexington City Hall
 300 E. Washington Street, Lexington, VA

AGENDA

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES:
 - A. January 20, 2022 Minutes*
4. NEW BUSINESS:
 - A. **COA 2022-02: an application by Stephanie Wilkinson for a Certificate of Appropriateness for new signage at 25 W. Washington Street, Tax Map # 16-1-50, owned by Jeannette Ewing.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
 - B. **COA 2022-03: an application by John Adamson for a Certificate of Appropriateness for exterior improvements and new signage at 115 W. Nelson Street, Tax Map # 23-1-52, owned by 115 W. Nelson Street, LLC.**
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Board Discussion & Decision
5. OTHER BUSINESS
 - A. Discussion of moving meeting start time from 4:30 to 5:00 p.m.
6. ADJOURN

*indicates attachment

Lexington Architectural Review Board
Thursday, January 20, 2022 – 4:30 p.m.
Live Zoom E-meeting
MINUTES

Architectural Review Board:

Present: R. LeBlanc, Vice Chair
 A. Bartenstein
 J. Goyette
 E. Teaff
 B. Crawford, Alternate B

City Staff:

Arne Glaeser, Planning Director
 Kate Beard, Administrative Assistant

Not Present: C. Alexander, Chair
 C. Honsinger, Alternate A

CALL TO ORDER:

Vice-Chair LeBlanc called the meeting to order at 4:30 p.m. A. Glaeser opened with a statement that the meeting was being conducted via Zoom due to emergency circumstances related to the pandemic.

AGENDA:

The Agenda was unanimously approved as presented. (E. Teaff / A. Bartenstein)

MINUTES:

Meeting minutes from January 6, 2022 were unanimously approved as presented. (A. Bartenstein / B. Crawford)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA:

None.

NEW BUSINESS:

A. COA 2022-01: an application by Pat Hennis for a Certificate of Appropriateness for exterior improvements at 7 North Jefferson Street, Tax Map # 16-4-9B, owned by Thomas Langston.

- 1) Staff Report – This is an item deferred from the last meeting. There were three items specifically requested as additional information. Those materials were submitted and have been included in the final pages of the meeting packet.
- 2) Applicant Statement – Robert Steele, architect, explained the most recently submitted elevation drawings show modifications made to incorporate comments Board Members made during the last meeting. These include: 1) modifying the fronts of the commercial space and the stair tower to provide clarity as to which masses and which levels of the building were commercial, residential, and service, 2) reducing the depth of the porch by 1 foot, 3) removing the shutters, 4) slightly modifying how the porch roof, dormer windows and new roof meet, and 5) modifying the soffit details to match those of the

existing building. He pointed out that the subject building is the shortest building in the area and would remain the shortest building even with the additional 3 feet proposed to the roofline. He pointed out that the neighboring Wells Fargo building, though a darker color, is also stucco. He reminded the Board that the subject building is set about 8 feet off the front sidewalk with a curb-cut and that space is currently used as a parking area. The proposal is to reinforce the sidewalk with a new curb and gutter, and to decrease the depth of the porch by 1 foot to allay concerns about the building's encroachment onto the sidewalk and power lines. He noted that the other retail buildings in the area are built on the property line and explained the intent is for the subject building to also present as an urban, rather than suburban, building. He then presented a series of photographs of buildings in the City's historic district which provided architectural influences for the proposed improvements under consideration.

- 3) Public Comment – Jeff Hughes, owner of Sugar Maple Trading at 16 N. Main Street and President of Main Street Lexington and the head of the Design Committee, said the design committee hoped to improve the appearance of the alley on the north side of the subject property and the subject building for some time. He expressed support for the proposal and argued it would go a long way toward cleaning up the alley and make a much better impression than the existing conditions.

- 4) Board Discussion & Decision –

B. Crawford said she was touched by the reference made to the architecture of other buildings and commented that it is also a reference to Lexington as it has changed. She noted many of the upper balconies are the result of the City streets being lowered and suggested the proposed improvements will add to Lexington's growth and evolution.

R. LeBlanc thanked the applicant for the additional materials and expressed appreciation for the attention paid to examples of vernacular architecture in the downtown. She also expressed appreciation for the removal of the shutters from the proposed improvements. She said that while the proposal has a number of positive and encouraging characteristics, she continued to have concerns about what she saw as a complete replacement of the current building's presence. She asked the Board to consider whether it should be concerned about creating a precedent and where to draw the line.

A. Bartenstein agreed that allowing improvements which give a false sense of history should be a concern of the Board. He indicated he found the reduction to the depth of the porch more acceptable than the original proposal. He said he was torn by the fact that, while attractive, the proposed improvements would be inauthentic.

J. Goyette suggested trying to draw a line might be unrealistic and that the Board's decisions are made on a case by case basis. She commented that the applicants had provided everything the Board has requested, had made changes to the proposal based on the Board's expressed concerns, and she believed the application had been discussed at length. **J. Goyette moved to approve COA 2022-01 as presented and E. Teaff seconded.** After additional discussion, Vice-Chair LeBlanc suggested a vote be taken. **Board Members Bartenstein, Goyette, Teaff and Crawford voted "aye," Board Member LeBlanc voted "nay," and the motion passed. (4-1)**

OTHER BUSINESS:

None

ADJOURN:

The meeting adjourned at 5:39 p.m.

R. LeBlanc, Vice-Chair, Architectural Review Board

Project Name	New signage for The Walker Program
Property Location	25 W. Washington Street
Zoning	C-1 (Commercial District (Central Business)) and Historic Downtown Preservation District
Owner/Applicant	David Stull (manager) /Stephanie Wilkinson

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for a new projecting sign and door sign for the Walker Program at 25 W. Washington Street.

25 W. Washington Street existing conditions



The proposed projecting sign is a 36” by 26” double-sided sign made with expanded PVC with orange and black cut vinyl applied to both sides, then clear sealed. The existing bracket will be used and the sign will not be illuminated. The proposed door sign is a 17” by 12.25” adhesive-backed vinyl sign with orange and black font and graphic.

ARB Considerations

Section 420-8.5.A. (Historic Downtown Preservation District) requires a Certificate of appropriateness. No improvement, structural or otherwise, in the Historic Downtown Preservation District shall be located, constructed, reconstructed, altered, repaired or demolished unless a permit therefor is issued by the Zoning Administrator. No such permit shall be issued unless a certificate of appropriateness is issued for such purpose by the Architectural Board and unless the location, construction, reconstruction, alteration, repair or demolition thereof otherwise complies with the requirements of the Building Code and other ordinances and laws applicable and relating thereto.

Section 420-8.6.B. (Historic Downtown Preservation District) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA):

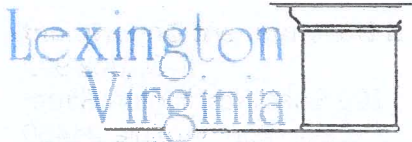
1. The historical or architectural value and significance of the building or structure and its relationship to or congruity with the historic value of the land, place or area in the Historic Downtown Preservation District upon which it is proposed to be located, constructed, reconstructed, altered or repaired.
2. The appropriateness of the exterior architectural features of such building or structure to such land, place or area and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Historic Downtown Preservation District and environs.
3. The general exterior design, arrangement, textures, materials, planting and color proposed to be used in the location, construction, alteration or repair of the building, structure or improvement and the types of window, exterior doors, lights, landscaping and parking viewed from a public street, public way or other public place and their relationship to or congruity with the other factors to be considered by the Board under this section.
4. Any applicable provisions of the city's design guidelines.

Section 420-8.10. (Historic Downtown Preservation District) states that the Board shall prescribe the character, type, color and materials used in the erection, posting, display or maintenance of signs permitted in the Historic Downtown Preservation District, and, in so doing, the Board shall give due consideration to the purposes of such signs and require that they be in harmony with the exterior general design, arrangement, textures, materials, color and use of the building or structure on or at which they are erected, posted, displayed or maintained and congruous with the purposes and objectives declared in 420-8.1, without defeating the purpose for which such signs are intended.

The Board shall take all of the above factors into consideration when considering the application. The Board shall not necessarily consider detailed designs, interior arrangement or features of a building or structure which are not subject to public view from a public street, public way or other public place and shall not impose any requirements except for the purpose of preventing developments incongruous with the historic aspects of the surroundings and the Historic Downtown Preservation District.

Staff Recommendation

Staff finds the proposed improvements meet the zoning criteria.



www.lexingtonva.gov

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Planning & Development Department

P.O. Box 922

300 East Washington Street

Lexington, Virginia 24450

Phone: (540) 462-3704 Fax: (540) 463-5310

SIGN PERMIT APPLICATION

Applicant¹

Name: Stephanie Wilkinson / Lori Turner Phone: 540.319.1076 (SW)

Company: The Walker Program Fax: _____

Address: 25 W. Washington St Email: thewalkerprogram@gmail.com

Applicant's Signature: [Signature] Date: 2/10/22

Property Owner

Name: David Stull (manager) Phone: 540-462-3770

Address: 21 W. Nelson Street Email: davidstull@gmail.com

Owner's Signature: [Signature] Date: 2/11/22

Sign Contractor

Name: Donelle Dewitt Phone: 540.460.2045

Company: Donelle Dewitt Graphic Arts Fax: _____

Address: _____ Email: donelle888@mac.com

Proposal Information²

Address (or location description): 25 W. Washington St.

Tax Map: 16-1-50 Deed Book and Page #: _____

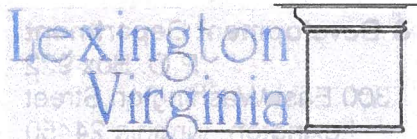
Acreage: _____ Zoning (attach any existing conditions or proffers): _____

Property Doing Business As: _____

Overlay District:

- Historic (requires Architectural Review Board review and approval)
- Entrance Corridor (requires Planning Commission review and approval)
- None (requires Planning and Development Department review and approval only)

1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.
2. Any application deemed incomplete by staff will not be accepted.



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Sign Information

Table with 4 columns: Sign Type, Square Feet, Width, Height. Row 1: blade, 6.5, 36", 26".

Street Frontage (width) of business space in feet 15.5'

Street Frontage (width) of building in feet 15.5'

Are other signs currently displayed on the same building? [] Yes [x] No

If "Yes", please provide the size of each existing building sign that is to remain.

Width _____ Height _____

Width _____ Height _____

If a projecting sign, clearance from sidewalk: _____ feet

What materials will be used? _____

Will the sign be illuminated? [] Yes [x] No

Please attach a sketch of sign(s) and samples showing the following:

- Dimensions of sign
• Lettering style and size
• How colors will be used
• Photo showing building and adjoining structures
• Exact wording layout of sign
• Paint samples
• Style of bracket, stand, and/or awning

THE WALKER
entrepreneurship
PROGRAM

Train • Fund • Launch • Support

THE WALKER
ENTREPRENEURSHIP
PROGRAM

Lori Turner

26" Linear Frontage = 15.5'

PROJECTING SIGN:

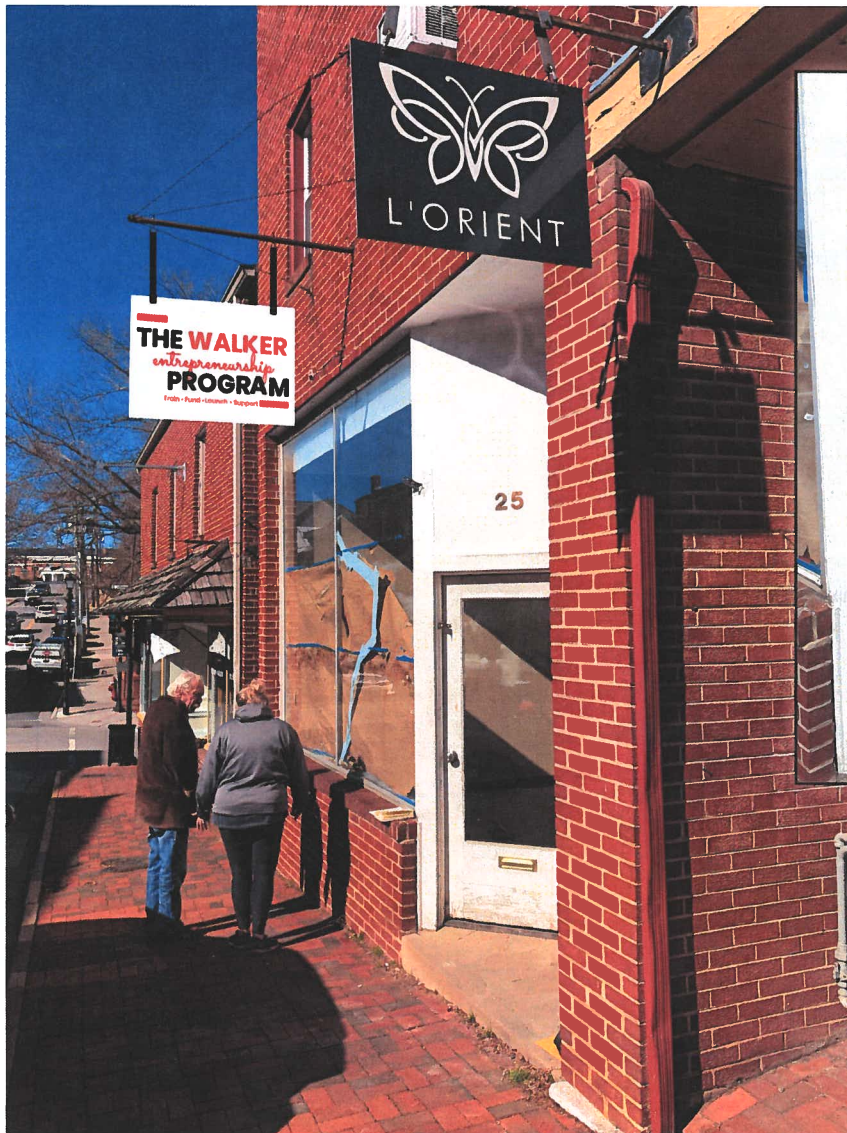
36" x 26" x 19mm (6.5 sq. ft.)
 double-sided, expanded PVC,
 orange and black cut vinyl applied
 both sides, clear sealed.

Existing Bracket

Door Glass logo/graphic:

17"W x 12.25"T (1.4 sq. ft.)
 Adhesive-backed vinyl

36"



Prepared by

Donelle DeWitt
 Graphic Arts &
 Illustration, LLC
 A Local Professional
 Design Studio

*Logo Design, Desktop Publishing,
 Signs, Banners & more*

Cell: 540-460-2045
 donelle888@mac.com

**Lexington, VA Historic Downtown Preservation District COA
COA 2022-03 115 West Nelson Street Exterior Improvements & New Signage**

Project Name	Exterior Improvements and signage at 115 W. Nelson Street
Property Location	115 W. Washington Street
Zoning	C-1 Commercial/ Historic District
Owner/Applicant	115 West Nelson St, LLC/John Adamson

OVERVIEW OF REQUEST

This is an application to approve a Certificate of Appropriateness (COA) for exterior improvements at 115 W. Nelson Street.

115 W. Nelson Street existing conditions



The application proposes the following improvements:

1. Replacement of the existing painted modified roof with a white TPO membrane.
2. Installation of an elevator over-run (8' by 9') through the East side of the roof, half-way between the front and rear of the building. The "top hat" structure will have the same roofing as the building and will be painted white to match the roof color.
3. Installation of new gutters and downspouts on the rear of the building. The gutters will be painted to match the trim color. The 4" downspout will be the trim color as well.

**Lexington, VA Historic Downtown Preservation District COA
COA 2022-03 115 West Nelson Street Exterior Improvements & New Signage**

4. Nelson Street elevation:
 - a. The structure of the front entryway will be changed to reflect what was originally built in 1926. As proposed, the glass on the east side will be brought out close to the front face of the building. The entryway on the west side will be set back 5', allowing for a covered entry and a ramped handicap accessible building. This ramp will require a rail as shown in the front elevation. The rail will be tubular metal and painted black. The ceiling of this recessed area will have some recessed accent/safety lighting. The siding will be removed and those areas will be repaired and/or replaced with brick. Ideally this brick will be repointed and left exposed. However if the damage is too great, it would be nice to have the option to paint these elements below the banding detail above one homogenous color.
 - b. Installation of new steel storefront glass units to be painted black. They will match in color and be similar in styling to the windows in the Patton Room located at 7 N. Main Street.
 - c. Installation of a new commercial grade aluminum storefront door and transom unit with a black frame and painted door.
 - d. The stone in the entryway floor will be reused if possible or replaced with concrete for the recessed area only.
 - e. The brick surrounding the windows and below the banding separating the Nelson Street main level from the upper level will be restored if possible (as shown), or may be painted if restoration is prohibitive.
 - f. The windows will be restored and painted white. They may be replaced with new, architectural grade aluminum clad units if necessary.
 - g. The metal cornice will be repaired and repainted.
 - h. Addition of a pyramidal style skylight to the middle of the building to introduce natural light to the workspace.
5. Installation of a new wall mounted sign on the front of the building as shown in the application materials.
6. Rear of the building:
 - a. Removal of organic matter from the rear of the building.
 - b. Repair and repointing the exterior as necessary.
 - c. Removal of rear loading dock and replacement with an accessible HVAC area below. See the rear of the building for design features.
 - d. Replacement of the upper windows in the rear with new, architectural grade aluminum clad units.
 - e. Replacement of the windows and doors on the ramp level with commercial and storefront style units per the drawing.
 - f. Installation of an awning over the loading dock to protect it from the weather. The awning fabric will be blue to match the color of the signage.
 - g. Installation of a wall mounted sign on the rear wall of the building next to the primary entry door.
 - h. Addition of rear lights to the back of the building next to the double door and above the pedestrian door.

Elevation drawings and information about proposed materials are included in the application package.

ARB Considerations

**Lexington, VA Historic Downtown Preservation District COA
COA 2022-03 115 West Nelson Street Exterior Improvements & New Signage**

Section 420-8.5.A. (Historic Downtown Preservation District) requires a Certificate of appropriateness. No improvement, structural or otherwise, in the Historic Downtown Preservation District shall be located, constructed, reconstructed, altered, repaired or demolished unless a permit therefor is issued by the Zoning Administrator. No such permit shall be issued unless a certificate of appropriateness is issued for such purpose by the Architectural Board and unless the location, construction, reconstruction, alteration, repair or demolition thereof otherwise complies with the requirements of the Building Code and other ordinances and laws applicable and relating thereto.

Section 420-8.6.B. (Historic Downtown Preservation District) directs the Architectural Review Board to consider the following factors to be evaluated before issuing a Certificate of Appropriateness (COA):

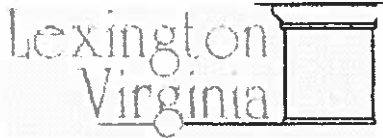
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2. The appropriateness of the exterior architectural features of such building or structure to such land, place or area and its relationship to or congruity with the exterior architectural features of other land, places, areas, buildings or structures in the Historic Downtown Preservation District and environs.
3. The general exterior design, arrangement, textures, materials, planting and color proposed to be used in the location, construction, alteration or repair of the building, structure or improvement and the types of window, exterior doors, lights, landscaping and parking viewed from a public street, public way or other public place and their relationship to or congruity with the other factors to be considered by the Board under this section.
4. Any applicable provisions of the city's design guidelines.

Section 420-8.10. (Historic Downtown Preservation District) states that the Board shall prescribe the character, type, color and materials used in the erection, posting, display or maintenance of signs permitted in the Historic Downtown Preservation District, and, in so doing, the Board shall give due consideration to the purposes of such signs and require that they be in harmony with the exterior general design, arrangement, textures, materials, color and use of the building or structure on or at which they are erected, posted, displayed or maintained and congruous with the purposes and objectives declared in 420-151, without defeating the purpose for which such signs are intended.

The Board shall take all of the above factors into consideration when considering the application. The Board shall not necessarily consider detailed designs, interior arrangement or features of a building or structure which are not subject to public view from a public street, public way or other public place and shall not impose any requirements except for the purpose of preventing developments incongruous with the historic aspects of the surroundings and the Historic Downtown Preservation District.

Staff Recommendation

Staff finds the proposed improvements meet the zoning criteria.



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Planning & Development Department
 300 East Washington Street
 Lexington, Virginia 24450
 Phone: (540) 462-3704 Fax: (540) 463-5310

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – HISTORIC DISTRICT

Applicant¹

Name: John Adamson Phone: 804 750 9914 ext. 2
 Company: Adamson Development Corp Fax: _____
 Address: 5301 River Rd Richmond, Va 23229 Email: john@adamsondevelopment.com
 Applicant's Signature: John Adamson Date: 2/17/2022

Property Owner

Name: 115 West Nelson St, LLC Phone: 804 750 9914 ext. 2
 Address: above Email: _____
 Owner's Signature: John Adamson Date: _____

Architect/Designer

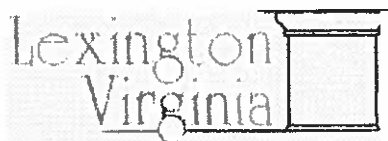
Name: Drew Kepley Phone: 540 353 4978
 Company: _____ Fax: _____
 Address: _____ Email: _____

Administration

Application is hereby made to the Lexington Architectural Review Board for a Certificate of Appropriateness (COA) to make repairs, alterations, or improvements in the Historic District in accordance with Chapter 28, Article XVII and Article XVIII of the Lexington City Code.

This document shall constitute a valid COA upon its completion and execution by the Chairperson or Acting Chairperson of the Architectural Review Board. The recipient of a COA is responsible for obtaining any and all other certificates and permits required by the Code of the City of Lexington through the Office of the Planning and Development Administrator.

1. *Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.*



www.lexingtonva.gov

Planning & Development Department
 300 East Washington Street
 Lexington, Virginia 24450
 Phone: (540) 462-3704 Fax: (540) 463-5310

Proposal Information² (attach list of properties if request includes multiple properties)

Address (or location description): 115 West Nelson St.

Tax Map: 23-1-52 Deed Book and Page #: _____

Acreage: _____ Zoning (attach any existing conditions or proffers): C-1

Property Doing Business As: _____

Historical Name of Building: Pres Brown

Approximate Age of Building: 1926 Applicant seeking Federal Tax Credit: Yes No

2. Any application deemed incomplete by staff will not be accepted.

Alteration Description (complete a City Sign Permit Application for sign alterations)

I. Please check action(s) for which this COA is requested:

- Remodeling or renovation of the exterior of a building
- Total restoration of the exterior of a building
- Removal of any architectural element
- Painting of any building exterior
- Cleaning of wall surfaces or architectural elements
- Repair of all surfaces or architectural elements
- Any removal, alternation, repair, or construction of amenities such as fences or walls
- Demolition of part or all of an existing building
- Moving a building (complete Part III)
- Construction of a new building (complete Part III)
- Construction of any addition to an existing building (complete Part III)

II. For **ALL** projects, please attach the following:

- Photographs or drawings from the site showing adjoining structures, streets, and sidewalks
- Scale drawings of the improvements
- Detailed drawings of significant decorative or architectural elements
- Indication of exterior lighting adequate to determine its character and impact on the public and adjoining properties
- Samples of exterior materials and paint colors to be used

III. For **NEW CONSTRUCTION**, please provide the above attachments in addition to the following:

- Dimensions, orientation, and acreage of each lot or plot to be built upon
- Layout of the project and its relation to surrounding structures
- Location of points of entry and exit for motor vehicles and internal vehicular circulation pattern and parking facilities
- The size, shape, and location of existing and proposed construction on the parcel
- Location of walls, fences, and railings, and the indication of their height and the materials of their construction



9301 River Road
Richmond, Virginia 23229
T: 804-750-9914
F: 804-750-9913

February 24, 2022

City of Lexington
Architectural Review Board
115 W. Nelson Street

RE: ARB Submittal for 115 W. Nelson Street

Summary of Action Items:

General Note: Our goal is to preserve this building and improve its accessibility and functionality while respecting its historic fabric and Nelson Street.

1. Replace the painted modified roof with a new white TPO membrane.
 - a. <https://www.gaf.com/en-us/roofing-products/commercial-roofing-products/tpo-roofing-systems/tpo-membranes/smooth/everguard-tpo-60-mil-membrane>
2. Install an elevator over-run (8' by 9') through the East side of the roof, half-way between the front and rear of the building. The 'top hat' structure will extend approximately 4' above the existing roof. The structure will have the same roofing as the building and will be painted white to match with roof color.
3. New gutters and downspouts on the rear of the building. Gutters will be painted to match the trim color. The 4" downspout will be the trim color as well.



5. Nelson Street Elevation –

- a. The structure at the front entryway will be changed to reflect what was originally built in 1926. As proposed, the glass on the east side will be brought out close to the front face of the building. The entryway on the west side will be set back 5' allowing for a covered entry and a ramped handicap assessable building. This ramp will require at rail as shown in the drawing. This rail will be tubular metal and painted black. The ceiling of this recessed area will have some recessed accent / safety lighting. The siding will be removed and those areas will be repaired and / or replaced with brick. Ideally, this brick will be repointed and left exposed. If the damage is too great, it would be nice to have the option to paint these elements below the banding detail above all one homogenous color.
- b. New steel storefront glass units will be painted black. They will match in color and be similar in styling to the windows in the Patton Room located at 7 N. Main St.
- c. New storefront door and transom will be a commercial grade aluminum unit with a black frame and a painted door.
- d. The stone in the entryway will be re-used if possible or replaced with concrete for the recessed area only.
- e. The brick surrounding the windows and below the banding separating the Nelson Street main level from the upper level will be restored if possible as shown or may be painted if restoration is prohibitive.
- f. Windows will be restored and repainted white. They may be replaced with new, architectural grade aluminum clad units if it becomes necessary.
- g. The metal cornice will be repaired and repainted.
- h. Add a pyramidal style skylight to the middle of the building to introduce natural light to the workspace.



i.



ii.

6. New wall mount sign on the front of the building as shown on the submittal.
7. Rear of the building --
 - a. Remove the organic matter from the rear of the building.
 - b. Repair and repoint the exterior building as necessary. Work will be performed with guidance from the NPS – Preservation Brief 2.
 - i. <https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>
 - c. Remove and replace with rear loading dock with an accessible HVAC area below. See the rear of the building for design features.
 - d. Replace the upper windows in the rear with new, architectural grade aluminum clad units.
 - e. On the ramp level, windows and doors will be updated per the drawing with commercial and storefront style units.



- f. Install an awning over the loading dock to protect it from the weather. The fabric of the awning will be blue to match the color of the signage.
- g. Install a sign on the rear wall of the building next to the primary entry door.
- h. Add rear lights to the back of the building next to the double door and above the pedestrian door.

- i. RLM Spec

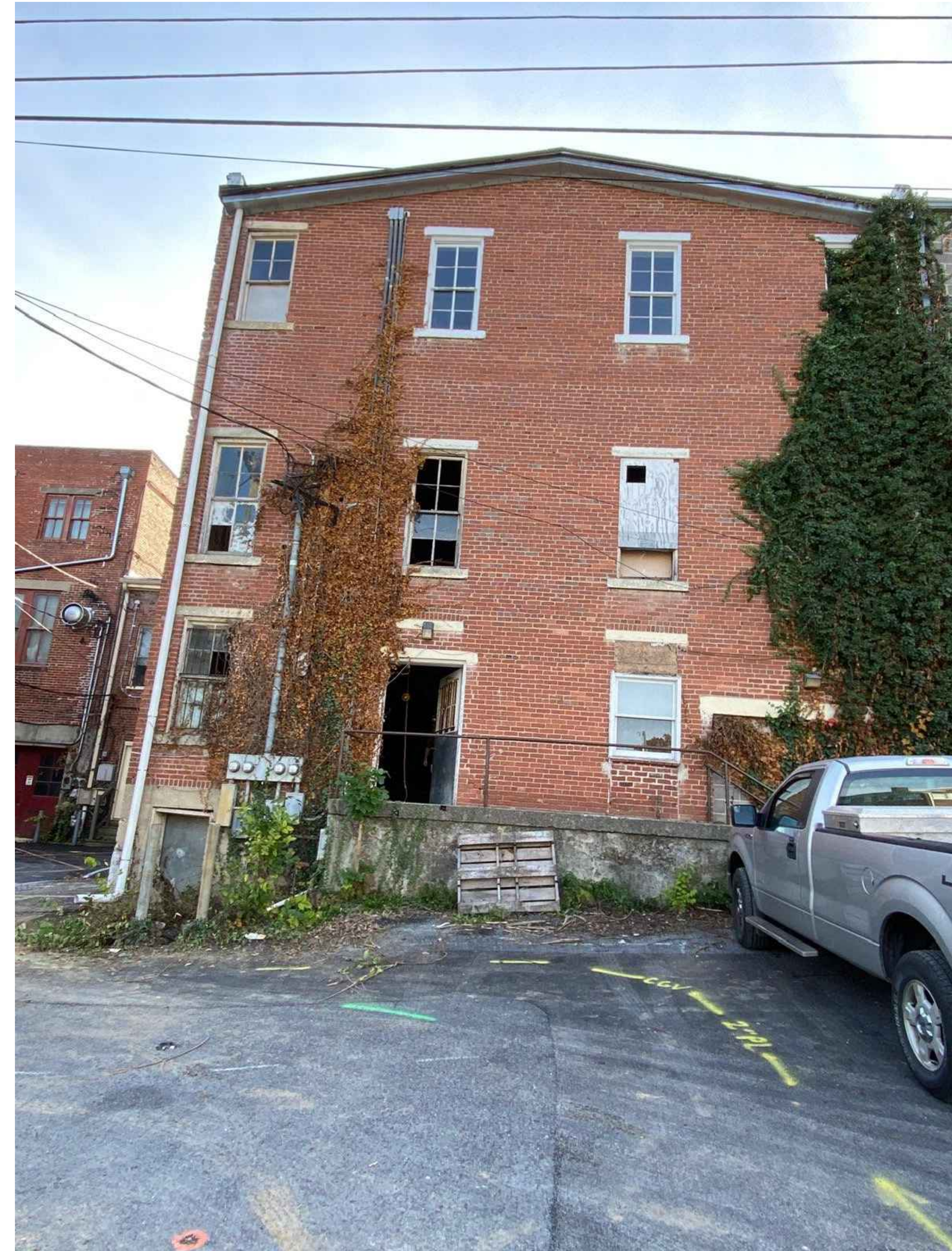
- 1. [Gooseneck Barn Light Warehouse Outdoor Wall Sconce - B-1 Arm by Hi-Lite at Lumens.com](#)

- ii. Wall light spec

- 1. https://www.lumens.com/pitch-led-indoor-outdoor-wall-sconce-by-tech-lighting-TEC506951.html?utm_source=google&utm_medium=PLA&utm_term=&utm_brand=Tech-Lighting&utm_id=TEC506951&utm_campaign=14400048689&gclid=EAlalQobChMlxNOO0JqW9gIVBhXUAR1WsAjKEAQYASABEgJR fd BwE



FRONT - EXISTING



REAR - EXISTING



FRONT ELEVATION



LIGHT A



LIGHT B



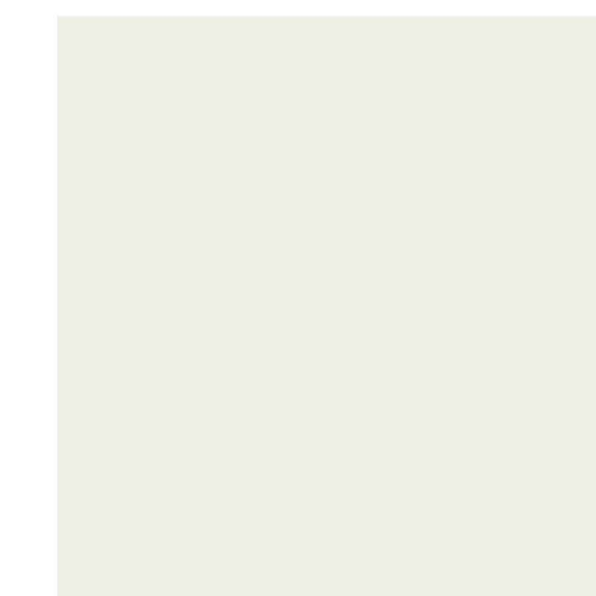
BLUE PANTONE 287



FARROW & BALL OFF WHITE #3



BENJAMIN MOORE BLACK INK



BENJAMIN MOORE DOVE WHITE



SIGNAGE



BACK ELEVATION



LIGHT A



LIGHT B



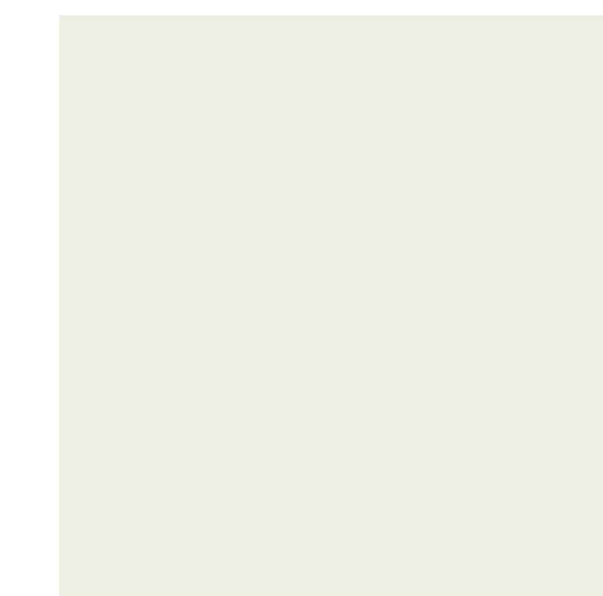
BLUE PANTONE 287



FARROW & BALL OFF WHITE #3



BENJAMIN MOORE BLACK INK



BENJAMIN MOORE DOVE WHITE



SIGNAGE

EverGuard® TPO 60 mil Membrane Information Sheet

Updated: 6/18



*Quality You Can Trust...From
North America's Largest Roofing Manufacturer!™*



EVERGUARD® TPO

MEMBRANE

60

Quality You Can
Trust...From
North America's
Largest Roofing
Manufacturer!™

gaf.com

Why TPO

- Great Value—Excellent performance at a cost-effective price
- Excellent Seam Strength—Heat-welded seams provide greater seam strength to taped and other seams
- Long-term Weathering—Excellent long-term heat and UV resistance
- Energy Saving—Highly reflective and emissive white roof can help reduce energy costs and urban heat island effect
- CREST Energy Savings Calculator—See your potential savings at cool.gaf.com
- Versatile Application Method

Why GAF EverGuard® TPO

- Outperforms standard TPO in heat aging and UV tests—the best predictors of TPO performance
 - After accelerated heat aging at 275°F (135°C) for 105 days, EverGuard® TPO showed no cracking—while every one of the competitors' samples had failed! **See below:**
 - UV testing—Greater than 2.5 times the industry standard (ASTM D6878 weather resistance test)
- Guarantees are available up to 25 years when using EverGuard® TPO 60 mil Membrane.*
- Easier to install due to:
 - Large welding window
 - Most complete line of accessories
 - 10' (3.05 m) wide sheets



Fall River Courthouse, Fall River, Massachusetts

Installation

EverGuard® TPO 60 mil Membrane is suitable for all types of single-ply systems:

- Mechanically Attached Application...for a quick and cost-effective system that can be installed practically year-round.
- RhinoBond® Application...can be applied without using adhesives and installed practically year round. Qualifies for the same guarantee length as an adhered system.*
- Adhered Application...can be installed with EverGuard® 1121 Solvent-Based Adhesive, EverGuard® Low VOC Adhesive, or EverGuard® WB181 Water-Based Adhesive for the smoothest appearance. Provides excellent wind uplift performance.

Accessories

Field fabrication of TPO accessories is time-consuming, costly, inconsistent, and can lead to unreliable details that compromise a watertight roofing system. EverGuard® TPO prefabricated accessories deliver consistent quality and eliminate the worry and problems often associated with field fabrication. They can also boost productivity up to 200%,** while reducing installed cost by up to 12%.

*See applicable guarantee for complete coverage and restrictions.

**Based on GAF estimate to field-fabricate flashing details.



U.S. only



California
Title 24
Compliant



TPO membranes meet the
performance requirements
of ICC ER-6030

EverGuard® TPO 60 mil Membrane

Applicable Standards

UL Listed, FM Approved, Miami-Dade County Product Control Approved, State of Florida Approved, CRRC Rated, Title 24 Compliant*, ENERGY STAR® Certified**, ASTM D6878.

Physical Properties	ASTM Test Method	ASTM D6878 Minimum	EverGuard® Typical Test Data
1. Certain data is provided in MD (machine direction) x CMD (cross machine direction) format. 2. Data is based upon typical product performance, and is subject to normal manufacturing tolerance and variance.			
Nominal Thickness	ASTM D751	0.039" (min.) (0.99 mm)	0.060" (1.52 mm)
Breaking Strength	ASTM D751 Grab Method	220 lbf/in. (38.5 kn/m)	305 lbf x 290 lbf (454 x 432 kg/m)
Factory Seam Strength	ASTM D751	66 lbf (98.34 kg/m)	135 lbf (membrane failure) (201.1 kg/m)
Elongation at Break	ASTM D751	15%	30%
Heat Aging	ASTM D573	90% Retention of Breaking Strength and Elongation at Break	100%
Tear Strength	ASTM D751 8" x 8" (203 x 203 mm) Sample	55 lbf (81.95 kg/m)	75 lbf x 130 lbf (111.8 x 193.7 kg/m)
Puncture Resistance	FTM 101C Method 2031	Not Established	380 lb. (172 kg)
Cold Brittleness	ASTM D2137	-40°C	-40°C
Permeance	ASTM E96	Not Established	0.08 Perms
Dimensional Change	ASTM D1204 @158°F (70°C), 6 hrs.	+/-1%	0.4%
Water Absorption	ASTM D471 @158°F (70°C), 1 week	+/-3.0% (top coating only)	0.7%
Hydrostatic Resistance	ASTM D751 Method D	Not Established	430 psi
Ozone Resistance	ASTM D1149	No visible deterioration @ 7 x magnification	No visible deterioration @ 7 x magnification
SRI (Solar Reflectance Index) Initial/Aged	N/A	N/A	94/81 83 Aged Title 24
Reflectivity (white) Initial/Aged	ASTM C1549 ASTM E903	N/A N/A	0.76/0.68 81.9% Reflectance
Emissivity (white) Initial/Aged	ASTM C1371 ASTM E403	N/A N/A	0.90/0.83 0.94
Weather Resistance	ASTM G155/D6878	10,080 KJ/(m ² · nm) at 340 nm	>25,000 KJ/(m ² · nm) at 340 nm
Heat Aging	ASTM D573	240°F (115°C) for 32 weeks	60 weeks
Thickness Above Scrim	ASTM D7635	Min 30% of Total Thickness	22.1 mil (Nominal)
Guarantee			
Up to 25 years			

*White, Energy Gray, and Energy Tan Membranes Only

**ENERGY STAR® only valid in the U.S.

Product Data

Roll Size	5' x 100'	6' x 100'	8' x 100'	10' x 100'	12' x 100'
	(1.52 x 30.5 m) (500 sq. ft. [46.5 sq.m])	(1.83 x 30.5 m) (600 sq. ft. [55.74 sq.m])	(2.44 x 30.5 m) (800 sq. ft. [74.3 sq.m])	(3.05 x 30.5 m) (1,000 sq. ft. [92.9 sq.m])	(3.65 x 30.5 m) (1,200 sq. ft. [111.484 sq.m])
Roll Weight	162 lb. (73.5 kg)	194.4 lb. (88.2 kg)	257 lb. (117 kg)	322 lb. (146.1 kg)	386.4 lb. (175.3 kg)
Colors	White, Tan, Gray				
Storage	Store rolls on their sides on pallets or shelving in a dry area.				
Safety Warning	Membrane rolls are heavy. Position and install by at least two people.				
Note:	Membrane rolls shipped horizontally on pallets, stacked pyramid-style and banded. Product sizes, dimensions, and widths are nominal values and are subject to normal manufacturing/packaging tolerance and variation.				

RhinoBond® is a registered trademark of OMG.

