HISTORIC LANDMARK COMMISSION STAFF REPORT

Lindeman Garage
PLNHLC2009-01318
Avenues Historic District
265 5th Avenue
May 5, 2010

Planning Division
Department of Community and Economic Development

Applicant: Von R. Brockbank, representing Steve Lindeman

Staff: Katia Pace, 535-6354, katia.pace@slcgov.com

Tax ID: 09-31-437-015

Current Zone: SR-1A Special Development Pattern Residential

Master Plan Designation:
Avenues Master Plan, Low Density Residential

Council District:
District 3, Stan Penfold

Community Council:
Greater Avenues, Jim Jenkin

Lot Size: 13,068 square feet

Current Use:
- Single-Family Residence

Applicable Land Use Regulations:
- 21A.34.020
- 21A.24.080
- Historic Design Guidelines

Notification:
- Notice mailed 4/23/10
- Sign posted 4/23/10
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites 4/23/10

Attachments:
A. Site Plan
B. Transportation Division Review
C. Photos
D. Brochure & Literature

Request

This is a request by Von R. Brockbank, contractor, to install engineered wood siding to a new detached garage on the property located at 265 5th Avenue and in the Avenues Historic District. The subject property is located in the SR-1A (Special Development Pattern Residential) zoning district.

Staff Recommendation

Based on the analysis and findings of this staff report, it is the Planning Staff's opinion that the request does not meet the applicable standards and related Design Guidelines, and recommends that the Historic Landmark Commission deny the request.

VICINITY MAP

Background

Project Description

The principal structure on the property located at 265 5th Avenue is contributory to the Historic District because its architectural style adds to the historic character of the Avenues. The current property owner has renovated the house and reestablished it as a single-family home after having several units for almost a century. This request is for a new two car garage with the following specifications:

1. The footprint of the garage will be 24 ft. by 24 ft. (576 sq. ft.) with a pitched roof 14 ft. tall.
2. The garage will be placed 5' from the rear property line and 3' from the east property line to accommodate the 1 foot overhang.
3. The driveway will be drawn according to the Transportation Division's recommendation.
4. The face of the building will be HardieShingle siding and the sides and back will be LP SmartSide panel.
5. The roof will be asphalt shingles.
6. A 3 ft. by 3 ft. sliding window will be located on the west side of the structure along with a steel door. Door and window will be framed.
7. The two garage doors will be selected from one of the following:
   - Amarr Garage Door, Northampton with Thames Windows, model N 10
   - Amarr Garage Door, Lucern with Madeira Windows, model L5
   - Equal Door Industries, Model #250 Plus.

In January 25, 2010, the Board of Adjustment approved a special exception for the increased footprint. Typically a request for an accessory structure less than 600 square feet would be reviewed administratively. However, the siding material requested by the applicant is a type of engineered wood called LP SmartSide, and the Historic Landmark Commission has not made a determination on engineered wood products as an approved artificial material used in Historic Districts.

Artificial Material Policy
In 1980, the Historic Landmark Commission adopted the following policy regarding the use of artificial materials:

The use of artificial material in a building which is listed on the Salt Lake City Register of Cultural Resources (either as a landmark site or as part of an historic district) shall not be approved unless it is proven necessary for the preservation of the building.

The policy lists the artificial materials addressed by the Commission and includes; vinyl siding, aluminum siding and asbestos siding. In August of 1994, the Commission discussed creating a new policy regarding the use of synthetic siding, but elected to address the issue through the citywide zoning ordinance rewrite. At that time, the Commission Members identified potential problems of synthetic siding and cited the following reasons for their resistance to the use of the material in historic districts:

- It obscures original materials or material that defines the character of a building. As a substitute material for wood, it does not lend itself to the precise shaping that wood does, nor does it have a similar texture.
- Contrary to the claims made by synthetic siding companies, aluminum and vinyl siding are not maintenance and problem-free.

Adopted in April of 1995, section 21A.34.020G10 of the Zoning Ordinance addresses the use of synthetic siding on contributing and Landmark Sites, it says:

Certain building materials are prohibited including the following:

a. Vinyl or aluminum cladding when applied directly to an original or historic material, and
b. Any other imitation siding material designed to look like wood siding but fabricated from an imitation material or materials;

Comments

Public Comments

No public comments have been received at the time of this writing.

Division of Transportation Comments

After reviewing this project, the Division of Transportation recommends that the driveway be modified to provide the three to one taper rate access alignment on the paved driveway to access the garage's west parking stall. (See Attachment B)

Project Review

Zoning Considerations

The subject property is located in the Avenues Historic District. The base zoning of the property is SR-1A, Special Development Pattern Residential District, the purpose of which is "to maintain the unique character of older predominantly low density neighborhoods that display a variety of yards, lot sizes and bulk characteristics." The development requirements for accessory structures and their compliance with the zoning ordinance are listed below.

Requirement	Standard	Proposed	Meet
Height	14’	14’	Yes
Foot Print of Accessory Structure	480 ft^2, and a second structure of 120 ft^2 (total of 600 ft^2)	576 sq. ft. with approval from the Board of Adjustment	Yes
Exterior Wall Height	9’	9’	Yes
Side Yard Setback	1’ from property line and 10’ from adjacent principal structure	3’	Yes
Rear Yard Setback	1’-5’	5’	Yes
Building Coverage for principal and accessory structures	40% of lot area	16%	Yes
Yard Coverage	50% of the rear yard	10%	Yes

Analysis and Findings

Options

The Historic Landmark Commission has the following options regarding this proposal:

- The Historic Landmark Commission may approve the proposal by finding that the proposal substantially complies with all applicable ordinances, design guidelines and adopted policies;
- The Historic Landmark Commission may deny the proposal by finding that the proposal does not substantially comply with applicable ordinances, design guidelines and adopted policies; or
- The Historic Landmark Commission may table the item and request additional information from the applicant and/or staff.

Standards of Review

21A.34.020(H)(H). **Standards For Certificate Of Appropriateness Involving New Construction Or Alteration Of A Noncontributing Structure:** In considering an application for a certificate of appropriateness involving new construction, or alterations of noncontributing structures, the historic landmark commission, or planning director when the application involves the alteration of a noncontributing structure, shall determine whether the project substantially complies with all of the following standards that pertain to the application, is visually compatible with surrounding structures and streetscape as illustrated in any design standards adopted by the historic landmark commission and city council and is in the best interest of the city:

Standard 1: Scale and Form:

a. Height and Width: The proposed height and width shall be visually compatible with surrounding structures and streetscape;
b. Proportion of Principal Facades: The relationship of the width to the height of the principal elevations shall be in scale with surrounding structures and streetscape;
c. Roof Shape: The roof shape of a structure shall be visually compatible with the surrounding structures and streetscape; and
d. Scale of a Structure: The size and mass of the structures shall be visually compatible with the size and mass of surrounding structure and streetscape.

Applicable Design Guidelines
9.2 Construct accessory buildings that are compatible with the primary structure. In general, garages should be unobtrusive and not compete visually with the house. While the roofline does not have to match the house, it is best if it does not vary significantly. Allowable materials include horizontal siding, brick, and in some cases stucco. Vinyl and aluminum siding are not allowed for the wall but are acceptable for the soffits. In the case of a two-car garage single doors are preferable and present a less blank look to the street; however, double doors are allowed.

Analysis: The proposed double garage is 24 x 24 (576 square feet), with a 14 feet high pitched roof, and two 8 feet wide garage doors. In January 25, 2010, the Board of Adjustment approved a special exception for the increased footprint.

Finding: The scale and form of the proposed garage is compatible with the principal building and with other garages in the Avenues Historic District.

Standard 2: Composition of Principal Facades:

a. Proportion of Openings: The relationship of the width to the height of windows and doors of the structure shall be visually compatible with surrounding structures and streetscape;
b. Rhythm of Solids to Voids in Facades: The relationship of solids to voids in the facade of the structure shall be visually compatible with surrounding structures and streetscape;
c. Rhythm of Entrance Porch and other Projections: The relationship of entrances and other projections to sidewalks shall be visually compatible with surrounding structures and streetscape; and
d. Relationship of Materials: The relationship of the color and texture of materials (other than paint color) of the facade shall be visually compatible with the predominant materials used in surrounding structures and streetscape.

Applicable Design Guidelines
11.16 New materials that are similar in character to traditional materials may be acceptable with appropriate detailing. Alternative materials should appear similar in scale, proportion, texture and finish to those used historically. They also must have a proven durability in similar locations in this climate. Metal products are allowed for soffits and eaves only.

Analysis: Traditionally many of the materials used in secondary structures are those employed in the construction of the primary buildings. The principal structure on this property is primarily brick, but on the rear addition which was recently renovated, the material used is fiber-cement shingles. Staff has found that the Historic Landmark Commission has made a determination to allow the use of fiber-cement siding (without wood grain texture) on a case-by-case situation.

Engineered wood siding, also called plywood siding, is created by many different manufactures. The product requested by the applicant, LP SmartSide, to be used in this garage is made through a process that begins with either wood strands or wood fiber. A zinc borate compound is applied throughout the substrate to help protect against fungal decay and termites. Exterior-grade resins are used to create bonds within the product. It's embossed with cedar grain pattern. A copy of the brochure provided by the applicant is included with this report as Attachment D. Also included on Attachment D is an information article from BobVila.com with an overview of siding options and engineered wood alternatives.

According to the literature found about engineered wood, it is the Planning Staff's opinion that such products require equivalent treatment and maintenance as real wood siding. However, its effectiveness is subject to flawless installation. Moisture remains a engineered wood siding industry, which has suffered a number of class-action lawsuits due to moisture-related problems. These problems stemmed from product imperfections and installation errors.

Finding: Except for the siding material, all other materials proposed for this garage are compatible with this standard. Staff finds that there are questions about the durability of this product that could not be answered in this staff report. Therefore, it is the Staff's opinion that this standard was not met.

Standard 3: Relationship to Street:

a. Walls of Continuity: Facades and site structures, such as walls, fences and landscape masses, shall, when it is characteristic of the area, form continuity along a street to ensure visual compatibility with the structures, public ways and places to which such elements are visually related;
b. Rhythm of Spacing and Structures on Streets: The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the structures, objects, public ways and places to which it is visually related;
c. Directional Expression of Principal Elevation: A structure shall be visually compatible with the structures, public ways and places to which it is visually related in its orientation toward the street; and
d. Streetscape; Pedestrian Improvements: Streetscape and pedestrian improvements and any change in its appearance shall be compatible to the historic character of the landmark site or H historic preservation overlay district.

Analysis: Garages in the Avenues Historic District are set back on the lot and are detached from the house. For the most part the garages on this block are small; many of the properties have carports, or don't have garages at all. The location of the garage at the rear of the lot is in keeping with the character of the block and historic district.

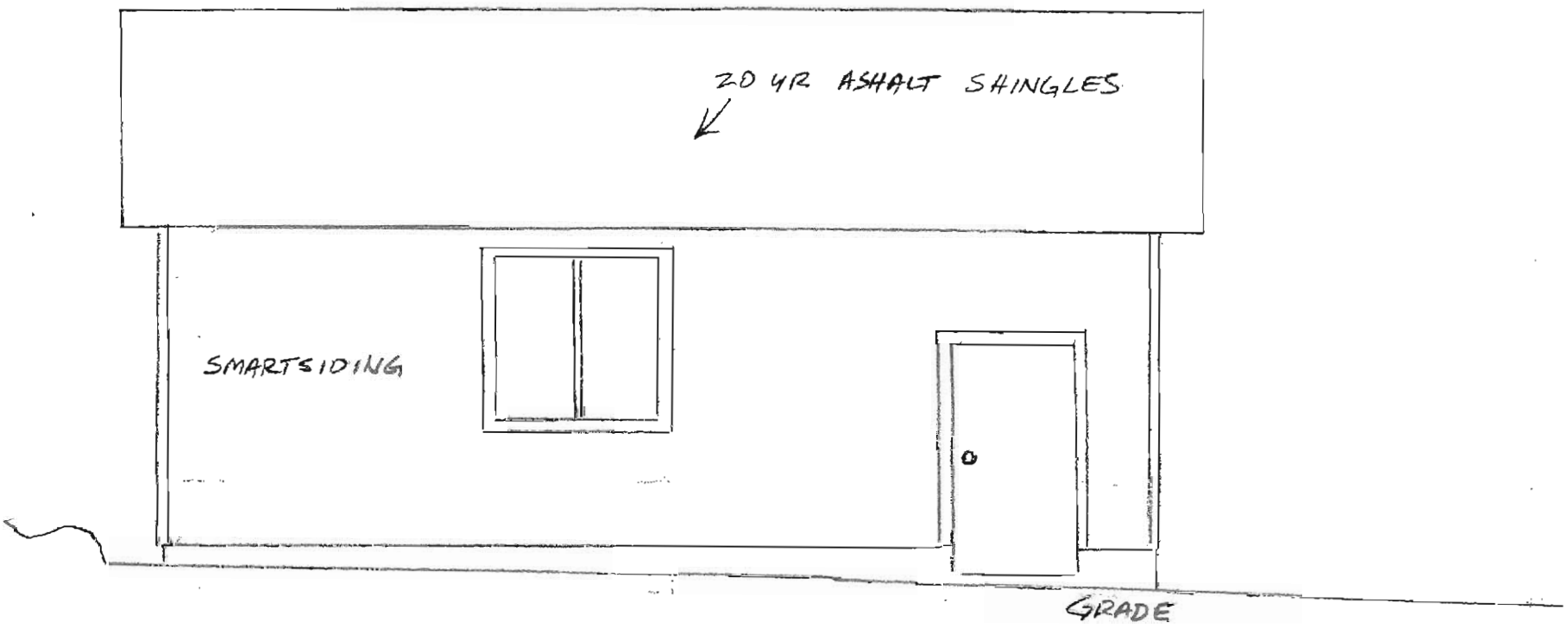
Finding: The proposed project complies with the intent of this standard.

Standard 4: Subdivision of Lots:

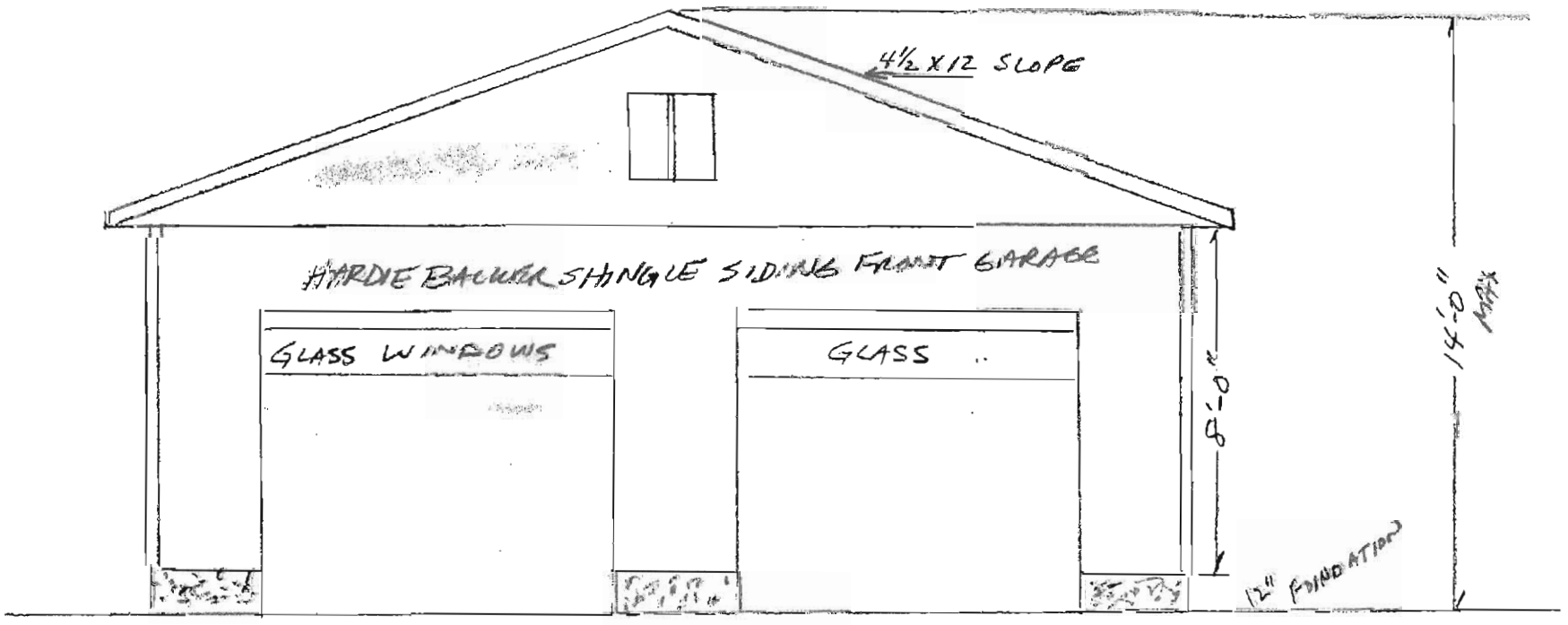
The planning director shall review subdivision plats proposed for property within an H historic preservation overlay district or of a landmark site and may require changes to ensure the proposed subdivision will be compatible with the historic character of the district and/or site(s).

Finding: This application has no subdivision issues.

Attachment A
Site Plan



WEST ELEVATION



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

Attachment B
Transportation Division Review

Transportation Division Review

From: Walsh, Barry
Sent: Tuesday, February 02, 2010 11:09 AM
To: Pace, Katia
Cc: Young, Kevin
Subject: RE: PLNHLC2009-01318 Lindeman's Garage
Attachments: Lindeman Garage 265 N 5th Ave .pdf

Categories: Other

February 2, 2010

Katia Pace, Planning

Re; PLNHLC2009-01318 for two car garage at 265 E. 5th Avenue for Steve Lindeman Residence

The division of transportation review comments is as follows:

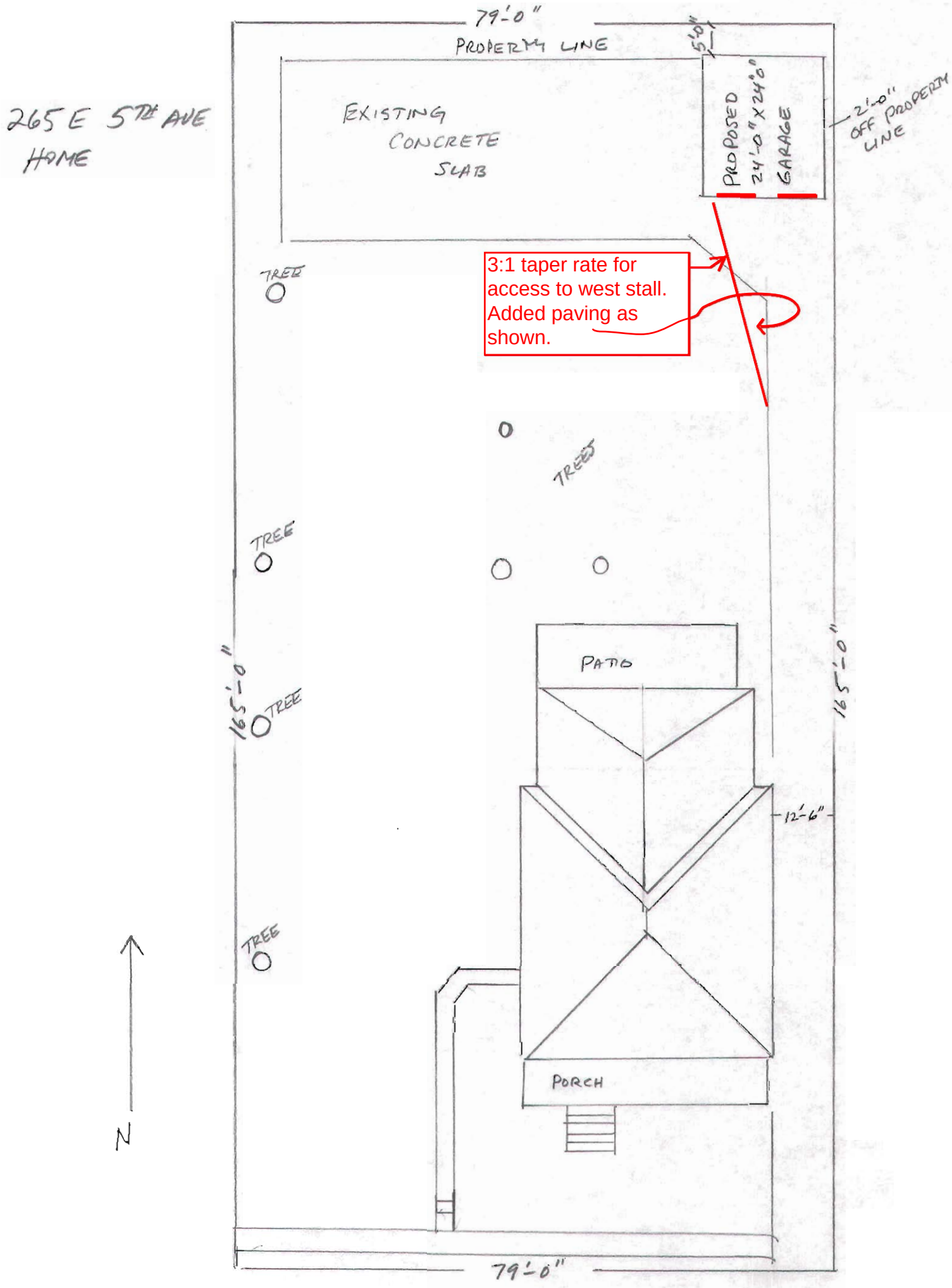
The driveway shown needs to be modified to provide the three to one taper rate access alignment of the paved driveway to access the garages west parking stall.

See PDF redline attached.

Sincerely,

Barry Walsh

Cc Kevin Young, P.E.
File


265 E 5TH AVE
HOME
79'-0"
PROPERTY LINE
5'-0"
EXISTING
CONCRETE
SLAB
PROPOSED
24'-0" X 24'-0"
GARAGE
2'-0"
OFF PROPERTY
LINE
3:1 taper rate for access to west stall. Added paving as shown.
TREE
TREES
TREE
TREE
TREE
165'-0"
165'-0"
PATIO
12'-6"
PORCH
N
79'-0"

Attachment C
Photos

265 5th Avenue

265 5th Avenue - Rear Yard

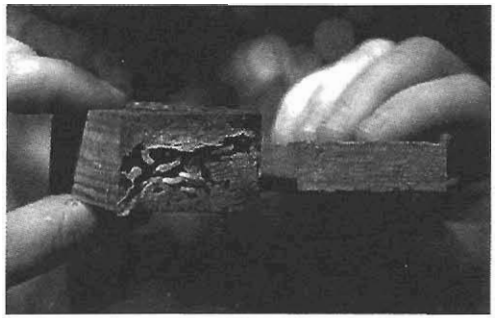
Attachment D
Brochure & Literature

LP SmartSide® Siding. Always The Smart Choice.

Built With Pride!

Building homes the way they're supposed to be built means choosing materials that are engineered to last. It means choosing materials that add real craftsmanship and beauty. When you choose LP SmartSide siding, you're helping to increase the curb appeal and sellability of your homes without making compromises.

All LP SmartSide products are highly engineered wood products. That means you'll have the flexibility of using real wood without many of the problems associated with wood. Our innovative products are a pleasure to work with, and install using standard woodworking tools. Adding the natural warmth of wood to your homes has never been so easy.

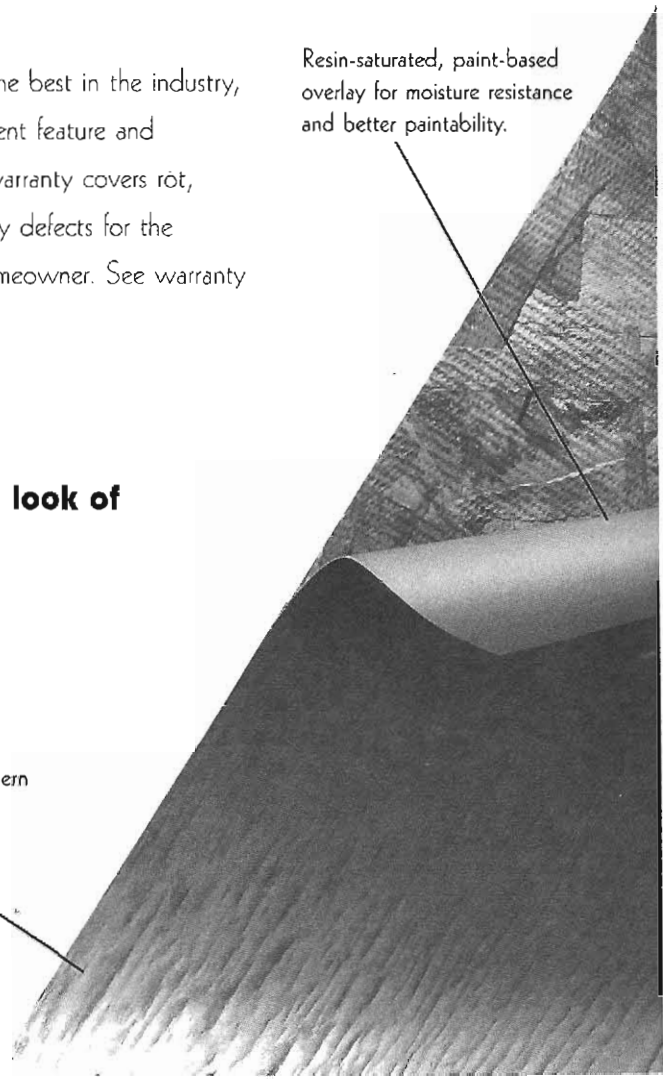


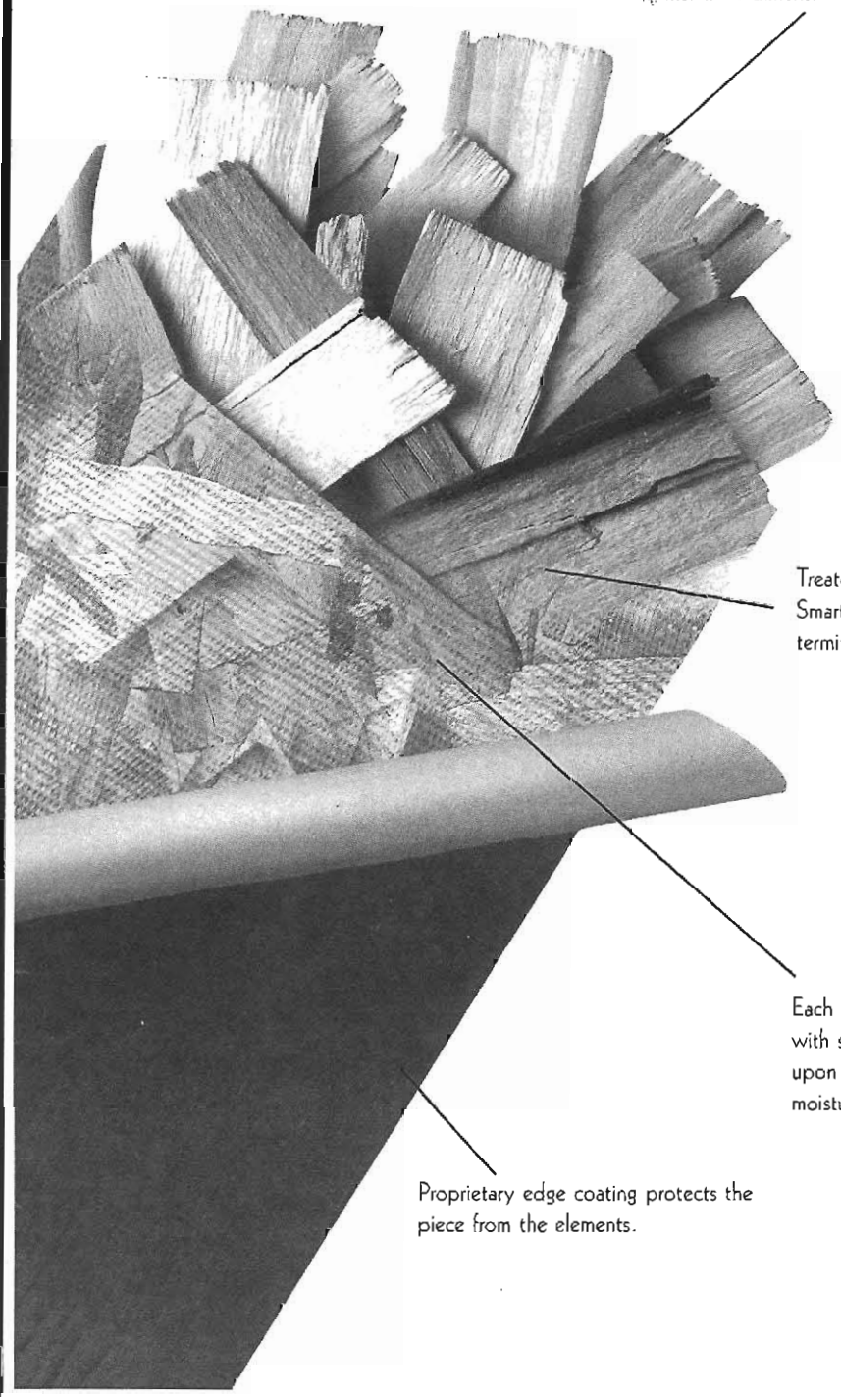
Protecting Your Reputation.

Your good name is on the line, and we want to protect it. You can rest assured all LP SmartSide products are designed to withstand harsh environments. We put our products to the test in the rain-drenched, humid, termite-infested jungles of Hilo, Hawaii. Seven years later they looked great!

LP SmartSide's 7/30 Warranty is one of the best in the industry, providing a 7-year, 100% labor replacement feature and 30-year fully transferrable warranty. Our warranty covers rot, buckling, termite damage and surface overlay defects for the ultimate peace of mind for you and the homeowner. See warranty for complete details.

Homeowners appreciate the natural look of wood that LP SmartSide adds.





It's The American Way.

Take a moment and see how LP SmartSide products offer real craftsmanship through technology. It's everything you would expect from a time-honored, American company like LP.

LP SmartSide is easy to install and the longer lengths make it a real timesaver.

The Natural Look Of Cedar ... Without The Cost!

Craftsmanship At Its Best!

LP SmartSide® lap siding offers you the unique opportunity to add a level of craftsmanship to your homes that is often cost prohibitive. Your homebuyers will get the warm look of natural cedar that they want, and you'll get the satisfaction of using a quality product that makes you look good.

The Natural Look, Faster.

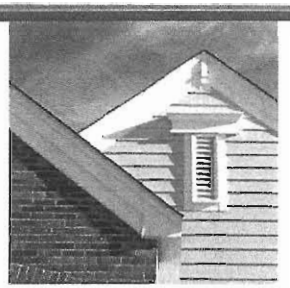
LP SmartSide lap siding is manufactured with a resin-saturated, paint-based overlay fused to our highly engineered wood substrate. This pre-primed treatment provides the optimum surface for exceptional paint adhesion.

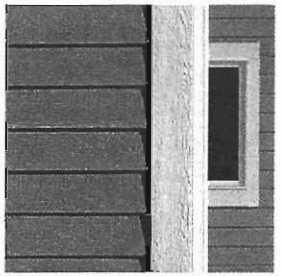
The LP SmartSide Advantage.

LP SmartSide lap siding is extremely easy to work with. It's lightweight, cuts with standard woodworking tools and comes in extra-long 16' lengths versus more common 12' length materials. That means LP SmartSide lap siding has up to 33% fewer seams! And with LP SmartSide's self-aligning SmartLock lap siding option, your lap siding installs straighter, faster and more efficiently. No wonder more and more builders are choosing LP SmartSide siding over fiber cement siding.

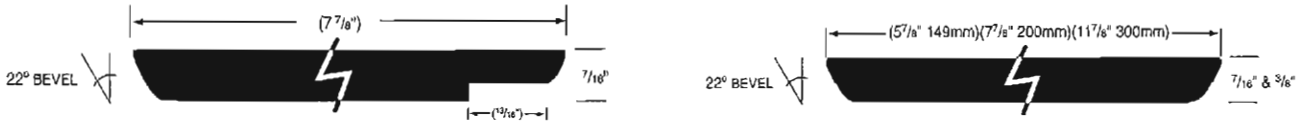
16 (4,877mm)

PRODUCT SPECS:	THICKNESS	WIDTH	THICKNESS	WIDTH	LENGTH
LAP (textured)	3/8" (9.5mm)	6" (152mm)	7/16" (11.1mm)	6" (152mm)	16'
		8" (203mm)		8" (203mm)	16'
		12" (305mm		12" (305mm	16'
SMARTLOCK™ LAP			7/16" (11.1mm)	8" (203mm)	16'



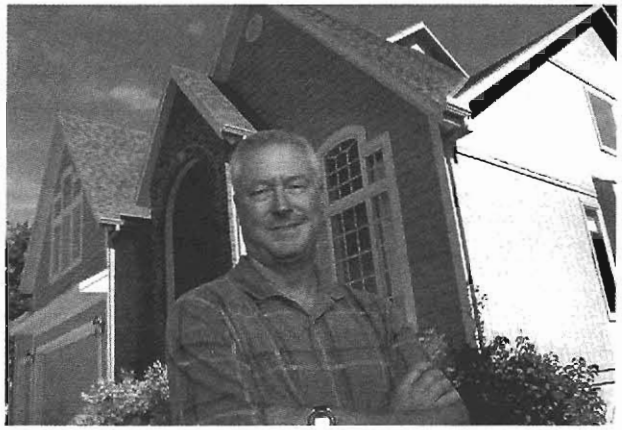


up to
= 33%
less seams



The 22° bevel gives LP SmartSide lap siding a natural drip edge, and allows for moisture to run off more easily.

Strength Meets Beauty.



Builders like the durability of LP SmartSide, not to mention its great looks.

Craftsmanship Made Easy.

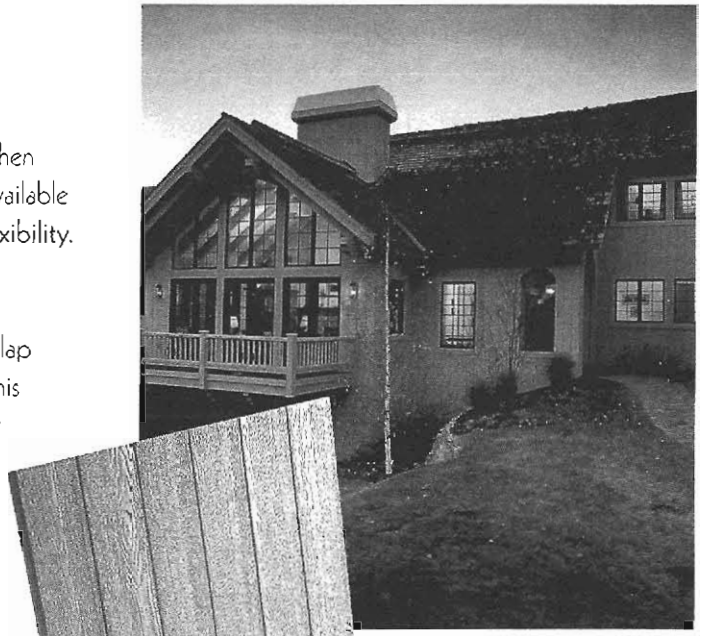
LP SmartSide® panel siding is the versatile choice when finishing contemporary homes. Our panel siding is available in three thicknesses to offer you maximum design flexibility.

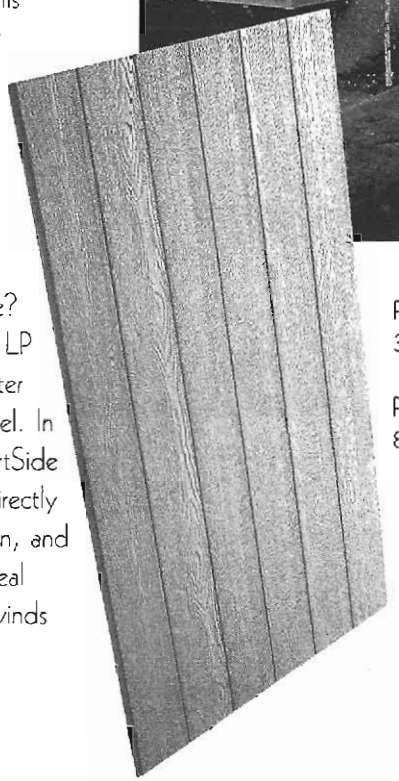
Easier From Start To Finish.

LP SmartSide panel siding features a specialized shiplap edge with our advanced bead and notch system. This assists in proper alignment during installation, so your walls will stay straight and stable. To make finishing even easier, our SmartSide panel siding comes pre-primed from the factory for exceptional paint adhesion.

Stronger, Lighter, Faster!

What makes LP SmartSide panel siding so innovative? It boasts an incredible strength-to-weight ratio. Our LP SmartSide panel siding is 39% lighter than a comparable fiber cement panel. In terms of shear strength, the LP SmartSide panel is so strong, you can nail it directly to the studs, speeding up installation, and saving you valuable time. It's the ideal exterior for homes in areas of high winds or seismic activity.

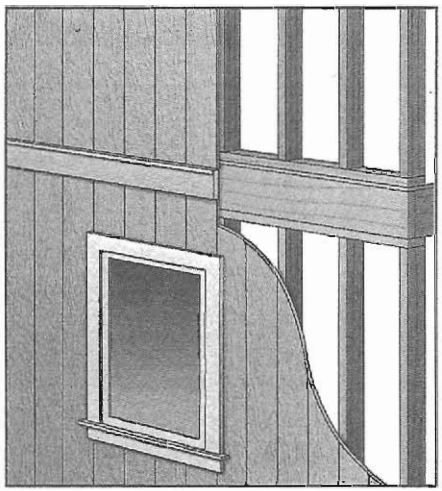




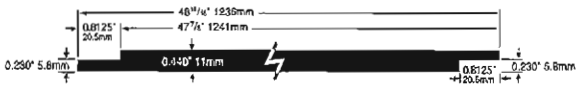
Panel Siding Thicknesses
3/8" - 7/16" - 19/32"

Panel Siding Lengths
8' - 9' - 10'

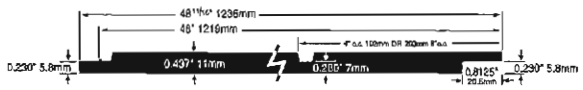
LP SmartSide panel siding is so strong, you can nail it directly to the studs. No sheathing is necessary. Shear values are noted in the National Evaluation Report No. NER-124.



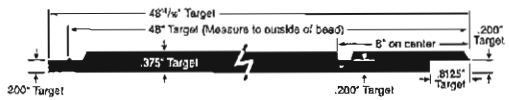
LP SmartSide 7/16" Panel (No Groove)



LP SmartSide 7/16" Panel 4" & 8" O.C.



LP SmartSide 3/8" Panel 8" O.C.



PRODUCT SPECS:

THICKNESS (NOMINAL)	GROOVES	GROOVE WIDTH	WIDTH	LENGTHS (NOMINAL)
3/8" (9.5mm)	8" O.C.	3/8"	4'	8' (2.438mm), 9' (2.743mm), 10' (3.048mm)
7/16" (11mm)	8" O.C.	3/8"	4'	8' (2.438mm), 9' (2.743mm), 10' (3.048mm)
7/16" (11mm)	4" O.C.	3/8"	4'	8' (2.438mm), 9' (2.743mm), 10' (3.048mm)
7/16" (11mm)	Shiplap No Groove	NA	4'	8' (2.438mm), 9' (2.743mm), 10' (3.048mm)
19/32" (15mm)	8" O.C.	1/2"	4'	8' (2.438mm), 9' (2.743mm), 10' (3.048mm)

Give It Your Signature Look.

Your Home, Your Style.

Nothing personalizes a home like decorative trim and fascia. It's your signature touch. The intricate detail is a testament of your craftsmanship. Whether you're going for a classic look or a more contemporary style, LP SmartSide® trim and fascia will surely make you proud.

Our trim and fascia can be crosscut, mitered and sculpted in a variety of ways, which offers you outstanding design versatility. The uniform density of our highly engineered wood provides consistent cuts and nailing, making installation a pleasure.

Works Well With Any Material!

The beautiful thing about using LP SmartSide trim and fascia is that it complements any style home. Use it to put the finishing touch on homes covered with LP SmartSide lap siding, brick, stucco, fiber cement, hardboard, vinyl or other wood cladding. Choose from our cedar grain texture or super smooth finish. This way, you'll enjoy the lasting beauty that comes with using durable LP SmartSide trim and fascia.

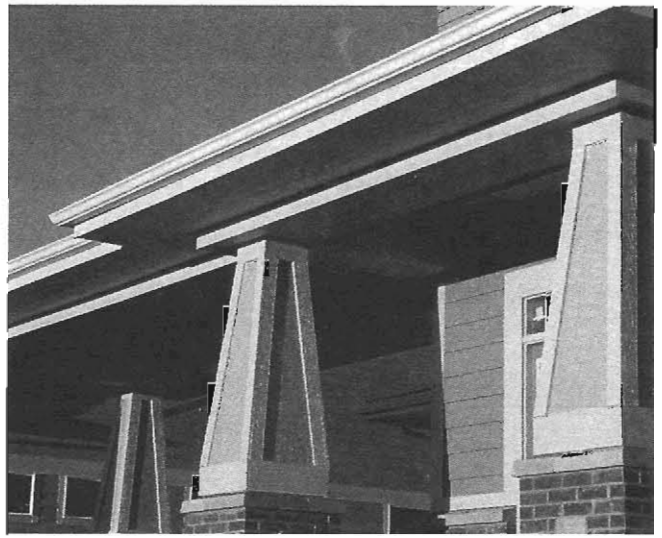
LP SmartSide trim is available in a variety of widths and thicknesses giving designers the freedom to create their own styles.

Get More For Your Money.

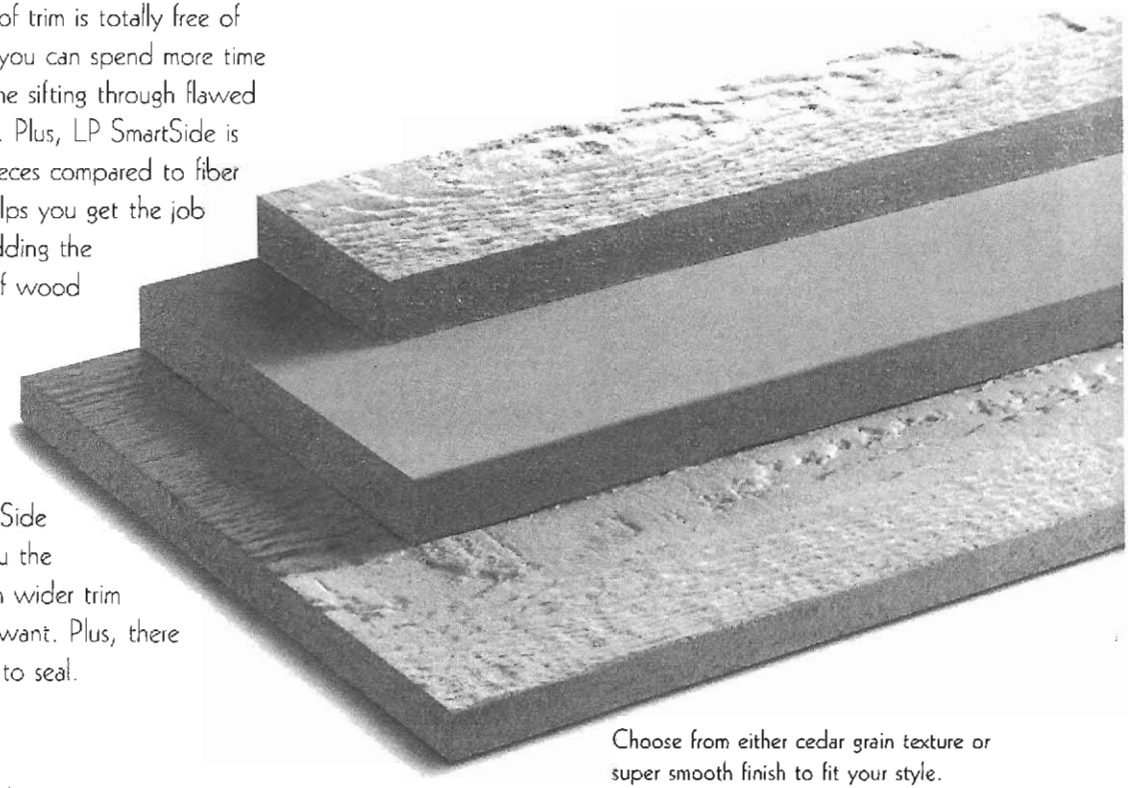
Working with a highly engineered wood material like LP SmartSide trim and fascia is better than using traditional lumber. Each LP SmartSide piece of trim is totally free of knots and voids, so you can spend more time installing, and less time sifting through flawed pieces of wood trim. Plus, LP SmartSide is available in longer pieces compared to fiber cement trim. That helps you get the job done faster, while adding the warm, natural look of wood to your homes.

Save Time With Narrow Trim.

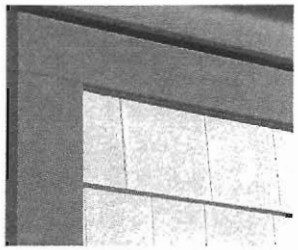
Available in 2" and 3" widths, LP SmartSide narrow trim saves you the time of cutting down wider trim to get the look you want. Plus, there are no ripped edges to seal.



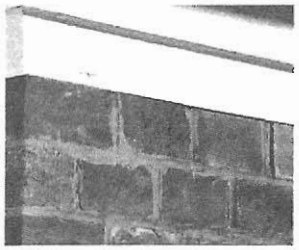
Affordable LP SmartSide trim lets you show off your craftsmanship and attention to detail.



Choose from either cedar grain texture or super smooth finish to fit your style.

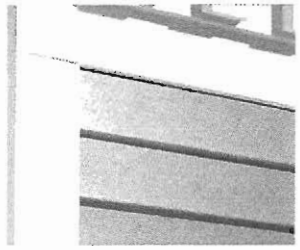


Fiber Cement



Brick

Stucco (smooth)

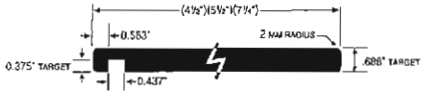


Vinyl

LP SmartSide trim adds rich detail and craftsmanship to any style home.

4/4" Nominal Trim

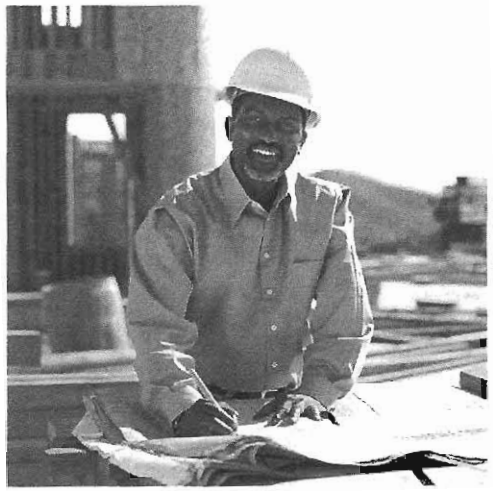
5/4" Nominal Trim



4/4" Plowed Fascia

Use 5/4" for even more dramatic shadow lines.

PRODUCT SPECS:	WIDTHS NOMINAL (actual)	THICKNESSES NOMINAL (actual)	LENGTHS NOMINAL (actual)
Trim & Fascia (smooth & textured)	2", 3", 4", 6", 8", 10", 12" (1.5, 2.5, 3.5, 5.5, 7.25, 9.25, 11.25)	4/4" (.690")	16' (4,877mm) (15'11 15/16")
Fascia (plowed & textured)	6", 8" (5.5, 7.25)	4/4" (.690")	16' (4,877mm) (15'11 15/16")
Trim & Fascia (smooth & textured)	2", 3", 4", 5", 6", 8", 10", 12" (1.5, 2.5, 3.5, 4.5, 5.5, 7.25, 9.25, 11.25)	5/4" (1.000")	16' (4,877mm) (15'11 15/16")



Adding to the overall appeal of a home is what LP SmartSide is all about.

The Finishing Touch.

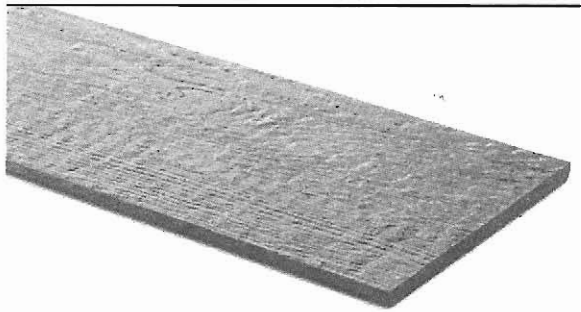
Finish It Your Way.

Don't settle for an average soffit when you can choose beautiful, durable LP SmartSide® soffits. LP SmartSide soffits are available in cedar grain texture and super smooth finish. They are the perfect alternative to MDO and plywood soffits, adding undeniable appeal to your homes.

Built To Weather The Storm.

LP SmartSide soffits are engineered for closed soffit applications. They are also ideal for use as the starter course for roofs with exposed soffits. Our soffits offer the strength of lumber and the weather and termite resistance you can only expect from LP SmartSide products.

PRODUCT SPECS:	THICKNESSES (NOMINAL)	WIDTHS (NOMINAL)	LENGTHS
No groove S/E (textured)	3/8" (9.5mm)	4'	8' (1,219mm X 2,438mm)
No groove S/E (textured)	7/16" (11.1mm)	4'	8' (1,219mm X 2,438mm)
12" S/E (textured)	7/16" (11.1mm)	12"	16' (3,048mm X 4,877mm)
Smooth	3/8" (9.5mm)	4'	8' (1,219mm X 2,438mm)
Smooth	7/16" (11.1mm)	4'	8' (1,219mm X 2,438mm)

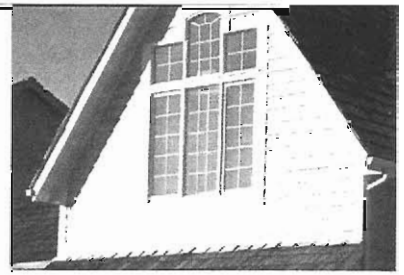


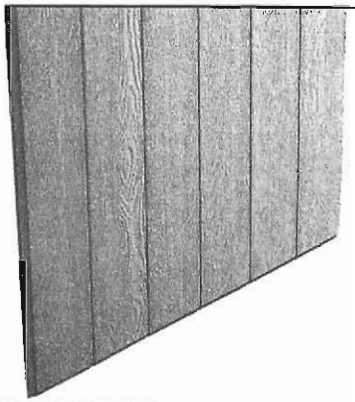
Lap

Deeply embossed with natural cedar grain texture.
Width: 6", 8", 12"
Thickness: 3/8", 7/16"
Length: 16'

SmartLock® Lap Siding

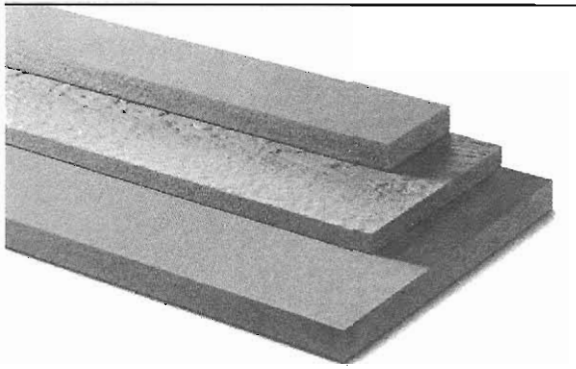
Width: 8"
Thickness: 7/16"
Length: 16'





Panel

The visual warmth of natural wood, with the durability given by technologically advanced engineering.
Width: 4'
Thickness: 3/8", 7/16" and 19/32"
Length: 8', 9', 10'

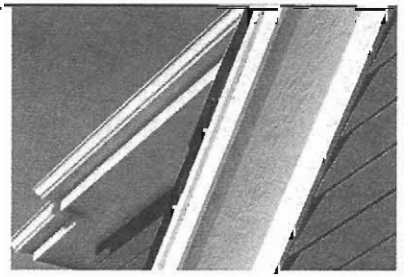


Trim and Fascia

Allows you to create a truly distinctive custom trim look in wood grain or smooth finishes.
Width: 2", 3", 4", 5", 6", 8", 10" and 12"
Thickness: 4/4", 5/4"
Length: 16'
Options: Plowed Fascia – Width: 6" and 8"
Thickness: 4/4"
Length: 16'

Soffit

Beautiful wood exterior texture that complements trim details.
Width: 4' and 12"
Thickness: 3/8", 7/16"
Length: 8' and 16'



Engineered Siding

Engineered siding products are a popular alternative to wood, vinyl and aluminum siding. Engineered wood and fiber cement have an authentic hardboard or real-wood appearance without the maintenance and expense of natural wood.

Engineered Wood Siding

Whether it's called SmartSide, Catawba, or TruWood, engineered wood siding products all claim to have a technological edge over their real-wood counterparts. These products are engineered to eliminate flaws, resist deterioration, and be cost effective to install and maintain. LP's engineered SmartSide line of siding and trim is made up of wood strands that are coated with a resin binder and compressed to create a board of superior strength. Each SmartSide piece is also treated using LP's SmartGuard zinc-borate treatment system to protect against termites and rot.

Engineered wood siding is cut and installed like hardboard, with a nailgun.

The boards are coated with a moisture-resistant overlay that is embossed with a cedar-grain pattern for an authentic appearance. "The process of treating each wood wafer with zinc borate, using a heavy-duty exterior glue, and pressing the product under heat and pressure, results in one solid piece of wood," says Ben Skoog, Brand Manager for LP's SmartSide. Both LP's SmartSide and Collins Products' TruWood siding are sold in longer 16-foot boards for fewer seams and less waste.

Engineered wood siding is easier and less costly to install than real wood siding. It is lighter in weight than wood and features advances that make installation easier, like LP's SmartLock self-aligning edge design. Engineered wood siding can be purchased pre-primed, ready to paint, or pre-finished in any number of finish options, which reduces the field and labor time once installed.

Collins and LP products both offer 30-year transferable warranties on their engineered siding systems. LP's SmartSide also adds a seven-year, 100 percent labor and replacement warranty. "If something were to happen to the siding from years zero to seven, we would cover the cost of the materials, and the removal and reinstallation of new siding," says Skoog. The result is "smarter" siding with the aesthetic advantages of real wood and the benefits of a technologically enhanced product.

Fiber Cement Siding

Fiber cement has been around for nearly a century and, like engineered wood siding, has certain advantages over natural wood. While it was once made with added asbestos, fiber cement siding today is made from a mixture of Portland cement, cellulose or wood fiber material, sand, and other components. It can be formed into a variety of siding patterns, have a smooth or embossed face, or be textured for a cedar look. A special curing process leaves the final product with a low-moisture content, making it resistant to warping and

Engineered siding products are manufactured to look like wood. A rough grain is embossed on this product to make it look like cedar siding

conducive to paint application.

The product's main selling point is its durability: It is resistant to harsh weather, insects, and rot. CertainTeed and Cemplank back their products with warranties comparable to those offered by engineered-wood siding companies—CertainTeed's WeatherBoards fiber cement siding comes with a 50-year limited transferable warranty. Fiber cement is also marketed as fire-resistant, making it an ideal siding choice for homes wildfire regions. Installed much like real wood siding, Fiber cement siding comes in the same lengths and widths as wood siding and is installed the same way. It is more difficult to cut than real or engineered wood, and manufacturers insist that installers wear masks and goggles to protect against the harmful dust produced by cutting.

Affordability

Affordable building products are defined by purchase price, installation costs, and maintenance. Engineered wood siding costs about half the price of real wood, is available in 16-foot lengths, and can be ordered pre-primed. This all adds up to huge savings in time and money on the building site. Fiber cement siding also costs about half as much as real wood, is virtually maintenance-free, will hold paint three times as long as real wood, and is easy to clean. With strong warranties for durability, homeowners can be assured that little additional money will go into maintaining the siding.

Not Yet Perfect

Engineered siding does have its flaws. Moisture remains a common enemy, especially to the engineered wood siding industry, which has suffered a number of class-action lawsuits due to moisture-related problems. These problems stemmed from product imperfections and installation errors. "Our earlier attempt at engineered wood siding, called Inner-Seal, was not made or treated the way SmartSide is," explains Skoog, "and the result was product failure." Since the revamping of their siding line seven years ago, LP SmartSide products have been installed on more than 1.5 million homes.

Engineered siding products include trim and fascia boards.

Fiber cement siding is also vulnerable to moisture invasion, particularly if installed incorrectly. Failure to properly install fiber cement siding can lead to mold and rot in the sheathing or structural supports. Installation is also a concern with fiber cement siding—it weighs about 1.5 times as much as wood, and requires special tools for cutting.

Green Products

These engineered products are considered environmentally friendly since they help to prevent wide-spread clearing of tress for building purposes. Both fiber cement and engineered wood use wood wisely and have little negative impact on our forests. In fact, Collins Products TruWood engineered wood siding is certified by the Forest Stewardship Council, an independent organization that recognizes wood products taken from forests in a managed and socially responsible manner.

Text by Benjamin Hardy