

# HISTORIC AND DESIGN REVIEW COMMISSION

February 19, 2020

**HDRC CASE NO:** 2020-045  
**ADDRESS:** 515 WICKES  
**LEGAL DESCRIPTION:** NCB 2916 BLK 5 LOT 16  
**ZONING:** RM-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** King William Historic District  
**APPLICANT:** Rebecca Clausewitz  
**OWNER:** Rebecca Clausewitz  
**TYPE OF WORK:** Construction of a 2-story rear addition, construction of a 1-story rear accessory structure, exterior alterations, window replacement, site modifications  
**APPLICATION RECEIVED:** January 30, 2020  
**60-DAY REVIEW:** March 30, 2020  
**CASE MANAGER:** Stephanie Phillips  
**REQUEST:**

The applicant is requesting conceptual approval to:

1. Construct a 2-story rear addition, to include an added footprint of 225 square feet and a total of 600 additional square feet on the second story, which will be partially constructed atop the existing 1-story historic structure.
2. Remove a brick flue near the rear of the historic structure to accommodate the proposed addition.
3. Replace all existing wood windows with new aluminum clad wood windows to match the existing in size, proportion, configuration, and inset.
4. Modify the existing front porch design to feature battered Craftsman columns.
5. Replace the existing wooden front porch decking with Trex-brand composite decking.
6. Construct a 1-story rear garage in the location of an existing slab from a former garage. The footprint will be approximately 260 square feet.
7. Modify the existing driveway to feature a concrete ribbon.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 1. Materials: Woodwork

#### A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Facade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior

woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.

iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

### 3. Materials: Roofs

#### A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

### 6. Architectural Features: Doors, Windows, and Screens

#### A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

iv. *Screens and shutters*—Preserve historic window screens and shutters.

v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.

iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.

iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass,

opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. *Security bars*—Install security bars only on the interior of windows and doors.

ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

### A. MAINTENANCE (PRESERVATION)

i. *Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

## *Historic Design Guidelines, Chapter 3, Guidelines for Additions*

### 1. Massing and Form of Residential Additions

#### A. GENERAL

i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.

ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.

iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.

iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

#### B. SCALE, MASSING, AND FORM

i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.

ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.

iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.

- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

## 2. Massing and Form of Non-Residential and Mixed-Use Additions

### A. GENERAL

- i. *Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. *Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. *Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. *Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

### B. SCALE, MASSING, AND FORM

- i. *Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. *Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

## 3. Materials and Textures

### A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.
- iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

### B. INAPPROPRIATE MATERIALS

- i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

### C. REUSE OF HISTORIC MATERIALS

- i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

## 4. Architectural Details

### A. GENERAL

- i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.
- ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.
- iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while



helping to convey the fact that the addition is new.

## 5. Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

### B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

## 6. Designing for Energy Efficiency

### A. BUILDING DESIGN

i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.

ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.

iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.

iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.

### B. SITE DESIGN

i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.

ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.

### C. SOLAR COLLECTORS

i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.

ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.

iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

## *Standard Specifications for Original Wood Window Replacement*

- **SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.
- **MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC.
- **MATERIAL:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25".
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with

the installation of additional window trim to add thickness.

- **TRIM:** Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Replacement windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

#### *Standard Specifications for Windows in Additions and New Construction*

- **GENERAL:** New windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should relate be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25".
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash.  
This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature real exterior muntins.
- **COLOR:** Wood windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.
- **INSTALLATION:** Wood windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.
- **FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

#### **FINDINGS:**

- a. The primary historic structure located at 515 Wickes is a 1-story residential structure constructed circa 1920 in the Craftsman style. The structure features an asymmetrical front porch, one over one wood windows, a standing seam metal roof that appears to be original, and a prominent side brick chimney. The structure is contributing to the King William Historic District.
- b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. **ADDITION: MODIFICATIONS TO EXISTING STRUCTURE** – The applicant has proposed to construct a 2-story rear addition to the existing 1-story historic house, which will require exterior modifications to the existing structure. Proposed modifications include the removal of the windows of the rear enclosed sleeping porch, removal of a brick flue near the back of the structure, removal and enclosure of the existing windows on the side bump-out on the southeast façade, and the enclosure of one window on the west elevation. Staff finds that the removal of elements of the rear addition and the brick flue are acceptable for the new addition, but finds that the

enclosure of existing windows on the side facades should be avoided. Staff does not find the removal of these openings consistent with the Guidelines.

- d. **ADDITION: FOOTPRINT** – The applicant has proposed to construct a 2-story rear addition. In total, the added footprint will be approximately 225 square feet to the rear of the existing structure. An additional 600 square feet will be added as part of a second story that will be partially constructed above the footprint of the existing historic structure. According to the Historic Design Guidelines, new additions should never result in the doubling of the historic building footprint. Staff generally finds the footprint to be consistent.
- e. **ADDITION: SCALE AND MASSING** – The applicant has proposed to construct a 2-story rear addition that will be partially constructed above the existing 1-story historic structure's footprint. The addition will be located approximately 40 feet behind the front plane of the primary structure. The floor height of the new addition appears to closely match that of the primary structure, though the overall scale of the second story is less than half of the height of the primary structure from foundation to ridge line. According to the Historic Design Guidelines, the height of rooftop additions should be limited no more than 40 percent of the height of original structure. Full-floor rooftop additions that obscure the form of the original structure are not appropriate. Staff generally finds the height consistent with these Guidelines, but finds that the applicant should make every effort to reduce the footprint of the second story to limit its encroachment atop the primary structure. Staff finds that the front façade of the second story addition should align with the front plane of the bump-out on the southeast façade of the historic structure. Staff also finds that the walls of the second story addition should be inset from the side facades to limit the overall massing of the second story addition.
- f. **ADDITION: ROOF** – The applicant has proposed to install a standing seam metal roof on the addition to match the primary structure. The roof will feature a front gable configuration. Staff finds the proposal conceptually consistent with the Guidelines.
- g. **ADDITION: WINDOWS AND DOORS** – The applicant has proposed to install new Sierra Pacific brand aluminum-clad windows on the addition. Per the elevations, the front façade of the second story will feature square and rectangular fixed windows, and the sides of the addition will feature one over one windows. The left elevation of the addition is void of window openings. According to the Historic Design Guidelines, new windows on additions should relate to the windows of the primary historic structure in terms of materiality and overall appearance. Windows used in new construction should relate to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed in staff's specifications and the recommendation. Staff finds the one over one windows to be appropriate, but finds that the fixed windows on the front elevation of the addition should be modified to more closely match the configuration of existing windows on the historic structure. Fixed, single lite windows should be avoided. Staff also finds that the applicant should integrate windows on the left elevation, in addition to the retention of the existing windows on this elevation as noted in finding c.
- h. **ADDITION: MATERIALS** – The applicant has proposed to use Hardie siding or a similar composite material for the addition. The existing vinyl siding on the historic structure will be removed to expose the existing woodlap siding. Staff generally finds a transition in material appropriate, but needs specific information on the proposed product to make a determination of appropriateness for the transition from the existing structure. Staff generally recommends utilizing a woodlap siding with a matching profile to the existing in lieu of a composite product.
- i. **ADDITION: TRANSITION** – The applicant has proposed to differentiate the siding from the original structure while remaining complementary as noted in finding h. Staff recommends that the applicant install a vertical trim piece at the location where the existing structure and addition meet to clearly delineate the masses.
- j. **SIDING REMOVAL** – The applicant has proposed to remove the existing vinyl siding on the historic structure to reveal the woodlap siding underneath. The applicant has proposed to restore the original woodlap siding where feasible, and if needed, replace the siding with Hardie or a comparable composite product to closely match the reveal and profile. Staff finds the restoration of the original siding appropriate, but finds that wholesale removal of siding for composite is not appropriate for a historic structure. Staff finds that the siding should be spot-repaired with matching woodlap siding if necessary.
- k. **WINDOW REPLACEMENT** – The applicant has proposed to replace all of the existing one over one windows in the historic structure with new Sierra Pacific brand aluminum clad wood windows to match the addition. According to the Historic Design Guidelines, existing windows should be preserved. These windows appear to be original to the house and are in good working condition. The applicant has not demonstrated that the windows are deteriorated beyond repair. Replacement of any kind is not consistent with the Guidelines.
- l. **FRONT PORCH MODIFICATIONS** – The applicant has proposed to modify the existing front porch columns. The existing columns are square posts, approximately 8 inches wide, with a simple base and column. The

proposed columns featured a battered, tapering design, intended to emphasize the Craftsman style of the structure. The Historic Design Guidelines state that new columns should be simple in design as to not convey a false historic appearance. Staff finds that the applicant should retain the existing columns or, if deteriorated beyond repair, should install columns that are similar to the existing design.

- m. FRONT PORCH DECKING – The applicant has proposed to replace the wood front porch decking with a Trex brand composite decking product. According to the Historic Design Guidelines, wood decking should only be replaced if a majority of its boards are deteriorated beyond repair. Staff finds the decking eligible for replacement, but requires more information on the product to determine the appropriateness as noted in the recommendation.
- n. NEW REAR GARAGE – The applicant has proposed to construct a 1-story rear garage if construction budget allows. The garage will be located atop an existing concrete slab from a previous garage that was demolished over 25 years ago according to the applicant. The proposed garage is smaller in footprint and will feature a simple gable design, composite siding, a standing seam metal roof, and single bay garage door. Staff generally finds the proposal appropriate.
- o. DRIVEWAY – The applicant has proposed to install a ribbon driveway at the location of the existing driveway, which is a combination of a concrete slab and decomposed granite in disrepair. Staff finds the proposal appropriate with the stipulations listed in the recommendation.

## RECOMMENDATION:

Staff recommends conceptual approval based on findings a through o with the following stipulations:

- i. That the applicant aligns the front façade of the 2-story addition with the front plane of the existing bump-out on the southeastern façade of the primary structure as noted in finding e.
- ii. That the applicant insets the side walls of the second story addition from the side facades of the historic structure to limit the overall massing of the second story addition as noted in finding e.
- iii. That the applicant modifies the proposed fenestration pattern to include more consistent configurations on the front façade of the 2-story addition and adds fenestration to the left elevation as noted in finding g.
- iv. That the applicant retains the existing window openings on the side facades of the primary historic structure as noted in finding c.
- v. That the applicant retains the original woodlap siding as noted in finding c. If portions of the siding are deteriorated beyond repair, the siding should be spot-repaired with wood siding that matches in reveal and profile. The use of composite siding on the historic structure is not appropriate.
- vi. That the applicant retains or replicates in-kind the existing front porch columns as noted in finding m.
- vii. That the replacement porch decking feature 1x3, tongue and groove members that are installed perpendicular to the front porch wall. The decking should be installed with a slight slope to promote proper drainage.
- viii. That the applicant retains all existing wood windows as noted in finding l in lieu of their replacement. If an individual assembly is deteriorated beyond repair, the applicant must demonstrate this through substantial documentation. A comprehensive window schedule must be submitted for final review and approval. Any replacement windows, must be fully wood and meet staff's stipulations: Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.
- ix. That the windows on the addition meet the following stipulations: Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. Window trim must feature traditional dimensions and architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening. Staff finds fully wood windows to be most appropriate.
- x. That the standing seam metal roof features panels that are 18 to 21 inches wide, seams that are 1 to 2 inches tall, a crimped ridge seam and a standard galvalume finish. Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed. An on-site inspection must be scheduled with OHP staff prior to the start of work to verify that the roofing material matches the approved specifications.



# City of San Antonio One Stop



February 14, 2020

















# 515 Wickes

Front view of home from the street



Rear of home





# 515 Wickes

South side of home, viewed from the street



North side of home, viewed from the street





# 515 Wickes

Front porch



Front porch





# 515 Wickes

Photo of roof, including the kitchen chimney, taken from rear of home



Photo of roof, taken from north side of home. Kitchen chimney can also be seen in this photo.





# 515 Wickes

Photo of vinyl clad windows on north side of the home



Photo of vinyl clad window on front of home





# 515 Wickes

Photo of vinyl clad windows on north side of home. One window was recently broken during a storm and is now boarded up.



Windows added to enclosed porch, as seen on south side of home





# 515 Wickes

Photo of chimney on north side of home



Photo of kitchen chimney, as seen from rear of home



# 515 Wickes

Photo of outer front door, taken from south side of porch and facing north.



Photo of original front door when screen door is pulled aside





# 515 Wickes

Wood front pillars of home



Wood front pillar





# 515 Wickes

Photo of enclosed rear porch and  
addition of rear overhang and ramp



Corner/side view of enclosed porch





# 515 Wickes

Concrete pad in backyard that was the original foundation for the detached garage



Photo of chain link fencing and gate in backyard





# 515 Wickes

Driveway of home as seen from the public sidewalk



Driveway of home at the edge of the street





# 515 Wickes

Photo of front steps, as seen from the street



Close up photo of the front steps





# 515 Wickes

517 Wickes -- Neighboring home on the south side



513 Wickes – Neighboring home on the north side

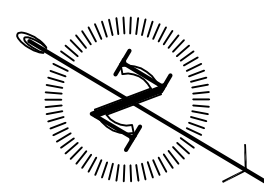


The property at 515 Wickes is needing full restoration from foundation to roof. Based on my limited knowledge of the history of the property, I don't believe any major changes have been made to the structure of the home since it was purchased by my family members in the late 1940s or early 1950s. The two changes to the house of which I am aware are the enclosure of the sleeping porch on the rear of the home and the addition of the vinyl siding over the original wood siding. The back porch was enclosed multiple decades ago and the siding was added approximately 15 years ago. The following changes are currently planned, but may be amended based on what is found once restoration commences:

- Shore up and level the existing foundation, which will include additional and/or replacement supports and piers.
- Removal of all vinyl siding. The condition of the original wood siding underneath the vinyl will determine whether the wood can be salvaged or not. Wood that is not salvageable will be replaced with wood-look cement board (Hardie Plank or similar) that matches the look and size of the original wood under the siding. A cohesive appearance of the home will be a top priority such that it cannot be determined where the original siding ends and the new, replacement siding begins.
- Replacement of the existing, rotting front porch flooring with new, wood-look planks that are impervious to rot and termites. All efforts will be made to use a product that has planks that are similar to the size and appearance of the original wood.
- Replacement of the existing metal roof with a new, standing-seam metal roof. The new roof will not be painted as the old roof is now, but will be a natural, silver metal color.
- The black aluminum window surrounds, put in place at the time the vinyl siding was added, will be removed when renovation is begun and replacement of the original windows with new, energy efficient Sierra Pacific Transcend replacement windows that match the look and size of the original windows will be undertaken (see accompanying brochure). Windows that were added to the screened porch when it was enclosed will be removed to allow for more structural integrity and to enable utilities to be added to that area of the home (see page 7 and 11 of accompanying power point file). Please note that the windows on the enclosed porch are not original to the home and were added when the porch was enclosed many decades ago.
- The original wood trim window surrounds will be duplicated in appearance and size. Decorative, hinged screens will be added, in keeping with the appearance of the neighboring homes (see the screens on the front elevation at 513 Wickes as seen on page 15 of the power point file).
- Shore up and repair the existing fireplace and chimney on the north side of the home so that it is stable and usable as a gas fireplace.
- Remove the second chimney from the interior, kitchen area of the home (this chimney is not visible from the street and was originally used for cooking purposes). We will attempt to reuse these bricks in landscaping if they are salvageable.
- Refurbishment of the original door will be attempted. If refurbishment is not possible, the door will be replaced with a door similar in appearance. Use of a vintage door will be attempted if the original door cannot be salvaged.

- Replacement of the current front wood pillars with pillars that are in keeping with the craftsman look of the home. The pillars will be designed based on the pillars of the neighboring homes, specifically 517 Wickes (see page 15 of the power point file).
- Removal of the rear wall of the enclosed back porch, including the overhang of the enclosed porch, and construction of an addition on to the rear of the home that includes a second story.
- Construction of the addition will be in keeping with the craftsman look of the home and will include the use of materials that will give the home a cohesive appearance. Siding will be fiber cement board (Hardie Plank or similar) and will be the same size and look as the original portion of the home. Newly added windows will be sized and finished out in the same manner as the replacement windows on the front of the home. (See associated plans for further details).
- Removal of all chain link fencing and gate and addition of wood privacy fencing and gates encompassing the backyard. The new fencing will follow the property line and allow for privacy and safety in the backyard. Fencing material will be dog-eared, 6-foot high, treated wood fencing so that the look will match the neighbor's privacy fencing installed at 513 Wickes (see page 7 of power point file).
- Removal of the concrete slab in the backyard that was originally the pad for the detached garage. A new concrete pad, smaller in size will be poured. A new, one-car garage will be constructed on this pad, if construction funds permit. The garage will include the same building materials used on the addition to the home, including a fiber cement board product (Hardie Plank or similar) and a standing seam metal roof.
- Replacement of the current concrete driveway, which is completely deteriorated, with a new driveway. The new driveway will be a concrete, ribbon driveway with either grass or decorative landscaping material in the center. The size of the driveway will remain the same width as it was previously and will run along the south property line from the street to the concrete pad (or garage) in the backyard.
- Repair and/or replace the front concrete paths and steps from the public sidewalk to the home. Leveling of the paths will be attempted first. Given the age of the home and the fact that the main plumbing lines from the water meter to the home will most likely need to be replaced, retaining the original concrete path and leveling it is not likely. Should the paths need to be replaced, the new paths from the public sidewalk to the home and from the front porch to the driveway will follow the same path and will be the same width as they were originally. The number of steps and the location of the steps within the path from the public sidewalk to the home will need to be determined after work on the plumbing is completed, but all attempts will be made to keep the new paths as similar to the originals as possible so as to avoid changes to the front elevation of the home.
- Complete the home with appropriate landscaping in both the front and backyard. Xeriscaping will be a top priority and landscaping will conform to all SAWS recommendations. An irrigation system, which includes drip irrigation of all flower beds, will cover the front, back, and side yards.



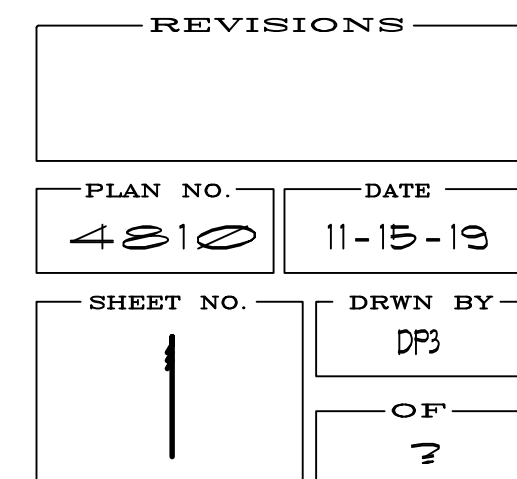


SAN ANTONIO, TX

—SCALE 1/8" = 1'-0"



MAIN LIVING AREA	1,450 SQFT.
UPPER LIVING AREA	600 SQFT.
<hr/>	
TOTAL LIVING AREA	2,050 SQFT.
PORCH	84 SQFT.
GARAGE	284 SQFT.
COVERED PATIO	206 SQFT.
<hr/>	
TOTAL GROSS	2,624 SQFT.



# LEB. ALMENDRAFIN

FERNANDO S. ALMENDARIZ  
OFFICE: (210) 408-0373  
FAX: (210) 408-0481

DANIEL PELAYO III  
11707 ORSINGER LN.  
SAN ANTONIO TX 78230



**MIKE HOLLAWAY**

**LIKE HOMEWARD  
CUSTOM HOMES**

**LIKE HOMEWARD  
CUSTOM HOMES**

# A CUSTOM HOME DESIGN FOR

Rebecca Clausewitz

515 WICKES STREET  
SAN ANTONIO, TX  
LOT-16, BLOCK- 5, NCB-2916

LOT-16, BLOCK- 5, NCB-2916



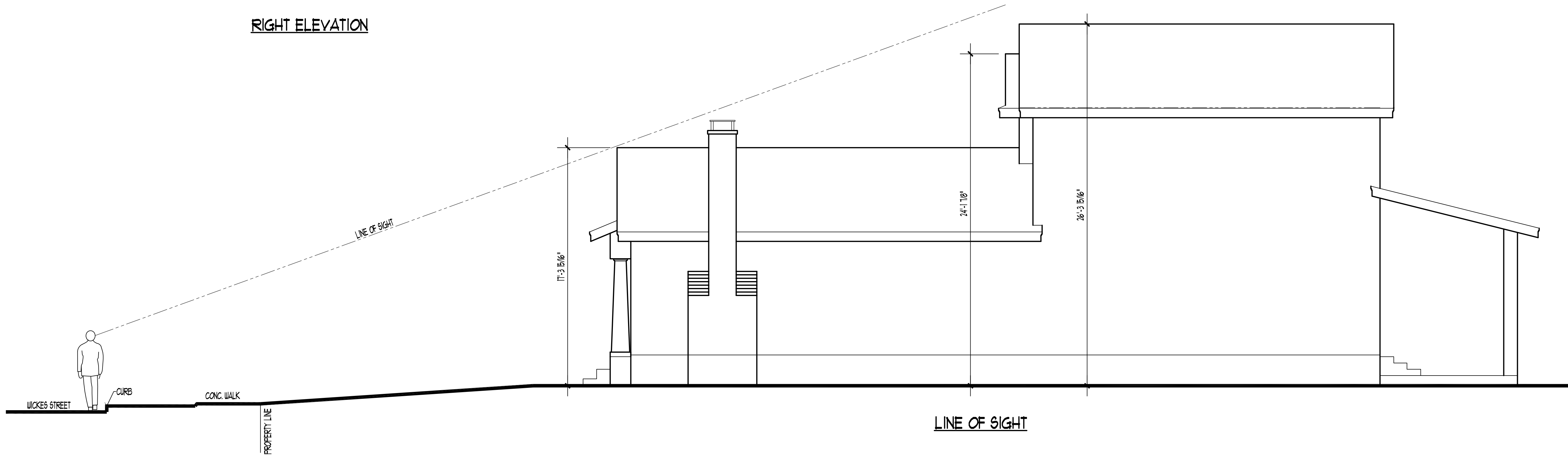
LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



A CUSTOM HOME DESIGN FOR

**Rebecca Clausewitz**

515 WICKES STREET  
SAN ANTONIO, TX  
LOT-16, BLOCK- 5, NCB-2916

**MAH**  
MIKE HOLLAWAY  
CUSTOM HOMES



**F.S. ALMENDARIZ**  
CONSULTING DESIGNERS & PLANNERS

FERNANDO S. ALMENDARIZ  
OFFICE: (210) 408-0373  
FAX: (210) 408-0481

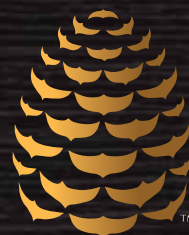
DANIEL PELAYO III  
11707 ORSINGER LN.  
SAN ANTONIO, TX 78250

REVISIONS			
PLAN NO.	DATE		
4810	11-15-19		
SHEET NO.	DRWN BY		
2	DP3		
	OF		
	2		

# IT'S TIME TO RE-THINK REPLACEMENTS.

## TRANSCEND<sup>®</sup>

REPLACEMENT WINDOWS & PATIO DOORS



SIERRA  
PACIFIC  
WINDOWS



# RE-WINDOW WITH SIERRA PACIFIC.



**TRANSCEND®**  
Replacement Windows  
& Patio Doors.



Whether you're replacing, renovating, remodeling or rebuilding, we have exactly what you're looking for. Our Transcend replacement windows and patio doors make it easy to upgrade to the premium performance, unsurpassed beauty and superior energy efficiency of Sierra Pacific.

When you're shopping for new windows, consider this: Sierra Pacific has the confidence to offer one of the industry's toughest, most comprehensive warranties on its replacement wood windows and doors.



# RELAX, WE'LL MAKE THIS EASY.

Replacing windows is simple. Your contractor can do all the measuring, ordering and installation. Quite often, he can replace your windows without even making a mark on your wall. Or he can transform a worn out little double hung into a room brightening patio door.

While most replacement windows come in very limited sizes, styles and options, Transcend gives you almost unlimited choices. So you can match your existing decor, or redo any room with the look you've always wanted.





# NOTHING RENEWS LIKE REAL WOOD.

You can find plenty of cheap vinyl replacement windows to choose from. But nothing beats the natural warmth and beauty of genuine wood. Transcend windows feature select wood interiors with aluminum clad exteriors.

Even better, we let you choose from nine beautiful woods—or any workable species—for your replacement windows, patio doors and trim.

## INTERIOR TRIM OPTIONS.



Maple

Alder

Mahogany

Cherry

Douglas Fir

Red Oak

Black Walnut

White Oak

Pine



## THE PERFECTION OF A PREMIUM FINISH.

Nothing beats a factory finish performed with state-of-the-art equipment under rigorously controlled, ultra-clean conditions.

Sierra Pacific gives you two premium options: Ultra Stain and Ultra Coat.

Ultra stain is an advanced, multi-step process that brings out all the beauty of your wood interior. Ultra Coat uses a unique, specially formulated, two-part catalyzed polyurethane paint. The white or black interior paint is so durable, it could be used outdoors.

Both Ultra Stain and Ultra Coat are so tough, they resist scratching and marring, and so superior, they provide advanced protection against moisture.



ULTRA COAT

White

Black

ULTRA STAIN

Clear

Espresso

Toffee





# REPAINTING IS A THING OF THE PAST.



The exteriors of Transcend windows are fully encased in low maintenance, heavy-duty, extruded aluminum. Ours is at least twice as thick as roll-form cladding.

What's more, our finishing process leads the industry in durability and environmental safety. Non-hazardous AAMA 2604 and 2605 powder-coatings have the color retention, surface hardness and scratch resistance necessary to withstand even the harshest conditions.

As for colors? Nobody gives you more choices than Sierra Pacific. 75 colors and some sensational textures allow you to add warmth, a splash of cheerfulness or a new statement to your designs. We'll also custom match any color you choose.



## EXTERIOR CLAD FINISHES

### COLOR STAY™ COLLECTION

White 001	Ⓥ Linen 032	French Linen 112	Morning Dove Gray 113	Colonial White 313	Sandstone 003	Beige 335
Tan 043	Ⓥ Gull Gray 007	Ⓥ Seawolf 044	Fashion Gray 111	Slate Gray 045	Ⓥ Battleship Gray 321	TW Black 061
Black Sable 060	Slate Blue 008	Light Blue 046	Ⓥ Steel Blue 114	Aqua Mist 115	Hampton Blue 323	Sage Green 005
Teal 047	Hemlock Green 048	Patina Green 051	Forest Green 049	Evergreen 009	Green 004	Ⓥ Hartford Green 050
Moss 031	Ⓥ Greek Olive 081	Terra Cotta 053	Ⓥ Clay 026	ICI Brown 056	Ⓥ Colonial Red 054	Harvest Cranberry 010
Burgundy 055	Deep Plum 116	Deep Taupe 077	Ⓥ Antique Bronze 057	TW Brown 058	Ⓥ Bahama Brown 309	Regal Brown 059
Brown 002	Ⓥ Bronze 024	Ⓥ Black 023				

### TEXTURED COLLECTION

Peppered Steel 110	Sift Espresso 097	Mocha 098
Cajun Spice 099	Pesto 100	Available AAMA 2604 only.

### WEATHERED COLLECTION

Weathered Café Royale 104	Weathered Cocoa 105	Weathered Brown 034
Weathered Bronze 078	Weathered Clay 075	Weathered Red Pepper 106
Weathered Rust 076	Weathered Basil 107	

### INDUSTRIAL COLLECTION

Medium Bronze Industrial 101	Dark Bronze Industrial 102
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### PEARL METALLIC COLLECTION

El Cajon Silver 068	Platinum 067	Light Bronze Pearl 069
Medium Bronze Pearl 070	Dark Bronze Pearl 071	

### METALLIC COLLECTION

Alpine Silver 062	Metallic Champagne 063	Bronze Classic 064
Classic Copper 088	Copper Penny 065	

### ANODIZED COLLECTION

Clear Anodized 103/332	Medium Bronze Anodized 096/307	Dark Bronze Anodized 095/306
Black Anodized 117/353	Copper Anodized 352	

Ⓥ Colors available in vinyl  
Printing limits our ability to show colors precisely.  
See your local representative for actual cladding samples.



# FINE-TUNE YOUR WINDOWS FOR OPTIMAL PERFORMANCE.



What's the best glazing for your new windows and patio doors?

Obviously, what's best for a freezing northern winter is not necessarily right for a hot southern summer. Our high-performance glazing options are the answer. With one of the broadest selections in the window industry, Sierra Pacific lets you choose exactly the right performance glass for your exact weather and environmental conditions.

You can choose glazing to improve your energy efficiency and cut your energy bills. You can capture the sun's heat, or reflect it. You can also reduce outside noise, block the sun's damaging UV rays, or even enhance your privacy.



## Low-E 366



Cardinal's triple layer silver product for superior performance. 95% UV protection. Solar heat gain coefficient of 0.27\*. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge Spacer.

## Low-E 366 with i89 Coating\*\*



The same superior performance as regular Low-E 366 (above), but with the addition of i89 coating on the interior surface to increase insulating value and reduce solar heat gain. Meets even the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge Spacer.

## Low-E 340



Cardinal's newest glazing innovation. It has an amazingly low 0.18\* solar heat gain coefficient to keep out the heat even in the blazing sun. Slightly tinted. Blocks 98% of UV rays. Less heat gain when it's hot, less heat loss when it's cold, and the best glare control under the sun. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge Spacer.

## Low-E 180 Passive Solar



A very high (0.70\*) coefficient for capturing solar heat gain. Ideal for reducing your heating bills in colder climates. Superior insulation value blocks cold and keeps in the heat. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge Spacer.

## Low-E 180 Passive Solar with i89 Coating\*\*



The same superior performance as regular Low-E 180 (above), but with the addition of i89 coating on the interior surface to increase insulating value. Meets even the most extreme requirements in the majority of the Canadian Energy Star zones. Also available with Preserve® protective film or with Preserve and Neat® coating for a naturally cleaner glass when selecting XL Edge Spacer.

## Dual or Triple Pane Low-E



Insulated for improved energy efficiency. Single surface low-E coating to reduce solar heat gain and block UV rays.

## Insulated Glass



For moderate climates. Basic glazing with basic performance.

## Sound Control

Reduces outside noise by as much as 50% while blocking 99% of damaging UV rays. Laminated for shatter resistance. Available insulated or non-insulated.

## FeelSafe® Insulated Low-E with or without Sea Turtle Glazing



Protect your home and our sea turtle population. FeelSafe windows and patio doors are engineered inside and out to resist hurricane-force winds, pounding rain, wind-borne debris, and rapid pressure changes that could implode your home or literally blow off the roof. Available in low-E, low-E 366 or low-E 340.

## FeelSafe® Laminated with or without Sea Turtle Glazing



For moderate climates, our non-insulated, shatter-resistant FeelSafe glass provides the utmost security—whether your concern is severe storms or intruders. Also available in low-E 366 or low-E 340.

\*All values shown are center of glass. \*\*Interior surface coatings, also known as surface #4, are applied to the interior (room-side surface) of a dual pane IG unit, resulting in improved thermal performance and lower heating costs. Because the coating reflects heat back into the room, the room-side pane of glass will be slightly colder in winter, causing a higher potential for interior condensation.



# DESIGNER HARDWARE THAT FITS YOUR HAND AS WELL AS YOUR DECOR.



Add the perfect finishing touch to your new windows with our designer hardware. We offer a stylish selection of superbly engineered, beautifully finished handles and locking mechanisms. Each one is specifically designed to complement our Transcend windows and patio doors.



Our contemporary Encore handle folds out of the way of your window treatments.



Transcend sliding patio door.



Transcend swinging patio doors come with the security of 3-point locking.



With as many as 11 finishes to choose from, you'll be able to match your décor perfectly.



Coppertone Champagne Brushed Nickel Brushed Chrome Bronze Polished Chrome White Antique Brass Bright Brass Matte Black Oil-Rubbed Bronze-FB



# FOUR WAYS TO REFINE YOUR DESIGN OR CREATE A NEW ONE.



Your easiest and most affordable option is our Sash Replacement system for double hung windows. Your second option is one of our high-performance H3 Pocket Insert windows. They simply pop right in.

For more comprehensive replacements, we also have our H3 full frame line of replacement windows. And, for the ultimate upgrade for full replacement, select from our complete line of made to order premium windows and patio doors.





# REPLACE YOUR OLD WINDOWS WITHOUT EVEN TOUCHING THE TRIM.



## TRANSCEND DOUBLE HUNG SASH REPLACEMENT KIT



**Step 1**  
Prepare the  
opening.



**Step 2**  
Install new jamb  
clips and balances.



**Step 3**  
Install new sash.

**Step 4**  
Install new head  
weatherstripping.



**Step 5**  
Enjoy your  
new window.



If your old double hung window frames are still in good condition, the least expensive way to switch to new, more energy-efficient windows is with a Transcend double hung sash replacement kit. Sized to fit your existing opening, it installs very easily-without removing your existing frame, sill or trim.

Our Transcend sash kit is one of the best, most advanced on the market. Unlike other kits, our jambliner is not only concealed, it's also adjustable for far superior installation and smoother operation.

With other sash kits, trying to obtain a screen to fit the existing opening can be a nightmare. Our sash kits feature an industry leading optional integral screen channel. Matching half or full screens are readily available. Of course, both sash operate, and both tilt in for easy cleaning and removal.

One of Transcend's best features is CoreGuard Plus™. Penetrating to the very core of the wood, CoreGuard Plus is the best wood protection in the industry, and it's a Sierra Pacific exclusive.



# REDUCE YOUR ENERGY BILLS WITH THE MOST INNOVATIVE WINDOW OF THE YEAR.

## H3



When we introduced our advanced, new H3® window, Window & Door magazine gave it the Crystal Achievement Award for innovation.

Since then, all we've done is make it better.

The H3 insert window is the easiest replacement you can get. Fully assembled, it's precisely sized to slide right into the existing sash pocket of your old double hung. So you can replace your worn out sash without tearing out your old windows.

This is one replacement window that offers much more than just easy installation. With its patented Fusion Technology™, it offers superior durability, an advanced seal, and upscale design options. The H3 replacement insert is available as a double hung, casement or awning.

The H3 insert window slips easily into the existing sash pocket of your old window.

Solid wood interior for thermal insulation & beauty.

Extra-strong vinyl base frame for superior rigidity and a supremely tight seal.

Available as a double hung, casement or awning, the H3 insert window fits perfectly, performs flawlessly and looks beautiful.

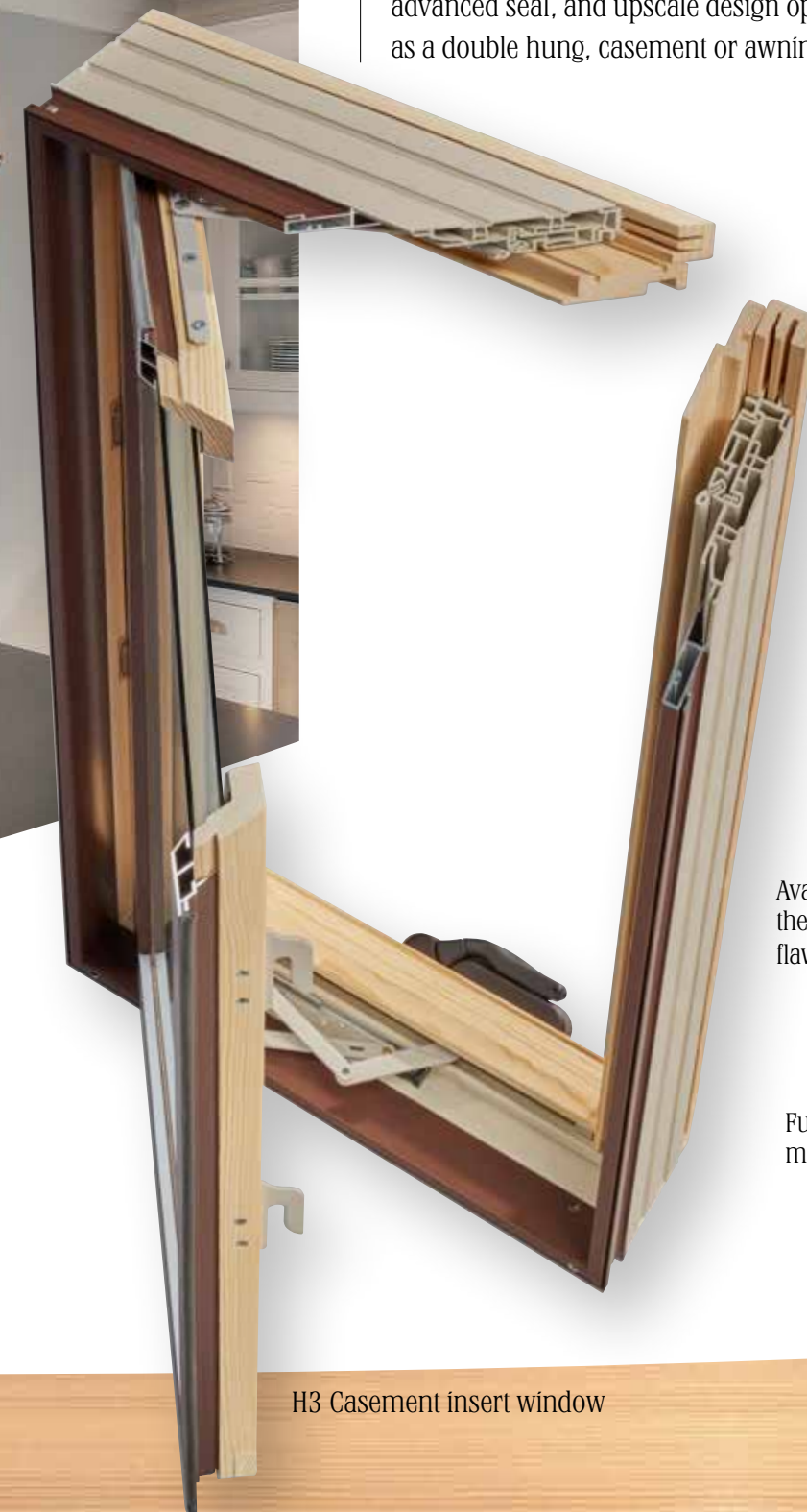
Fusion Technology integrates 3 perfect materials into 1 perfect window.



H3 Awning window



H3 Double hung insert window

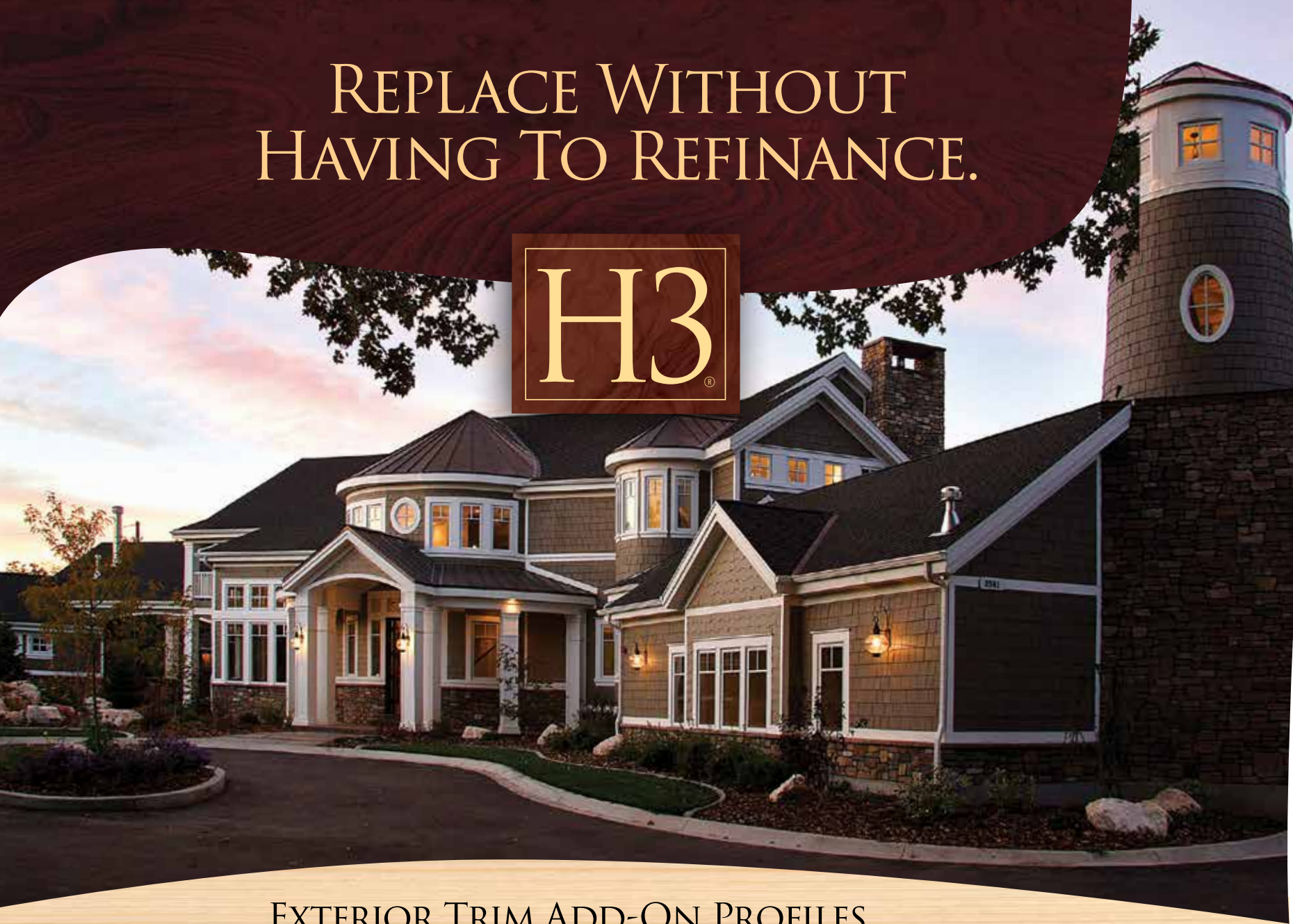


H3 Casement insert window

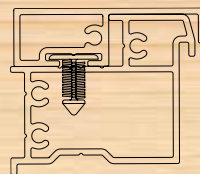


# REPLACE WITHOUT HAVING TO REFINANCE.

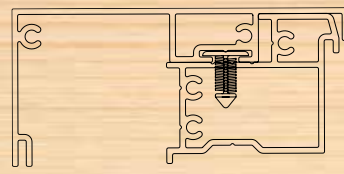
## H3



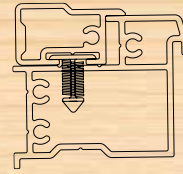
### EXTERIOR TRIM ADD-ON PROFILES



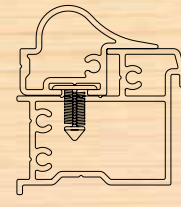
2" Flat Casing



3.5" Flat Casing



2" Brickmould



2" Ovalo

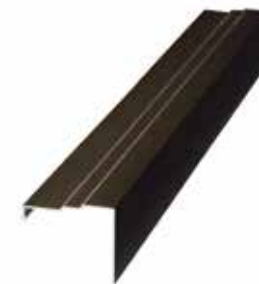
### H3 ACCESSORY FRAME



Continuous Head &  
Sill Advantage

Our second H3 offering is engineered for use when your existing window frame is in poor condition and the only solution is a full-frame tear out.

Transcend H3 windows are available as a casement, awning, double hung or slider. They come with a vast array of design options so you can make our windows distinctly yours. We use many of the same premium woods, premium hardware and premium grilles as on our premium-priced line.



1-1/2 Auxiliary Brickmould



H3 Sliding Window



How to put a standard size window in a non-standard size opening: use our heavy-duty aluminum trim extenders to fill the gap. Available in 1-7/8", 2-5/16" and 3-1/4" widths. Color-matched to your cladding in AAMA 2605 or 2604 powder-coat. Scored on the back for easy trimming.



With its concealed jamb liner and easy-tilt operation, the H3 double hung looks and performs beautifully.



# REPLACE ANYTHING AND EVERYTHING.

Our fourth replacement option is Transcend's comprehensive line of premium clad wood windows and patio doors in standard or custom sizes. If your project involves a full-frame tear out or a new addition, or you're freshening a room with a new window design, we offer a nearly limitless range of operating styles, shapes and decorator choices to match every taste and every home.

Since all Transcend windows and patio doors come with a variety of high-performance glazing options, you can choose the level of energy efficiency that's right for your area.

Don't settle for ordinary replacement windows or ordinary performance. Upgrade to Transcend.



## CASEMENT REPLACEMENT WINDOWS.

For top-to-bottom unobstructed views and wide-open ventilation, you can't beat Transcend casement windows. Hinged on the side, ours swing open a full 90 degrees for easy cleaning. They come with our Encore folding handle.



## SINGLE & DOUBLE HUNG REPLACEMENT WINDOWS.

Our Transcend single and double hung windows are the most traditional window design. But we've updated this classic window, and turned it into an efficient, high-performance product. Our double hung features a concealed wood jamb liner and an easy-tilt top and bottom sash for cleaning convenience. The single hung has an easy-tilt bottom sash, a half-screen, and a totally clear view through the top sash.

Our single and double hung windows are a piece of artwork all by themselves. But when configured with other Transcend replacements, they can turn an ordinary wall into an extraordinary vision.







## MONUMENT SINGLE & DOUBLE HUNG REPLACEMENT WINDOWS.

We've updated this classic window design and turned it into an efficient, high performance product. Our single hung version features a fixed top sash and an easy-tilt bottom. On the double hung, both sash tilt in for easy cleaning.

Our Monument single & double hung windows are designed and built for architectural and light commercial applications. True, they have superior structural performance, but it's their fine craftsmanship and attention to detail that homeowners appreciate.



## AWNING REPLACEMENT WINDOWS.

Transcend awning windows are a great choice when you want the fresh air of an open window even if it's raining. They can be used alone, but are most often stacked, combined in a grouping, or placed underneath a large picture window to provide ventilation. They also come with our Encore olding handle.



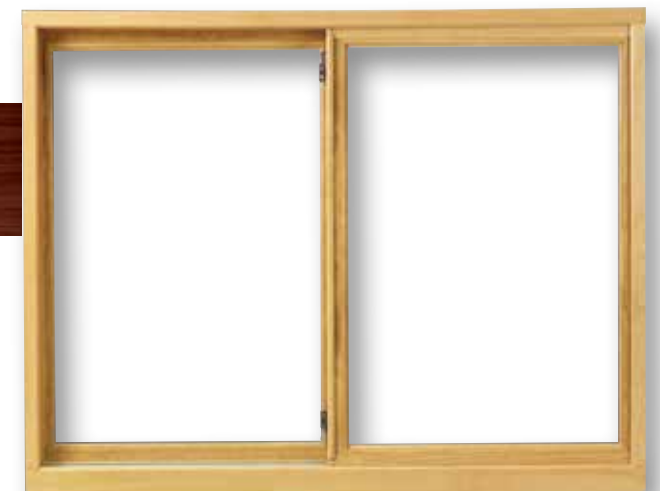
## BAY AND BOW REPLACEMENT WINDOWS.

Transcend bay and bow windows make any room seem larger. With their multi-pane configuration, they create the feeling that the great outdoors is actually part of your room. A bay usually consists of a large fixed window between two casement or double hung units. A bow consists of several casements or double hung units mullied together, creating a smooth arc or bow.



## MONUMENT HORIZONTAL SLIDING REPLACEMENT WINDOWS.

Transcend replacement sliders give you a unique style and a slightly more contemporary look than a traditional double hung window. For added design flexibility, ours are available with two lites or three. Horizontal sliding windows are a good alternative in locations—like your deck—where you don't want the sash of a casement or awning window sticking out in the way. Many people simply prefer the clean lines and smooth, gliding operation of our sliding windows.







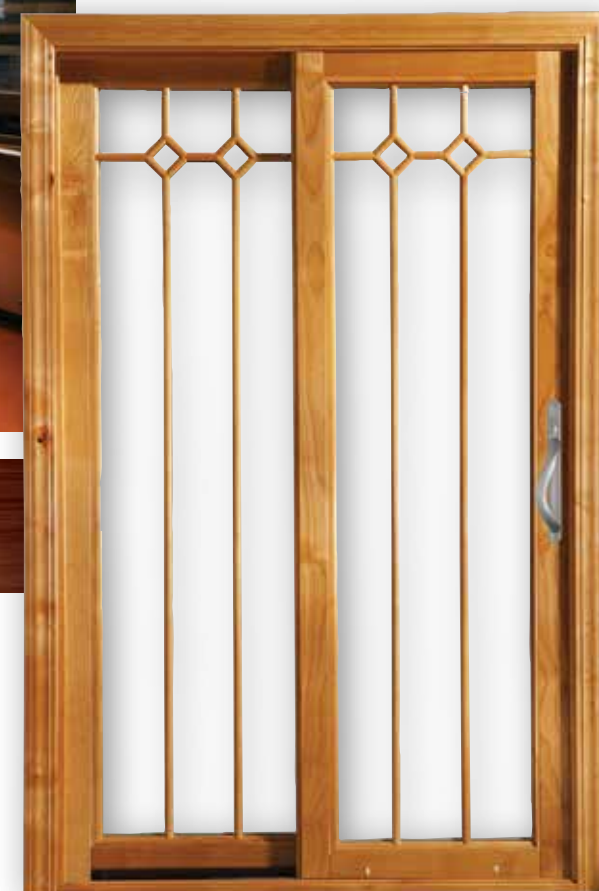
## SWINGING PATIO DOORS.

We offer every choice you can imagine in our patio doors. You can choose doors that swing in or swing out. You can make both doors operable, or just one. And they're easily combined with stationary door panels, sidelites and transoms to create a true room with a view. Available in larger sizes—up to 10' height.



## SLIDING PATIO DOORS.

We've re-engineered and redesigned our Transcend sliding patio door to make it the best, most beautiful one on the market. The all-natural, all-wood interior is visually free of any man-made components, and we added a beautiful new handle designed exclusively for us by Truth Hardware. Our sliding door is a great space-saving option compared to an inswing version. It's also available as a standard or French sliding patio door, and is easily combined with additional doors, sidelites and transoms.



## RETROFIT PATIO DOORS.

Many old patio doors are shorter and narrower than today's modern versions. So we developed our smaller, retrofit replacement patio doors. They enable us to replace your outdated aluminum or wood patio door without changing the opening. Available as sliders or swingers, Transcend retrofit patio doors are a smart solution to your old problem doors.



# IMPROVE YOUR VIEW.



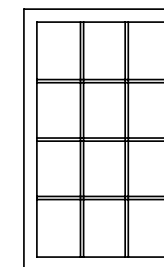
Before you sign off on your remodeling or window replacement plan, consider doing something extra special.

Use Transcend transoms, sidelites and other geometric shape windows to give your home a one-of-a-kind individuality. You could add an arched expanse of glass that seems to light up an entire home. Or a large picture window topped by a half circle. Or transoms stretching from wall to wall above a bank of patio doors.

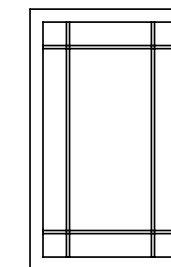
Transcend geometric shape windows can be used alone, or combined with our operating windows and patio doors to make a truly custom statement.

## GRILLE CONFIGURATIONS.

Add classic charm to any Transcend window with an unlimited number of decorative grille patterns. They're available as removable wood grilles or sealed between the panes of glass.



Rectangular



Queen Anne

You can also choose our updated version of the divided lite - with grilles between the glass, on the inside and on the outside, for an even truer divided lite appearance.



### Grille profiles

Putty 5/8"



Putty 7/8"



Putty 1"



5/8"



7/8"



1"



1-1/4"



2"



### Simulated divided lite



### Wood grille



We offer a variety of decorative glass styles; from beveled to textured, tinted to obscure, leaded to laminated.



REJECT MOISTURE &  
INSECTS WHILE RESPECTING  
OUR ENVIRONMENT.



## COREGUARD PLUS™, THE BEST WOOD PROTECTION IN THE INDUSTRY.

Sierra Pacific wood windows and doors are protected by CoreGuard Plus™ wood treatment, a patented process that, when needed, penetrates wood right to the core to repel water, so our windows and patio doors are less likely to warp or swell and have superior dimensional stability.

In addition, CoreGuard Plus contains fungicides and insecticides to deeply protect all wood species from pests and rotting. Amazingly, this strong protection comes from a naturally organic, water-based treatment with nearly zero VOC's, which helps us maintain our strict environmental stewardship.

To ensure CoreGuard Plus effectiveness, sections of our windows undergo harsh testing in a Hawaiian rainforest that mimics decades of typical residential exposure. No wonder we have the confidence to offer one of the strongest wood rot warranties in the industry.





## OUR 1,900,000-ACRE MANUFACTURING PLANT.

Sierra Pacific Industries, our parent company, sustainably manages 1.9 million acres of timberland. We're the largest millwork producer in the U.S. and one of the largest lumber companies.

But our size is only a small part of the story.

Sierra Pacific Industries plants 7 million new trees every single year. So 100 years from now, our forests will have more trees—and bigger trees—than today.

As a proud part of this family-owned, environmentally-committed company, Sierra Pacific is the only window company that maintains continuous quality control from the moment our tree seeds are planted until our beautiful wood windows are produced, approved and delivered to you.

SierraPacificWindows.com | P.O. Box 8489, Red Bluff, CA 96080 | 800-824-7744 | A Division of







**JamesHardie**

Siding | Trim



Achieve authentic character and  
**UNCOMPROMISING PERFORMANCE.**



**SOUTH**  
Product  
Catalog





It's time to  
**BUILD SOMETHING TIMELESS.**





# JamesHardie

Installed on over 8 million homes\* from coast to coast, James Hardie® fiber cement siding products are designed to resist the most extreme conditions while romancing the senses. Enjoy the warm, natural character of wood with unprecedented peace of mind. It's easy to see what makes James Hardie the market leader.

## UNIQUE FORMULATION

We use the highest quality raw materials and proprietary additives for enhanced strength and moisture protection.

## FINISHING TECHNOLOGY

Baked-on color delivers a beautiful finish that resists fading and makes a lasting impression.

## COMPLETE EXTERIOR™

Offers homeowners an unrivaled collection of design options with exceptional warranties through a single, trusted manufacturer.

\*Estimate based on total James Hardie siding sales through 2016 and average housing unit size.

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# HardieZone® System

Only James Hardie fiber cement products are Engineered for Climate®. In the northern U.S. and Canada, HZ5® products resist shrinking, swelling and cracking even after years of wet or freezing conditions. HZ10® products help protect homes from hot, humid conditions, blistering sun and more.

With James Hardie siding and trim, homeowners have an exterior that's tougher than the elements and easy on the eyes.

## NO MATTER WHAT NATURE BRINGS



HardiePlank®  
6.25 in. Select  
Cedarmill®  
Heathered Moss





HardieShingle®  
7 in. Straight  
Edge Panel  
Mountain Sage

HardieTrim®  
5/4 x 3.5 in.  
Smooth  
Navajo Beige

## TOUGHER THAN THE ELEMENTS



Stands up to storms  
and harsh weather



Water resistant  
to protect against  
swelling, warping  
and cracking;  
also resists  
mold damage



Won't be eaten by  
animals or insects



Fire resistant



Helps reduce time  
and money spent on  
maintenance

Resist the elements  
**WITH IRRESISTIBLE CHARM.**



# Unique Formulation

## HZ10® Substrate

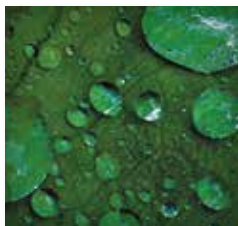
Not all fiber cement is the same. James Hardie HZ10 products contain the highest quality raw materials. Our unique formulation, combined with innovative product design and manufacturing processes, create a substrate that is specifically engineered to resist moisture, cracking, shrinking and swelling for increased durability and workability.

### PROPRIETARY ENHANCEMENTS CREATE DURABLE JAMES HARDIE® SIDING



#### Perfect balance of strength and workability

Our balance of high-quality Portland cement, sand and cellulose fiber delivers the best combination of strength and workability.



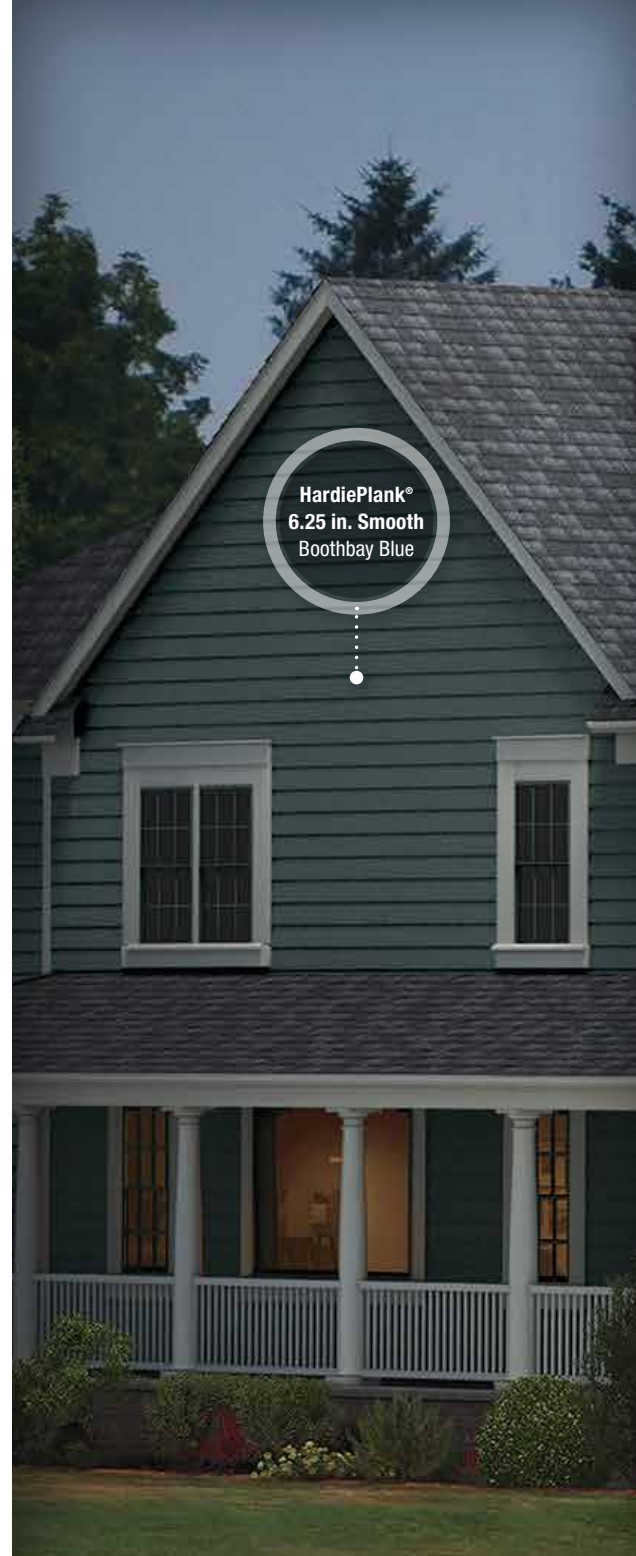
#### Enhanced moisture resistance for unmatched durability

Patented and proprietary additives are chemically bonded within the HZ10 substrate matrix to provide durable moisture resistance.



#### Increased dimensional stability

Our siding is engineered at the microscopic level to create a fiber cement composite with superior dimensional stability that helps protect against shrinking and splitting.



HardiePlank®  
6.25 in. Smooth  
Boothbay Blue

**HZ10**®



Integrity is ingrained  
**IN EVERYTHING WE DO.**

HardieTrim®  
5/4 x 5.5 in.  
Arctic White

#### UNMATCHED INVESTMENT IN MANUFACTURING SCALE AND PRODUCT INNOVATION

- Largest manufacturer of fiber cement in North America
- 5x more capacity than our largest competitor
- More than 100 process and product quality checks
- 100+ scientists and engineers provide dedicated resources for continuous innovation in manufacturing and product development
- More U.S. fiber cement patents than any competitor

#### YOUR RETURNS ON OUR INVESTMENT

- Superior siding and trim performance for beauty that lasts
- Consistency in appearance from board to board
- Natural-looking profiles for authentic character





# Finishing Technology

## Gold Primer

A quality primer is the first step to ensuring that the paint color you select beautifully expresses a home's true character now — and for years to come. Our distinctive gold primer is climate-tested and engineered for use with paint on James Hardie fiber cement siding products. It helps to provide consistent, long-lasting paint adhesion, even in the most demanding conditions.



---

## ColorPlus® Technology


Our advanced ColorPlus® Technology finishes deliver the ultimate in aesthetics and performance. Our products aren't simply painted at the factory. Multiple coats of color are baked onto the board, giving homes a durable, rich, consistent color no field-applied house paint can match.



- Superior finish adhesion
- Superior color retention
- Superior UV resistance
- Year-round installation







HardieShingle®  
7 in. Staggered  
Edge Panel  
Iron Gray

HardieTrim®  
5/4 x 3.5 in.  
Arctic White

HardiePlank®  
7.25 in. Select  
Cedarmill®  
Monterey Taupe

For timeless beauty  
**BEGIN WITH THE FINISH.**





ColorPlus®  
Technology  
Sandstone Beige

HardieSoffit®  
Panels

HardiePlank®  
Lap Siding

HardiePanel®  
Vertical Siding &  
HardieTrim®  
Batten Boards

Exceptional warranties through a  
***SINGLE, TRUSTED MANUFACTURER.***



## James Hardie Complete Exterior™

ColorPlus®  
Technology  
Monterey Taupe

HardieShingle®  
Siding

HardieTrim®  
Boards

Top to bottom, our exterior product line is defined by excellent performance, aesthetics and design options.

Provide protection from the elements, showcase a homeowner's individual style and install peace of mind with exceptional warranties through a single, trusted manufacturer.



**HardiePlank®**

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

HardieTrim®  
5/4 x 3.5 in.  
Arctic White

HardiePlank®  
6.25 in. Smooth  
Arctic White

A classic look for  
**THE HOME OF THEIR DREAMS.**



**SELECT CEDARMILL®\***

*Woodstock Brown*



**SMOOTH\***

*Countrylane Red*



Thickness	5/16 in.					
Length	12 ft. planks					
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.	9.25 in.	12 in.
Exposure	4 in.	5 in.	6 in.	7 in.	8 in.	10.75 in.
ColorPlus Pcs./Pallet	324	280	252	210		
Prime Pcs./Pallet	360	308	252	230	190	152
Pcs./Sq.	25.0	20.0	16.7	14.3	12.5	9.3

**CUSTOM BEADED CEDARMILL®**

*Light Mist*



**CUSTOM BEADED SMOOTH**

*Heathered Moss*



Thickness	5/16 in.
Length	12 ft. planks
Width	8.25 in.
Exposure	7 in.
ColorPlus Pcs./Pallet	210
Prime Pcs./Pallet	240
Pcs./Sq.	14.3

**CUSTOM COLONIAL ROUGHSAWN®**

*Mountain Sage*



**CUSTOM COLONIAL SMOOTH®**

*Timber Bark*



Thickness	5/16 in.
Length	12 ft. planks
Width	8 in.
Exposure	6.75 in.
ColorPlus Pcs./Pallet	216
Prime Pcs./Pallet	240
Pcs./Sq.	14.9

\*6.25 in. and 8.25 in. also available in coastal colors. 9.25 in. and 12 in. only available primed.



# HardiePanel®

HardiePanel® vertical siding delivers style and substance. When combined with HardieTrim® boards, it achieves the rustic board-and-batten look that defines cottage charm. The covered seams contribute to a well-insulated home.

Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs.



True to the tradition of  
**PERFORMANCE AND BEAUTY.**





### SELECT CEDARMILL®

*Navajo Beige*

<b>Thickness</b>	5/16 in.		
<b>Size</b>	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
<b>Pcs./Pallet</b>	50	50	50
<b>Pcs./Sq.</b>	3.2	2.8	2.5



### SMOOTH

*Evening Blue*

<b>Thickness</b>	5/16 in.		
<b>Size</b>	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
<b>Pcs./Pallet</b>	50	50	50
<b>Pcs./Sq.</b>	3.2	2.8	2.5



### STUCCO

*Navajo Beige*

<b>Thickness</b>	5/16 in.		
<b>Size</b>	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
<b>Pcs./Pallet</b>	50	50	50
<b>Pcs./Sq.</b>	3.2	2.8	2.5



### SIERRA 8

*Not available with ColorPlus Technology*

<b>Thickness</b>	5/16 in.		
<b>Size</b>	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
<b>Pcs./Pallet</b>	50	50	50
<b>Pcs./Sq.</b>	3.2	2.8	2.5

\*4 ft. x 9 ft. HardiePanel vertical siding only available primed.

Products are available primed or with ColorPlus Technology finishes. For more details, visit [jameshardiepros.com](http://jameshardiepros.com)



**HardieShingle®**

Restore the look of a grand Cape Cod or add distinction to a handsome bungalow. HardieShingle® siding embodies the enchanting look of cedar shingles with lower maintenance.

Better than the real thing, HardieShingle siding resists rotting, curling, warping and splitting.

**HardieTrim®**  
4/4 x 7.25 in.  
Arctic White

**HardieShingle®**  
7 in. Straight  
Edge Panel  
Light Mist

Achieve the handcrafted  
**LOOK OF CEDAR.**





### STAGGERED EDGE PANEL

*Sandstone Beige*

<b>Thickness</b>	1/4 in.
<b>Length</b>	48 in.
<b>Height</b>	15.25 in.
<b>Exp.</b>	6 in.
<b>Pcs./Pallet</b>	100
<b>Sq./Pallet</b>	2
<b>Pcs./Sq.</b>	50



### STRAIGHT EDGE PANEL

*Iron Gray*

<b>Thickness</b>	1/4 in.
<b>Length</b>	48 in.
<b>Height</b>	15.25 in.
<b>Exp.</b>	7 in.
<b>Pcs./Pallet</b>	86
<b>Sq./Pallet</b>	2
<b>Pcs./Sq.</b>	43



### INDIVIDUAL SHINGLES

*Monterey Taupe*

<b>Thickness</b>	1/4 in.				
<b>Length</b>	4.2 in.	5.5 in.	6.75 in.	7.25 in.	10 in.
<b>Height</b>	15.25 in.				
<b>Exp.</b>	7 in.				
<b>Pcs./Pallet</b>	630				
<b>Sq./Pallet</b>	2				
<b>Pcs./Sq.</b>	315				



### HALF ROUNDS

*Not available with ColorPlus Technology*

<b>Thickness</b>	1/4 in.
<b>Length</b>	48 in.
<b>Height</b>	15.25 in.
<b>Exp.</b>	7 in.
<b>Pcs./Pallet</b>	86
<b>Sq./Pallet</b>	2
<b>Pcs./Sq.</b>	43



## HardieTrim®

Form meets function at every angle with HardieTrim® boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Better than wood, it complements your long-lasting, lower maintenance James Hardie siding – adding punctuation to your design statement.

HardieTrim®  
5/4 x 3.5 in.  
Khaki Brown

HardiePlank®  
6.25 in. Smooth  
Navajo Beige

The performance you require  
**THE DISTINCTIVENESS YOU DESIRE.**



HARDIETRIM® BOARDS

4/4 RUSTIC GRAIN®

Autumn Tan



4/4 SMOOTH

Autumn Tan



Thickness	.75 in.					
Length	12 ft. boards					
Width	1.65 in.*	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	405	322	184	138	115	92

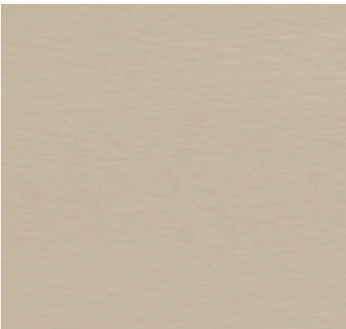
5/4 RUSTIC GRAIN®

Autumn Tan



5/4 SMOOTH

Autumn Tan



Thickness	1 in.					
Length	12 ft. boards					
Width	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.	
Pcs./Pallet	238	136	102	85	68	

CROWN MOULDING

Arctic White



Thickness	.75 in.	
Length	12 ft. boards	
Width	3.25 in.	5.25 in.
Pcs./Pallet	50	48

HARDIETRIM® BATTEN BOARDS

RUSTIC GRAIN®

Autumn Tan



SMOOTH

Autumn Tan



Thickness	.75 in.
Length	12 ft. boards
Width	2.5 in.
Pcs./Pallet	437

\*1.65 in. boards only available primed



A home is only as strong as its weakest point. HardieSoffit® panels reinforce your work by protecting the vulnerable gap between eaves and exterior walls.

Available in vented, non-vented and a range of pre-cut sizes, these panels complete your design and protect it from moisture and pests.

## VENTILATION BENEFITS

Using vented soffit improves ventilation in the attic space and reduces the chance of water vapor condensation that can lead to issues such as mold and mildew growth, stained ceilings and damage to the framing of the house.

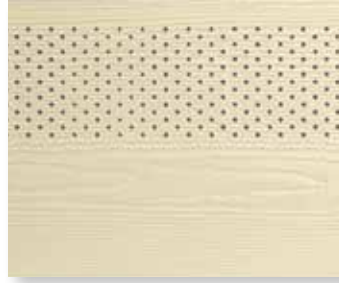
In warm climates, HardieSoffit panels allow hot, humid air to escape, which not only helps prevent condensation in the attic, but can also help reduce air conditioning costs.

In cool climates, HardieSoffit panels help prevent condensation from forming on the interior side of the roof sheathing and reduce the chances of roof-damaging ice dams.

HardieSoffit®  
16 in. Vented  
Smooth  
Arctic White

For complete confidence  
**EVERY DETAIL MATTERS.**





### VENTED SMOOTH & CEDARMILL®

*Sail Cloth*

<b>Thickness</b>	1/4 in.		
<b>Length</b>	12 ft.	12 ft.	8 ft.
<b>Width</b>	12 in.	16 in.	24 in.
<b>ColorPlus Pcs./Pallet</b>	216	156	108
<b>Prime Pcs./Pallet</b>	200	150	100



### NON-VENTED SMOOTH & CEDARMILL®

*Sail Cloth*

<b>Thickness</b>	1/4 in.			
<b>Length</b>	12 ft.	12 ft.	8 ft.	8 ft.*
<b>Width</b>	12 in.	16 in.	24 in.	48 in.
<b>ColorPlus Pcs./Pallet</b>	216	156	108	
<b>Prime Pcs./Pallet</b>	200	150	100	50



### BEADED PORCH PANEL\*\*

*Arctic White*

<b>Thickness</b>	1/4 in.
<b>Length</b>	8 ft.
<b>Width</b>	48 in.
<b>Pcs./Pallet</b>	50

Using the proper amount of vented HardieSoffit panels is crucial to a building's ventilation performance. James Hardie has taken the guess work out of soffit ventilation by providing the table below illustrating the minimum amount of vented HardieSoffit panels recommended for your attic space.\*\*\*

ATTIC SQ. FT.	LINEAR FT. OF VENTED SOFFIT
200	10
300	14
400	19
500	24
600	29
700	34
800	38
900	43
1000	48
1100	53
1200	58
1300	62
1400	67
1500	72
1600	77
1700	82
1800	86
1900	91
2000	96
2100	101
2200	106
2300	110
2400	115
2500	120
2600	125
2700	130
2800	134
2900	139
3000	144
3100	149

\*These 48 in. x 8 ft. panels only available primed.

\*\*Beaded Porch Panel is available in all 11 standard soffit colors, as well as Cool Breeze.

\*\*\*Linear Feet of Vented Soffit calculation is based on 2012 International Residential Code (IRC) Section 806.2, Exception 2, with a 50% upper attic and 50% lower attic split of required ventilation, using soffit with a net free ventilation of 5 square inches per linear foot. This Exception is also approved in 2015 IRC Section 806.2. Always consult a building design professional to confirm attic ventilation meets local building code requirements.





Cast your homes in  
**THE MOST ROMANTIC LIGHT.**

Khaki Brown

Cobble Stone

Timber Bark

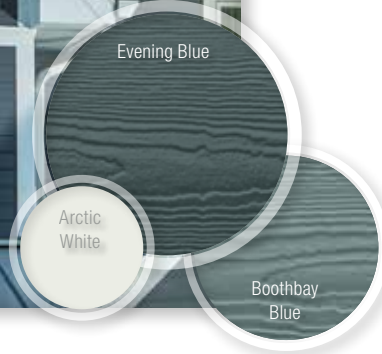
**SUBTLE BLENDS**



## Color Inspiration

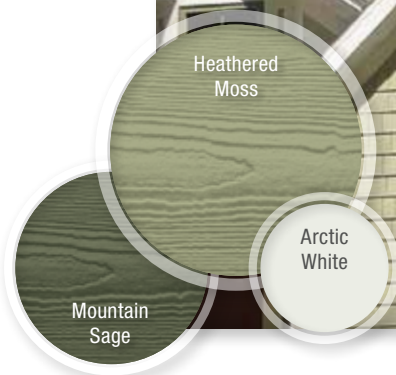


COOL TONES

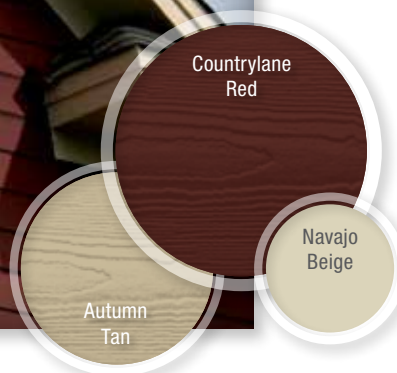


Use deeper body colors for a warm, welcoming feeling. Make homes appear larger with soft contrasts between siding and trim. The right color combinations leave lasting impressions. Our color specialists designed the rich ColorPlus finish collection to help you express what's special about every home you build.

COMPLEMENTARY



WARM TONES



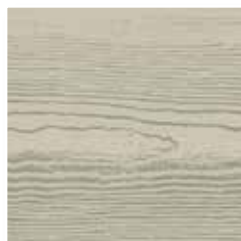


# Express the true nature of a home's character with ColorPlus® Technology

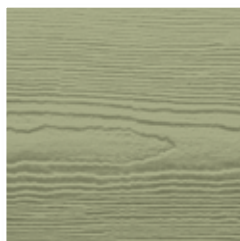
## PLANK, PANEL, BATTEN AND SHINGLE COLORS



ARCTIC WHITE



COBBLE STONE



HEATHERED MOSS



PEARL GRAY



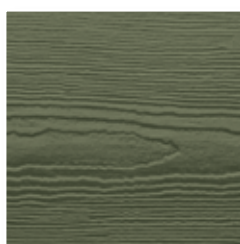
LIGHT MIST



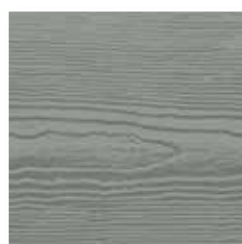
SAIL CLOTH



MONTEREY TAUPE



MOUNTAIN SAGE



GRAY SLATE



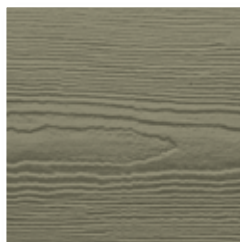
BOOTHBAY BLUE



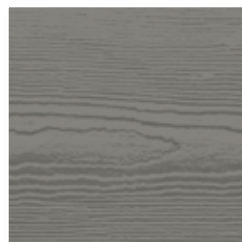
WOODLAND CREAM



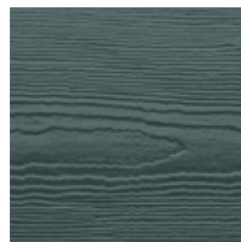
AUTUMN TAN



WOODSTOCK BROWN



AGED PEWTER



EVENING BLUE



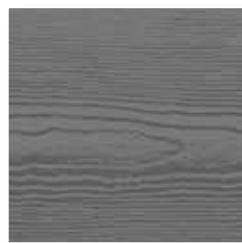
NAVAJO BEIGE



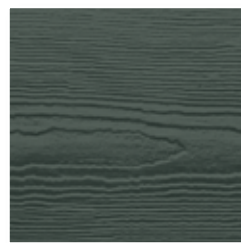
KHAKI BROWN



TIMBER BARK



NIGHT GRAY



IRON GRAY



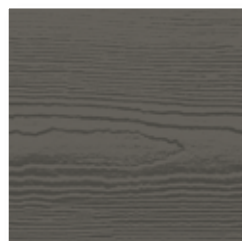
SANDSTONE BEIGE



CHESTNUT BROWN



COUNTRYLANE RED

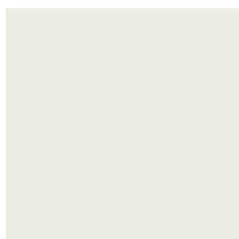


RICH ESPRESSO





## TRIM AND SOFFIT COLORS



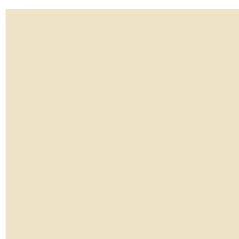
ARCTIC WHITE



SANDSTONE BEIGE



MONTEREY TAUPE



SAIL CLOTH



AUTUMN TAN



WOODSTOCK BROWN



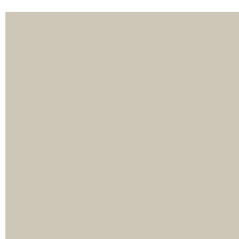
NAVAJO BEIGE



KHAKI BROWN



TIMBER BARK

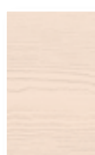


COBBLE STONE

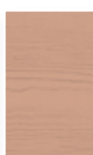


PEARL GRAY

## PLANK COASTAL COLORS\*



CORAL  
COAST



TERRA  
COTTA



PINK  
SAND



COOL  
BREEZE



AQUA  
MARINE

\*Coastal colors are available exclusively in HardiePlank lap siding, Smooth and Select CedarMill in 8.25 in. and 6.25 in. widths only.

Explore our color palettes and differentiate your homes with stunning curb appeal. These distinctive tones are drawn from natural environments, complementing your design with the look of America's idyllic neighborhoods.



No exterior cladding can prevent 100% of water intrusion. Your homes should have an additional line of defense. HardieWrap® weather barrier provides a superior balance of water resistance and breathability, keeping the area within the wall drier. This helps prevent moisture accumulation that may lead to mold and mildew growth.

## INSTALLATION ADVANTAGES

- Thicker, more durable material for easier, quicker installation
- Superior tear resistance helps prevent water infiltration
- Can be installed with staples in place of cap nails for cost savings
- Provides a higher level of performance, no matter what type of cladding you specify



We've got performance covered  
**FROM THE INSIDE OUT.**



### WEATHER BARRIER

Thickness	11 mil.			
Length	100 ft.	100 ft.	150 ft.	150 ft.
Width	3 ft.	9 ft.	9 ft.	10 ft.

### PRO-FLASHING

Thickness	20 mil.		
Length	75 ft.	75 ft.	75 ft.
Width	4 in.	6 in.	9 in.

### FLEX FLASHING

Thickness	60 mil.	
Length	75 ft.	75 ft.
Width	6 in.	9 in.

### SEAM TAPE

Thickness	3.2 mil.
Length	164 ft.
Width	1-7/8 in.



To learn more about our weather barrier's advantages, visit [jameshardiepros.com](http://jameshardiepros.com)



# Finishing Touches

## ColorPlus Technology Accessories

### TOUCH-UP KITS

Specially formulated to match ColorPlus Technology finishes, our Touch-up Kits offer resistance to aging, color change and chalking. Included in the kits, Touch-up Pens conceal nailheads and very small nicks and scratches.



### COLOR-MATCHED CAULK

OSI® QUAD® MAX sealant offers a high performance sealant solution to color match James Hardie ColorPlus products.



## Trim Accessories

### FLAT TABS

Reduce nail holes and improve the aesthetic of trim applications around windows, doors and band boards.

### CORNER TABS

Use corner tabs to reduce the appearance of nail holes that would detract from the finished look of corner trim installations.



Find useful job-site tips in our industry-leading Best Practices Guide. For the latest installation instructions, visit [jameshardiepros.com](https://www.jameshardiepros.com)





HardieTrim®  
5/4 x 3.5 in.  
Arctic White

HardiePlank®  
7.25 in. Select  
Cedarmill®  
Timber Bark

As unforgettable  
**AS IT IS UNCOMPROMISING.**





## See the James Hardie Difference



James Hardie invented fiber cement. Over 8 million homes\* later, we continue to set the standard in premium, high-performance exterior cladding. Our products deliver uncompromising durability and finish quality for a beautiful, lower maintenance exterior.

Our unrivaled investment in R&D and constant innovations in product design, manufacturing and distribution allow us to remain steps ahead of the competition. With the support of our employees, partners and exceptional warranties, we're committed to protecting your customers' homes while helping your business grow.

\*Estimate based on total James Hardie siding sales through 2016 and average housing unit size.

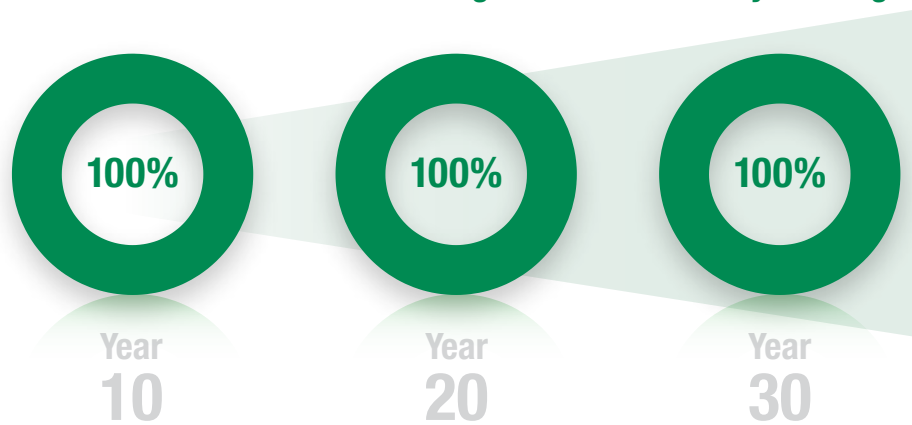


# Warranty

Protect your homes with North America's #1 brand of siding backed by exceptional warranties. Unlike other brands, James Hardie doesn't prorate our siding and trim warranty coverage. We stand behind our siding 100% for 30 years and trim for 15 years.

ColorPlus Technology finishes come with a 15-year limited warranty.

## James Hardie Non-Prorated Siding Substrate Warranty Coverage



# Endorsements – a reputation built on trust

For decades, our fiber cement products have been used to create better places to live. Each new home stands as a testament to our uncompromising quality. That proven track record has earned the loyalty of millions of homeowners and the endorsements of trusted authorities across the building industry.\*



Featured on the **DIY Network's Blog Cabin** since 2012



Chosen by builders as a **Brand Leader** in **Builder Magazine** since 2009



**HardiePlank lap siding** is backed by the **Good Housekeeping Seal**

\*Endorsements accurate as of 2017.





HardiePlank®  
8.25 in.  
Select Cedarmill®  
Countrylane Red

HardieTrim®  
5/4 x 5.5 in.  
Arctic White

Make every home  
**AN EXPRESSION OF YOUR CHARACTER.**





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 **JamesHardie**  
Siding | Trim