

DHDC 23-8514A

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

10/23/2023

CERTIFICATE OF APPROPRIATENESS

BENJAMIN NEWMAN
1815 Church
Detroit, MI

**RE: Application Number 2023-8514A; 1815 Church; Corktown Historic District
Project Scope: REPAIR SIDING/INSTALL NEW SIDING**

Dear Applicant,

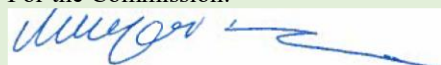
Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission (“DHDC”) delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on 10/23/2023, as it meets the Secretary of the Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Per the attached scope and drawings, re: the home’s siding:

- Remove existing non-historic vinyl siding
- Photograph all elevations of the existing home after non-historic siding is removed and submit photos to the Historic District Commission for review and approval. No new siding to be installed prior to approval by the Detroit Historic District Commission.
- Historic siding or details discovered during demolition shall be salvaged and repaired if possible. If discovered historic materials are deteriorated beyond repair they will be replaced in kind.
- If no reasonably salvageable amount historic siding is discovered to be present during demolition then install new house wrap in preparation for new siding.
- Restore, or replace in kind, existing details if found after removal of existing siding.
- Install Nichiha Savannah smooth texture, fiber cement, lap siding. The siding shall be ½” thick with a 4 ½” exposure
- Install cedar half-round shingles on walls of the second-floor of northern mass of the building, terminating at intersection of the cross gable.
- Paint siding and details according to selected colors from Color System B. See drawings for locations

Please note that this COA has been issued with the condition to that applicant submit photographs of all elevations of the existing home/the siding beneath the existing non-historic vinyl siding it is removed for review and approval prior to the installation of any new siding. Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Jennifer Ross

CCOA

1815 Church St

New Siding

October 11, 2023
Historic Specialist
City of Detroit, Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, MI 48226

Re: 1815 Church St, Detroit, MI 48216
New Siding

Dear Historic Specialist,

We respectfully submit this enclosed description of the proposed new siding to the existing residence at 1815 Church St. to the City of Detroit Historic District Commission for review.

Table of Contents

1. Project Description
 - a. Existing Conditions
 - b. Proposed New Siding.
2. Scope of work
 - a. Proposed New Siding
3. Drawings
4. Current Photographs and Photo Location Map
5. Cut Sheets

1. Project Description

The Detroit Historic District Commission (HDC) had issued a Certificate of Appropriateness (COA), DHDC23-8514 with the following condition.

- “Should new siding, trim, fascia, and/or frieze need to be installed, the elements should match the dimensions of the original in exposure and display a profile/thickness of 3/4” or more. Also, the sunburst detailing proposed for the front gable end and porch shall not be installed. Rather, lapped or fish scale siding shall be installed at these locations. The applicant shall provide a new proposal for the siding to staff for review and approval prior to undertaking the work.”

This document describes the proposal for revised new siding as requested.

a. Existing Conditions

The existing house was built in 1900 in the Folk Victorian Style with a cross gabled form. A reconstructed, wood porch on the northeast corner of the primary facade, facing Church Street, leads to the main entry of the home. The porch has a single slope roof that transitions into a gable form at the northmost edge, forming a pediment. The upper portion of the north, street facing gable protrudes from the facade, possibly indicating detailing concealed by the non-original facade.

The gabled roof material has green asphalt shingles with white aluminum gutters and downspouts. The original wood lap siding has been covered with asbestos siding and later with beige vinyl siding. The vinyl siding, installed over the asbestos siding has begun to deteriorate and has holes in many locations from previous work resulting in abandoned penetrations. The historic wood siding was measured at an abandoned penetration location and was determined to be 1/2” thick with a 4 1/2” exposure. The amount of historic wood siding that remains and its condition is unknown. It cannot be determined until the demolition phase of the project. The house has aluminum clad, double-hung one-over-one windows. There is one fixed glass window with a transom above, on the first floor, centered on the street facing gable. The wood framed walls rest on the exposed brick foundation walls that extend above grade. A non-historic painted steel shed abuts the east facade. An unfinished cedar deck protrudes from the rear, south facade of the home.

Along the alley at the south end of the property is a deteriorated concrete parking pad. A cedar wood fence with a gate extends from the edge of the east facing gable. The fence continues from the rear of the adjacent multi-family home and continues parallel to the alley, separating the parking pad from the rest of the rear yard. The fence continues along the west edge of the property, terminating at the southern edge of the west facing gable.

b. Proposed New Siding

The non-historic siding and trim will be removed from the home. Immediately after removal of the non-historic siding and trim, the contractor shall photograph all elevations of the building, documenting the presence or absence of any historic siding or detail. The demolition and installation of any remaining historic siding and details shall not proceed prior to review and approval of the Detroit Historic District Commission.

Historic siding or details discovered during demolition shall be salvaged and repaired if possible or replaced in kind. If the Detroit Historic District Commission determines that detailing or siding is not present in a reasonable amount or that it is determined to be beyond reasonable repair, any remnants of the existing siding will be removed in preparation for siding. Housewrap will be installed over the sheathing of the building's walls. New siding will be installed. Nichiha Savannah smooth texture, fiber cement, lap siding with the same exposure and thickness as the historic siding will be the primary siding. Cedar, half-round shingles will be installed on the walls of the second-floor of the northern mass of the building, terminating at the intersection of the cross gable. If historic detailing is found after removing the siding, it will be restored if possible, or replaced in kind. If the historic detailing no longer exists. The paint colors used throughout will follow Color System B. See the attached drawings for color locations.

2. Scope of Work

a. Proposed Exterior Improvements to Existing House

- Remove existing non-historic siding
- Photograph all elevations of the existing home after non-historic siding is removed and submit photos to the Historic District Commission for review.
- No new siding to be installed prior to approval by the Detroit Historic District Commission.
- Historic siding or details discovered during demolition shall be salvaged and repaired if possible. If discovered historic materials are deteriorated beyond repair they will be replaced in kind.
- If no reasonably salvageable amount historic siding is discovered to be present during demolition then install new housewrap in preparation for new siding.
- Restore, or replace in kind, existing details if found after removal of existing siding.
- Install Nichiha Savannah smooth texture, fiber cement, lap siding.
- Install cedar half-round shingles on walls of the second-floor of northern mass of the building, terminating at intersection of the cross gable.
- Paint siding and details according to selected colors from Color System B. See drawings for locations.

We hope that this project description is fitting of the Detroit Historic Districts Commission's approval. If you have any comments or require any additional materials or information to assist with your decision, please feel free to reach out to us through the contact information provided below. We are happy to assist in any way that we can.

Thank you,

Roger Van Tol, Designer
4425 Christiancy St., Detroit, MI 48209
vantolre@gmail.com
313.236.9978

3. Drawings

See following pages

EXTERIOR FINISH LEGEND

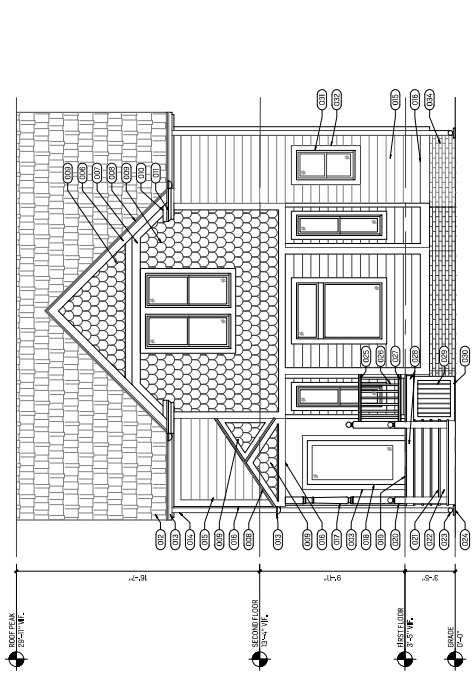
- A9 WOODSIDE TERRAZZO/BROWN
- B0 DARK BROWN (DARK)
- B1 NOT USED
- B2 DARK BROWN (DARK)

GENERAL NOTES

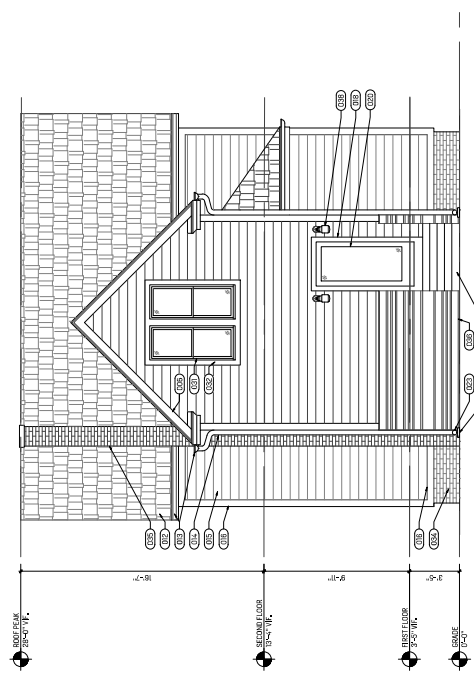
1. ALL GENERAL NOTES APPLY TO ALL AREAS OF WORK UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
2. ALL MASONRY CLEANING TO BE DONE IN ACCORDANCE WITH THE BEST PRACTICES OF THE MASONRY INDUSTRY.
3. ALL MASONRY TO BE CONSTRUCTED IN ACCORDANCE WITH THE BEST PRACTICES OF THE MASONRY INDUSTRY.
4. CONTRACTOR IS TO CLEAN ALL MASONRY FOLLOWING COMPLETION OF THE WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
6. CONTRACTOR TO COORDINATE SCOPE OF WORK WITH ALL OTHER TRADES AND CONTRACTORS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
8. ALL EXISTING STEEL LATHES TO REMAIN AS TO BE CLEANED AND PAINTED WITH THREE (3) COATS OF PAINT FOR PROTECTION.
9. REMOVE AND REPLACE EXISTING LATHES IN AREAS WITH CRACKS, HOLE, OR OTHER DEFECTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
10. REMOVE AND REPLACE EXISTING LATHES IN AREAS WITH CRACKS, HOLE, OR OTHER DEFECTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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12. REMOVE AND REPLACE EXISTING LATHES IN AREAS WITH CRACKS, HOLE, OR OTHER DEFECTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
13. CONTRACTOR TO REMOVE ALL EXISTING NON-FERROUS METALS, INCLUDING ALUMINUM, COPPER, BRASS, AND STEEL. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

KEYNOTES

- 001 NOT USED
- 002 NOT USED
- 003 4"x4" PERPENDICULAR FINISH-8E
- 004 4"x6" PERPENDICULAR FINISH-8E
- 005 4"x6" PERPENDICULAR FINISH-8E
- 006 4"x6" PERPENDICULAR FINISH-8E
- 007 4"x6" PERPENDICULAR FINISH-8E
- 008 4"x6" PERPENDICULAR FINISH-8E
- 009 4"x6" PERPENDICULAR FINISH-8E
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- 011 4"x6" PERPENDICULAR FINISH-8E
- 012 4"x6" PERPENDICULAR FINISH-8E
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- 037 4"x6" PERPENDICULAR FINISH-8E
- 038 4"x6" PERPENDICULAR FINISH-8E
- 039 4"x6" PERPENDICULAR FINISH-8E



1 NORTH ELEVATION (EXISTING HOME)
SCALE: 1/4" = 1'-0"

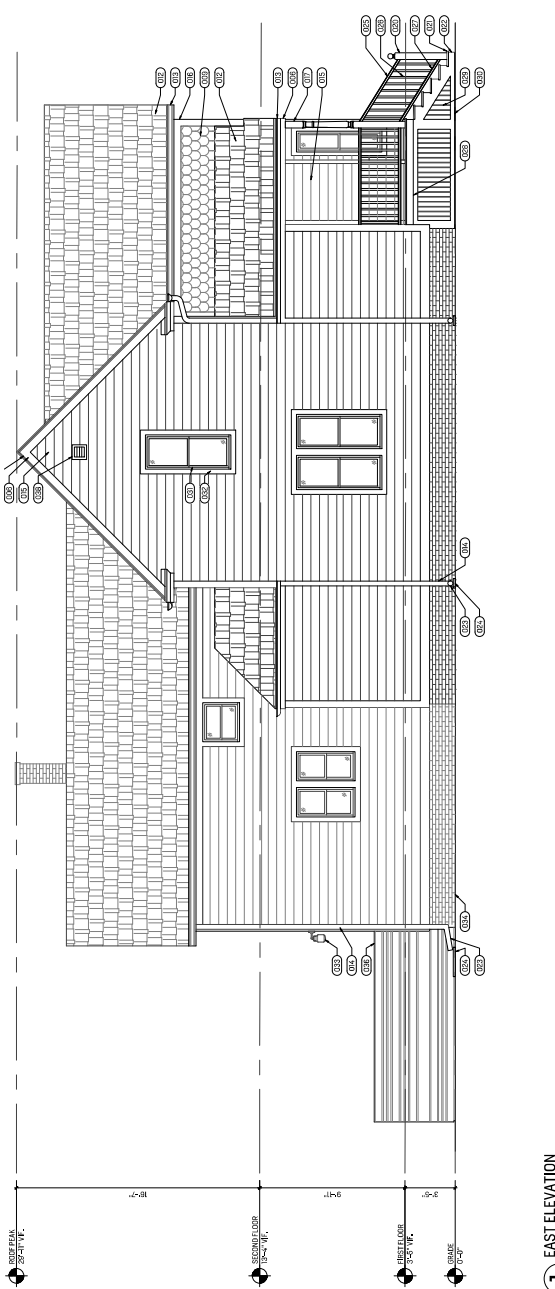


2 SOUTH ELEVATION (EXISTING HOME)
SCALE: 1/4" = 1'-0"

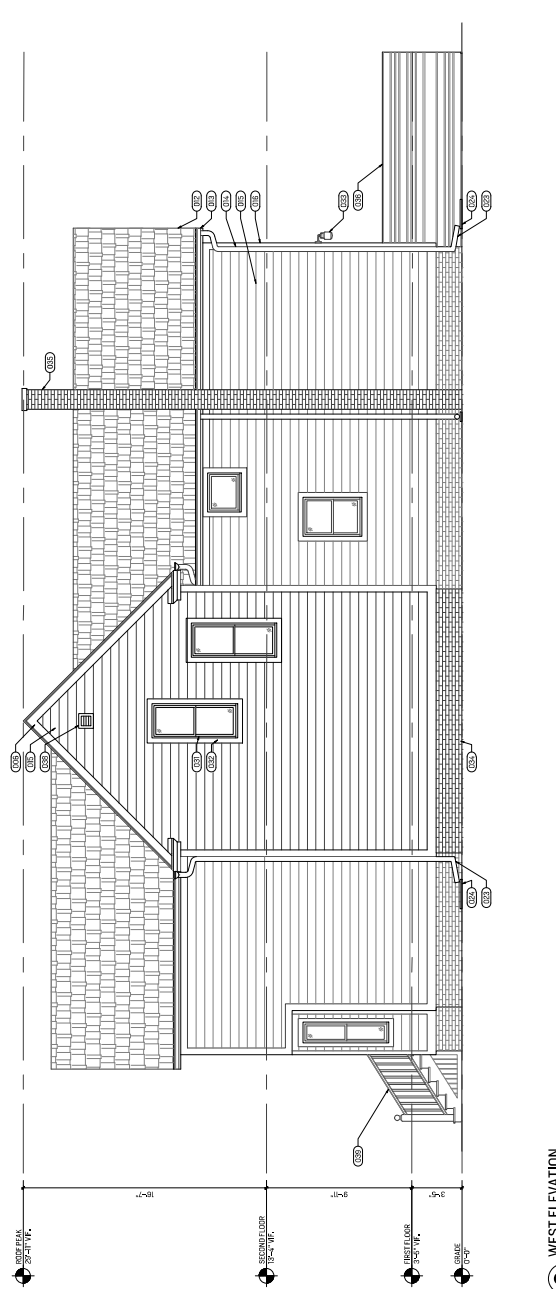
KEYNOTES

ALL NOTES LEFT BELOW MAY NOT BE USED ON THIS SHEET.

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- 005 4"x6" PERPENDICULAR FINISH-8E
- 006 4"x6" PERPENDICULAR FINISH-8E
- 007 ALUMINUM SHIP LAP-8E
- 008 2"x4" CHANGING TO 2"x6" CHANGING-8E
- 009 2"x4" CHANGING TO 2"x6" CHANGING-8E
- 010 2"x4" CHANGING TO 2"x6" CHANGING-8E
- 011 4"x6" PERPENDICULAR FINISH-8E
- 012 DIMENSIONAL SHIP LAP FINISH-8E
- 013 ALUMINUM SHIP LAP FINISH-8E
- 014 ALUMINUM SHIP LAP FINISH-8E
- 015 PERPENDICULAR FINISH-8E
- 016 4"x6" PERPENDICULAR FINISH-8E
- 017 TURNED WOOD COLUMN-8E
- 018 EXPANDED WOOD COLUMN-8E
- 019 WOOD TRIM-8E
- 020 WOOD TRIM-8E
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- 039 4"x4" PERPENDICULAR FINISH-8E



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



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

EXTERIOR FINISH LEGEND

- 89 WOOD TRIM (SHIP LAP)
- 90 SHIP LAP (SHIP LAP)
- 91 SHIP LAP (SHIP LAP)
- 92 SHIP LAP (SHIP LAP)

GENERAL NOTES

1. ALL GENERAL NOTES APPLY TO ALL AREAS OF WORK UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DETROIT AND THE STATE OF MICHIGAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DETROIT AND THE STATE OF MICHIGAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DETROIT AND THE STATE OF MICHIGAN.
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8. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETROIT BUILDING CODE AND THE MICHIGAN BUILDING CODE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DETROIT AND THE STATE OF MICHIGAN.
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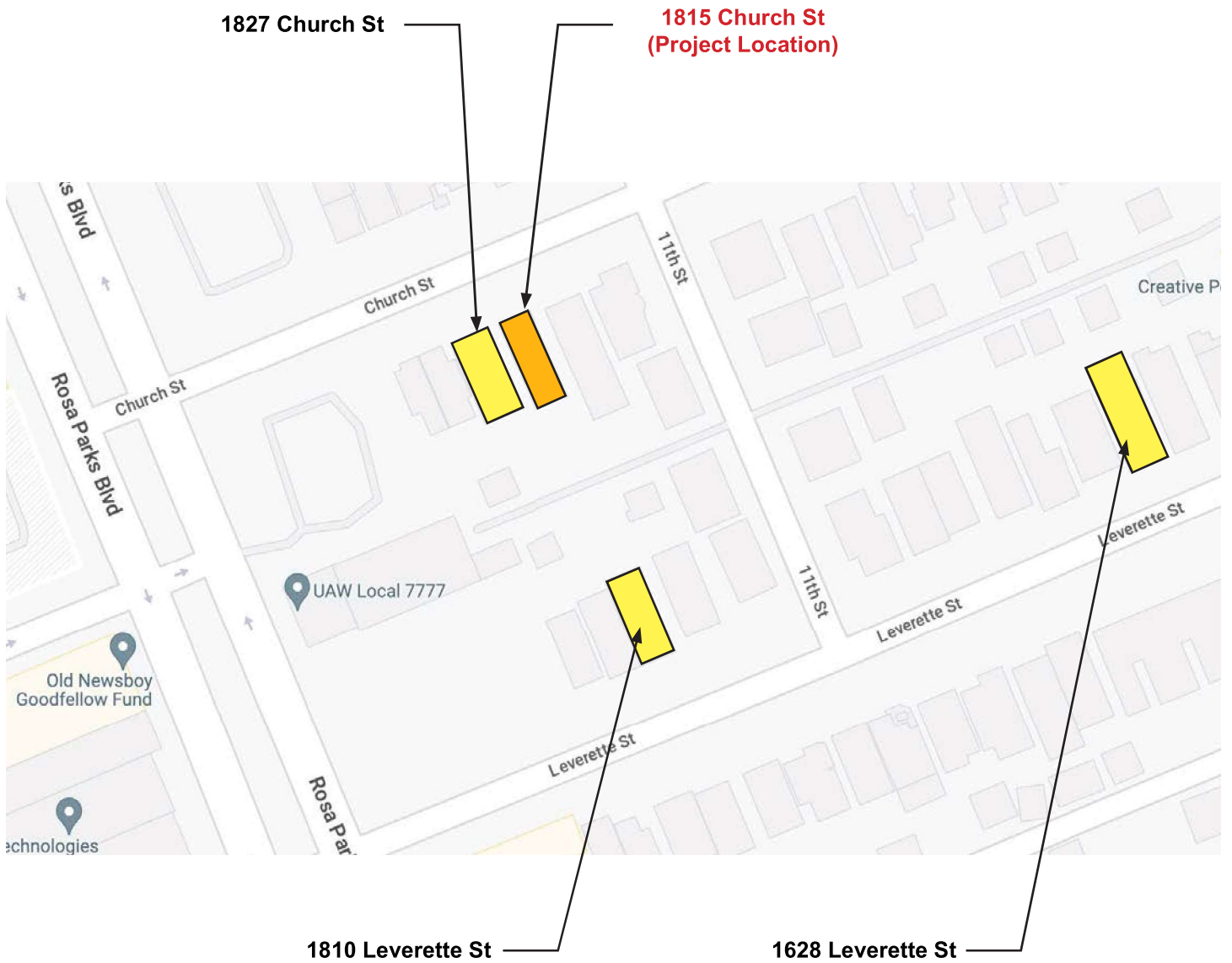
4. Current Photographs & Location Map

See following pages

HISTORIC LAP SIDING MEASUREMENT LOCATIONS

Historic lap siding measurements were taken at an exposed location of the existing home. This was the only location where historic siding was present and accessible without demolition of the other layers of siding. The siding measurements of other adjacent or nearby homes with exposed, accessible historic siding were also taken.

All homes that were measured had wood lap siding that was 1/2" thick with a 4 1/2" exposure.



1815 CHURCH ST (PROJECT LOCATION)

SIDING MEASUREMENT - 1/2" THICK 4 1/2" EXPOSURE

Historic lap siding measurements were taken at the southwest corner of the existing home. There was a hole in the non-historic, vinyl siding allowing access to the historic siding below. This was the only location where historic siding was present and accessible without demolition of the other layers of siding.



1/2" Thick



4 1/2" Exposure



Measurement Location -
Hole in non historic vinyl siding
allowing access



Measurement Location -
Southwest corner of house

1827 CHURCH ST (ADJACENT TO PROJECT LOCATION) SIDING MEASUREMENT - 1/2" THICK 4 1/2" EXPOSURE



1/2" Thick



4 1/2" Exposure



Measurement Location -
Northeast (front) corner of house



Measurement Location -
Northeast (front) corner of house

1810 LEVERETTE ST (BEHIND PROJECT LOCATION) SIDING MEASUREMENT - 1/2" THICK 4 1/2" EXPOSURE



1/2" Thick



Measurement Location -
Southeast (front) corner of house



Measurement Location -
Southeast (front) corner of house

1628 LEVERETTE ST (NEARBY PROJECT LOCATION) SIDING MEASUREMENT - 1/2" THICK 4 1/2" EXPOSURE



1/2" Thick



4 1/2" Exposure



Measurement Location -
Southeast (front) corner of house



Measurement Location -
Southeast (front) corner of house

5. Cut Sheets

See following pages



Delivering the Power of
POSSIBILITIES



Premium Residential Siding

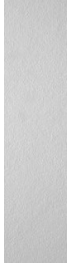


SavannahSmooth

ARCHITECTURAL LAP SIDING

SAVANNAH SMOOTH SPECS

HEIGHT (NOM. IN. / ACTUAL MM)	6-1/4" (166MM)	7-1/4" (186MM)	8-1/4" (209.55MM)
LENGTH (NOM. FT. / ACTUAL MM)	9' 4" (2845MM)	9' 4" (2845MM)	9' 4" (2845MM)
THICKNESS (NOM. IN. / ACTUAL MM)	1/2" (12MM)	1/2" (12MM)	1/2" (12MM)
WEIGHT (LBS./BOARD)	14.2	16.4	18.7
WEIGHT (LBS./SQ. FT.)	3.1	3.1	3.1
COVERAGE (SQ. FT./BOARD)	4.86	5.64	6.41
EXPOSED COVERAGE (SQ. FT./BOARD W/ 1-1/4" OVERLAP)	3.89	4.67	5.44
PACKAGING (BOARDS/PALLET)	300	250	200



PRIMED

LAP SIDING MADE MODERN

Savannah Smooth reinvents this classic.

When crafting your forever home, every detail matters. Savannah Smooth architectural lap siding delivers crisp, squared edges for a sophisticated look that accentuates traditional, craftsman and even modern designs.

Savannah Smooth siding's premium look is matched by the resilience of its fiber cement construction. Unlike traditional wood or vinyl siding, it's resistant to warping, rotting, pests and stands up to harsh weather, ensuring your home will remain inviting for years to come.

HALF-INCH THICK CONSTRUCTION | HIGH-END CURB APPEAL | LOW MAINTENANCE

