



LANDMARKS COMMISSION AGENDA

Wednesday, February 4, 2026

6:00 p.m.

This meeting includes in-person and virtual participation.

Council Chambers

333 Broadalbin Street SW

Or join the meeting here:

<https://council.albanyoregon.gov/groups/lac/zoom>

Phone: 1 (253) 215-8782 (long distance charges may apply)

Meeting ID: 891-3470-9381 Passcode: 530561

Please help us get Albany's work done.

Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

1. Call to Order and Pledge of Allegiance

2. Roll Call

3. Election of Chair and Vice Chair

4. Approval of Minutes

- January 7, 2026 [Pages 3-4]

5. Public Comment

6. Scheduled Business

A. HI-01-25, Type III – Quasi-Judicial Process [Pages 5-51]

Summary: Historic Review of Substitute Materials to replace existing wood siding with Hardie Plank siding upon the western (side) façade and portions of the northern (front) façade. The structure is located at 230 6th Avenue SE. (Project Planner – Jennifer Cepello jennifer.cepello@albanyoregon.gov)

Persons wanting to provide testimony may:

- 1- Email written comments to cdaa@albanyoregon.gov, including your name, before **noon on the day of the meeting**.
- 2- To comment virtually during the meeting, register by emailing cdaa@albanyoregon.gov before **noon on the day of the meeting**, with your name. The chair will call upon those who have registered to speak.
- 3- Appear in person at the meeting and register to speak.

albanyoregon.gov/cd



7. Business from the Commission
8. Staff Updates
9. Next Meeting Date: March 4, 2026
10. Adjournment

This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48 hours in advance of the meeting at: cdaa@albanyoregon.gov or call 541-917-7550

Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City website.



LANDMARKS COMMISSION

MINUTES

January 7, 2026

6:00 p.m.

Hybrid – Council Chambers

Approved: Draft

Call to Order

Chair Robinson called the meeting to order at 6:00 p.m.

Pledge of Allegiance

6:00 p.m.

Roll Call

Members present: Camron Settlemier, Chad Robinson, Richard Engeman, Mason Cox, Rayne Legras

Members absent: Cathy Winterrowd (excused), Jim Jansen

Approval of Minutes for December 3, 2025

Commissioner Settlemier motioned for approval of the December 3, 2025, minutes as presented.

Commissioner Cox seconded the motion, which passed 5-0.

Public Comment

6:01 p.m.

Albany Visitors Association (AVA), Visitor Service/Historic Resources Manager, Lonna Capaci, reported on the success of the various holiday activities detailing the 46th Annual Christmas Parlor Tour, Monteith House tour, and the Holiday Light Contest and Scavenger Hunt.

Scheduled Business

6:05 p.m.

HI-20-25, Type III – Quasi-Judicial Process Historic Review of Exterior Alterations to increase the size of a garage door on the alley-facing side of a building at 212 1st Avenue SE.

Chair called the Public Hearing to Order at 6:06 p.m.

Commission Declarations

No members declared any conflict of interest.

No members declared any ex-parte contact.

Commissioners Settlemier, Robinson, Cox and Engeman walked by the building.

No members abstained from the deliberation.

There were no public challenges to participation.

Reading of Hearing Procedures

Current Planning Manager, David Martineau, read the hearing procedures.

Staff Report

6:09 p.m.

Project Planner, Alyssa Schrems, summarized HI-20-25 application for Historic Review of Exterior Alteration of the Schultz building at 212 1st Avenue SE. The building is on the local historic inventory but not included as a contributing resource in any of the historic districts. She indicated the Criteria for Review and Proposed Conditions and Decision Options. She noted that the request is to change the current garage door from 8 feet to 10 feet.

Applicant Testimony

6:09 p.m.

Property owner, Josh Oare shared his intent regarding the property (brewery/restaurant) and some history on his interest and commitment to its historic restoration. He noted that brewing requires a lot of specialized equipment and increasing the door height improves the overall operation of the business and would not be visible from the street.

January 7, 2026

Commission Questions

Commissioner Settlemier asked for details on the door options. Oare indicated which option he was considering.

Public Testimony

None.

Chair Robinson called the public hearing closed at 6:15 p.m.

Commission Deliberation

Commissioner Settlemier believed that the size increase actually better matches the history of the building as a truck repair shop during the period of significance. The current door isn't historic but believes the alteration does meet the review criteria.

Commissioner Robinson was satisfied with the application. Others concurred.

Motion: Commissioner Legras moved to approve the exterior alterations including conditions of approval as drafted during this meeting for application planning file no. HI-20-25. This motion is based on the findings and conclusions in the December 31, 2025, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter. A Condition was added that the door be a white, smooth finish with no light. Commissioner Settlemier seconded the motion, which passed 5-0.

Business from the Commission

None.

Business from Staff

Schrems began by announcing that Jim Jansen has stepped down from the Commission. The educational session for commissioners is being planned for February/March. She anticipates getting a new member before that. And elections will be in February.

Schrems announced that the Department of Land Conservation and Development (DLCD) has finalized their Goal 5 rulemaking relating to archeology and tribal resources. Staff approached DLCD asking to craft some sort of pilot program for what they are developing and are anticipating that there may be opportunities for mapping resources. More subsurface mapping, geology and pre-contact historic resources.

Next Meeting Dates

The next meeting is scheduled for February 4, 2026, at 6:00 p.m.

Adjournment

Hearing no further business Chair Robinson adjourned the meeting at 6:24 p.m.

Respectfully submitted,

Reviewed by,

Susan Muniz
Recorder

David Martineau
Current Planning Manager

**Documents discussed at the meeting that are not in the agenda packet are archived in the record. The documents are available by emailing cdaa@albanyoregon.gov.*



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | COMMUNITY DEVELOPMENT 541-917-7550

Staff Report

Historic Review of Substitute Materials

HI-01-26

January 28, 2026

Summary

This staff report evaluates a Historic Review of Substitute Materials for a home on a developed lot within the Hackleman National Register Historic District (Attachment A). The applicant proposes to replace the existing wood siding with Hardie Plank siding upon the entire west façade and portions of the northern façade.

Application Information

Review Body:	Landmarks Commission (Type III review)
Staff Report Prepared By:	Jennifer Cepello, Planner III
Property Owner/Applicant:	AHTB Holdings; C/O Alfred Holman; P.O Box 1896, Albany, OR 97321
Address/Location:	230 6th Avenue SE
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-07BA, Tax Lot 4600
Zoning:	Hackleman Monteith (HM) District (Hackleman National Register Historic District)
Total Land Area:	8,716 square feet
Existing Land Use:	Apartments
Neighborhood:	Central Albany
Surrounding Zoning:	North: Hackleman Montieth (HM) East: HM South HM West HM
Surrounding Uses:	North: Single Unit Residences, fourplex, apartment complex East: Single Unit Residences South Single Unit Residences West Single Unit Residences, Fire Station
Prior History:	HI-22-24: Review of substitute materials for previously installed vinyl windows.

Notice Information

On January 14, 2026, a notice of public hearing was mailed to property owners within 100 feet of the subject property. On January 23, 2026, notice of public hearing was also posted on the subject site. As of January 23, 2026, no comments have been received.

Analysis of Development Code Criteria

Historic Review of the Use of Substitute Materials (ADC 7.170-7.225)

ADC eligibility for the use of substitute materials (ADC 7.200(1)) and review criteria for Historic Review of the Use of Substitute Materials (ADC 7.200) are addressed in this report for the proposed development. The criteria must be satisfied to grant approval for this application. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Eligibility for the Use of Substitute Materials (ADC 7.200)

The City of Albany interprets the Secretary of Interior's Standards for Rehabilitation on compatibility to allow substitute siding and windows only under the following conditions:

The building or structure is rated historic non-contributing; OR

In the case of historic contributing buildings or structures, the existing siding, windows or trim is so deteriorated or damaged that it cannot be repaired and finding materials that would match the original siding, windows or trim is cost prohibitive.

Any application for the use of substitute siding, windows, and/or trim will be decided on a case-by-case basis. The prior existence of substitute siding and/or trim on the historic buildings on the Local Historic Inventory will not be considered a factor in determining any application for further use of said materials.

Findings of Fact

- 1.1 Eligibility and Existing Conditions. The residence is rated as a Historic Non-Contributing resource in the Hackleman National Register Historic District. The applicant proposes to replace the existing wood siding on the western façade and portions of the northern façade with Hardie Plank siding. The dwelling currently has drop wood siding with a 5¼ inch reveal. The application materials provided photos of the existing siding proposed to be replaced.
- 1.2 Substitute Materials. The applicant proposes to replace the wood siding on the western façade and portions of the northern façade with Hardie Plank siding. The applicant has not decided upon which style of Hardie Plank to use but mentioned their preferred local lumber yard contains both the Rustic Cedarmill with a seven-inch reveal and a Smooth Cedarmill with a five-inch reveal (Attachment C.10).

Conclusions

- 1.1 The residence is rated as a Historic Non-Contributing resource in the Hackleman National Historic District and is therefore eligible for review under the first threshold in ADC 7.200.
- 1.2 The applicant proposes to replace existing wood siding upon the western façade and portions of the northern façade with Hardie Plank siding.

Design and Application Criteria for the Use of Substitute Materials (ADC 7.210)

Criterion 1

The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance of the existing siding, windows or trim.

Findings of Fact and Conclusions

- 1.1 The local historic resource survey (Attachment B) notes that the structure has drop siding. The existing wood siding contains horizontal panels with a 5^{1/4}-inch reveal. The applicant stated their preferred lumber supplier has two options in stock, the Rustic Cedarmill with a seven-inch reveal and the Smooth Cedarmill with a five-inch reveal (Attachment C.10). The applicant mentioned they were comfortable using either option. The Landmarks Commission has the discretion to determine which siding option best fits the historic nature of the structure.
- 1.2 The Commission may determine if this criterion is met.

Criterion 2

Substitute siding, windows and trim must be installed in a manner that maximizes the ability of a future property owner to remove the substitute materials and restore the structure to its original condition using traditional materials.

Findings of Fact and Conclusions

- 2.1 Based on the plans, all installed materials can be removed and replaced later if needed without considerable damage to the structure.
- 2.2 This criterion has been satisfied.

Criterion 3

The proposed material must be finished in a color appropriate to the age and style of the house, and the character of both the streetscape and the overall district. The proposed siding or trim must not be grained to resemble wood.

Findings of Fact and Conclusions

- 3.1 The applicant stated they plan on using historical approved paint colors from Rodda paint. The application materials indicated two options from their preferred lumber vender. One being the Rustic Cedarmill and the other being the Smoot Cedarmill (Attachment C.10). The supplied Hardie Plank Lap Siding Product Description does not include a visual of Rustic Cedarmill. The applicant may provide additional information at the public hearing for the Landmarks consideration. The Landmarks Commission has the discretion to determine which siding option best meets this criterion.
- 3.2 This criterion may be satisfied with a condition of approval.

Condition

- Condition 1 **Use of Substitute Materials** – Proposed siding trim must not be wood grained.

Criterion 4

The proposed siding, windows or trim must not damage, destroy, or otherwise affect decorative or character-defining features of the building. Unusual examples of historic siding, windows and/or trim may not be covered or replaced with substitute materials.

Findings of Fact and Conclusions

- 4.1 The Local Historic Survey (Attachment B) noted there are no decorative features or character-defining features upon the structure. The applicant is not aware of any decorative or character-defining features upon the structure. The proposed replacement siding would not affect decorative or character-defining features on the building.

4.2 Based on these facts, the criterion appears to be satisfied.

Criterion 5

The covering of existing historic wood window or door trim with substitute trim will not be allowed if the historic trim can be reasonably repaired. Repairs may be made with fiberglass or epoxy materials to bring the surface to the original profile, which can then be finished, like the original material.

Findings of Fact and Conclusions

5.1 The application is limited to the replacement of the existing siding of the structure upon the western façade and portions of the northern façade. The application does not include any alterations to widows or door trim.

5.2 Based on these facts, this criterion is satisfied.

Criterion 6

Substitute siding or trim may not be applied over historic brick, stone, stucco, or other masonry surfaces.

Findings of Fact and Conclusions

6.1 The applicant does not propose to install any siding or trim over historic brick, stone, stucco, or other masonry surfaces.

6.2 Based upon these facts, this criterion is satisfied.

Criteria 7 - 14

For the application of substitute siding and trim only:

Criterion 7

The supporting framing that may be rotted or otherwise found unfit for continued support shall be replaced in kind with new material.

Findings of Fact and Conclusions

7.1 The applicant states they are not aware of any rot or otherwise found unfit, but will repair/replace with new like-kind material if necessary.

7.2 This criterion is satisfied as a condition of approval.

Condition

Condition 2 **Use of Substitute Materials** – Support framing that is rotted or otherwise unfit for continued support must be replaced in kind with new material.

Criterion 8

The interior surface of the exterior wall shall receive a vapor barrier to prevent vapor transmission from the interior spaces.

Findings of Fact and Conclusions

8.1 The applicant proposes to install a vapor barrier as a part of the replacement of the siding.

8.2 This criterion is satisfied as a condition of approval.

Condition

Condition 3 **Use of Substitute Materials**– A vapor barrier shall be added to the interior surface of the exterior wall to prevent vapor transmission from the interior spaces.

Criterion 9

Walls to receive the proposed siding shall be insulated and ventilated from the exterior to eliminate any interior condensation that may occur.

Findings of Fact and Conclusions

9.1 The applicant states they will insulate and ventilate from the exterior.

9.2 This criterion is satisfied as a condition of approval.

Condition

Condition 4 **Use of Substitute Materials**—Where substitute siding is used, the walls shall be insulated and ventilated from the exterior to eliminate any interior condensation.

Criterion 10

Sheathing of an adequate nature shall be applied to support the proposed siding material with the determination of adequacy to be at the discretion of the planning staff.

Findings of Fact and Conclusions

10.1 The applicant states the sheathing will be analyzed and replaced where necessary.

10.2 This criterion is satisfied as a condition of approval.

Condition

Condition 5 **Use of Substitute Materials**—Sheathing shall be applied to support the new siding material. Additional information about the proposed sheathing shall be provided to staff prior to issuance of building permits.

Criterion 11

The proposed siding shall be placed in the same direction as the historic siding.

Findings of Fact and Conclusions

11.1 The applicant states they propose to place the siding in the same direction as the historic siding.

11.2 This criterion is satisfied.

Criterion 12

The new trim shall be applied so as to discourage moisture infiltration and deterioration.

Findings of Fact and Conclusions

12.1 The applicant states they will place any new trim will be allied to discourage moisture infiltration and deterioration.

12.2 This criterion is met.

Criterion 13

The distance between the new trim and the new siding shall match the distance between the historic trim and the historic building.

Findings of Fact and Conclusions

13.1 The applicant states the distance between the new trim and new siding will match the existing distancing.

13.2 This criterion has been met.

Criterion 14

A good faith effort shall be made to sell or donate any remaining historic material for architectural salvage to an appropriate business or non-profit organization that has an interest in historic building materials.

Findings of Fact and Conclusions

14.1 The applicant states that they will sell or donate any remaining historic material that is salvageable.

14.2 This criterion has been met.

Overall Conclusions

The proposal seeks to replace the existing wood siding upon the western façade and portions of the northern facade with Hardie Plank siding.

Staff finds all applicable criteria could be met with conditions for the Use of Substitute Materials.

Options and Recommendations

The Landmarks Commission has three options with respect to the subject application:

Option 1: Approve the request as proposed;

Option 2: Approve the request with conditions of approval;

Option 3: Deny the request.

Motions

Approval: *I move to approve the use of substitute materials including conditions of approval as noted in the staff report for application planning file no. HI-01-26. This motion is based on the findings and conclusions in the January 28, 2026, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.*

Approval with new conditions of approval: *I move to approved the Use of Substitute Materials including conditions of approval as **drafted during this meeting** for application planning file no. HI-01-26. This motion is based on the findings and conclusions in the January 28, 2026, staff report and findings in support of the application made by the Landmarks Commission during deliberations on this matter.*

Denial: *I move to deny the exterior alterations as detailed in planning file no. HI-01-26. This motion is based on the findings and conclusions made by the Landmarks Commission during deliberations on this matter.*

Conditions of Approval

Condition 1 **Use of Substitute Materials** – Proposed siding may not be wood grained.

Condition 2 **Use of Substitute Materials** – Support framing that is rotted or otherwise unfit for continued support shall be replaced in kind with new material.

Condition 3 **Use of Substitute Materials**– A vapor barrier shall be added to the interior surface of the exterior wall to prevent vapor transmission from the interior spaces.

Condition 4 **Use of Substitute Materials**–Where substitute siding is used, the walls shall be insulated and ventilated from the exterior to eliminate any interior condensation.

Condition 5 **Use of Substitute Materials**–Sheathing shall be applied to support the new siding material. Additional information about the proposed sheathing shall be provided to staff prior to issuance of building permits.

Condition 6 **Historic Review** – The proposed development shall be performed and completed as specified in the staff report. Deviations from these descriptions may require additional review.

Condition 7 **Historic Review** – A final historic inspection is required to verify that the work has been done according to this application. Please call the historic planner (541-791-0176) a day or two in advance to schedule.

Attachments

- A. Location Map
- B. Historic Resource Survey
- C. Applicant's Submittal
- D. Applicant Photos

Acronyms

ADC	Albany Development Code
HI	Historic file designation
HM	Hackleman Monteith Zoning District



0 25 50
Feet

Date: 1/9/2026

230 6th Ave SE

Location Map

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY - ALBANY
HISTORIC DISTRICT**

Attachment B.1

COUNTY: Linn

HISTORIC NAME: None COMMON NAME: None ADDRESS: 230 6th Ave. SE ADDITIONAL ADDRESS: NONE CITY: Albany OWNER: Samuel Gutierrez/Virginia Matland CATAGORY: Building LOCATION Hackleman Historic District MAP NO: 11S03W07BA TAX LOT: 04600 BLOCK: 4 LOT N/A ADDITION NAME: Hackleman's Second Addition PIN NO: 11S03W07BA04600 ZONING HM	ORIGINAL USE: Residence CURRENT USE: Apartment CONDITION: INTEGRITY: MOVED? N DATE OF CONSTRUCTION: c.1885 THEME 19th Century Architecture STYLE: Western Farmhouse ARCHITECT UNKNOWN BUILDER: UNKNOWN QUADRANGLE Albany ASSESSMENT: N ORIGINAL RATING: Secondary CURRENT RATING: Historic Non-Contributing
---	--

PLAN TYPE/SHAPE: L-shaped FOUNDATION MAT.: Concrete ROOF FORM/MAT.: Gable STRUCTURAL FRAMING: Balloon PRIMARY WINDOW TYPE: Various forms EXTERIOR SURFACING MATERIALS: Drop siding DECORATIVE FEATURES: None	NO. OF STORIES: 2 BASEMENT Y PORCH: Hipped, wraparound
--	---

EXTERIOR ALTERATIONS/ADDITIONS:

Flagstone on basement level, stairs to 2nd floor, windows changed, aluminum windows in basement, front stairs, converted into apartments
5 units

NOTEWORTHY LANDSCAPE FEATURES:

None

ADDITIONAL INFO:

Same taxlot as 228 6th Ave. SE

INTERIOR FEATURES:

None

LOCAL INVENTORY NO.: H.122

SHPO INVENTORY NO.: None

CASE FILE NUMBER: None

Report printe 02/22/2001**13**

HISTORIC RESOURCE SURVEY -ALBANY HACKLEMAN HISTORIC DISTRICT -PAGE TWO

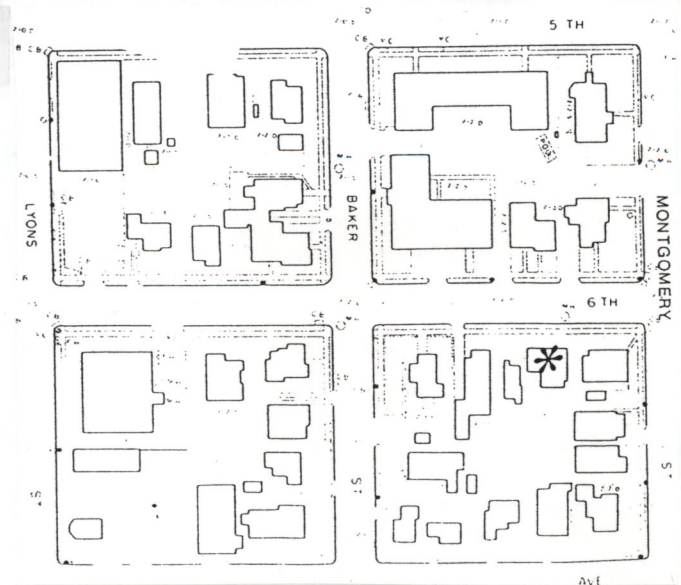
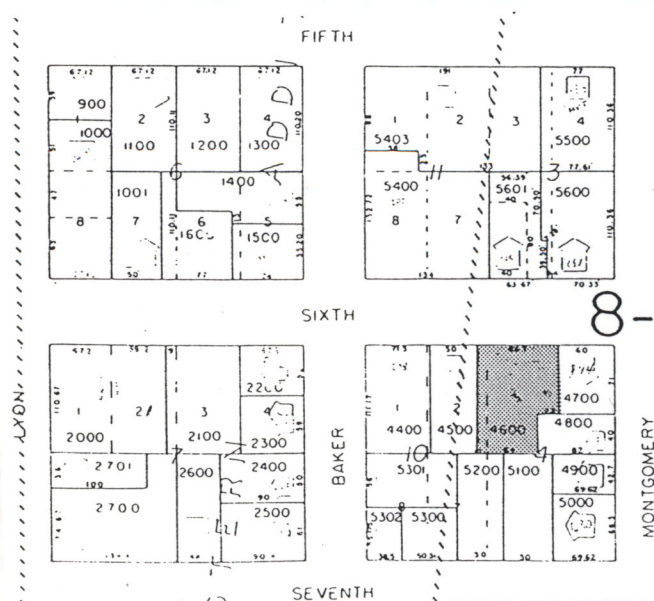
NAME: Samuel Gutierrez/Virginia Matland
ADDRESS: 230 Sixth Ave. SE
QUADRANGLE: Albany

T/R/S: T11-R3W-S07
MAP NO.: 11-3W-07BA
TAX LOT: 04600



NEGATIVE NO.: M-36

SLIDE NO.: H.122



GRAPHIC & PHOTO SOURCES: Albany Community Development Planning Division & Tanya Neel.

**OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY
ALBANY**

COUNTY: Linn

HISTORIC NAME: _____

ORIGINAL USE: *Resi*

COMMON NAME: _____

CURRENT USE: *apts (S)*ADDRESS: *230 6th AVE SE*

CONDITION: _____

CITY: Albany

INTEGRITY: **MOVED:**OWNER: *Samuel Gutierrez / Virginia*DATE OF CONSTRUCTION: *c. 1885*CATAGORY: *Multi Residential**matland*

THEME: 19th Century Architecture

LOCATION: *H* Monticott Historic DistrictSTYLE: *Western Farmhouse (?)*

ASSOCIATED FEATURES: _____

ARCHITECT: _____

MAP NO: *11-3W-07BA* TAX LOT: *04600*

BUILDER: _____

BLOCK: *4*

LOT: _____

QUADRANGLE: Albany

ADDITION NAME: *HACK 2nd Add*LOCAL RANKING: *Secondary* *Altered historic*

PIN NO.: _____

ZONING: *Hm*

SPECIAL ASSMENT: _____

PLAN TYPE/SHAPE: *"L"*NUMBER OF STORIES: *2*FOUNDATION MATERIAL: *concrete*BASEMENT: *yes*ROOF FORM MATERIALS: *Gable*PORCH: *Hipped, wrap around*STRUCTURAL FRAMING: *Balloon*PRIMARY WINDOW TYPE: *Various forms*

EXTERIOR SURFACING MATERIALS: _____

PRIMARY: *drop*

DECORATIVE: _____

DECORATIVE: _____

EXTERIOR ALTERATIONS/ADDITIONS: _____

Flagstone on Basement level, stairs to 2nd Floor, windows changed, alum windows in Basement, Front stairs - converted to apt's

NOTEWORTHY LANDSCAPE FEATURES: _____

OTHER: *Same tax lot as 228 6th AVE SE*

RECORDED BY: Roz Keeney

DATE: *07/96*LOCAL INVENTORY NO.: *H.122*

SHPO INVENTORY NO.: _____

CASE FILE NO.: _____

Linn County Tax Data File

Tax lot #..... 11S03W07BA04600

Tax acct #.... 0090213

Site address.. ~~228~~ 6TH AVE SW
230

In-City? Y

Owner..... GUTIERREZ, SAMUEL

Address-1..... MATLAND, VIRGINIA M AGT

Address-2..... C/O VIRGINIA M MATLAND

Address-3..... PO BOX 186

Address-4..... ALBANY OR 97321-0000

Address-5.....

Property class... 1010 Tax Code #1...0801

Stat class..... 000 Tax Code #2...0000

Land market value... 45,230

Imp. market value... 108,610

204.

230 S.E. Sixth
Significance: Secondary
Use: Apartments
Date: c. 1885

Attachment B.5
Samuel Gutierrez
1705 NW Woodland Dr.
Corvallis, OR 97330

Present Owner: ~~Donald & Carolyn Oakley~~
~~3197 N.W. Crest Loop~~
~~Albany, OR 97321~~

Tax Lot: 11-3W-7BA, TL 4600

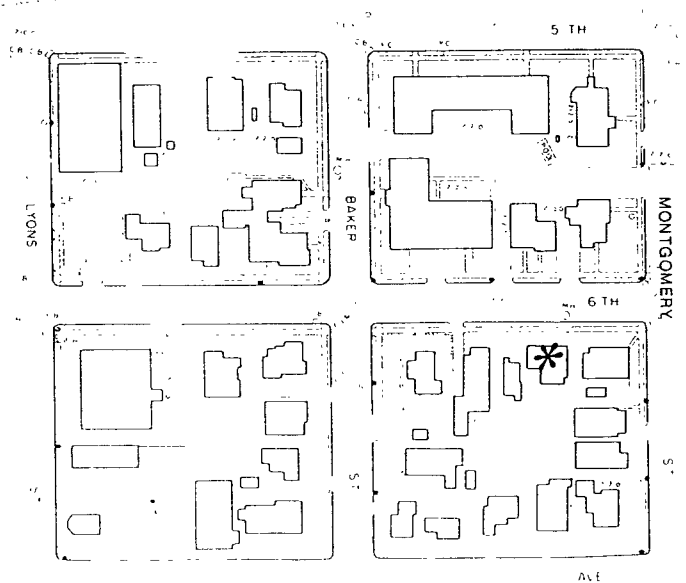
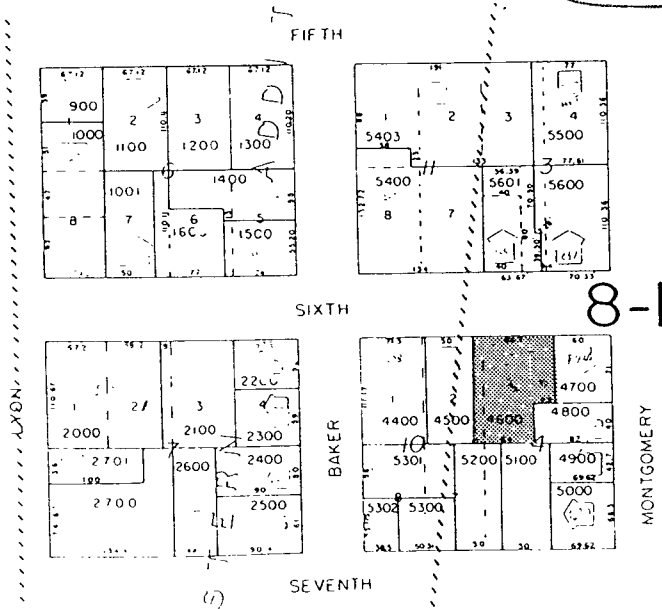
Description:

One and one half story with basement; wood frame structure; drop siding; gable roof; with rake board; corner boards with capitals; boxed cornices; porch that extends from half the face of the front elevation around to half of the side elevation. Porch is hip roofed, supported by pillars, enclosed banisters. Basement level has variety of sidings, different woods and artificial rock. Staircase has been placed from the first story to the second story on the front elevation with metal railing. Doors have been created in the second story creating apartment entrances. Windows are double-hung, one light over one, also three light over three, multi-lights in picture windows on first story. Concrete foundation; gabled addition to house.

Remarks: Style is Rural Vernacular - Modified, and condition is fair to good.

228 6th E

230 6th E



A8

John E. Buchner, Publisher
Hasso Hering, Editor
Graham Kislingbury, Managing Editor

Monday, May 5, 1997

EDITORIALS

Conditions at house call for some action

The deplorable conditions at a rental house at 230 Sixth Ave. S.E., Albany, cry out for something to be done.

Albany paramedics were called to one unit in the place recently to help a woman with asthma. They were overcome with the stench of sewage. There was mold growing on the walls, the flooring was soaked, and bugs were on the walls. Earlier, school officials reportedly had complained about children living there in unsanitary conditions.

We leave open the question of whether the owner or the tenants bear the main responsibility for such conditions. But it appears the place is unfit for human habitation, and city officials or the county health department should declare it so.

The owner is Maxine Matland, who runs the Signs of Victory Albany Mission for the homeless nearby at Seventh Avenue and Lyon Street. She bought the place at 230 Sixth in November 1993 from Sam Gutierrez for \$175,000. A couple of months before, according to the deed, she had bought two other rental houses from Gutierrez, at 532 Baker St. S.E. and next door at 129 Sixth Ave. S.E., for \$170,000.

The Baker Street house, with five apartments, was in disrepair and usually surrounded by trash before it was heavily damaged by fire more than a year ago. The city has said the ruin must be removed or restored as a single residence, a decision Matland has appealed.

From the outside, the place at 129 Sixth S.E. looks just as ravaged as the other properties.

Nothing in the deeds suggests that the present owner was forced to buy those properties. But by buying rental housing and renting it, owners take on the obligation to maintain the properties in a habitable condition.

In connection with the appeal at 532 Baker, Matland has stated she bought the property for rental income to help support her mission. The purpose sounds charitable and noble, but it has no bearing on the appalling conditions of those houses. If a mission for the homeless cannot be operated without creating a slum nearby, then it should close.

Albany has no housing code to enforce any reasonable standards for rental housing. Evidently it does need one. (hh)



Cindy Stockman stands among discarded belongings and garbage in apartment entry on Wednesday morning.

STANFORD SMITH/Democrat-Herald

Desperation leads to tenant's nightmare

BY MARILYN MONTGOMERY
Albany Democrat-Herald

Peggy Stockman said her family was desperate when they moved into the daylight basement apartment at 230 Sixth Ave. S.E. in the summer of 1995.

She and her daughter Cindy and Cindy's three children, now 6, 7, and 8, were "between places," living in their car.

"People tried to warn us not to rent there, but we were desperate," Stockman said. "Usually people are pretty desperate for a place to live when they end up in a place like this. We were grateful to find a place."

When the Stockmans moved into Apartment No. 5, they found sewage in the kitchen sink, the bathroom sink and the bathtub. The toilet was sitting in the tub, so the family used restrooms in service stations until the landlords, Maxine and George Matland, hooked it up to the plumbing.

The Stockmans' apartment became news Friday morning when Albany paramedics took Stockman to the hospital for an asthma attack and found her living among cockroaches and sewage.



The building at issue: 230 Sixth Ave. S.E.

The Stockmans and two prior tenants of the three-story house converted to apartments, have called the Democrat-Herald since stories about the building appeared Friday and Saturday. They dispute the Matlands' claims that the sewage was "gray water" and that they have been trying to fix

up the building.

"Everything that's going on there is not totally the tenants' fault," said a woman who identified herself only as Tracy, who moved out of an upstairs apartment about a year ago because she "got tired of repairs not being done."

Tracy said she had almost rented the basement apartment until she saw a leaking sewer line and wet carpet with mushrooms growing in it.

Tracy complained of baseboard heaters blowing fuses when more than one was on, leaks in pipes inside a locked storage room that sent water into other apartments, garbage on the lawn that remained for months, and the required \$350 non-refundable deposit.

The deposit is the exact amount available from the state once a year to needy families for "emergency assistance," according to attorney Roy Smith, manager of Oregon Legal Aid in Albany.

Smith said the apartments are rarely clean when tenants move in. He said that with a non-refundable deposit the tenants have no incentive to clean when they leave. He knows of no other landlords in Albany who charge entirely non-refundable deposits.

Smith has represented at least 23 of the Matlands' former tenants and 25 tenants who lived in the apartments before the Matlands bought them in September 1993. He currently represents the Stock-

mans, who have lived in the five-unit house longer than either of the other tenants who remain.

The Matlands' statements last week that the tenants have not been paying rent are true, Smith said.

"They're basically on strike," he said. "They're not paying rent until repairs are made."

Smith said the Stockmans moved into the apartment in July 1995 and had no open disputes with the owners until March or April of last year when they began withholding rent because repairs weren't being made. The Matlands tried to evict the family several times last year, Smith said, but the evictions were dismissed on technicalities.

Last August, the eviction went to trial and Linn County Judge John McCormick ruled in the Stockmans' favor, reducing the Stockmans' rent from \$375 to \$250 a month until repairs were completed, and ordering the Matlands to hire a professional exterminator for the entire building and to send him a written plan for continued roach eradication.

Continued on A3

ALBANY/MID-VALLEY

Tour of apartment a study in filth

BY MARILYN MONTGOMERY
Albany Democrat-Herald

Cindy Stockman gave a tour of her apartment at 230 Sixth Ave. S.E. Wednesday morning. A Democrat-Herald photographer and reporter walked through the daylight basement with John and Phyllis Bradshaw, who manage an apartment complex across the street, and Albany Police Officer Travis Giboney, who was in the apartment last Friday when Stockman's mother was taken to the hospital with asthma.

Stockman has moved her belongings out in the last week, but conditions in the apartment are about the same.

Giboney said standing water in the entry, a quarter to a half-inch deep, was deeper last week. The entry Wednesday was strewn with discarded food, part of a bed frame and other garbage — more than before.

Carpets in the living room, hallway and bedroom were soaked, water splashing aside with every step. Walls showed water stains and virulent mold and mildew growth. Stockman pointed to one moldy corner where mushrooms used to grow.

Cockroaches crawled along the walls near one ceiling like a live border print. Phyllis Bradshaw pointed out a female above the couch, heavy with an egg sac.

Giboney said he didn't see as many roaches as when he was there about 1 a.m. Friday. Stockman said more always came out at night.

"It's been cleaned up since I was here last," Giboney noted.

Windows were streaked and spattered with mildew and condensation. A ceiling fixture in the



STANFORD SMITH/Democrat-Herald

Sludgy water floods the bathroom in the apartment formerly occupied by Peggy Stockman.

kitchen was rimmed with a dark water, stain and plaster was flaking and loose around it.

Giboney opened the door to the bathroom. Water with a blackish-brown sludge swirled around the toilet, a waste basket and floor moldings. Towels smeared with what appeared to be feces littered the floor. The damp air stank of sewage.

Stockman pointed to the wall opposite the door; a locked storage room, inaccessible to tenants, is on the other side. Sewage and water often flowed out through the bottom of the wall, she said. The lower edge of the white-painted

molding there was rimmed with black.

Edna Pierce has lived next door to the apartments for 34 years. She recalled how she and others in the neighborhood used to plant a community garden in the big house's back yard.

Phyllis and John Bradshaw have managed the Sheridan apartments across Sixth Street for the last five years.

"We feel like it's hindering our business," Phyllis Bradshaw said Wednesday. "People will come by, look at our apartments and say, 'we'll take a drive around the

neighborhood, see what it's like.' They never come back."

"We have three units open on this side and nobody's ever applied," John Bradshaw said.

Karen Seek is one of the Bradshaws' tenants. She and her two children lived for a time in an apartment at 129 Sixth Ave. S.E., another of the Matland holdings.

Seek said she put more than \$400 into the place to make it habitable.

"I'm embarrassed that I've rented from her," Seek said, "but when you're a single mother with two kids, what do you do? You've got to live somewhere."

230 6th
E face ①
W-2A '97



230 6th

m36









230 64
m35











COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Building & Planning 541-917-7550

Historic Review of Substitute Materials

Checklist and Review Criteria

INFORMATION AND INSTRUCTIONS:

- See fee schedule for filing fee (subject to change every July 1); staff will contact you for payment after submittal.
- All plans and drawings must be to scale, and review criteria responses should be provided as specified in this checklist.
- Application and materials must be submitted online through Accela at <http://www.albanyoregon.gov/permits>. Please call 541-917-7550 if you need assistance.
- Depending on the complexity of the project, paper copies of the application may be required.
- Before submitting your application, please check the following list to verify you are not missing essential information. An incomplete application will delay the review process.

REQUIRED ATTACHMENTS AND CHECKLIST:

- ☒ **PLANNING APPLICATION FORM WITH AUTHORIZING SIGNATURES.**
- ☒ **HISTORIC INFORMATION.** Provide a copy of the historic information about the building and proposed project below.
- ☐ **WRITTEN DESCRIPTION/DRAWINGS.** Detail where the substitute material is proposed, the type of substitute materials, proposed dimensions, and proposed methods of application of substitute materials and preservation of the original materials and architectural elements.
- ☐ **PHOTOGRAPHS.** Please submit any photos that clearly show the current condition of the area intended to be altered by the application of substitute materials.
- ☐ **PEST AND DRY ROT INSPECTION REPORT.** The City may require a pest and dry rot inspection and a report assessing the structure's condition.
- ☒ **REVIEW CRITERIA RESPONSES.** In a separate document, prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the review criteria found on pages 2 & 3.
- ☒ **HISTORIC PROPERTY INFORMATION & PROJECT DESCRIPTION**
Submit the following information (separately or submit this page):
 1. Historic District:
 - ☐ Monteith
 - ☒ Hackleman
 - ☐ Downtown
 - ☐ Local Historic
 - ☐ Commercial/Airport
 2. Historic rating:
 - ☐ Historic Contributing
 - ☒ Historic Non-Contributing
 - ☐ Non-Historic (post 1945)
 3. House Architectural Style(s): Western Farmhouse

albanyoregon.gov/cd



4. Construction Date: 1885
5. Please explain in detail what original features (siding, windows, trim, etc.) are proposed to be replaced. For windows, measurements are needed for each window proposed to be replaced. At least one photograph of each window is required to show the condition of all window parts.

We would like to replace the siding on the front and right sides of the structure. Refer to provided rendering to see the proposed area shaded in blue.

6. **Proposed materials and application methods.** Include dimensions and design details for each new window. (Note: new windows must match the style and profile of the original windows. For example, a single-pane sash must be replaced with a single-pane sash; a six-pane sash must be replaced with a six-pane sash.)
7. How will the original materials and architectural features/elements be preserved?

There are very few original materials and architectural features remaining on this structure. We tend to use modern material that closely mimics the current siding.

- ☐ **REVIEW CRITERIA RESPONSES.** On a **separate page** please prepare detailed written responses, using factual statements (called findings of fact), to explain how the historic exterior alteration complies with each of the following review criteria (ADC 7.200 and 7.210). Each criterion must have at least one finding of fact and conclusion statement. (See Example Findings of Fact on page 3.)

Eligibility for the Use of Substitute Materials. The City of Albany interprets the Secretary of Interior's Standards for Rehabilitation on compatibility to allow substitute siding and windows only under the following conditions:

1. The building or structure is rated historic non-contributing OR, in the case of historic contributing buildings or structures, the existing siding, windows, or trim is so deteriorated or damaged that it cannot be repaired and finding materials that would match the original siding, windows or trim is cost prohibitive.

Any application for the use of substitute siding, windows, and/or trim will be decided on a case-by-case basis. The prior existence of substitute siding and/or trim on the historic buildings on the Local Historic Inventory will not be considered a factor in determining any application for further use of said materials.

Design and Application Criteria for Substitute Materials. For buildings or structures rated historic contributing or historic non-contributing, the application for the use of substitute materials on siding, windows or trim must follow these guidelines:

1. The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance the existing siding, windows, or trim.
2. Substitute siding, windows, and trim must be installed in a manner that maximizes the ability of a future property owner to remove the substitute materials and restore the structure to its original condition using traditional materials.

3. The proposed material must be finished in a color appropriate to the age and style of the house, and the character of both the streetscape and the overall district. The proposed siding or trim must not be grained to resemble wood.
4. The proposed siding, siding, windows, or trim must not damage, destroy, or otherwise affect decorative or character-defining features of the building. Unusual examples of historic siding, windows, and/or trim may not be covered or replaced with substitute materials.
5. The covering of existing historic wood window or door trim with substitute trim will not be allowed if the historic trim can be reasonably repaired. Repairs may be made with fiberglass or epoxy materials to bring the surface to the original profile, which can then be finished, like the original material.
6. Substitute siding or trim may not be applied over historic brick, stone, stucco, or other masonry surfaces.

For the application of substitute siding and trim only:

7. The supporting framing that may be rotted or otherwise found unfit for continued support shall be replaced in kind with new material.
8. The interior surface of the exterior wall shall receive a vapor barrier to prevent vapor transmission from the interior spaces.
9. Walls to receive the proposed siding shall be insulated and ventilated from the exterior to eliminate any interior condensation that may occur.
10. Sheathing of an adequate nature shall be applied to support the proposed siding material with the determination of adequacy to be at the discretion of the planning staff.
11. The proposed siding shall be placed in the same direction as the historic siding.
12. The new trim shall be applied so as to discourage moisture infiltration and deterioration.
13. The distance between the new trim and the new siding shall match the distance between the historic trim and the historic siding.
14. A good faith effort shall be made to sell or donate any remaining historic material for architectural salvage to an appropriate business or non-profit organization that has an interest in historic building materials.

HISTORIC REVIEW OF SUBSTITUTE MATERIALS: OVERVIEW

The City reviews the use of substitute materials to encourage preservation of characteristics and materials of the historic architectural style. Review is required for the application of substitute materials for siding, windows, and trim on buildings or structures originally constructed before 1946 and on the Local Historic Inventory.

A pre-application meeting is recommended prior to applying for this land use permit. This meeting provides for an exchange of information about Development Code and Comprehensive Plan requirements and offers technical and design assistance to the applicant. **Please contact the Historic Preservation Planner in the Planning Division to arrange a time to meet to review your project proposal. In most cases, a site visit will be needed to document the condition of the materials proposed to be replaced.**

The Landmarks Commission reviews applications for use of substitute materials. The applicant and adjoining property owners within 100 feet (ADC 7.180) will receive notification of the Landmarks Commission meeting on the proposal. The Commission accepts both written and verbal testimony. The Landmarks Commission may attach conditions of approval appropriate for the promotion or preservation of historic or architectural integrity. All conditions must relate to a review criterion.

All decisions must specify the basis for the decision. Landmarks Commission decisions may be appealed to the Albany City Council. Decisions of the Community Development Director may be appealed to the Landmarks Commission.

Note: Projects that require a historic review may also require other land use reviews. If other reviews are required, they may be handled concurrently.

EXAMPLE OF FINDINGS OF FACT

Criteria for Findings of Fact:

Land use applications must include information that explains the intent, nature, and proposed use of the development, and other pertinent information that may have bearing on the action to be taken by the review authority. To be approved, a Historic Review application must address and demonstrate compliance with the applicable review criteria in Article 7 and related requirements. If the applicant's submittal is unclear or insufficient to demonstrate the review criteria are satisfied, the application will be delayed or denied.

Format for Findings of Fact:

Statements addressing individual criteria must be in a "finding of fact" format. A finding of fact consists of two parts:

1. Factual information such as the distance between buildings, the width and type of streets, the particular operating characteristics of a proposed use, etc. Facts should reference their source: on-site inspection, a plot plan, City plans, etc.
2. An explanation of how those facts result in a conclusion supporting the criterion.

Example:

Criterion: The proposed alteration will cause the structure to more closely approximate the historical character, appearance or material composition of the original structure than the existing structure.

Facts: The Cultural Resource Inventory indicates that the house was constructed c.1885 and the style is a Western Farmhouse. The decorative features noted are rectangular bays on the north and east sides with panels, turned porch columns, and a fixed window with a diamond shaped pattern on the east side. Sanborn Fire map research indicates that the porch originally extended the full length of the west wing of the house.

This application proposes to restore the front porch to the full length of the west wing of the house. Additional porch columns are proposed to match the existing turned porch columns; a hipped roof is proposed consistent with existing entry and bays and Sanborn maps. The current porch, which now only covers the front door, is more of a covered entry than a porch. The balusters are a connected "sawn" design (rather than turned) that was typical in the late 19th century. (SEE ATTACHED DRAWING.)

Conclusion: Extending the porch to its original size will cause the structure to more closely approximate its historic character and appearance.

Scope of Work:**Historic Review of Use of Substitute Materials (ADC 7.170-7.225)**

Section 7.210 of the Albany Development Code (ADC), Article 7, establishes the following review criteria in **bold** for Historic Review of Use of Substitute Materials applications.

Findings of fact are statements that show how the criteria are met by providing details that support a conclusion. For example, when answering how the proposed substitute materials will approximate the existing, you would provide detail about what is currently in place and then provide information about the proposed substitute materials in order to show the proposed will approximate the original.

ADC 7.200 includes the following standard for eligibility:

The building or structure is rated historic non-contributing OR, in the case of historic contributing buildings or structures, the existing siding, windows, or trim is so deteriorated or damaged that it cannot be repaired and finding materials that would match the original siding, windows, or trim is cost prohibitive.

Please indicate if the structure is historic non-contributing or detail the state of the deteriorated feature:

The structure is historic non-contributing

ADC 7.210 has Design and Application Criteria for Substitute Materials. All requests must address criteria 1-6. A proposal for the application of substitute siding and trim must also address criteria 7-14.

Proposed Findings of Fact ADC 7.210:

- 1) The proposed substitute materials must approximate in placement, profile, size, proportion, and general appearance the existing siding, windows or trim.**

Proposed findings:

The proposed substitute material will be very similar in appearance to what is currently there.

- 2) Substitute siding, windows and trim must be installed in a manner that maximizes the ability of a future property owner to remove the substitute materials and restore the structure to its original condition using traditional materials.**

Proposed findings:

This structure has been altered throughout the years by prior owners. We are not aware of past alterations, although the previous owner was granted permission to make alterations by the City

of Albany in the 70's and the current owner was granted approval for the replacement of historically non-conforming windows in November 2024. To convert back to historically accurate siding, this siding would need to be removed and new cedar could be installed.

- 3) The proposed material must be finished in a color appropriate to the age and style of the house, and the character of both the streetscape and the overall district. The proposed siding or trim must not be grained to resemble wood.**

Proposed findings:

We are using the Historical approved paint colors from Rodda Paint.

- 4) The proposed siding, windows or trim must not damage, destroy, or otherwise affect decorative or character-defining features of the building. Unusual examples of historic siding, windows and/or trim may not be covered or replaced with substitute materials.**

Proposed Findings:

We are not aware of historically significant decorative features

- 5) The covering of existing historic wood window or door trim with substitute trim will not be allowed if the historic trim can be reasonably repaired. Repairs may be made with fiberglass or epoxy materials to bring the surface to the original profile, which can then be finished, like the original material.**

Proposed findings:

We are not aware of historically significant trim features, but we will repair them if we find some.

- 6) Substitute siding or trim may not be applied over historic brick, stone, stucco, or other masonry surfaces;**

Proposed findings:

We do not plan to apply the siding over brick, stone, stucco or other masonry surfaces. There is faux stone installed by a previous owner that will be removed and replaced with siding.

For the application of substitute siding and trim:

- 7) The supporting framing that may be rotted or otherwise found unfit for continued support shall be replaced in kind with new material.**

Proposed findings:

We are not aware of any rot or otherwise, but we will repair/replace with new like-kind material.

- 8) The interior surface of the exterior wall shall receive a vapor barrier to prevent vapor transmission from the interior spaces.**

Proposed findings:

When replacing the siding, we will install a vapor barrier.

- 9) Walls to receive the proposed siding shall be insulated and ventilated from the exterior to eliminate any interior condensation that may occur.**

Proposed findings:

When replacing the siding, we will insulate and ventilate from the exterior.

- 10) Sheathing of an adequate nature shall be applied to support the proposed siding material with the determination of adequacy to be at the discretion of the planning staff.**

Proposed findings:

Upon removal of existing siding, sheathing will be analyzed and replaced where necessary.

- 11) The proposed siding shall be placed in the same direction as the historic siding.**

Proposed Findings:

Yes.

- 12) The new trim shall be applied so as to discourage moisture infiltration and deterioration.**

Proposed Findings:

Yes.

- 13) The distance between the new trim and the new siding shall match the distance between the historic trim and the historic siding.**

Proposed Findings:

Yes.

- 14) A good faith effort shall be made to sell or donate any remaining historic material for architectural salvage to an appropriate business or non-profit organization that has an interest in historic building materials.**

Proposed Findings:

Yes.

To Whom It May Concern,

Re: Historic Review Application – 230 6th Ave SE, Albany, OR

We respectfully submit this application for approval to replace the existing siding on the front and right elevations of the structure located at 230 6th Ave SE. The building has undergone multiple alterations by previous owners over the years, and as a result, little original historic material or architectural detail remains.

The current siding is a lap-style product that is deteriorating and no longer performs adequately. We propose to replace it with a comparable lap-style siding that closely matches the existing profile and appearance. The proposed material is **James Hardie Primed Cedarmill Fiber Cement Lap Siding**, which is designed to replicate the look and scale of traditional wood siding.

Fiber cement siding offers long-term durability while maintaining a historically appropriate appearance. It is resistant to rot, insects, warping, and fire, and is well-suited to the Pacific Northwest climate. When installed and painted in a historically compatible color, the material will preserve the visual character of the building while reducing the need for frequent repairs or replacement.

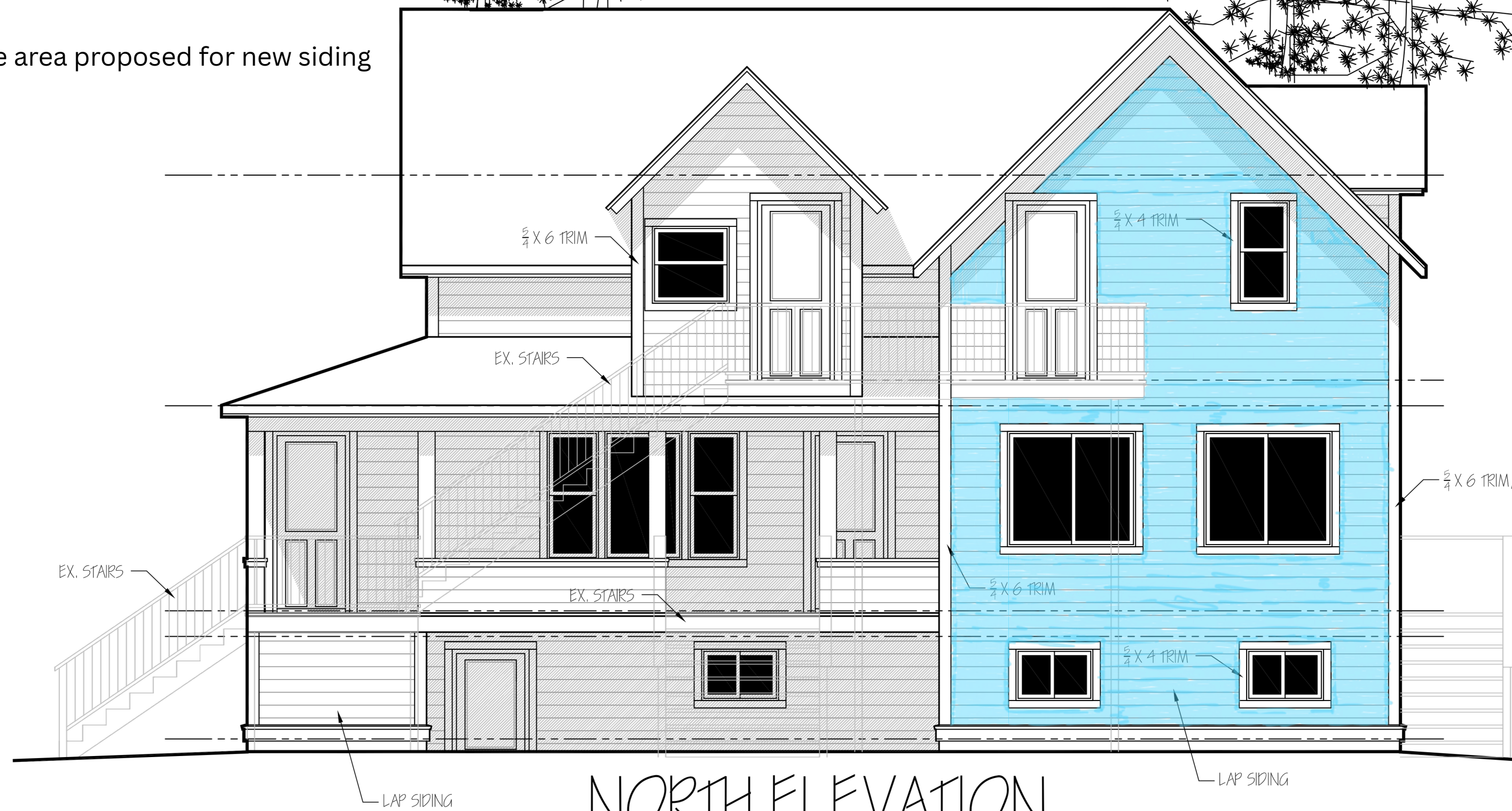
This project is intended to stabilize and protect the structure while maintaining its existing architectural style and compatibility with the surrounding historic district. No changes are proposed to the building's massing, trim details, or overall character.

We appreciate your consideration of this request and are happy to provide any additional information or materials needed for review.

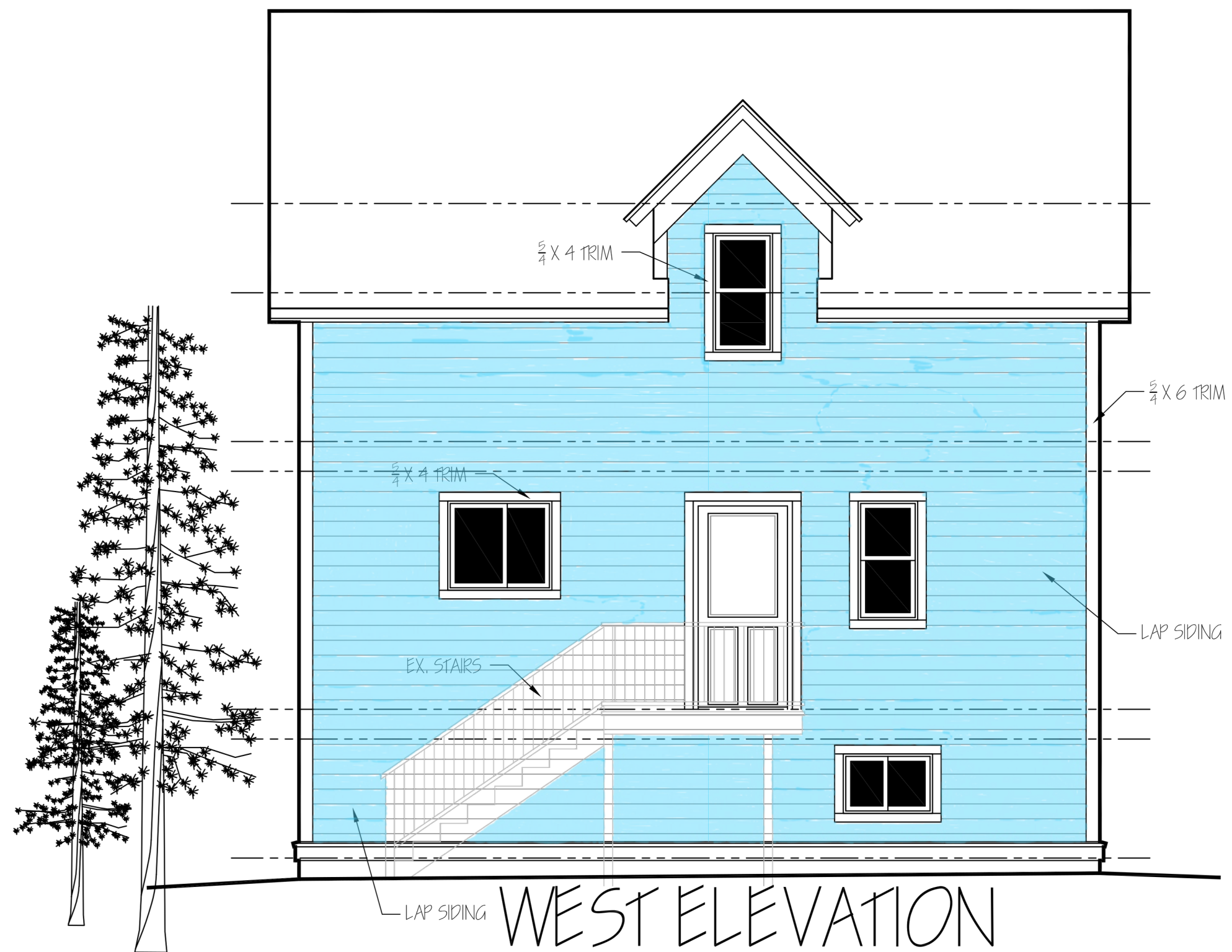
Sincerely,

Alfred Holman

*the blue coloring represents the area proposed for new siding



NORTH ELEVATION



WEST ELEVATION

EXTERIOR SIDING REPLACEMENT

EXTERIOR SIDING REPLACEMENT FOR:

ALHOLMAN

270 S.E. 6TH AVE. ALBANY, OR 97321.

©
COPYRIGHT 2025

DATE: 2-04-2025

SCALE: 1/4" = 1'-0"

FILE # 2427 DR

PROJECT: 2427

P
A
G
E

1

HardiePlank® Lap Siding Product Description

HardiePlank® lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank lap siding comes in 12 ft. lengths. Nominal widths from 5 1/4 in to 12 in. create a range of exposures from 4 in to 10 3/4 in

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus® Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

The HZ5® product line is right at home in climates with freezing temperatures, seasonal temperature variations, snow and ice. HZ5® boards are the result of our generational evolution of our time-tested products. We've evolved our substrate composition to be specifically designed to perform in conditions found in these climates. To ensure that its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. In addition, we've added a drip edge to the HardiePlank® HZ5® lap siding product to provide improved water management in conditions specific to HZ5® climates.



Select Cedarmill®



Smooth



Beaded Cedarmill®



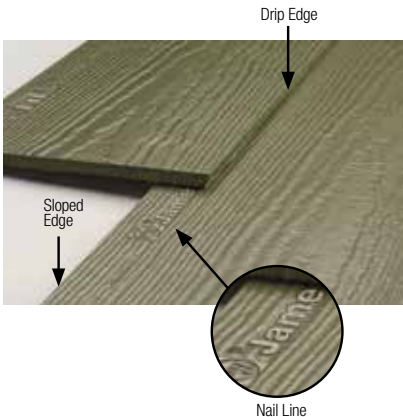
Beaded Smooth



Custom Colonial Roughsawn®



Custom Colonial Smooth®

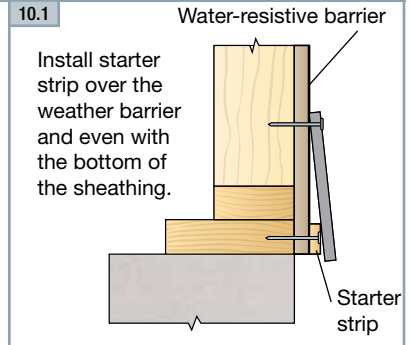


Installation of HardiePlank® Lap Siding

INSTALL A STARTER STRIP

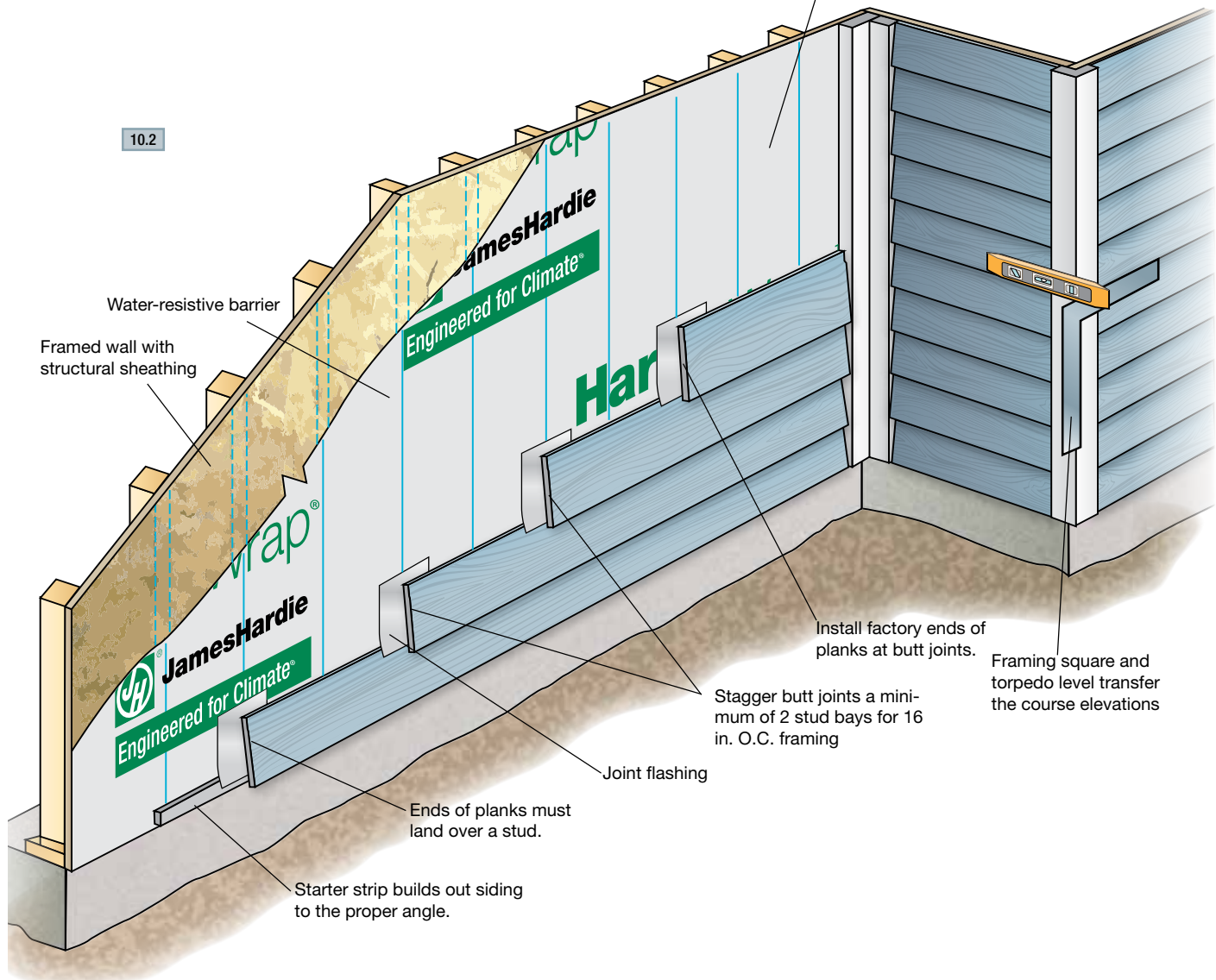
HardiePlank® lap siding requires a starter strip beneath the first course to set it on the proper angle and to create a proper drip edge at the bottom of the siding. Starter strips are easily made by ripping 1¼ in. pieces of HardiePlank siding from full or partial planks.

The bottom of the starter strip should be installed even with the bottom of the mudsill or the bottom edge of the sheathing. The strip must be installed over the water-resistive barrier, but occasional gaps should be left in the starter strip to allow any accumulated moisture behind the siding to drain away safely.



TIP: For accurate fastening, snap vertical chalk lines on the water-resistive barrier at the center of every stud location.

OVERVIEW OF HARDIEPLANK LAP SIDING



INSTALLING THE PLANKS

The first course of HardiePlank® siding is critical to the proper installation of the plank on the rest of the building. The first course should start at the lowest point of the house and within required clearances. Special attention should be made to ensure that it's straight and level. Attention should also be paid to staggering any butt joints in the planks so that the installation is attractive while making efficient use of material.

1. Use a level (4 ft. or longer) or chalked level line to be sure that the first course is level. As installation proceeds up the wall, periodically check the level and straightness of the courses. When correcting for flatness over products such as exterior insulation, use drywall shims. It is good practice to snap a chalk line every 3 to 5 courses to keep the planks straight and level.
2. Position the bottom edge of the first course of siding a minimum $\frac{1}{4}$ in below the edge of the starter strip (maintain required clearances) and secure.
3. Run the siding to the HardieTrim® board leaving a $\frac{1}{8}$ in. gap between the siding and trim.

The bottom of the siding should be kept even with the bottom of the trim, or if desired, the trim may extend below the bottom of the siding. But the siding should never hang below the trim. ***When installing the first course make sure ground clearances are in accordance with James Hardie requirements and those of local codes.**

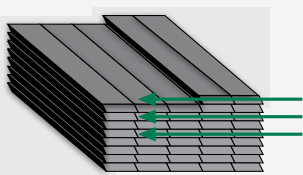
PLANK ALIGNMENT AT CORNERS

For the best looking installation, make sure that the heights of the plank courses match on both sides of a corner. Use a framing square, speed square or a level to match up the plank heights. Check every few courses to make sure proper heights are being maintained.

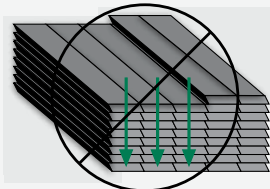
HANDLING

IMPORTANT: To prevent damage to the drip edge, extra care should be taken when removing planks from the pallet, while handling, and when installing with a lap gauge. Planks are interlocked together on the pallet, therefore they should be removed from the pallet horizontally (side to side) to allow planks to unlock themselves from one another.

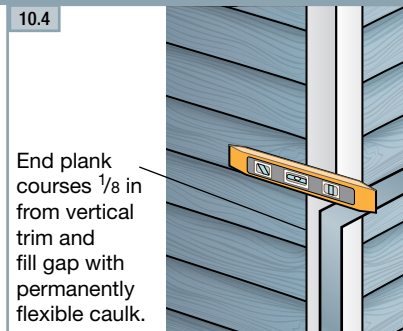
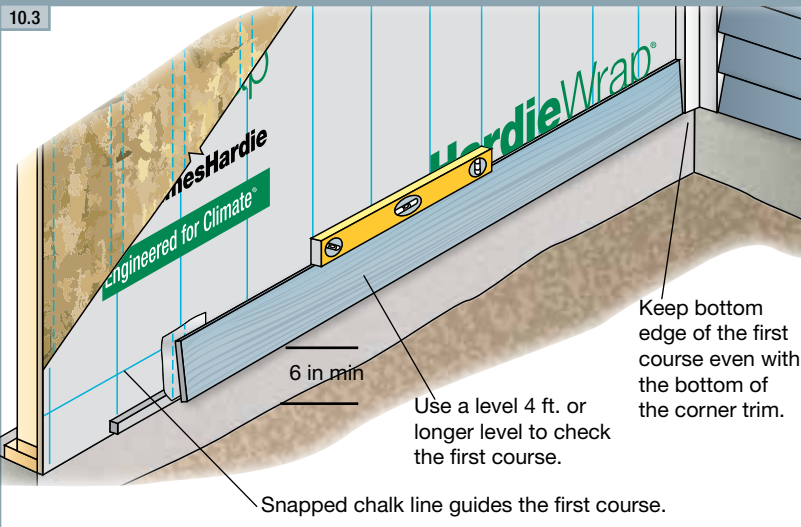
Pull from across the stack



Do not go down the stack



TIP: When taking planks from the pallet installation, avoid repeating the texture pattern by working across the pallet. Two to four planks can be removed from a stack at one time. But then material should be taken from adjacent stacks, again working across the pallet. Texture repeat is typically a concern on large walls with few breaks such as windows or doors.



Installation of HardiePlank® Lap Siding (cont.)

BLIND NAILING (nailing through top of plank)

Blind nailing is recommended for installing any type of HardiePlank® lap siding including ColorPlus® siding. With blind nailing, each course covers the fasteners on the course below, which provides a better looking installation.

For blind nailing HardiePlank lap siding, James Hardie recommends driving fasteners 1 in. from the top edge of the plank. Additionally fasteners should be

placed no closer than 3/8 in from the ends of the plank.

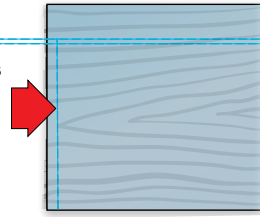
HardiePlank® HZ5® Lap Siding is manufactured with a nail line that should be used as a guide for proper nail placement when blind nailing. This nail line should not be used as a lap line.

Avoid placing fasteners near the top edge of the plank. This practice, called “high nailing”, may lead to loose planks, unwanted gaps or rattling. **Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1in. from plank ends & 3/4in. from plank edge into min. 3/8in. wood structural panel. Pin-backs are not a substitute for blind or face nailing**

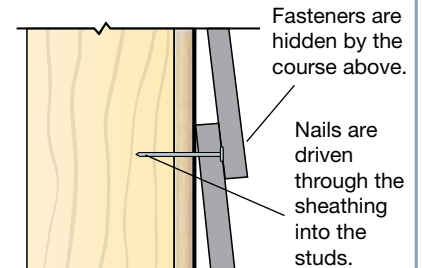
10.5 Blind nailing measurements

Nails for blind nailing shall be between 3/4 in and 1 in. from the top of the board.

Keep nails 3/8 in from ends of boards.



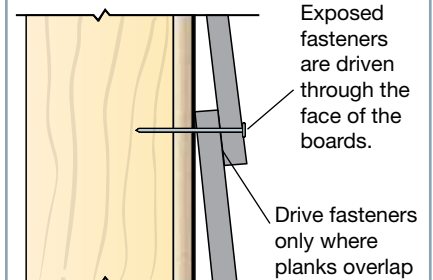
10.6 Blind nailing



FACE NAILING (nailing through the overlap at the bottom of the plank)

Although blind nailing is recommended by James Hardie, face nailing may be required for certain installations including: installations in high wind areas, fastening into OSB or equivalent sheathing without penetrating a stud, or when dictated by specific building codes. Refer to Appendix D for related code matters.

10.7 Face nailing



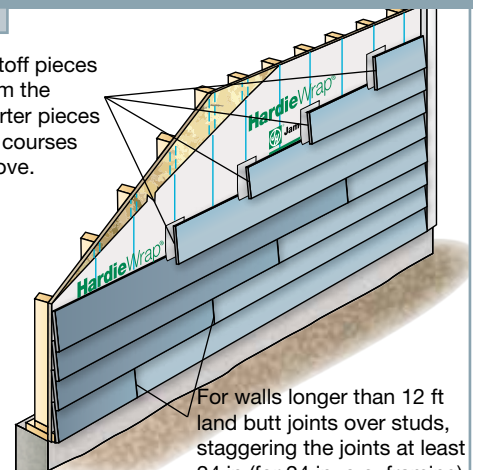
STAGGERING THE BUTT JOINTS

For walls longer than 12 ft, it is necessary to butt joint additional lengths of HardiePlank siding. These butt joints should be staggered to avoid noticeable patterns, which is determined by the placement of the first course. Butt joints between consecutive courses should be spaced apart by at least two stud bays for 16 in. o.c. framing or one bay for 24 in. o.c. framing.

While random placement of the planks is usually the most aesthetically pleasing, a progressive stagger pattern can make the job easier and faster without the pattern becoming too noticeable. With this strategy, the cut off piece for one course becomes the starter piece for a course above, making efficient use of materials and ensuring that all butt joints land on studs. The pattern can be modified for different stud placement.

10.8

Cutoff pieces form the starter pieces for courses above.



JOINT FLASHING

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.10.2)

- A. Joint Flashing (James Hardie recommended)
- B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)
- C. "H" jointer cover

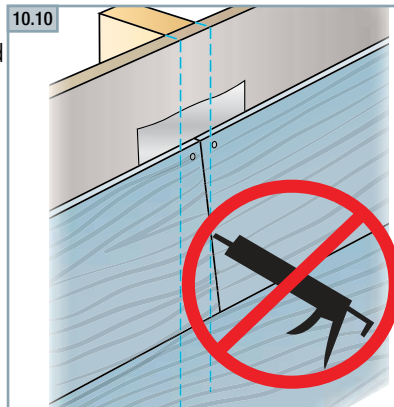
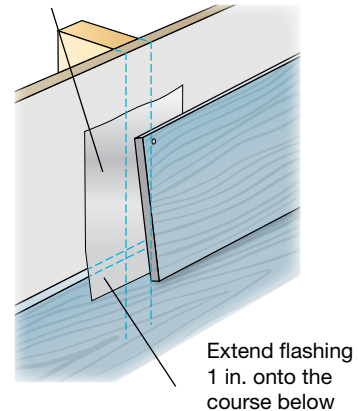
Flashing behind butt joints provides an extra level of protection against the entry of water at the joint. James Hardie recommends 6 in. wide flashing that overlaps the course below by 1 in. Some local building codes may require different size flashing.

Joint-flashing material must be durable, waterproof materials that do not react with cement products. Examples of suitable material include finished coil stock and code compliant water-resistive barriers. Other products may also be suitable.

TIP: Joint flashing can be quickly and easily made by cutting a 6 in. wide section off a roll of housewrap. Tape the roll tightly at the cut mark and cut the section off using a miter saw with a carbide blade. Individual sheets then can be cut to length with a utility knife.

TIP: Use light-colored joint flashing when using light-colored ColorPlus lap siding or other siding with a light-colored finish. Dark-color joint flashings should be used on siding with dark finishes.

10.9 Flashing behind to add an additional layer of protection from water infiltration

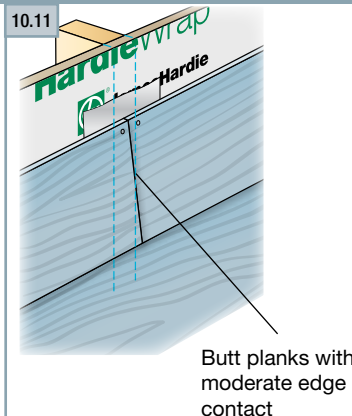


Caulking at HardiePlank lap siding butt joints is not recommended for ColorPlus for aesthetic reasons as the caulking and ColorPlus will weather differently. For the same reason, do not caulk exposed nail heads. Refer to the ColorPlus touch-up section for details

JOINT PLACEMENT AND TREATMENT

Butt joints in HardiePlank lap siding should always land on a stud. Butt joints between studs are not recommended and should be avoided. Whenever possible, factory-finished ends should be used at butt joints.

Place cut ends where the siding meets a corner, door, window trim, or other break in the wall where the joint is to be caulked. If cut ends are used in a butt joint between planks, James Hardie requires sealing cut ends for all products. For ColorPlus products, use the color-matched edge coater to seal the cut end.



COLORPLUS® TIP: When installing HardiePlank lap siding with ColorPlus Technology, position the plank in the immediate area where the plank is to be fastened. Do not place the plank on the course below and slide into position. Doing so may scuff or scratch the ColorPlus finish on the installed piece.

Installation of HardiePlank® Lap Siding (cont.)

CONTINUING THE INSTALLATION

Once the initial course of HardiePlank® siding is fastened to the wall, continue installing successive courses with full 12 ft. pieces (follow the stagger pattern for longer walls), or until a window, door or other opening interrupts the course (fig 10.12). Notch planks as needed to fit around windows and doors. Again, be sure to seal all cut edges. Avoid placing butt joints directly above or below windows or above doors. Separate the joint from the opening by at least one course of siding.

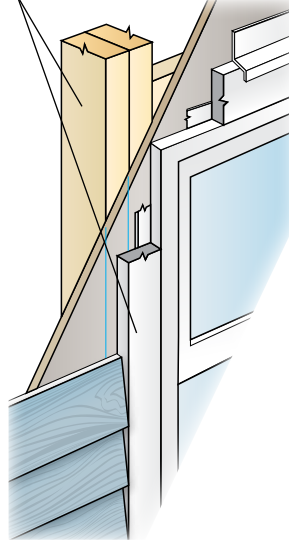
Where butt joints land on a stud, make sure there is enough stud space for plank on both sides of the joint to land properly. Optimally both sides of a butt joint should land in the middle of a stud with 3/4 in landing space for each side. The minimum stud space for a plank to land is 3/8 in

Pay special attention to window, doors, and corners that have been trimmed before the siding goes on. Vertical trim boards may cover the king studs beside windows or doors, or they may cover up corner studs leaving no room for nailing the siding. In these places add extra studs as needed.

If corners are trimmed with HardieTrim® 5/4, 4/4 boards, it may be necessary to measure and cut the first pieces of siding to make sure the butt joints land on studs.

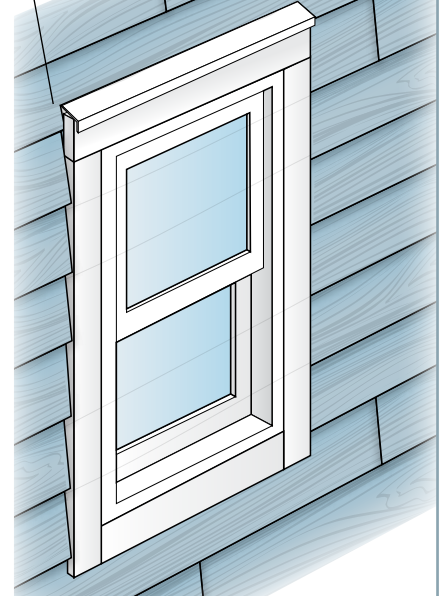
10.12 Planking around windows

Add an extra stud if necessary for nailing the ends of the planks.



Notch plank around window trim and flashing.

Keep butt joints more than one course away from top of window.



COLORPLUS TIP: HardiePlank lap siding with ColorPlus Technology is shipped with a protective laminate slip sheet, which should be left in place during cutting and fastening to reduce marring and scratching. The sheet should be removed immediately after each plank is installed.



INSTALLING HARDIEPLANK® SIDING ON GABLE WALLS

Siding gable walls can be challenging, and some of the keys to siding gable walls efficiently are determining the angle or pitch of the roof, properly staging materials, and ensuring that the plank lengths are measured accurately.

To estimate the amount of siding needed to complete a gable end, use the estimating tools located in Appendix C.

Stage enough material on the pump jacks or scaffolding to complete the gable end, but take care not to overload the staging. When possible, a cut table should be located on the pump jacks or scaffolding, which frees up crew members to work on other walls.

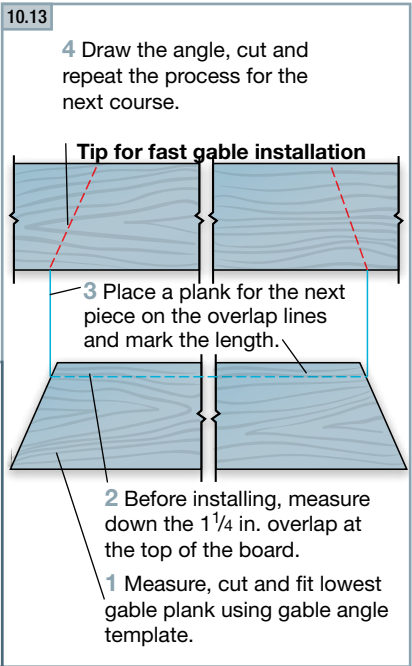
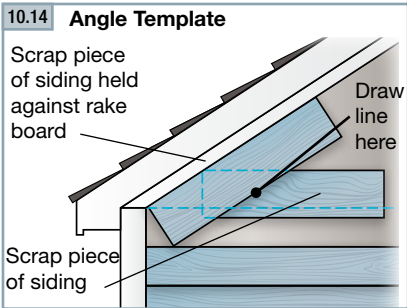
To cut planks for the gable:

- 1. Tack up a small scrap piece of siding where the first gable course is going.
- 2. Hold a second small piece of siding against the eave or rake board.
- 3. Trace the angle onto the scrap.
- 4. Cut that line and label the scrap as the template for the gable angle. The template can then be used to transfer the angle onto the larger pieces for cutting and installation.
- 5. Periodically check the angle as you progress up the wall.

The quickest way to measure and cut consecutive courses of siding for a gable is to work off the previous piece.


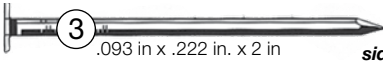
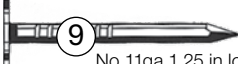
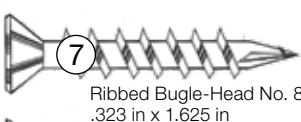


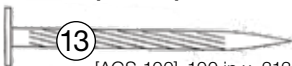
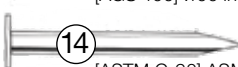
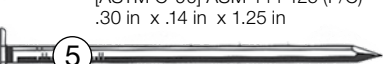

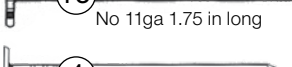
- 1. Cut and fit the lowest course of siding.
- 2. Before installing, lay it flat and measure down 1 1/4 in. from the top edge of the plank for the course overlap. Make a mark on both ends.
- 3. Set a piece of uncut siding on top of the first piece, aligning the bottom edge with the overlap marks. Transfer the length directly to the uncut piece.
- 4. Draw the gable angle with the template, cut the angle and then repeat the process for the next course.

TIP: Stainless steel fasteners are recommended when installing James Hardie® products.



HARDIEPLANK® SIDING FASTENER SPECIFICATIONS

The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load design criteria.

Fastener Substrate			Approved Fastener	Fastener Type	
wood studs	blind nail	16 in o.c.		 ② .113 in x .267 in x 2 in — 6D common	
		24 in o.c.	③ ⑨ ⑯	 ③ .093 in x .222 in. x 2 in — 6D siding nail	
	face nail	16 in o.c.	② ⑤	 ⑨ No 11ga 1.25 in long — roofing nail	
		24 in o.c.	② ⑤	 ⑦ Ribbed Bugle-Head No. 8 .323 in x 1.625 in — screws	
steel studs*	blind nail	16 in o.c.	⑧ ⑬	 ⑧ Ribbed Wafer-Head No. 8 (.375 in x 1.25 in)	
		24 in o.c.		 ⑫ [AKN-100] .100 in x .25 in x 1.5 in — ET&F	
	face nail	16 in o.c.		 ⑬ [AGS-100] .100 in x .313 in x 1.5 in	
		24 in o.c.	⑦ ⑫	 ⑭ [ASTM C-90] ASM-144-125 (P/C) .30 in x .14 in x 1.25 in — masonry nail	
		Direct to Masonry		⑭	 ⑤ .113 in x .260 in x 2.375 in — 8D common
		7/16 in OSB or equivalent (face nailed)		④	 ⑯ No 11ga 1.75 in long — roofing nail
			 ④ .091 in. x .221 in. x 1.5 in — 4D siding nail		

*When blind fastening 9.5 in or wider product onto steel studs, use screws.

● indicates recommended fasteners

General Product Information
Working Safely
Tools for Cutting and Fastening
General Installation Requirements
General Fastener Requirements
Finishing and Maintenance
HardieWrap® Weather Barrier
HardieTrim® Boards/Battens
HardieSoft® Panels
HardiePlank® Lap Siding
HardieShingle® Siding
HardiePanel® Vertical Siding
Appendix/Glossary
ESR-1844 & 2290 Report



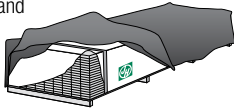
HardiePlank® Lap Siding

EFFECTIVE SEPTEMBER 2019

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE)

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



CUTTING INSTRUCTIONS

OUTDOORS

- Position cutting station so that airflow blows dust away from the user and others near the cutting area.
- Cut using one of the following methods:
 - Best: Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
 - Better: Circular saw equipped with a dust collection feature (e.g. Roan® saw) and a HardieBlade saw blade.
 - Good: Circular saw equipped with a HardieBlade saw blade.

INDOORS

DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.

- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
- For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
- For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
- Go to jameshardiepros.com for additional cutting and dust control recommendations.

IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

IMPORTANT: To prevent damage to the drip edge, extra care should be taken when removing planks from the pallet, while handling, and when installing with a lap gauge. Please see additional handling requirements on page 4.

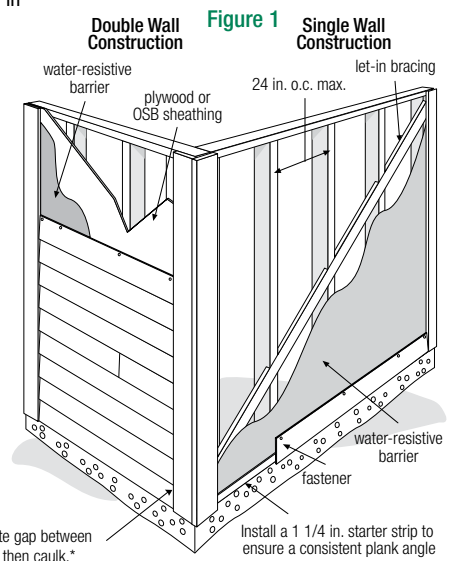
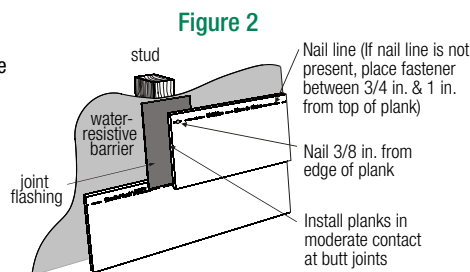
GENERAL REQUIREMENTS:

- HardiePlank® lap siding can be installed over braced wood or steel studs, 20 gauge (33 mils) minimum to 16 gauge (54 mils) maximum, spaced a maximum of 24 in. o.c. or directly to minimum 7/16 in thick OSB sheathing. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
- Information on installing James Hardie products over non-nailable substrates (ex: gypsum, foam, etc.) can be located in JH Tech Bulletin 19 at www.jamehardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap¹, which complies with building code requirements.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6 in. in the first 10 ft..
- Do not use HardiePlank lap siding in Fascia or Trim applications.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePlank lap siding may be installed on flat vertical wall applications only.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at www.jameshardie.com.
- James Hardie Building Products provides installation /wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.

INSTALLATION: JOINT TREATMENT

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.10.2)

- Joint Flashing (James Hardie recommended)
- Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)
- "H" jointer cover



Note: Field painting over caulking may produce a sheen difference when compared to the field painted PrimePlus. *Refer to Caulking section in these instructions.

¹For additional information on HardieWrap® Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com

SELECT CEDARMILL® | SMOOTH | BEADED CEDARMILL® | BEADED SMOOTH

Visit jameshardiepros.com for the most recent version.



HS11117 P1/4 09/19



CLEARANCE AND FLASHING REQUIREMENTS

Figure 3
Roof to Wall

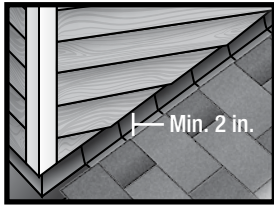


Figure 4
Horizontal Flashing

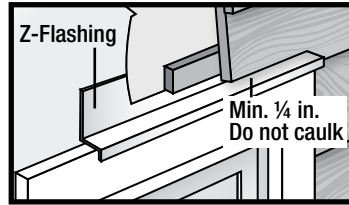


Figure 5
Kickout Flashing

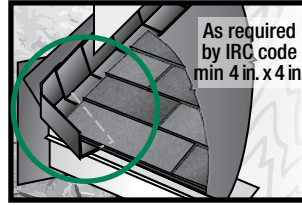


Figure 6
Slabs, Path, Steps to Siding

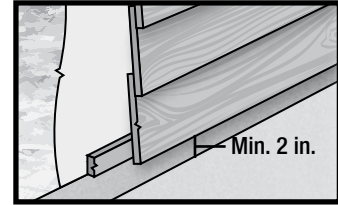


Figure 7
Deck to Wall

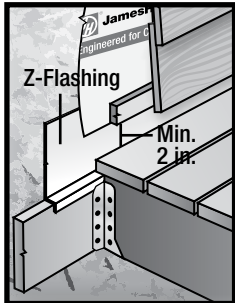


Figure 8
Ground to Siding

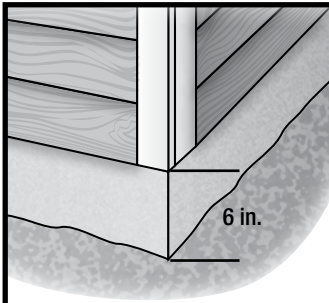


Figure 9
Gutter to Siding

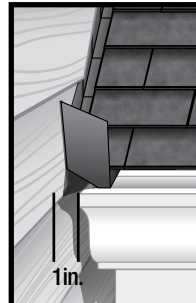


Figure 10
Sheltered Areas

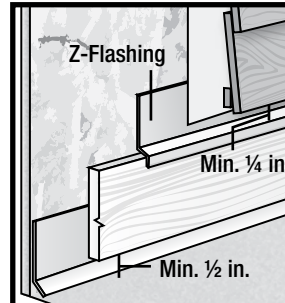


Figure 11
Mortar/Masonry

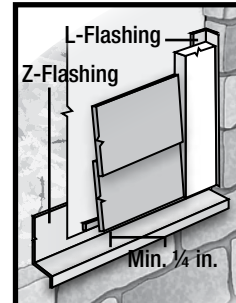


Figure 12
Drip Edge

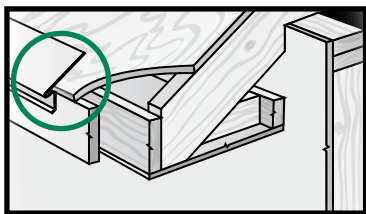


Figure 13
Block Penetration

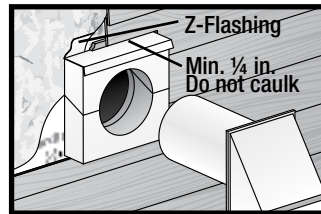
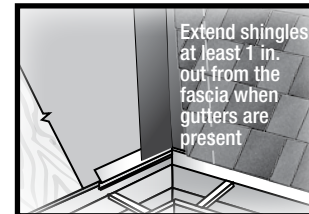


Figure 14
Valley/Shingle Extension



FASTENER REQUIREMENTS*

Refer to the applicable ESR report online to determine which fastener meets your wind load design criteria.

Blind Nailing is the preferred method of installation for HardiePlank® lap siding products. Face nailing should only be used where required by code for high wind areas and must not be used in conjunction with Blind nailing (Please see JH Tech bulletin 17 for exemption when doing a repair).

BLIND NAILING

Nails - Wood Framing

- Siding nail (0.09 in. shank x 0.221 in. HD x 2 in. long)
- 11ga. roofing nail (0.121 in. shank x 0.371 in. HD x 1.25 in. long)

Screws - Steel Framing

- Ribbed Wafer-head or equivalent (No. 8 x 1 1/4 in. long x 0.375 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing

- ET & F Panelfast® nails or equivalent (0.10 in. shank x 0.313 in. HD x 1-1/2 in. long) Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.

- Siding nail (0.09 in. shank x 0.215 in. HD x 1-1/2 in. long)
- Ribbed Wafer-head or equivalent (No. 8 x 1 5/8 in. long x 0.375 in. HD).

FACE NAILING

Nails - Wood Framing

- 6d (0.113 in. shank x 0.267 in. HD x 2 in. long)
- Siding nail (0.09" shank x 0.221" HD x 2" long)

Screws - Steel Framing

- Ribbed Bugle-head or equivalent (No. 8-18 x 1-5/8 in. long x 0.323 in. HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing

- ET & F pin or equivalent (0.10 in. shank x 0.25 in. HD x 1-1/2 in. long) Nails must penetrate minimum 1/4 in. into metal framing.

OSB minimum 7/16 in.

- Siding nail (0.09 in. shank x 0.221 in. HD x 1-1/2 in. long)

*Also see General Fastening Requirements; and when considering alternative fastening options refer to James Hardie's Technical Bulletin USTB 5 - Fastening Tips for HardiePlank Lap Siding.

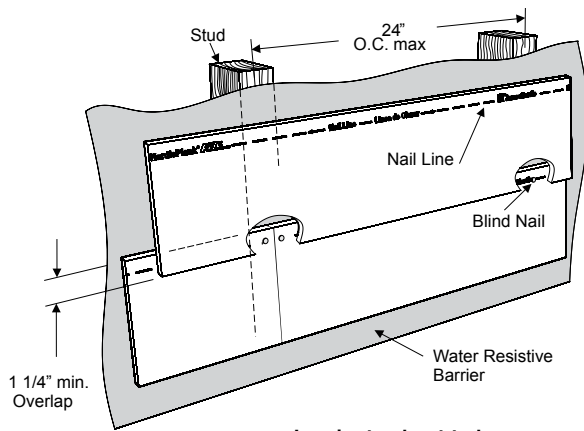
FASTENER REQUIREMENTS *continued*

Figure 14

Minimum overlap
for Both Face
and Blind Nailing

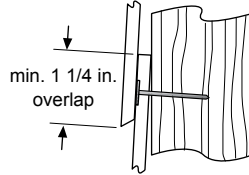
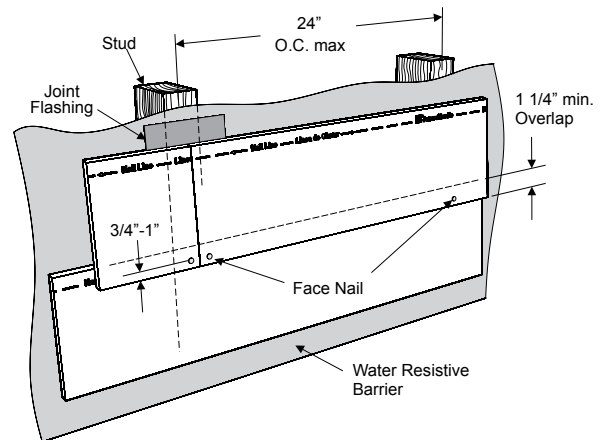


Figure 15



Laminate sheet to be removed immediately after installation of each course for ColorPlus® products.

Pin-backed corners may be done for aesthetic purposes only. Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1 in. from plank ends and 3/4 in. from plank edge into min. 3/8 in. wood structural panel. Pin-backs are not a substitute for blind or face nailing.

GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.

CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions.

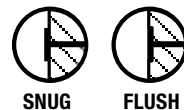
Note: some caulking manufacturers do not allow "tooling".

PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® products. Factory-primed James Hardie products must be painted within 180 days of installation. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).



DO NOT

UNDER
DRIVE

IF, THEN

WOOD
FRAMEHAMMER
FLUSHSTEEL
FRAMEREMOVE &
REPLACE

DO NOT

OVER
DRIVE

SLANT

IF, THEN ADDITIONAL NAIL

FACE
NAILCOUNTERSINK
& FILL

DO NOT USE

ALUMINUM
FASTENERSCLIPPED
HEAD NAILS

STAPLES



COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
 - Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus® Technology.
 - Laminate sheet must be removed immediately after installation of each course.
 - Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
 - Treat all other non-factory cut edges using the ColorPlus Technology edge coaters, available from your ColorPlus product dealer.
- Note:** James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

COVERAGE CHART/ESTIMATING GUIDE

Number of 12 ft. planks, does not include waste

COVERAGE AREA
LESS
OPENINGS

SQ (1 SQ = 100 sq.ft.)	HARDIEPLANK® LAP SIDING WIDTH									
	(exposure)	5 1/4 4	6 1/4 5	7 1/4 6	7 1/2 6 1/4	8 6 3/4	8 1/4 7	9 1/4 8	9 1/2 8 1/4	12 10 3/4
1		25	20	17	16	15	14	13	13	9
2		50	40	33	32	30	29	25	25	19
3		75	60	50	48	44	43	38	38	28
4		100	80	67	64	59	57	50	50	37
5		125	100	83	80	74	71	63	63	47
6		150	120	100	96	89	86	75	75	56
7		175	140	117	112	104	100	88	88	65
8		200	160	133	128	119	114	100	100	74
9		225	180	150	144	133	129	113	113	84
10		250	200	167	160	148	143	125	125	93
11		275	220	183	176	163	157	138	138	102
12		300	240	200	192	178	171	150	150	112
13		325	260	217	208	193	186	163	163	121
14		350	280	233	224	207	200	175	175	130
15		375	300	250	240	222	214	188	188	140
16		400	320	267	256	237	229	200	200	149
17		425	340	283	272	252	243	213	213	158
18		450	360	300	288	267	257	225	225	167
19		475	380	317	304	281	271	238	238	177
20		500	400	333	320	296	286	250	250	186

This coverage chart is meant as a guide. Actual usage is subject to variables such as building design. James Hardie does not assume responsibility for over or under ordering of product.

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

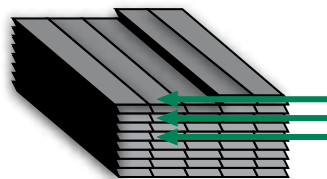
When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

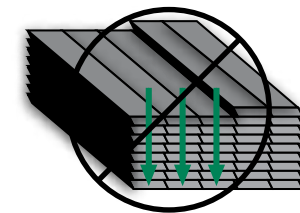
ADDITIONAL HANDLING REQUIREMENTS

IMPORTANT: To prevent damage to the drip edge, extra care should be taken when removing planks from the pallet, while handling, and when installing with a lap gauge. Planks are interlocked together on the pallet, therefore they should be removed from the pallet horizontally (side to side) to allow planks to unlock themselves from one another.

Pull from across the stack



Do not go down the stack



HS11117 P4/4 09/19

SILICA WARNING

DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N-95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep.

WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov.

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-2290, HardiePlank® lap siding is recognized as a suitable alternate to that specified in the 2006, 2009, 2012 & 2015 International Residential Code for One and Two-Family Dwellings, and the 2006, 2009, 2012 & 2015 International Building Code. HardiePlank lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida Product Approval FL#13192, Miami-Dade County Florida NOA No. 17-0406.06, U.S. Dept. of HUD Materials Release 1263f, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

Front Side (North Elevation)



Right Side (West Elevation)

