



MANITOU SPRINGS HISTORIC PRESERVATION COMMISSION REGULAR MEETING AGENDA

All upcoming HPC meetings are scheduled to be hybrid,
Zoom (remote) or in-person at Memorial Hall.

In Person: Memorial Hall
606 Manitou Avenue
Manitou Springs, CO 80829

Remote: A link is provided on the City's Official Website at
<https://www.manitouspringsgov.com/544/All-Boards-and-Commissions>

July 2, 2025

5:30 PM

- I. **CALL TO ORDER**
- II. **APPROVAL OF MINUTES**
- III. **PUBLIC COMMENT ON NON-AGENDA ITEMS**
- IV. **NOTICE OF COUNCIL ACTION**
- V. **UNFINISHED BUSINESS**
- VI. **NEW BUSINESS**
 1. MCAC 2506 - 2-4 Canon Ave - Exterior Alterations
 2. MGA 2503 - 133 Washington - Reroofing
 3. MGA 2504 - 128 Spencer Ave - Paint/External Repair
- VII. **OTHER BUSINESS**
- VIII. **ADJOURNMENT**

Commissioners:

Laura Kindseth, Chair (03/31/2027)
Matthew Rose, Vice Chair (03/31/2028)
Matthew Murphy (03/31/2028)
Ann Nichols (03/31/2029)
Joy Porter(3/31/2029)
Tammila Wright, Alternate Member (03/31/2028)

Staff and Liaisons:

Michelle Whetherhult, City Council Liaison
Fred Rollenhagen, Planning Director
Chelsea Royston, Senior Planner
Erin Ringsred, Planner and Landscape Architect II
Zachary Davison, Planner I

2 regular and 2 alternate positions available

The City of Manitou Springs does not discriminate on the basis of disability in the admission to, access to, or operations of programs, services or activities. Reasonable accommodation will be provided to ensure equal access to all. Individuals who would like to request auxiliary aids or services should contact the ADA Coordinator at (719) 685-5481 or jfryer@manitouspringsco.gov. You may also contact the City Clerk's Office at cityclerk@manitouspringsco.gov or (719) 685-2554. Please provide a minimum of 3-5 days advance notice.

Interested citizens are invited to serve on any of the City's Boards or Commissions. Please contact the City Clerk's Office for more information or visit our website at: www.manitouspringsgov.com.



Title: MCAC 2506 - 2-4 Canon Ave - Exterior Alterations
From: Chelsea Royston
To: Historic Preservation Commission
Address of Proposal: 2-4 Canon Avenue
Applicant: Beth Pastuer, Owner

July 2, 2025

Proposal:

The owner is seeking a Material Change of Appearance Certification to reconstruct porches on the rear of the buildings that were recently demolished due to unsafe conditions.

Zone District:

Downtown (DTWN)

Historic Subdistrict:

Commercial Core

Background and Existing Conditions:

The current owners inherited these buildings along with the multi-story porch that was attached to the rear of the structure. The previous porch extended over Fountain Creek and was constructed in an ad hoc fashion, over time with minimal architectural or structural integrity, resulting in an unsafe structure that was incompatible with the historic district.

The current owners have been working with the Manitou Springs Planning Department for years in various attempts to remedy the situation. In addition to the MCAC, other land use approvals and building permits are required to complete the work. There have been many unanticipated challenges, including: staff turnover and differing interpretations of the code, adoption of the new Land Use and Development Code, new Pikes Peak Regional Building Code, and Floodplain Code. The project is also complicated by the location of the porch, which was constructed over Fountain Creek.

In order to fully assess the structural components and design the new structure to be compatible with existing conditions, the owner requested permission to remove the previous porch prior to applying for an MCAC. A structural assessment was provided by a Colorado Registered Professional Engineer attesting to the unsafe conditions. In December 2024, Manitou Springs Planning Staff approved a partial administrative demolition in accordance with Section 17.04.080 of the Manitou Springs Municipal Code in order for the owner to abate the immediate threat. Staff indicated at that time that reconstruction would be subject to review and approval by the Historic Preservation Commission, and would require approval of the other land use and building permits.



Public Involvement:

The application was noticed in accordance with Section 17.04.100 Public Notice. No comments were received prior to the publication of this staff report.

Findings and Review Criteria:

These structures have been determined to be Contributing to the Historic District based on the Historic Building Inventory Records completed in 1991. According to the inventories, both front (south) facades retained the original styles, with 2 Canon Avenue being wood-framed and clad with horizontal lap siding and 4 Canon Avenue being brick. The inventory does not mention the rear porch or north-facing facades. Much of the Secretary of the Interior's Standards for the Treatment of Historic Properties focus on the primary facades, storefronts, and how the entrance relates to the street. These standards do not appear to apply to the proposed alterations. Further, very few of the Manitou Springs Historic District Design Guidelines apply to this project. The unusual configuration of the lots, Fountain Creek, and the development pattern along Lafayette Road and Lovers Lane create an environment where this proposed alteration is visible from the right of way, and therefore requires an MCAC even though there is limited guidance on how an addition should be designed on a secondary facade of a contributing commercial structure.

In reading through the national and local guidelines, the common recommendations for harmonious development focus on the materials, scale, orientation, and roof forms.

The proposed design utilizes fire-resistant building materials that offer an appearance and scale that is similar to the horizontal lap siding on the primary facade of 2 Canon Avenue. The pre-fabricated steel railing and post system is not typical of the historic district, however, it offers a less obtrusive design that allows for the horizontal lap siding to be more visible while increasing the longevity and safety of the design.

The proposed reconstruction maintains the two-story design. The previous construction utilized found materials to enclose the first level of the structure, whereas this design will construct an enclosed room on the first floor, with exterior walkways and stairs leading to the second floor open-air porch. This design is more consistent with how the previous space was used, but increases the functionality of the room by weatherproofing it. Permanently enclosed porches, as found on the previous design, are not consistent with the historic subdistrict, and the proposed design will increase compatibility with nearby structures.

The orientation of the proposed addition will mimic what existed previously. The proposed addition will extend over Fountain Creek and be accessed from inside the main structure, as well as through exterior doors and stairs that access the north bank of the creek channel.



There is no proposed roof over the second floor deck. The roof of the principal structure will remain unchanged.

Staff Recommendation:

Should the HPC find it appropriate to approve MCAC 2506, staff recommends the following condition:

1. Any changes to the proposed design required by other review agencies, such as the Pikes Peak Regional Building Department, shall be subject to administrative review and approval by the Manitou Springs Planning Department. The Planning Department may require subsequent review by the HPC for substantial changes to the proposed design.

Motion Language Options:

Approve the Material Change of Appearance Certification at 2-4 Canon Avenue, based upon the findings that the request meets the review criteria for granting a Material Change of Appearance Certification, as set forth in City Code Section 17.04.050.B.5, with staff conditions as outlined.

Approve the Material Change of Appearance Certification at 2-4 Canon Avenue, based upon the findings that the request meeting the review criteria for granting a Material Change of Appearance Certification, as set forth in City Code Section 17.04.050.B.5, with an alteration to staff's conditions as follows...

Deny the Material Change of Appearance Certification at 2-4 Canon Avenue, based upon the findings that the request does not meet the review criteria for granting a Material Change of Appearance Certification, as set forth in City Code Section 17.04.050.B.5.

Postpone the Material Change of Appearance Certification at 2-4 Canon Avenue to August 6, 2025 for further consideration.



HISTORIC PRESERVATION CODE CHAPTER 17.04.050 MATERIAL CHANGE OF APPEARANCE CERTIFICATION (MCAC) EXTERIOR REMODEL / NEW CONSTRUCTION SUBMITTAL INSTRUCTIONS and CHECKLIST

This checklist is not designed to be a substitute for the Historic Preservation Regulations. Applicants are expected to review the details of the Regulations; copies can be purchased in the Planning office, or accessed online at: www.manitouspringsgov.com

A pre-application conference shall be scheduled with Planning Staff a minimum of 14 working days prior to application submittal in order for the Applicant to become acquainted with the submittal requirements and the Historic Design Guidelines. The following information needs to be provided at the pre-submittal meeting:

- 1) ***Conceptual site layout***
- 2) ***Conceptual building exterior elevations including exterior materials.***

By **4:30 p.m. on the published submittal date** the following information, as specified in the Manitou Springs Historic Preservation Regulations, shall be submitted electronically to planning@comsgov.com.

- ✓
1. A completed **Development Review Application** form with nonrefundable application fee.
 2. A **letter of explanation** containing the following information:
 - Property address
 - Name, address, phone number, email of owner
 - Name, address, phone number, email of developer or contractor (if other than the owner)
 - Name, address, phone number, email of architect or designer (if commissioned)
 - Description of any existing improvements on the property
 - A statement describing the scope of the project, the design intentions, and a comment on the project's visual impact on its surroundings
 - Detailed description of the proposal
 - Description of the proposed type of all exterior materials
 - **Evidence of mailed notification** (PS Form 3817 proof of mailing) include a copy of the notice sent to neighbors within 200 feet of the subject property lines (not including rights-of-way) which notifies adjacent owners of the nature of the request, the meeting date/time/location for which consideration is proposed, and directs questions or comments to the Planning Department (719-685-4398).
 3. **Photographs** of the existing property and its relationship to the surrounding area.
 4. Site Plan per Planning Commission requirements (see Chapter 18.72.030 Site plan requirements)
 - Existing and proposed floor plan layouts
 - Elevation drawings and details
 5. Completed **Checklist for Applicability**.
 6. Applications for properties in the Downtown Zone shall submit elevations and samples of the proposed exterior color(s)
 7. Applications for properties in the Downtown Zone may also be required to submit additional information or documentation such as a photo simulation, massing model, streetscape elevation, streetscape or building perspective and extended site plan incorporating the existing Resources surrounding the proposed construction, which demonstrates its overall compatibility in relation to siting, scale, height and massing
 8. Other information as requested by the Planning staff and/or the Historic Preservation Commission

CHECKLIST FOR APPLICABILITY

City of Manitou Springs Historic District Design Guidelines

Project Name and/or Address 2-4 CANON AVE, MANITOU SPRINGS Date 6/6/25

STEP 1: Identify an approach for your project (see page 1.7 of the Historic Design Guidelines)

STEP 2: Complete the following Checklist

- **Is the Guideline applicable? If yes, is your project in compliance with the Guideline? If your project is not in compliance, please indicate why not and describe your alternative strategy for fulfilling the intent of the Guideline.**

Photographs and supplemental information are encouraged. Please use a separate piece of paper if you need additional space.

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
Chapter 1: Introduction (Includes Philosophy, How to Use the Design Guidelines and the Submittal Process)								
Chapter 2: Historic Context (Includes information about the Historic Subdistricts on pages 2.7-2.60 and Architectural Styles on pages 2.61-2.72)								
Chapter 3: Guidelines for SUSTAINABLE Building Strategies								
3.1	3.6	Solar Panels and Photovoltaic Cells						
3.2	3.6	Satellite Dish Antennas						
Chapter 4: Guidelines for Preservation, Alterations and Additions to CONTRIBUTING RESIDENTIAL Structures								
4.1	4.1	Architectural Character						
4.2	4.2	Building Alignment						
4.3	4.2	Building Orientation						
4.4	4.2	Building Height						
4.5	4.4	Mass & Scale						

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
4.6	4.4	Roof Form						
4.7	4.5	Roof Materials						
4.8	4.6	Chimneys						
4.9	4.6	Dormers						
4.10	4.7	Skylights						
4.11	4.7	Porches						
4.12	4.8	Porch Material						
4.13	4.9	Windows						
4.14	4.10	Doors						
4.15	4.11	Architectural Details						
4.16	4.12	Foundation Ornamentation & Details						
4.17	4.12	Foundation Ornamentation & Details						

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
4.18	4.13	Materials						
4.19	4.13	Materials						
Chapter 5: Guidelines for NEW RESIDENTIAL Construction								
5.1	5.2	Building Alignment						
5.2	5.3	Building Orientation						
5.3	5.3	Building Height						
5.4	5.4	Mass & Scale						
5.5	5.4	Mass & Scale						
5.6	5.5	Building Materials						
5.7	5.5	Roof Form						
5.8	5.6	Roof Materials						
5.9	5.6	Porches						

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
Chapter 6: Guidelines for Additions and Alterations to NON-CONTRIBUTING Structures								
6.1	6.1	Building Orientation		X				
6.2	6.2	Mass & Scale	X		X			
6.3	6.2	Building Materials	X		X			
6.4	6.2	Roof Form		X				
6.5	6.3	Architectural Details		X				
Chapter 7: Guidelines for NEW Construction in the COMMERCIAL CORE (see also pages 2.53-2.55 and Chapter 10)								
7.1	7.3	Franchise Architecture						
7.2	7.3	Building Alignment						
7.3	7.4	Building Orientation						
7.4	7.4	Mass & Scale						
7.5	7.5	Building Form						
7.6	7.5	Roof Form						

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
7.7	7.6	Storefronts						
7.8	7.7	Storefronts						
7.9	7.7	Storefronts						
7.10	7.8	Architectural Details						
7.11	7.9	Architectural Details						
7.12	7.10	Architectural Details						
7.13	7.11	Materials						
7.14	7.11	Materials						
7.15	7.11	Materials						
7.16	7.12	Awnings						
7.17	7.13	Nonconforming Commercial Buildings						

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
Chapter 8: Guidelines for New Construction and Additions in Selected SUBDISTRICTS								
8.1	8.2	Architectural Details of Historic Structures						
8.2	8.3	Architectural Details of Historic Structures						
8.3	8.4	Architectural Details of Historic Structures						
8.4	8.5	Franchise Architecture						
8.5	8.5	Nonconforming Commercial Buildings						
LOG CABIN SUBDISTRICT (see also pages 2.33-2.35, 10.6-10.7, and 10.9-10.10)								
8.6	8.7	Building Form						
8.7	8.7	Primary Entrances and Porches						
8.8	8.7	Garages						
8.9	8.7	Garages						
8.10	8.8	Building Materials						

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
EL COLORADO LODGE SUBDISTRICT (See also pages 2.21-2.23)								
8.11	8.8	Building Alignment						
8.12	8.9	Building Orientation						
8.13	8.9	Mass & Scale						
8.14	8.9	Building Form						
8.15	8.10	Roof Form						
8.16	8.10	Materials						
8.17	8.10	Materials						
8.18	8.10	Materials						
VILLAS SUBDISTRICT – Page 8.11 (See also pages 2.49-2.51 and Chapters 3, 4, 5, 6, 9, 10 and/or 11 as applicable)								
CLIFF DWELLINGS SUBDISTRICT (See also pages 2.17-2.19)								
8.19	8.12	Building Alignment						

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
8.20	8.12	Building Orientation						
8.21	8.12	Mass & Scale						
8.22	8.13	Building Form						
8.23	8.13	Roof Form						
8.24	8.14	Materials						
8.25	8.14	Materials						
8.26	8.14	Materials						

WEST MANITOU SUBDISTRICT – Pages 8.14-8.15 (See also pages 2.57-2.59 and Chapters 3, 4, 5, 6, 8, 9, 10 and/or 11 as applicable)

Chapter 9: Guidelines for SECONDARY Structures

9.1	9.1	Secondary Structures						
9.2	9.1	Secondary Structures						
9.3	9.1	Garages						
9.4	9.3	Carports Shade Structures						

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
Chapter 10: Guidelines for SITE IMPROVEMENTS for Residential and Commercial Properties								
10.1	10.2	Stone Retaining Walls, Bridges & Stairs						
10.2	10.2	Stone Retaining Walls, Bridges & Stairs						
10.3	10.3	Stone Retaining Walls, Bridges & Stairs						
n/a	10.3	Site Drainage						
10.4	10.4	Automobile Access & Parking						
10.5	10.5	Automobile Access & Parking						
10.6	10.5	Mechanical Equipment & Service Areas						
n/a	10.6	Fencing						
10.7	10.8	Streetscape						
n/a	10.9	Vegetation						
10.8	10.10	Lighting						
10.9	10.11	Lighting						

Guideline	Page	Category	Applicable?		Compliant?		Why Not?	Alternative Strategy
			Yes	No	Yes	No		
10.10	10.11	Security						
10.11	10.12	Integral Color: Roofing, Natural Stone, Grout, Concrete						
n/a	10.12	Painting and Surface Treatments						
n/a	10.13	Historic District Color Palette						
Chapter 11: Guidelines for Building RELOCATION								
11.1	11.1	Building Relocation						
11.2	11.1	Building Relocation						
11.3	11.1	Building Relocation						
APPENDIX A: Secretary of the Interior: Standards for Treatment of Historic Properties								
APPENDIX B: Technical Maintenance and Preservation Information								
APPENDIX C: Tax Credits and Other Incentives for Historic Preservation								
APPENDIX D: Glossary of Terms								

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 5¼ in. to 12 in. create a range of exposures from 4 in. to 10¾ 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.



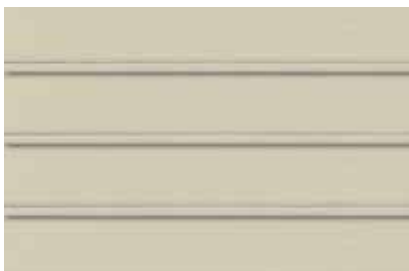
Select Cedarmill®



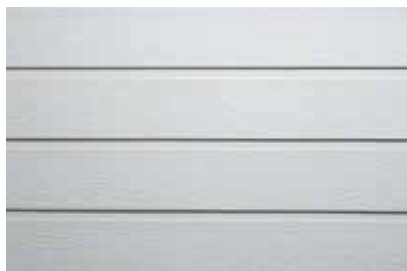
Smooth



Beaded Cedarmill®



Beaded Smooth



Custom Colonial Roughsawn®



Custom Colonial Smooth®

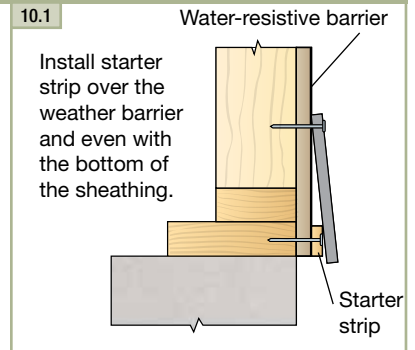


Installation of HardiePlank® Lap Siding

INSTALL A STARTER STRIP

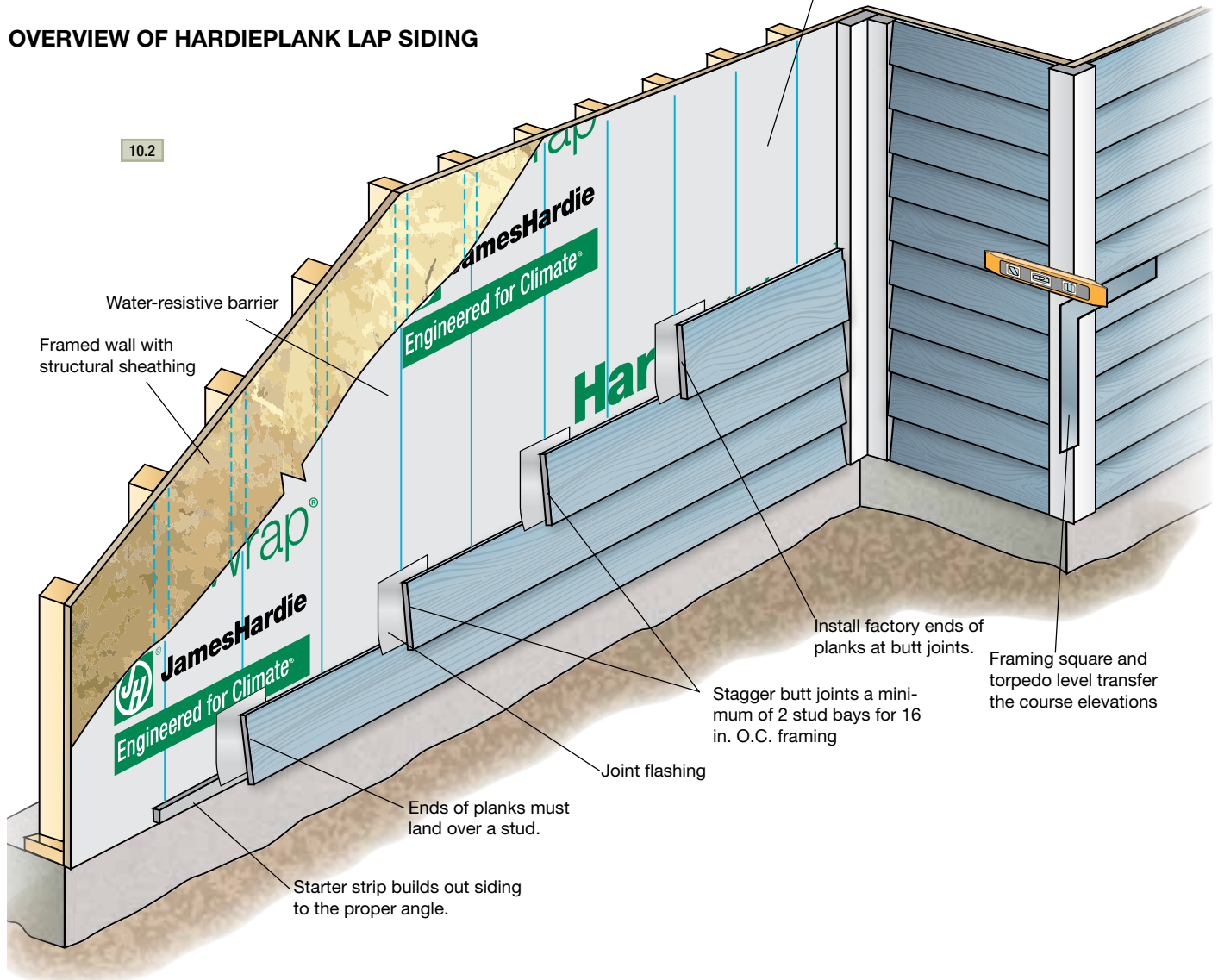
HardiePlank® lap siding requires a starter strip beneath the first course to set it on the proper angle and to create a proper drip edge at the bottom of the siding. Starter strips are easily made by ripping 1 ¼ in. pieces of HardiePlank siding from full or partial planks.

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-resistant 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-resistant barrier at the center of every stud location.

OVERVIEW OF HARDIEPLANK LAP SIDING

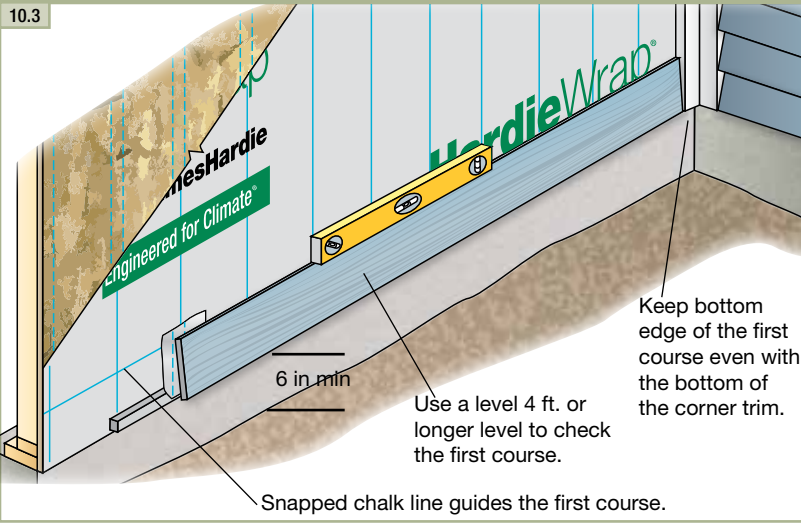


INSTALLING THE PLANKS

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 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 1/8 in. gap between the siding and trim.

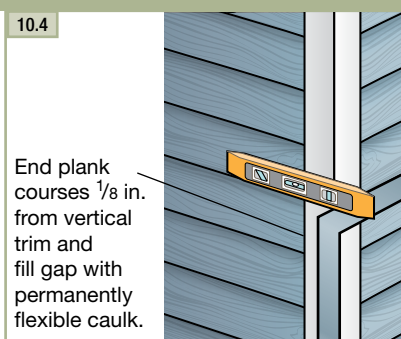
The bottom of the siding should be kept even with the bottom of the trim, or if desired, the trim may extend below the bottom of the siding. But the siding should never hang below the trim. ***When installing the first course make sure ground clearances are in accordance with James Hardie requirements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



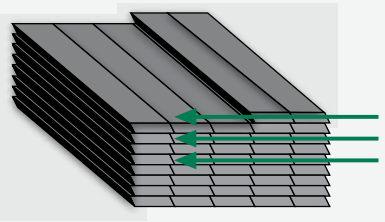
PLANK ALIGNMENT AT CORNERS

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.

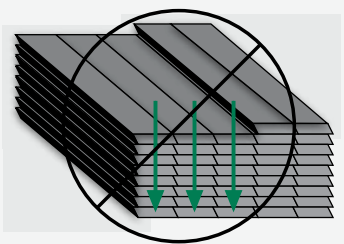
TIP: When taking planks from the pallet installation, avoid repeating the texture pattern by working across the pallet. Two to four planks can be removed from a stack at one time. But then material should be taken from adjacent stacks, again working across the pallet. Texture repeat is typically a concern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



Pull from across the stack



Do not go down the stack



Installation of HardiePlank® Lap Siding (cont.)

BLIND NAILING (nailing through top of plank)

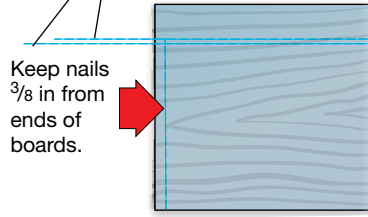
Blind nailing is recommended for installing any type of HardiePlank® lap siding including ColorPlus® siding. With blind nailing, each course covers the fasteners on the course below, which provides a better looking installation.

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.

10.5 Blind nailing measurements

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

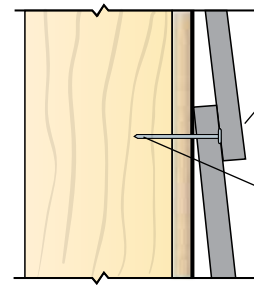
Keep nails 3/8 in from ends of boards.



10.6 Blind nailing

Fasteners are hidden by the course above.

Nails are driven through the sheathing into the studs.



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 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**

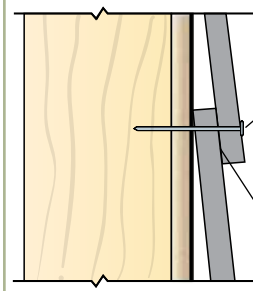
FACE NAILING (nailing through the overlap at the bottom of the plank)

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

Exposed fasteners are driven through the face of the boards.

Drive fasteners only where planks overlap



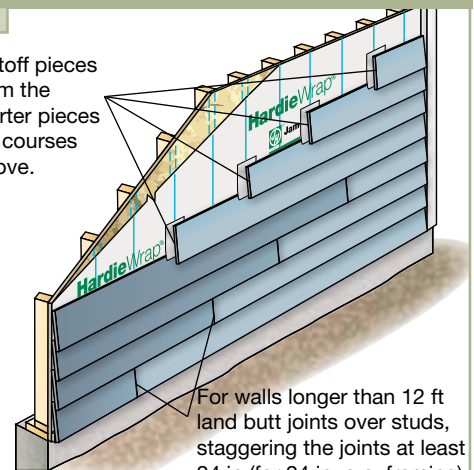
STAGGERING THE BUTT JOINTS

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.



For walls longer than 12 ft land butt joints over studs, staggering the joints at least 24 in. (for 24 in. o.c. framing) or 32 in. (two stud bays for 16 in. o.c. framing).

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.

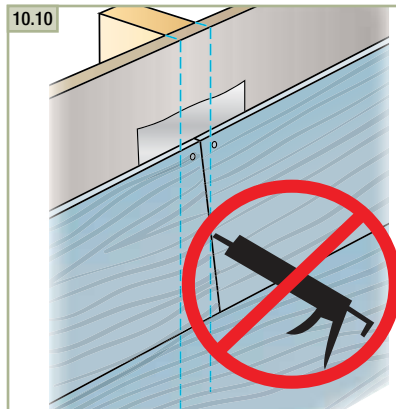
TIP: Use light-colored joint flashing when using light-colored ColorPlus lap siding or other siding with a light-colored finish. Dark-color joint flashings should be used on siding with dark finishes.

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



Extend flashing 1 in. onto the course below

10.10

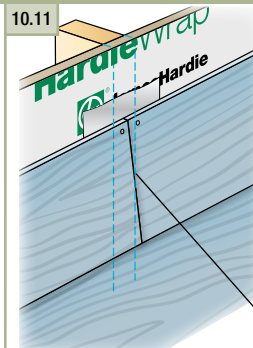


Caulking at HardiePlank lap siding butt joints is not recommended for ColorPlus for aesthetic reasons as the caulking and ColorPlus will weather differently. For the same reason, do not caulk exposed nail heads. Refer to the ColorPlus touch-up section for details

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.



Butt planks with moderate edge contact

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 $\frac{3}{4}$ in landing space for each side. The minimum stud space for a plank to land is $\frac{3}{8}$ 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.

INSTALLING HARDIEPLANK® SIDING ON GABLE WALLS

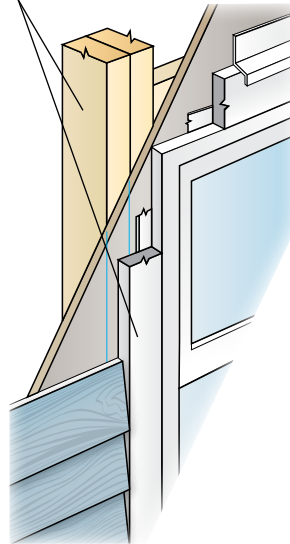
Siding gable walls can be challenging, and some of the keys to siding gable walls efficiently are determining the angle or pitch of the roof, properly staging materials, and ensuring that the plank lengths are measured accurately.

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.

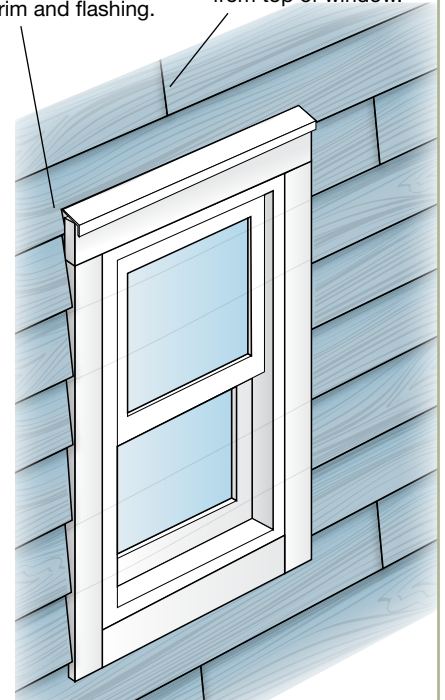
10.12 Planking around windows

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.



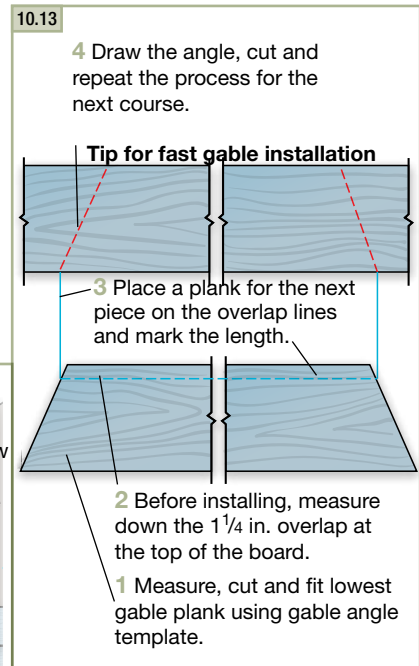
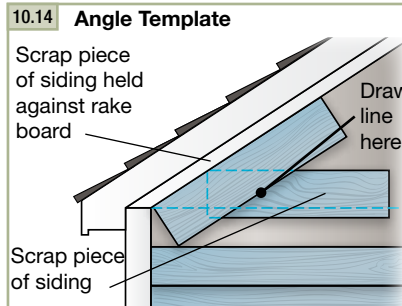
To cut planks for the gable:

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 .093 in. x .222 in. x 2 in. 6D siding nail
	face nail	16 in o.c.	2, 5 No 11ga 1.25 in long roofing nail
		24 in o.c.	2, 5 Ribbed Bugle-Head No. 8 .323 in. x 1.625 in screws
steel studs*	blind nail	16 in o.c.	8, 13 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 [ASTM C-90] ASM-144-125 (P/C) .30 in x .14 in x 1.25 in masonry nail
Direct to Masonry		14 .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
HardieStingle® Siding
HardiePanel® Vertical Siding
Appendix/Glossary
ESR-1844 & 2290 Report



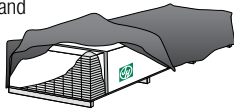
HardiePlank® Lap Siding

EFFECTIVE DECEMBER 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.

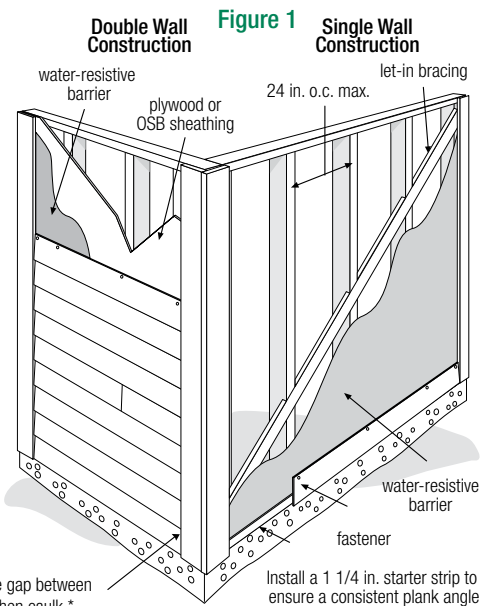
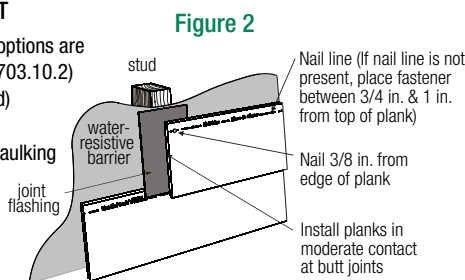
GENERAL REQUIREMENTS:

- 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.
- When installing James Hardie products all clearance details in figs. 3-14 must be followed.
- 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 | CUSTOM COLONIAL™ SMOOTH | CUSTOM COLONIAL™ ROUGHSAWN



Visit jameshardiepros.com for the most recent version.

HS11119 P1/4 12/19

CLEARANCE AND FLASHING REQUIREMENTS

Figure 3
Roof to Wall

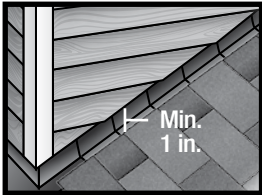


Figure 4
Horizontal Flashing

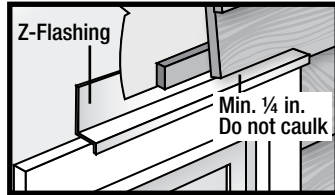


Figure 5
Kickout Flashing

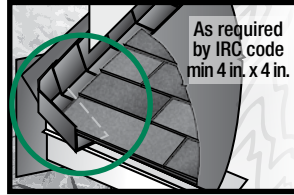


Figure 6
Slabs, Path, Steps to Siding

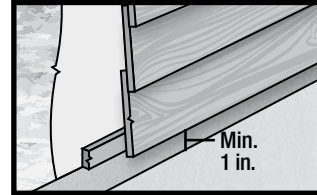


Figure 7
Deck to Wall

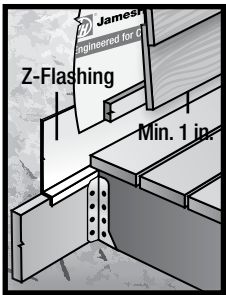


Figure 8
Ground to Siding

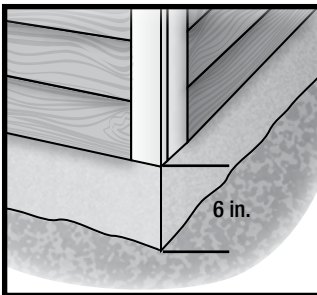


Figure 9
Gutter to Siding

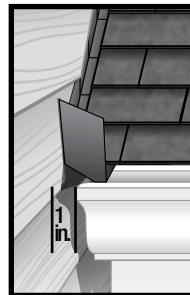


Figure 10
Sheltered Areas

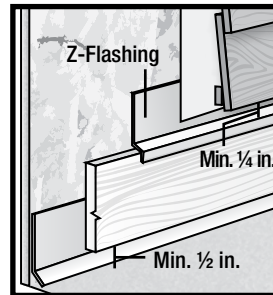


Figure 11
Mortar/Masonry

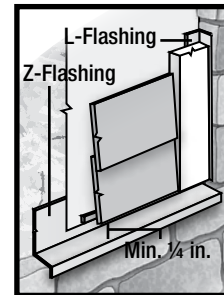


Figure 12
Drip Edge

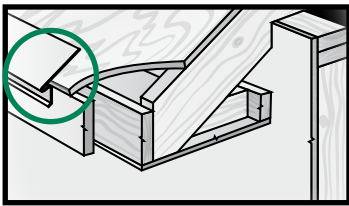


Figure 13
Block Penetration
(Recommended in HZ10)

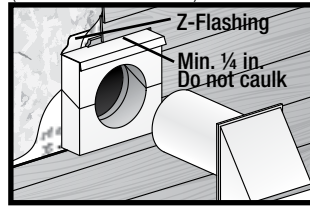
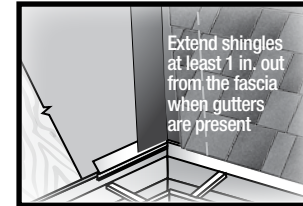


Figure 14
Valley/Shingle Extension



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

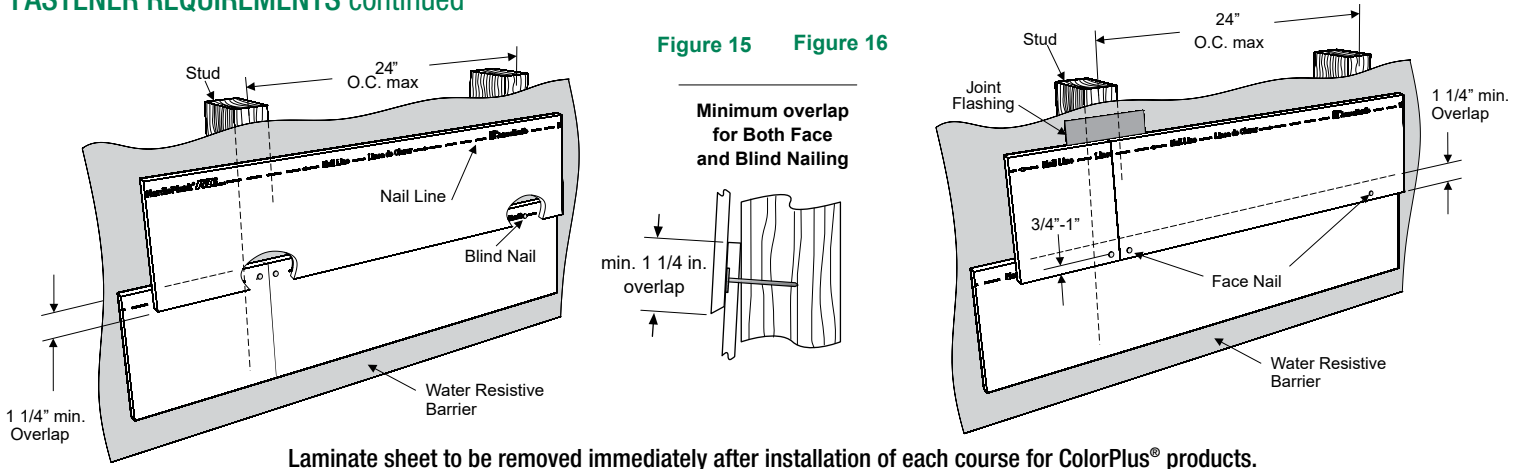
- ET & F pin or equivalent (0.10 in. shank x 0.25 in. HD x 1-1/2 in. long) Nails must penetrate minimum 1/4 in. into metal framing.

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



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).

<p>DO NOT UNDER DRIVE</p>	<p>DO NOT OVER DRIVE SLANT</p>
<p>IF, THEN</p>	<p>IF, THEN ADDITIONAL NAIL</p>
<p>WOOD FRAME</p> <p>HAMMER FLUSH</p>	<p>STEEL FRAME</p> <p>REMOVE & REPLACE</p>
<p>FACE NAIL</p> <p>COUNTERSINK & FILL</p>	
<p>DO NOT USE</p> <p>ALUMINUM FASTENERS</p> <p>CLIPPED HEAD NAILS</p> <p>STAPLES</p>	



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.

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

COVERAGE CHART/ESTIMATING GUIDE

Number of 12 ft. planks, does not include waste

COVERAGE AREA LESS OPENINGS SQ (1 SQ = 100 sq.ft.)	(exposure)	HARDIEPLANK® LAP SIDING WIDTH									
		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.

HS11119 P4/L 12/19

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.

MID-PRICED, HIGH-PERFORMANCE DECKING & FASCIA

Trex Select® decking and Trex® Fascia are wood thermoplastic composite lumber (WTCL) boards with an integrated shell that covers the boards on the top surface and sides. The integrated shell consists of a proprietary surface formulation that produces a natural, wood-like grain pattern finish. An alternative to naturally durable hardwood lumber, Select Decking and Fascia are ICC-ES SAVE-certified to be a minimum of 95.4% recycled content of wood fiber and polyethylene by weight.



DECKING

FASCIA



1" Grooved edge



1" Square edge



2" Square edge



8" or 12" Widths

FEATURES	DECKING BOARDS		FASCIA BOARDS	
	1" x 6"	2" x 6"	8"	12"
Actual Dimensions - Standard	.82" x 5.5"	1.3" x 5.5"	.56" x 7.25"	.56" x 11.375"
Actual Dimensions - Metric	20 mm x 140 mm	33 mm x 140 mm	14 mm x 184 mm	14 mm x 288 mm
Available Lengths - Standard	12', 16', 20'	12', 16', 20'	12'	12'
Available Lengths - Metric	365 cm, 487 cm, 609 cm	365 cm, 487 cm, 609 cm	365 cm	365 cm
Grooved Edge	X			
Square Edge	X	X	X	X
Weight per Lineal Foot	2.2 lbs	3.4 lbs	2.0 lbs	3.3 lbs

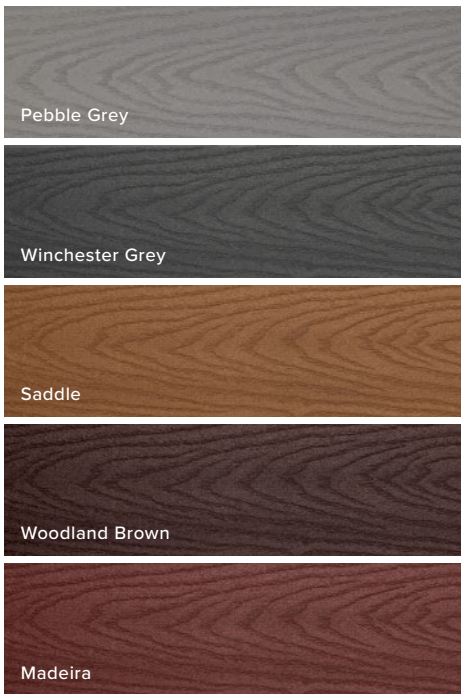
PHYSICAL & MECHANICAL PROPERTIES

TEST	TEST METHOD	VALUE
Flame Spread	ASTM E 84	Class B
Thermal Expansion	ASTM D 1037	1.9 × 10 ⁻⁵ in/in/°F
Moisture Absorption	ASTM D 1037	< 1.2%
Screw Head Pull-Through	ASTM D1761	161 lbf/screw*
Fungus Resistance	ASTM D1413	Rating – no decay
Termite Resistance	AWPAE1-72	Rating = 9.7

*Fastener used in testing: #8 x 2.5" approved Stainless Steel Screw

COLORS

Earth Tones (monochromatic)



FASTENERS



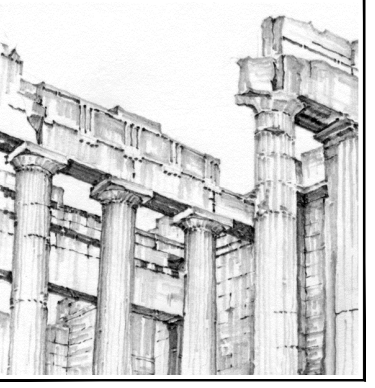
Trex Hideaway® Hidden Fastening System

Self-gapping, glass-filled nylon fastener with 304 grade stainless steel, sharp point screw for wood framing.

Other approved fasteners include, color-matched composite deck screw, matching composite plug with composite screw, color-coordinated fascia screw and uncoated stainless steel fascia screw.



For a full list of approved fasteners, download our Installation Guide at [trex.com/literature](https://www.trex.com/literature)



BUCHER
DESIGN STUDIO
architecture • planning

6360 Sandray Court
Colorado Springs, CO 80919
(719) 484-0480

Brian K. Bucher, AIA
Architect
CO license no. C-4889



**A PROPOSED
REPAIR
FOR**

**TWIN
BEARS
EMBROIDERY**

2-4 CANON AVE.
MANTOU SPRINGS, CO.

Sheet Title:
**BUILDING
ELEVATIONS/
SECTION**

Drawing Status:
CD SET

Revisions:
No. Description By Date

No.	Description	By	Date

All ideas, designs, arrangements and plans indicated or represented by the drawing are owned by, and the property of BUCHER DESIGN STUDIO and were created, worked and developed for use on, and in conjunction with, the specified project. None of such ideas, designs, arrangements or plans shall be used by, or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of BUCHER DESIGN STUDIO.

Date: 5/27/25

Drawn by: JS

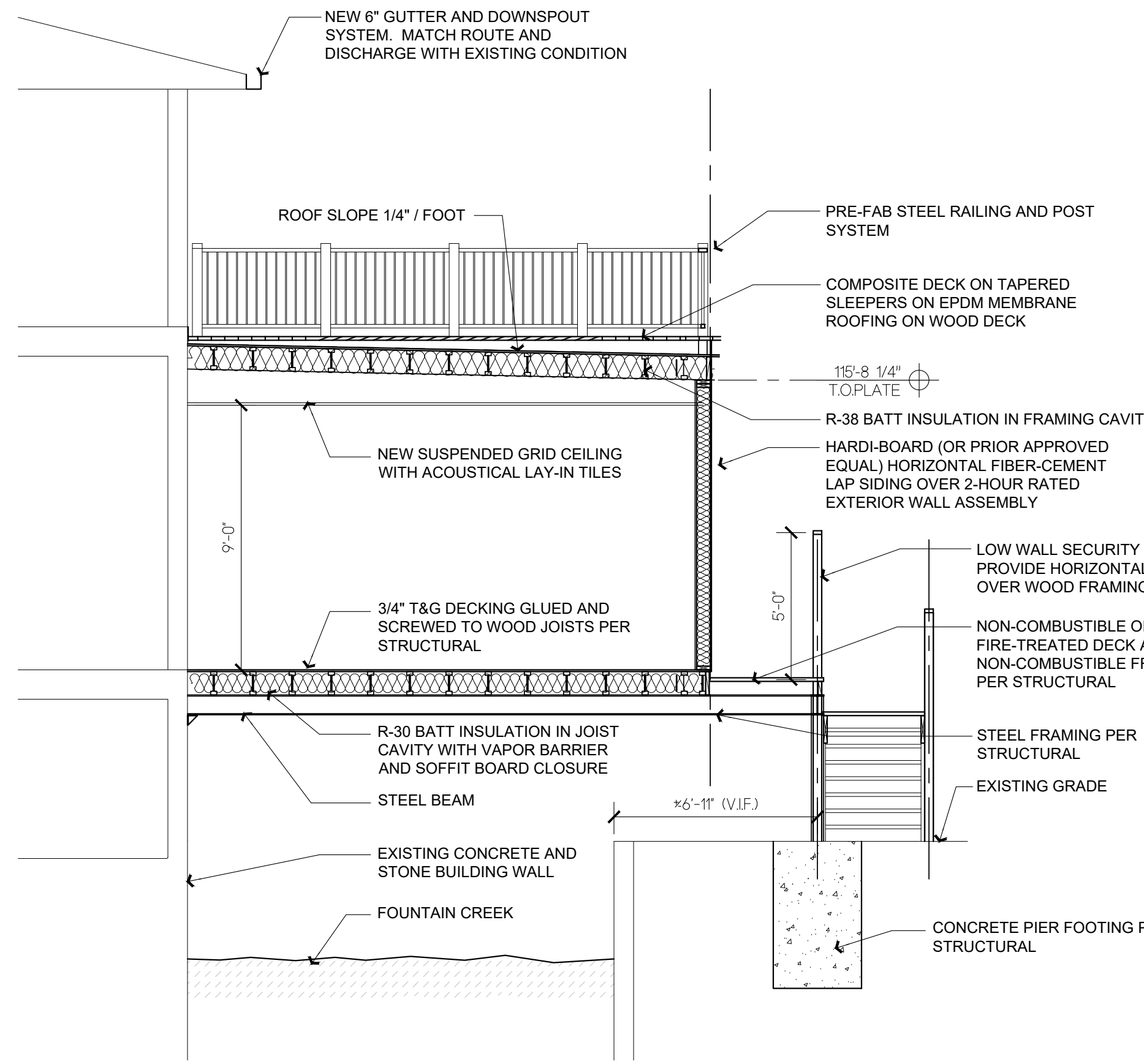
Checked by: BB

Scale: AS NOTED

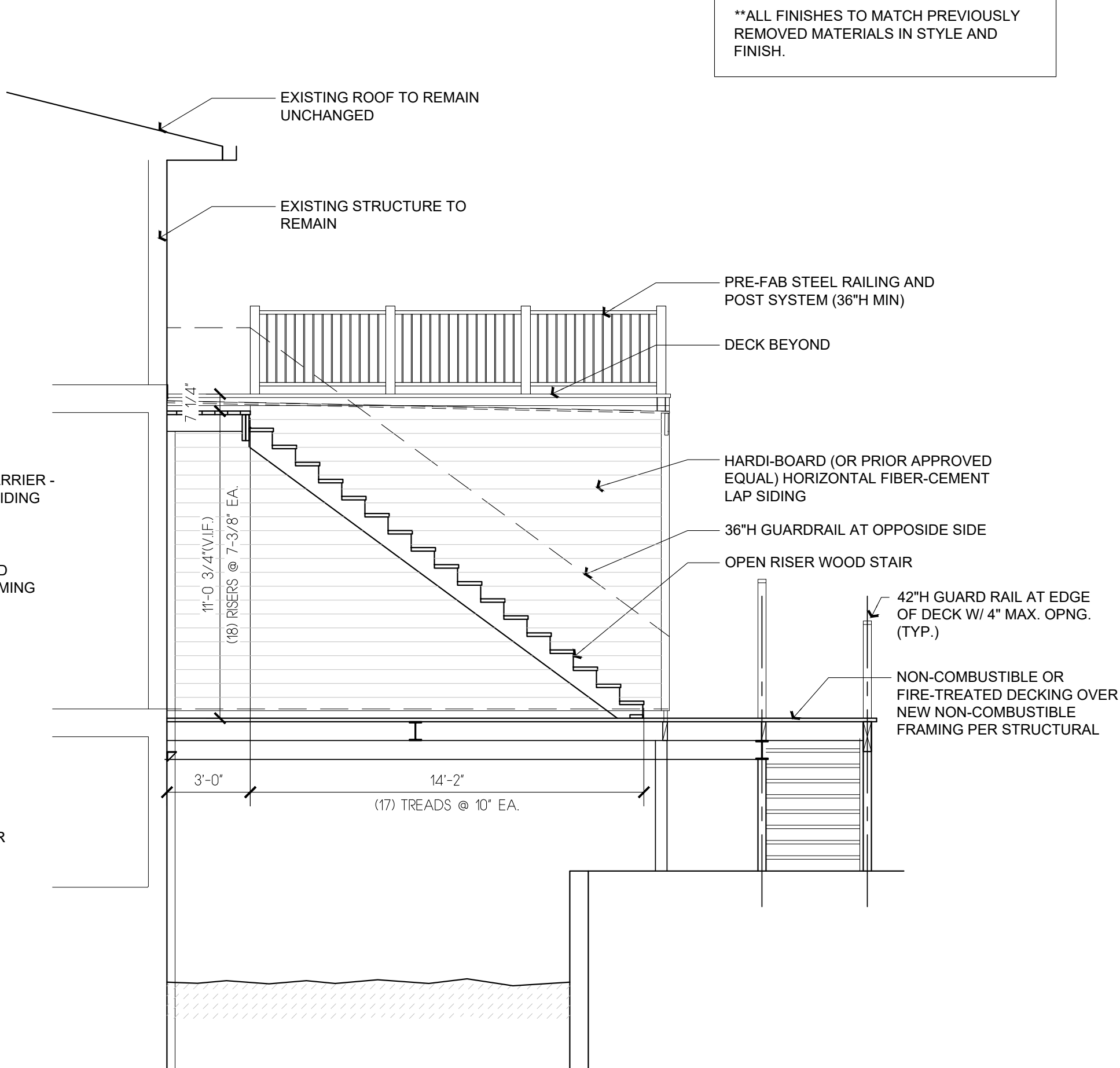
Job No.:

Sheet No.:

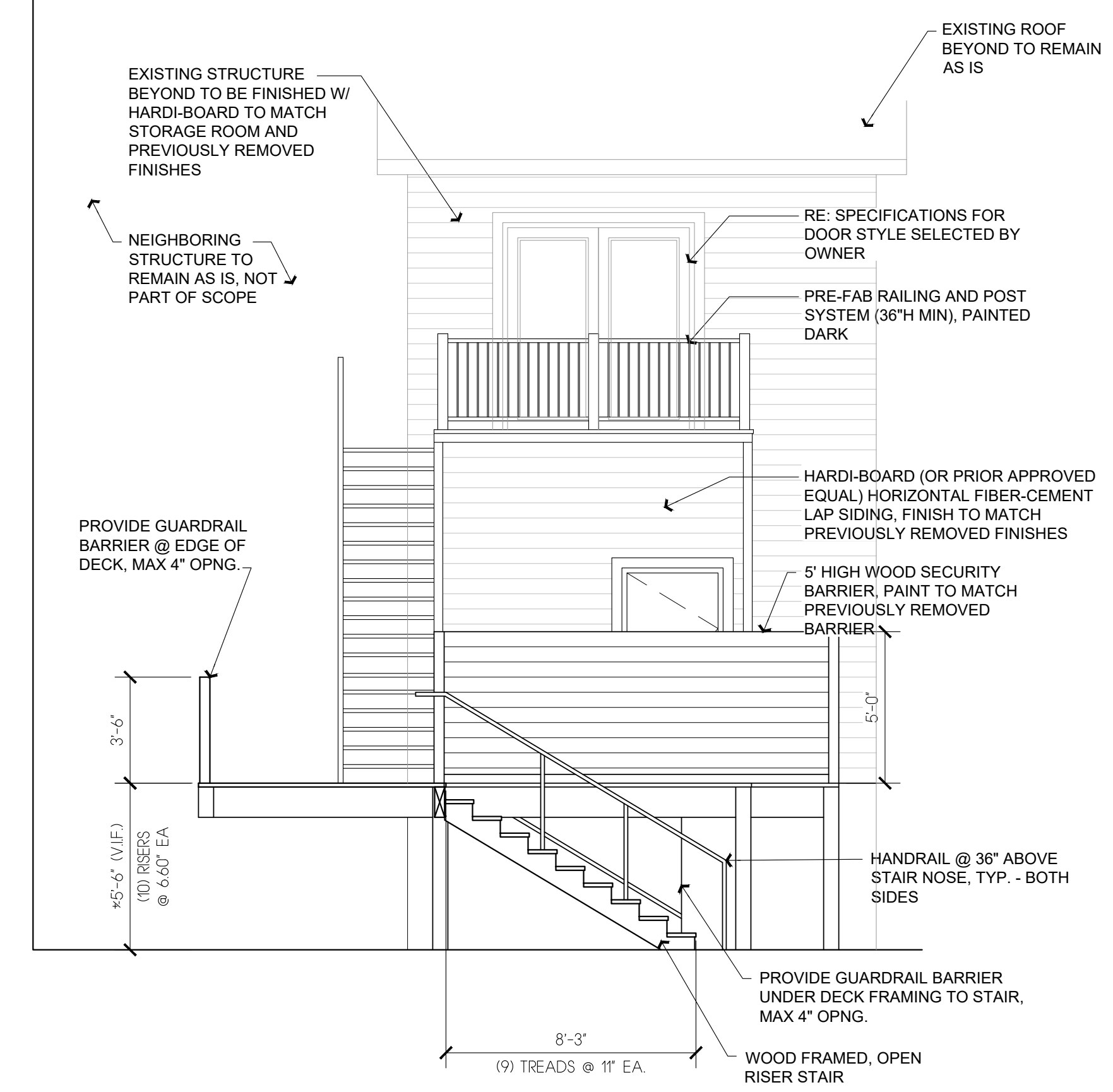
A4.1
Of



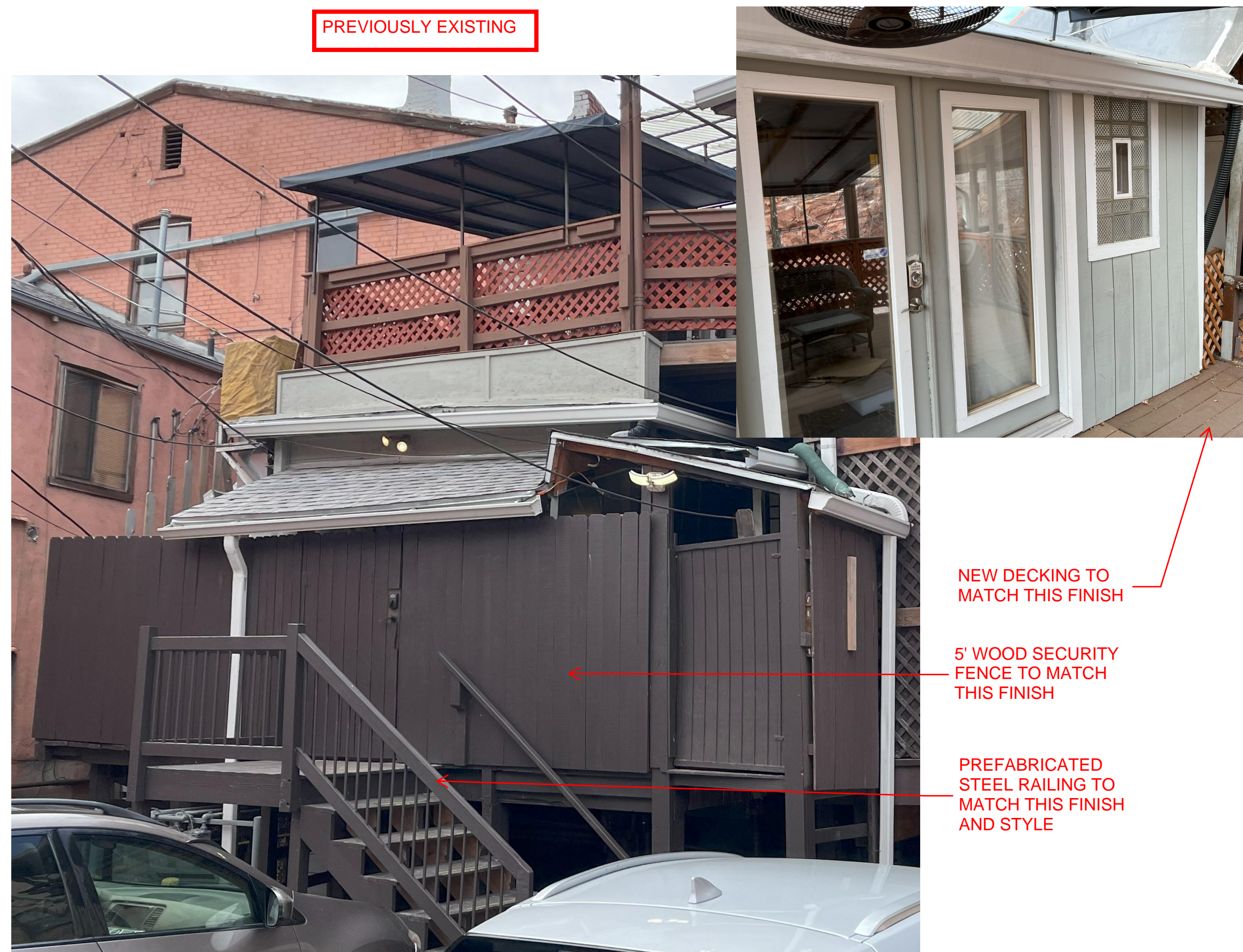
1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 BLDG ELEVATION
SCALE: 1/4" = 1'-0"



3 BLDG ELEVATION
SCALE: 1/4" = 1'-0"



NEW SIDING TO MATCH EXISTING FINISH

TRIM AROUND NEW DOORS SHALL BE 4" AND MATCH WHITE FINISH

NEW DOORS TO MATCH THIS FINISH



Letter of explanation

Property Address:

2-4 Canon Avenue
Manitou Springs, CO 80829

Owner:

Beth Pastuer
2-4 Canon Avenue
Manitou Springs, CO 80829
719-388-6520
Twinbearsco@gmail.com

Contractor:

Dan Herman
Avalon Development Company
719-661-2997
avalonbldgcorp@aol.com
4740 Forge Rd. Unit 110
Colorado Springs, CO 80907

Architect:

Brian Bucher
Bucher Design Studio
6360 Sandray Court
Colorado Springs, CO 80919

Scope of Project:

Avalon Development Company removed both structural and architectural areas of an existing building for Twin Bears Embroidery. This is a repair project per IEBC Chapter 6 to correct unsafe conditions at the rear deck and stair structure. Existing rotted and damaged structural elements have been demolished and this phase is to rebuild the existing deck and stair structure and storage room over the Fountain Creek to provide structural stability for Twin Bears and Mrs. Pastuer. The current conditions for this project are post demolition and are awaiting permit and zoning approval to continue construction of the proposed repair.

Materials:

The decking finish at the proposed deck and stair will be made of a composite material with a prefabricated steel railing and post system. The storage room will be finished with a hardi board horizontal fiber cement lap siding. Finish and style of exterior materials will match what was

there previously which is the same finish that currently exists at the front building elevation facing Canon Ave.- see updated sheet A4.1.

Historic District Design Guidelines- Chapter 6 Additions and Alterations to Non-Contributing Structures:

- **Building Orientation** is not applicable as this project is replacing a previously existing structure to fit within the same location and orientation.
- **Mass and Scale** of the proposed construction complements the neighboring structures in form and style. The uncovered deck in the upper level will allow for a more open view of the existing buildings compared to the shed roof structure that was there previously, see pictures. The wood barrier fence at the main level is now 5’ tall vs the taller privacy barrier that was there before and was not consistent with original style of the existing adjacent building which faces Canon Ave.
- **Architectural Details** are not applicable to the proposed project as they are to the existing building that faces Canon Ave. which is not part of this project scope and will remain untouched.

The historical inventory documents on 2-4 Canon Avenue (see below) describe the front of the building that faces Canon which is not part of this repair project, however the new finishes will remain similar in style and finish of the existing historical building. The original storage and deck structure of this project was a result of several repairs that were done in trying to maintain a poorly built structure. The proposed repair project will contribute to the surrounding architecture in scale and materials according to the Historic District Design Guidelines.

2 Canon Ave.

<p>ARCHITECTURAL DESCRIPTION</p> <p>2 story commercial building w/ trapezoidal footprint; wood facade with horizontal masonite lap siding (replaced); decorative wood brackets and overhang at cornice; 2nd story windows 4, 1/1 w/ squared wooden crown molding; 1st story is typical commercial storefront on west 2/3, w/ access to 2nd story on east through pair of 1/2 light over wood panel doors; brick kneewall below display windows</p>
--

4 Canon Ave.

<p>ARCHITECTURAL DESCRIPTION</p> <p>2 story commercial building w/ trapezoidal footprint; flat roof, wood bracketing, cornice w/ some detail removed; 2nd floor 4 - 1/1 double hung windows w/ cut stone segmental arches/stone sills; 1st floor has typical commercial storefront with flush doorway and display window; brick kneewall; transom filled in with decorated wood; joined with adjacent 2nd floor by interior, signage, awning</p>
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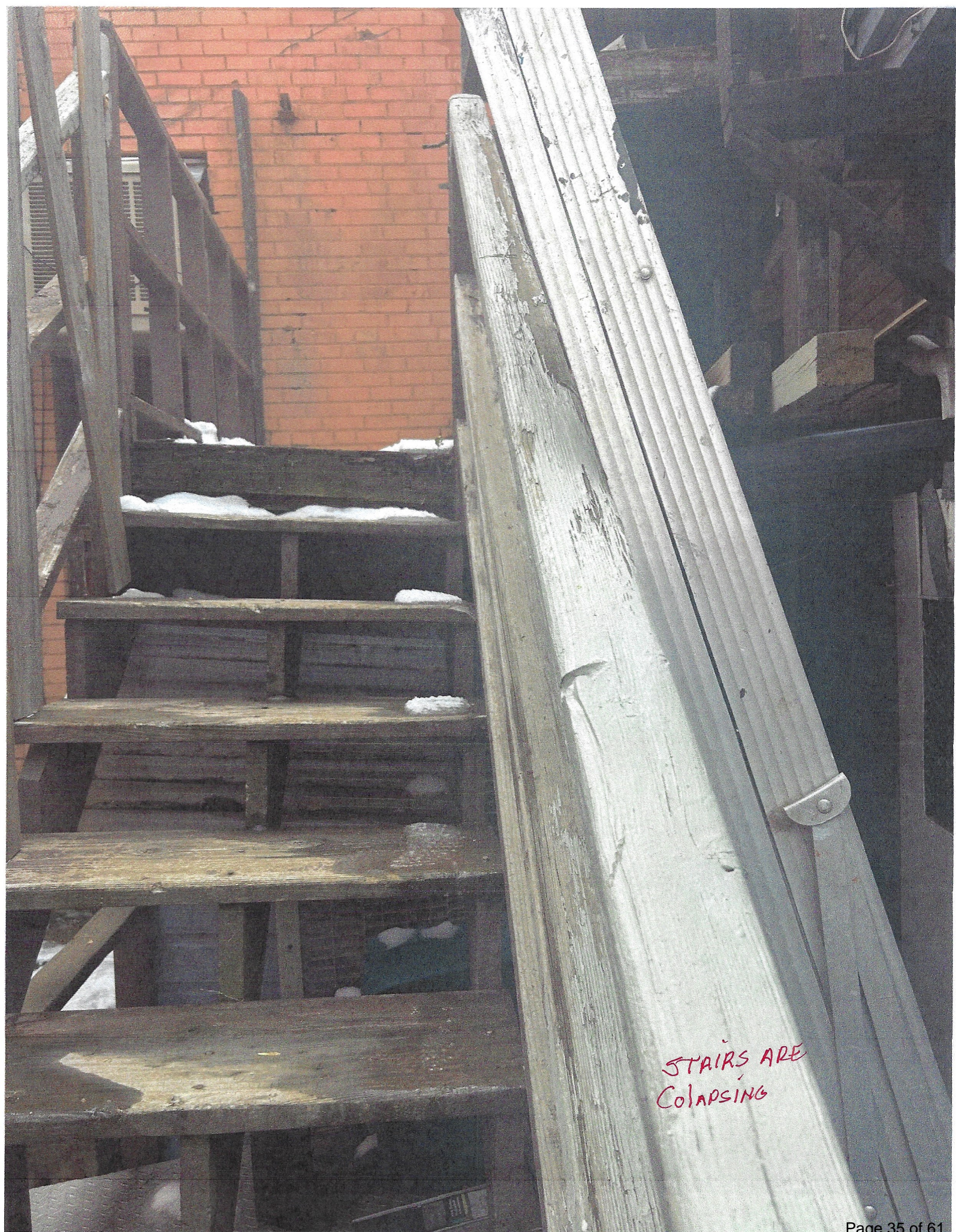


BOWING AND OVERSPAN JOIST



JOIST ARE OVERSPAN, UNDERSIZED
NOT ATTACHED PROPERLY





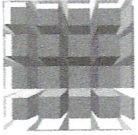
STAIRS ARE
COLAPSING



Joist are UNDERSIZED AND SEVERLY OVERSPAN
THEY ARE BOWING AND NOT SUPPORTED ADEQUATLY







michael orsillo consulting, inc.

Oct. 10, 2024

Twin Bears
4 Canon Avenue
Manitou Springs, CO 80829

RE: Structural Inspection, for the purpose of habitability – 4 Canon Avenue, Manitou Springs, CO

There are different places in the addition where collapse could happen at any time. This structure cannot carry the required IBC snow and dead loads. There is an open creek (prone to flooding) that runs under the structure. This contributes to the continuous damp and rotting conditions of the exposed structure.

The addition is of substandard construction. I found inadequate roof rafter sizes, floor joist sizes, beam sizes, and foundation pier sizes for required loads. I was not able to determine window and door header sizes, if they exist at all.

The addition in its current state is not structurally sound. The addition slopes to the northeast (towards that parking area to the rear), and to the north. The existing structure is supported by wood posts that bear next to and on top of a rock wall that lines the creek. If it were to collapse, the structure poses a threat to the creek below, and to the down stream buildings.

The addition should not be considered historic because of the construction of the building. The addition was constructed in a random manner without the desire for historic preservation.

Respectfully submitted,



Michael T. Orsillo, P.E.

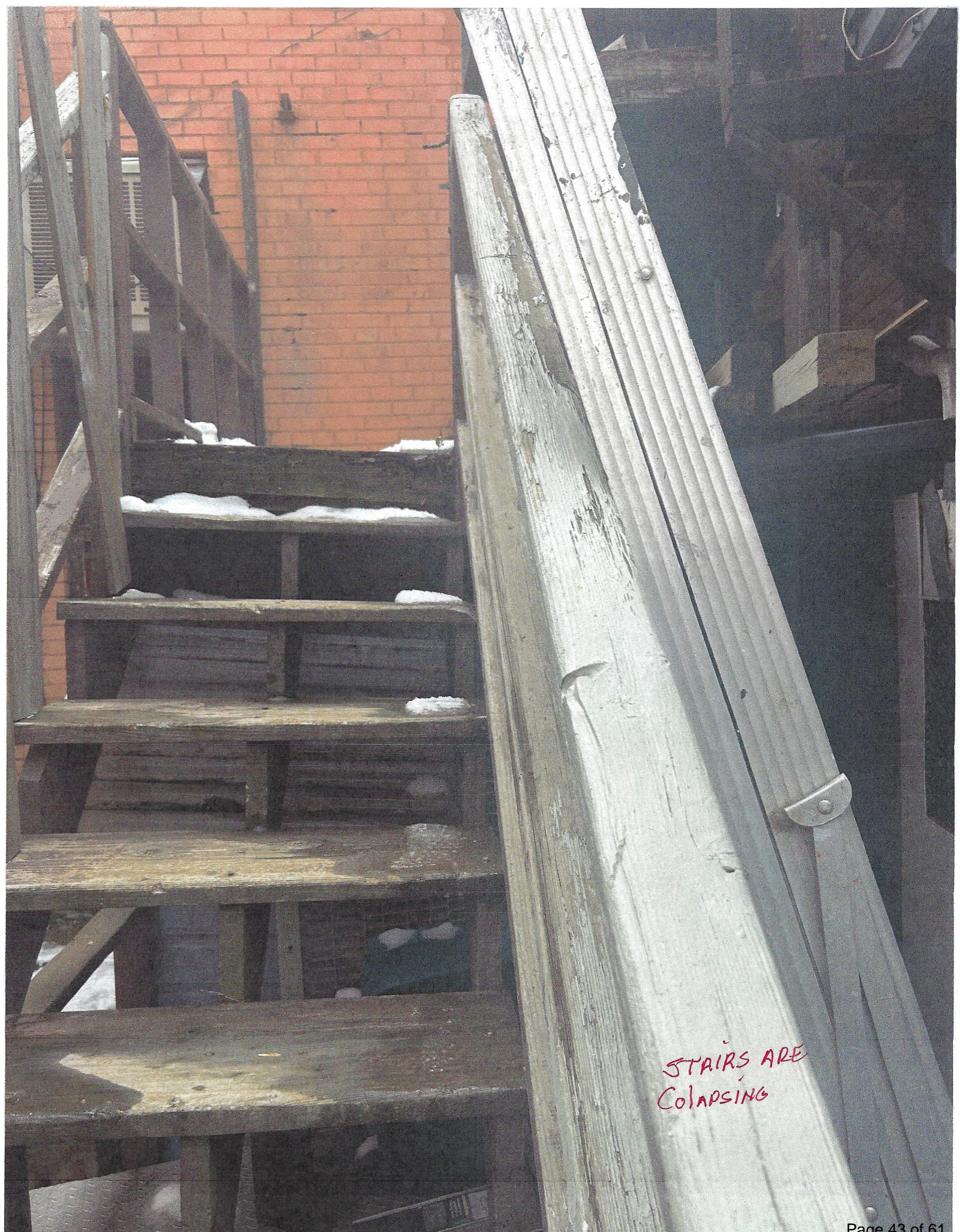


BOWING AND OVERSPAN JOIST



JOIST ARE OVERSPAN, UNDERSIZED
NOT ATTACHED PROPERLY





STAIRS ARE
COLAPSING



Joist are UNDERSIZED AND SEVERLY OVERSPAN
THEY ARE BOWING AND NOT SUPPORTED ADEQUATLY







Title: MGA 2503 - 133 Washington - Reroofing
From: Zach Davison - Planner
To: Historic Preservation Commission
Address of Proposal: 131 Washington Ave
Applicant: Karyna and Ramon Aguirre, Owners

July 2, 2025

Proposal:

The applicants for 131 Washington Avenue request the Vicky Bunsen Doucette Memorial Mini-Grant to perform the following maintenance:

- Reroof

Currently, the roof is composed of light brown/tan asphalt shingles.

Program guidelines allow up to a \$2,000 grant or 75% of material and labor costs, whichever is less. The applicants seek the full amount of \$2,000 to perform the aforementioned maintenance.

Zone District:

General Residential (GR)

Historic Subdistrict:

Upper Washington

Background and Existing Conditions:

Constructed in 1909, this 1,783-square-foot wood-shingled residence is situated at the base of a hillside and exhibits a T-shaped footprint. The primary rectangular mass is topped by a continuous front-gabled roof, while rear cross-gabled wings project to the east and west. Each wing features a hip-and-valley roof configuration, intersecting the main roofline perpendicularly. A continuous roof overhang encircles the house and is accented by eave brackets on the gable facades.

A full-width porch spans the front threshold and partially wraps around one side, accommodated by a recess in the building's massing. The porch is supported by a combination of bridge and wood piers positioned along its outer edge.

The majority of the windows are wood-framed and feature craftsman style 4-over-1



configuration with evenly proportioned upper and lower sashes. By contrast, the two windows on the interior porch wall feature a craftsman-bungalow-style 4-over-1 configuration with an upper sash that is shorter than the lower sash.

The exterior is clad in wood shingle lap siding with stone foundation walls and a stone chimney.

Public Involvement:

Public notice is not required for this application.

Findings and Review Criteria:

There are no specific review criteria for this grant and the program guidelines are not located in code and are not adopted by the City Council. Therefore, the Historic Preservation Commission has the authority to approve or deny requests of any amount.

Staff Recommendation:

Should the Historic Preservation Commission find it appropriate to grant this Vicky Doucette Memorial Mini-Grant, staff does not recommend any conditions.

Motion Language Options:

Approve the Mini-Grant Application for 131 Washington Ave, based upon the findings that the request meets the review criteria for granting a Material Change of Appearance Certification as set forth in City Code Section 17.04.050.B.5.

Approve the Mini-Grant Application for 131 Washington Ave, based upon the findings that the request meets the review criteria for granting a Material Change of Appearance Certification, as set forth in City Code Section 17.04.050.B.5, with conditions as follows...

Deny the Mini-Grant Application for 131 Washington Ave, based upon the findings that the request does not meet the review criteria for granting a Material Change of Appearance Certification, as set forth in City Code Section 17.04.050.B.5.

Postpone the Mini-Grant Application for 131 Washington Ave, to August 6, 2025, for further consideration.

Vicky Bunsen Doucette
Memorial Mini-Grants for Maintenance of Historic Properties
APPLICATION PART 1 – INITIAL GRANT APPROVAL

Date Submitted _____

Name of Owner Applicant(s): Karyna Aguirre, Ramon Aguirre
Phone: 310-251-9716 Email: karya-ua@yahoo.com

Property Name (if any): Shabouh house
Property Address: 131 Washington Ave, Manitou Springs, CO 80829
Historic Subdistrict Property is located within: Upper Washington Historic District

Tax Parcel Number: 7405434007
Legal Description (attach separate page if needed): Lots 10 to 12 inc blk 12 and plat Mansions Park Place Manitou Spgs

Brief Project Description: Please provide a brief project description of all work associated with the project. Work that will not be funded, but is associated with funded work should be included.

Reroofing

Photos and Detailed Project Description: Using the form provided, attach general photograph(s) of the building or structure and detailed photos of existing conditions that will be addressed by the proposed project. Provide a brief description of each photo and what the associated work will consist of.

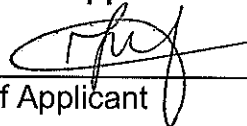
Total estimated cost of project: \$ 29,000 Amount of grant request: \$ 2,000 up to \$2,000
Amount of match funds: \$ 27,000 (25% min.)

Start date of project: July 7, 2025 Estimated completion date: August 7, 2025

General Conditions

- It is understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances and other applicable regulations.
- It is understood and agreed work initiated or completed prior to approval of this grant application is ineligible for funding and will not be funded.
- It is expressly understood and agreed the applicant or owner will not seek to hold the City of Manitou Springs or the Manitou Springs Historic Preservation Commission liable for any property damage, personal injury, or other loss relating in any way to work done in connection with the Maintenance Grant Program.
- The applicant agrees to maintain the property and improvements.
- The applicant authorizes the City of Manitou Springs to promote an approved project, including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Manitou Springs promotional materials, press releases, and on the City’s website.
- The applicant understands the City of Manitou Springs reserves the right to make changes to the Maintenance Grant Program.

I hereby apply for preliminary grant approval for the work described in this application for which I am seeking reimbursement of the funds up to \$2,000 as specified. I certify by signing below that I am the legal owner of the subject property and, to the best of my knowledge, the information provided in this application is true and correct. I agree to allow representatives of the City of Manitou Springs and/or the Manitou Springs Historic Preservation Commission access to the property as may be necessary and reasonable for the review and approval of this application.



Signature of Applicant

06/18/2024
Date

Planning Staff Use Only

Application Complete: Incomplete: _____

Applicant Sent for Individual Commissioner Review: _____

Approved: Y N

Conditions: _____

PHOTOS AND DESCRIPTION OF NEEDS/PROJECT



Describe photo and proposed work:

House roof.
Replacing old asphalt shingles with similar in style and color.

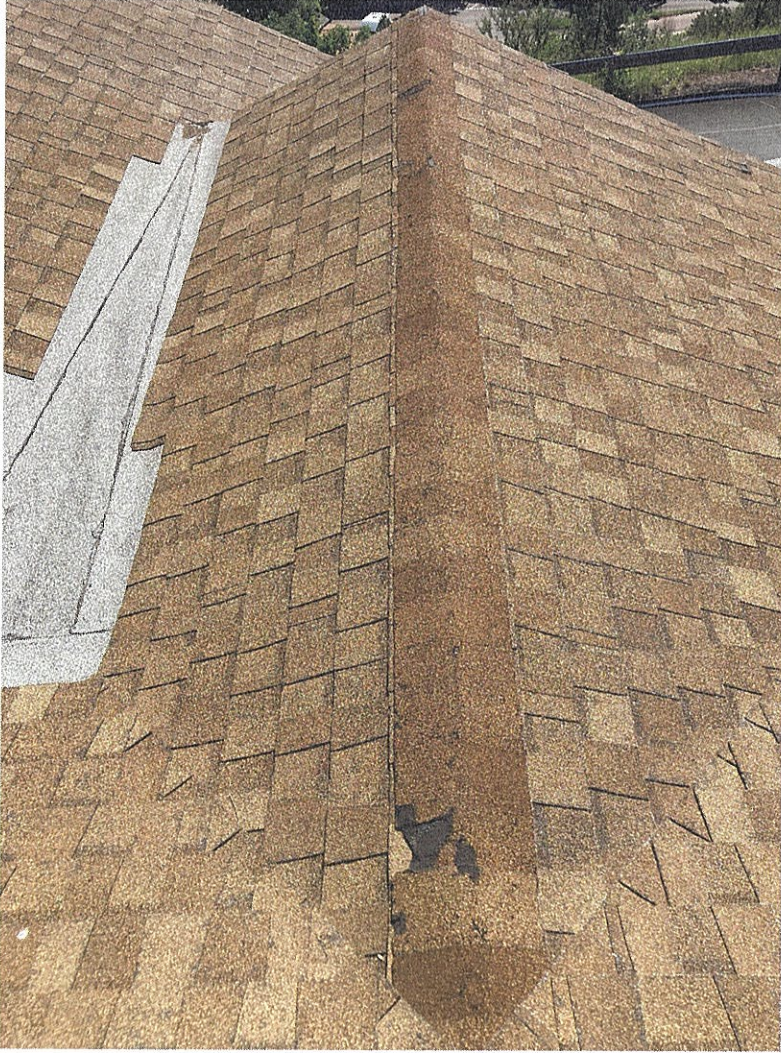
Photo # 1 Drawing # _____ Cost estimate: \$ 29,000



Describe photo and proposed work:

House roof.
Replacing old asphalt shingles with similar in style and color.

Photo # 2 Drawing # _____ Cost estimate: \$ 29,000



Describe photo and proposed work:

House roof.
Replacing old asphalt shingles with similar in style and color.

Photo # 3

Cost estimate: \$29,000



Title: MGA 2504 - 128 Spencer Ave - Paint/External Repair
From: Zach Davison - Planner
To: Historic Preservation Commission
Address of Proposal: 128 Spencer Ave
Applicant: Andrew and Samantha de Naray, Owners

July 2, 2025

Proposal:

The applicants for 128 Spencer Avenue request the Vicky Bunsen Doucette Memorial Mini-Grant to perform the following maintenance:

- Exterior repairs where necessary (replacement of broken or rotten ornamentation)
- Exterior painting

Program guidelines allow up to a \$2,000 grant or 75% of material and labor costs, whichever is less. The applicants seek the full amount of \$2,000 to perform the aforementioned maintenance.

Zone District:

General Residential (GR)

Historic Subdistrict:

Agate Hill

Background and Existing Conditions:

Constructed in 1881, 128 Spencer Avenue—also known as Davis Castle #1—is a 2,454-square-foot dwelling designed in the Queen Anne architectural style. The residence features a cross-gabled roof sheathed in asphalt shingles, with a distinctive snake-like ridge ornamentation.

The exterior is clad in horizontal wood lap siding and is accented with decorative fish-scale shingles applied to both the middle façade bands and gable wall faces. Ornamental woodwork lines the eaves, which are further enhanced by ornate gable trusses.

Windows are wood-framed, with the majority featuring a 1-over-1 configuration.

Additional distinguishing features include a greenstone turret with conical roof and porch with ornate greenstone masonry walls and gingerbread details.



Public Involvement:

Public notice is not required for this application.

Findings and Review Criteria:

There are no specific review criteria for this grant and the program guidelines are not located in code and are not adopted by the City Council. Therefore, the Historic Preservation Commission has the authority to approve or deny requests of any amount.

Staff Recommendation:

Should the Historic Preservation Commission find it appropriate to grant this Vicky Doucette Memorial Mini-Grant, staff does not recommend any conditions.

Motion Language Options:

Approve the Mini-Grant Application for 128 Spencer Ave, based upon the findings that the request meets the review criteria for granting a Material Change of Appearance Certification as set forth in City Code Section 17.04.050.B.5.

Approve the Mini-Grant Application for 128 Spencer Ave, based upon the findings that the request meets the review criteria for granting a Material Change of Appearance Certification, as set forth in City Code Section 17.04.050.B.5, with conditions as follows...

Deny the Mini-Grant Application for 128 Spencer Ave, based upon the findings that the request does not meet the review criteria for granting a Material Change of Appearance Certification, as set forth in City Code Section 17.04.050.B.5.

Postpone the Mini-Grant Application for 128 Spencer Ave, to August 6, 2025, for further consideration.

Vicky Bunsen Doucette
Memorial Mini-Grants for Maintenance of Historic Properties
APPLICATION PART 1 – INITIAL GRANT APPROVAL

Date Submitted June 24, 2025Name of Owner Applicant(s): Andrew & Samantha de NarayPhone: 719-237-8564 Email: andrewdenaray@gmail.comProperty Name (if any): "Davis Castle #1"Property Address: 128 Spencer AveHistoric Subdistrict Property is located within: Agate HillTax Parcel Number: 7405203089Legal Description (attach separate page if needed): LOTS 10, 11 & 12 BLK 4 HULBERTS RESUB
OF PART OF LOT 36 BLK A MANITOU SPRINGS

Brief Project Description: Please provide a brief project description of all work associated with the project. Work that will not be funded, but is associated with funded work should be included. Overall repainting of house. It appears the home hasn't been painted in more than 20 years and many areas of the siding and gingerbread/facia are showing signs of dry rot. We do not plan to do anything radical color-wise; we want to go with the same main color, and possibly change a couple of the accent colors. Wood affected by dry rot may require repair/replacement.


Photos and Detailed Project Description: Using the form provided, attach general photograph(s) of the building or structure and detailed photos of existing conditions that will be addressed by the proposed project. Provide a brief description of each photo and what the associated work will consist of.

Total estimated cost of project: \$ TBD Amount of grant request: \$ 2,000 up to \$2,000Amount of match funds: \$ TBD (25% min.)Start date of project: TBD Estimated completion date: This summer (2025)

General Conditions

- It is understood and agreed that the applicant shall be solely responsible for all safety conditions and compliance with all safety regulations, building codes, ordinances and other applicable regulations.
- It is understood and agreed work initiated or completed prior to approval of this grant application is ineligible for funding and will not be funded.
- It is expressly understood and agreed the applicant or owner will not seek to hold the City of Manitou Springs or the Manitou Springs Historic Preservation Commission liable for any property damage, personal injury, or other loss relating in any way to work done in connection with the Maintenance Grant Program.
- The applicant agrees to maintain the property and improvements.
- The applicant authorizes the City of Manitou Springs to promote an approved project, including but not limited to displaying a sign at the site, during and after construction, and using photographs and descriptions of the project in City of Manitou Springs promotional materials, press releases, and on the City’s website.
- The applicant understands the City of Manitou Springs reserves the right to make changes to the Maintenance Grant Program.

I hereby apply for preliminary grant approval for the work described in this application for which I am seeking reimbursement of the funds up to \$2,000 as specified. I certify by signing below that I am the legal owner of the subject property and, to the best of my knowledge, the information provided in this application is true and correct. I agree to allow representatives of the City of Manitou Springs and/or the Manitou Springs Historic Preservation Commission access to the property as may be necessary and reasonable for the review and approval of this application.



Signature of Applicant

June 24, 2025

Date

Planning Staff Use Only

Application Complete: _____ Incomplete: _____

Applicant Sent for Individual Commissioner Review: _____

Approved: Y N

Conditions: _____

PHOTOS AND DESCRIPTION OF NEEDS/PROJECT

Insert or Attach Photo Here



Describe photo and proposed work:

Photo # _____ Drawing # _____ Cost estimate: _____



Describe photo and proposed work:

Photo # _____ Drawing # _____ Cost estimate: _____

PHOTOS AND DESCRIPTION OF NEEDS/PROJECT

Insert or Attach Photo Here



Photo # _____ Drawing # _____ Cost estimate: _____

Describe photo and proposed work:



Photo # _____ Drawing # _____ Cost estimate: _____

Describe photo and proposed work:

PHOTOS AND DESCRIPTION OF NEEDS/PROJECT

Insert or Attach Photo Here



Describe photo and proposed work:

Photo # _____ Drawing # _____ Cost estimate: _____



Describe photo and proposed work:

Photo # _____ Drawing # _____ Cost estimate: _____

PHOTOS AND DESCRIPTION OF NEEDS/PROJECT

Insert or Attach Photo Here



Photo # _____ Drawing # _____ Cost estimate: _____

Describe photo and proposed work:



Photo # _____ Drawing # _____ Cost estimate: _____

Describe photo and proposed work:

PHOTOS AND DESCRIPTION OF NEEDS/PROJECT

Insert or Attach Photo Here



Describe photo and proposed work:

Photo # _____ Drawing # _____ Cost estimate: _____

Describe photo and proposed work:

Photo # _____ Drawing # _____ Cost estimate: _____