



Historic Preservation Board Regular Meeting

Agenda

July 9, 2025 @ 9:00 AM

City Hall Commission Chambers
401 S. Park Avenue

welcome

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assistance & appeals

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"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

1. Call to Order**2. Consent Agenda**

- a. Approve the minutes of the June 11, 2025 regular meeting. 1 minute

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**4. Public Hearings (Public participation and comment on these matters must be in person.)**

- a. COR 25-05. Request by Ryan and Zamantha Phillips to amend the condition of approval granted by HPB on June 12, 2024 related to the wood siding required to be used on the exterior of the home at 965 Lakeview Drive, zoned R-1AA. 15 minutes
- b. COR 25-06. Request by Catherine Mitchell to add a two-story accessory dwelling unit in the rear of the lot at 865 South Pennsylvania Avenue, zoned R-2, located in the College Quarter District, inclusive of a rear setback variance in order to accommodate parking between the structures. 15 minutes

5. Action Items**6. Non-Action Items**

- a. Request of Barefoot Brothers Construction for a preliminary review of renovations/additions to 786 Antonette Ave, zoned R-1AA, located within the College Quarter Historic District. 15 minutes
- b. Request of the property owner of 1645 N Park Ave, Jordan Lofton, to discuss the potential historic designation of her 1924 home and proposed renovations. 15 minutes

7. Staff Updates**8. Board Comments****9. Upcoming Agenda Items****10. Adjournment**



Historic Preservation Board

agenda item 2.a

item type

Consent Agenda

meeting date

July 9, 2025

prepared by

Mary Bush, Administrative Coordinator III

approved by**subject**

Approve the minutes of the June 11, 2025 regular meeting.

motion | recommendation**background****alternatives | other considerations****fiscal impact****attachments**

1. Draft Historic Preservation Board Regular Meeting Minutes



Historic Preservation Board Regular Meeting Minutes

June 11, 2025 at 9:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

John Skolfield, Lee Rambeau, Kim Burst Wood, Rhett Delaney

Absent

Kelsey Wolfe, Fay Pappas, Margie Bridges

Staff Present

Director of Planning and Zoning Allison McGillis, Planner I Corinna Lundgren,
Administrative Coordinator Mary Bush

1. Call to Order

Chairman Skolfield called the meeting to order at 9:01 a.m.

2. Consent Agenda

- a. Approve the minutes of the May 14, 2025 regular meeting.

Motion made by Rhett Delaney, seconded by Lee Rambeau, to approve the May 14, 2025 meeting minutes.

The motion carried unanimously by a 4-0 vote. (Margie Bridges, Fay Pappas, and Kelsey Wolfe were absent from the meeting.)

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

No one from the public wished to speak. The public hearing was closed.

4. Public Hearings (Public participation and comment on these matters must be in person.)

- a. COR 25-04. Request by The Woman's Club of Winter Park to alter the southern entrance of their historic building located at 419 South Interlachen Avenue, zoned O-2.

Mr. Harbilas provided a summary of the item. He noted that it concerned a request from The Woman's Club of Winter Park regarding architectural improvements to the southern entrance of their building. The building underwent some modifications in 2016, including the addition of a covered entry feature to enhance architectural

cohesion. Since then, an ADA-accessible ramp has been added for compliance and functionality. The applicant's proposal sought to better integrate this ramp into the existing architecture by extending the roof structure to cover both the landing and the stairs, maintaining existing railings and enhancing overall visual appeal. Mr. Harbilas then presented the applicant's proposed design, emphasizing that the changes were minor and consistent with the building's existing character.

Staff recommendation was for approval.

The Board expressed strong support for the project, praising the proposal's aesthetic quality and its practical improvements. It was noted that the visibility of the building to passing traffic made the attention to design particularly worthwhile. The Board appreciated the subtle architectural enhancements, such as the replication of original trim details and double columns, which contribute to the building's historical continuity and charm.

The applicant's general contractor, Frank Rourke, addressed the Board and reiterated that the proposed work mirrors the north entrance enhancements and preserves original architectural elements. He noted that materials like painted wood or composite wraps would be used to echo the look of existing columns.

No one from the public wished to speak. The public hearing was closed.

Motion made by Rhett Delaney, seconded by Kim Burst Wood, for approval to alter the southern entrance of the historic building located at 419 South Interlachen Avenue, zoned O-2.

The motion carried unanimously by a 4-0 vote. (Margie Bridges, Fay Pappas, and Kelsey Wolfe were absent from the meeting.)

- b. COR 25-03. Request by Barefoot Brothers Construction to construct a new 4,802-square-foot, two-story, single-family home on the north lot located at 747 McIntyre Avenue, zoned R-2.

Mr. Harbilas provided a summary of the request. He noted that it involved the construction of a new two-story, 4,800-square-foot home at 747 McIntyre Avenue, on the northern lot of the recently subdivided property. The applicant, Barefoot Brothers Construction, had previously received approval to divide the parcel and was now seeking approval for the new home on the northern portion. Mr. Harbilas then reviewed the applicant's proposed plans. He indicated that the proposed design follows a low-country cottage aesthetic with a main house in the front and a garage apartment in the rear. He also indicated that the project meets R-2 zoning requirements.

Staff recommendation was for approval.

A brief discussion ensued regarding whether there would be any variances required in R-2 zoning if the property was not in a historic district.

The applicant, Ron Scarpa of Barefoot Brothers Construction, addressed the Board and shared that the home was designed in response to feedback from earlier meetings, with a focus on maintaining a scale appropriate to the surrounding College Quarter neighborhood. The design includes features meant to blend with the community character, such as a covered front porch, board and batten and lap siding, dormers, and articulated rooflines. The intention is to present a one-story appearance from the street, despite the home being two stories. Materials will include Hardy board siding, real wood front doors with true divided light, Sierra Pacific wood-clad windows with applied muntins, and a mix of composite and potentially real wood shutters, depending on durability and cost considerations. Mr. Scarpa explained the incorporation of texture and visual depth through the use of shakes on dormers and bump-outs, stucco on lower levels, and thoughtful use of exposed rafter tails. He indicated that the rear garage apartment would mirror these design principles. He then acknowledged the evolving nature of construction details but emphasized their commitment to maintaining design integrity, especially in prominent elements like the front elevation.

The Board expressed appreciation for the project's quality and sensitivity to neighborhood context. The importance of calling out specific materials and construction details during design approval to avoid the risk of unsatisfactory results, as seen in past projects, was emphasized. While there was discussion around the aesthetic shortcomings of certain materials—such as the flat appearance of Hardy board siding—confidence was expressed in the applicant's design judgment and attention to quality.

Overall, the Board expressed general approval and support for the design, noting that the applicant's thoughtful approach and high standards set a good precedent for others in the district. Suggestions were made to include more detailed material callouts in the permitting set and to potentially use authentic materials, like wood shutters, where feasible.

Motion made by Lee Rambeau, seconded by Kim Burst Wood, for approval to construct a new 4,802-square-foot, two-story, single-family home on the north lot located at 747 McIntyre Avenue, zoned R-2.

The motion carried unanimously by a 4-0 vote. (Margie Bridges, Fay Pappas, and Kelsey Wolfe were absent from the meeting.)

5. Action Items

6. Non-Action Items

7. Staff Updates

- a. Discuss scheduling a work session in July/August

Mr. Harbilas noted potential topics to be discussed at a future work session for the Board, including an update of the historical survey relating to historic properties across the city.

Mrs. Bush inquired with the Board about their preference for having a work session that would take place immediately after the regular meeting for either July or August. The Board unanimously agreed that a work session immediately after the August regular meeting would work.

8. Board Comments

Chairman Skolfield expressed concern regarding the best way to keep the public informed of important happenings within the city, such as the status of projects. He suggested that this topic be considered further.

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 9:36 a.m.

ATTEST:

/s/ Mary Bush, Recording Secretary



Historic Preservation Board

agenda item 4.a

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

July 9, 2025

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

COR 25-05. Request by Ryan and Zamantha Phillips to amend the condition of approval granted by HPB on June 12, 2024 related to the wood siding required to be used on the exterior of the home at 965 Lakeview Drive, zoned R-1AA.

motion | recommendation

Staff recommendation is to revise the June 2024 condition given the circumstances to-date with the wood siding utilized, and permit the applicant to use a smooth cement fiber siding that closely matches the profile and reveal of the original siding of the home.

background

At the Historic Preservation Board (HPB) meeting in June 2024, the Board approved additional conditions related to the reconstruction of the home at 965 Lakeview Drive outlined below:

- The applicant must adhere to staff's supplement to the existing building permit; and
- That only wood siding or a 3/4-inch shiplap is allowed.

The second condition was intended to ensure that the replacement material closely matched the historic appearance and integrity of the original siding. The applicant complied with this requirement and installed wood siding consistent with the HPB's directive. However, following installation, the product has since failed. The specific cause of the failure is unclear, but the applicant has provided documentation and photographs indicating significant issues with the material's durability and performance. Given the documented failure of the approved wood siding product despite adherence to the HPB's original condition, staff has reassessed the situation. While the intent to preserve the historic character remains essential, practical considerations regarding material performance and long-term durability must also be considered.

Staff believes that a smooth cement fiber siding that has a matching profile and reveal similar to the original siding of the home, and provides a smooth (non-textured) finish is an

appropriate alternative that both honors the original aesthetic intent and provides the durability necessary to ensure the siding's success over time.

alternatives | other considerations

fiscal impact

attachments

1. COR #25-05 965 Lakeview Drive Application
2. Conditions from July 2024 meeting



City of Winter Park
Planning & Zoning Department
Historic Preservation Board
401 South Park Avenue
Winter Park, Florida 32789
407-599-3440

Certificate of Review Application

1. **965 Lakeview Dr. Winter Park FL.**

Building address

Ryan Phillips

4244 Isle Vista Ave. Orlando FL. 407-848-4484

Owner's name(s)

Address

Telephone

2. Please indicate the work you propose to undertake:

☒ Minor alteration ☐ New construction ☐ Addition ☐ Demolition ☐
Rehabilitation

☐ Variance request (additional information required) ☐ Other:

3. Proposed project narrative: *(attach additional page if necessary)*

Remove existing exterior cladding 1x8 pine siding due to failure and replace with composite material (TruExterior Boral 1x8 siding)

Replacement siding will match and will be impervious to moisture adding to its durability and functionality in this climate.

4. The following supplementary information shall be provided as applicable to describe the proposal:

☐ Site plan ☐ Floor plan(s) ☐ Elevations(s) ☒ Photo(s) ☐ Survey

☒ Material and product information ☐ Setback/Coverage worksheet

5. I, **Ryan Phillips**, as owner of the property described above, do hereby authorize the filing of this application on my behalf.

Owner's Signature

5/23/25

Date

Historic Preservation Commission Office Use

Date received: _____ HPC Meeting: _____ Case File No _____

Historic name of building (if any)

Historic district name (if any)

Parcel Identification Number

Year built

☐ historic landmark ☐ historic building/structure

☐ district contributing element ☐ district non-contributing element

Certificate of Review Process

A Certificate of Review (COR) is required for work on designated historic landmarks, properties and districts. The work includes any **exterior** alterations and new construction. The purpose of the Certificate of Review process is to assist owners of individual historic resources and landmarks, and owners in historic districts who plan to rehabilitate, restore or redevelop their property for contemporary use to achieve their goals while preserving the historic character, architecture and materials to the greatest extent achievable. The Historic Preservation Board (HPB) does not review interior alterations. The design guidelines used by the HPB shall generally be the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and any additional standards adopted by the HPB. The HPB will consider:

- A. The effect of the proposed work on the property; and
- B. The relationship between such work and other buildings, structures, objects or landscape elements on the site or other property in the historic district where applicable. In evaluating the effect and the relationship, the HPB shall consider historical or architectural significance, architectural style, design, arrangement, texture and materials.

The applicant should confer with the city staff to obtain information and guidance before entering into substantial expense in the preparation of plans surveys and other data.

Applications will be scheduled for the Historic Preservation Board when received at least **24 days** prior to the next meeting. Applicants should submit one copy of all information required to the Planning and Zoning Department, City Hall, 2nd floor and also submit the same information electronically. The printed information size should be limited to 11" x 17". Notice of the proposed work will be advertised and mailed to all property owners within a 500' radius of the site. The HPB shall act upon an application within 60 days of receipt. The time limit may be waived upon mutual consent. Applications will be accepted when a completed application form is submitted together with the supplementary materials necessary to fully describe the proposed work.

The applicant or his/her representative should plan to attend the HPB meeting and present his/her proposal to the HPB. The HPB decision shall be issued in writing and may typically direct one of the following actions:

- 1. Issuance of a Certificate of Review for the proposed work;
- 2. Issuance of a Certificate of Review with specified modifications and conditions;
- 3. Issuance of a Certificate of Review with recommendations for zoning required for the building's preservation which shall be placed on the agenda of the soonest possible Planning and Zoning Board meeting;
- 4. Denial of the application;
- 5. Issuance of a Certificate of Review with a deferred effective date of up to 12 months in cases of demolition or moving of a significant building.

The HPB will accept only completed applications. Decisions made by the HPB may be appealed to the City Commission no later than 15 days after the ruling is made. If there is no appeal or Commission action, the HPB decision shall be final.

For more information contact:
Planning and Zoning Department
401 Park Avenue, South
Winter Park, FL 32789
(407) 599-3440

CURRENT (FAILED) 1 X 8 PINE SIDING













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INTRODUCTION

Timber is increasingly popular as a practical way of adding character to a building because of its sustainability, its durability and its beauty. So much so that, in Europe, some grades are in short supply. What's more natural than to look to America's most popular wood, Southern Yellow Pine, for a readily available source of renewably produced timber, with distinctive looks and superior treatability?

Southern Yellow Pine is a generic term for four main species: loblolly, shortleaf, longleaf and slash pine. They grow mainly in the South East of the US in a wide geographic belt, stretching from East Texas to Virginia. Timber from all four species is classified as Southern Yellow Pine and graded in accordance with the grading rules of the Southern Pine Inspection Bureau (SPIB), approved by the American Lumber Standard Committee (ALSC).

A sustainable resource

Southern forests are abundant, healthy, and growing. Today's diverse ecosystem is primarily the result of management by private landowners, who own more than 80% of the South's forests. And because active forest management results in healthy tree growth,

Southern forests contribute significant environmental benefits, such as improved air and water quality, soil stabilization, shade, and a diverse wildlife habitat.

Landowners and sawmills throughout the South are increasingly choosing to work to certification standards, such as the Sustainable Forestry Initiative®, the American Tree Farm System, or ISO 14001.

A crucial part of good forest management is the replanting of trees. Through reforestation, future generations will benefit from the many products of healthy forests.

Contents

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BOARDS AND FINISH

Boards

No. 2 Grade: Good quality, general purpose material suitable for cladding.



Finish

The distinctive grain and colour of Southern Yellow Pine make it particularly attractive for decorative applications, such as panelling and flooring, where natural finishes or stains are used.

The grade of Finish refers to its appearance.

Moisture content requirements for Finish timber varies by thickness (see Table 2).



C&Btr. 1x6



D 1x6

Table 1: Finish grade characteristics

Grade	Characteristics
C&Btr. (C & Better)	Generally clear, although a limited number of pin knots are permitted. Satisfies requirements for high quality finish.
C	Excellent for painting or natural finish where requirements are less exacting. Reasonably clear, but a limited number of surface checks and small tight knots are permitted.
D	Economical and serviceable grade. Good quality for natural or painted finish.

Table 2: Finish timber moisture content

Nominal thickness	Moisture content
1" and 1¼"	Should not exceed 15%, unless specified as kiln-dried, when the maximum should be 12% on 90% of the pieces and 15% on the remainder.
1½", 1¾" and 2"	Maximum, 18%. Kiln-dried, 15%.
Over 2" but not over 4"	Maximum, 19%. Kiln-dried, 15%.
Over 4"	Maximum, 20%. Kiln-dried, 18%.

NOTE: Tables 1 and 2 are based upon SPIB Grading Rules, 2002 Edition.

EXTERIOR CLADDING

Exterior cladding

Three types of Southern Yellow Pine cladding, preservative treated for exterior use, are widely available: Shiplap, Tongue & Groove, and Log Cabin.

Shiplap cladding is machined in a variety of numbered patterns, such as #105 and #117.

Tongue & Groove is one of the more popular types of cladding for residential applications. It is generally manufactured with bevelled edges.

Log Cabin cladding simulates the appearance of actual logs and can be used for both exterior and interior applications.

Cladding installed horizontally, or at an angle, makes the structure appear lower and longer.

Southern Yellow Pine cladding, produced in accordance with SPIB Grading Rules, will be seasoned to a specific moisture content. See Table 2. When cladding is adequately seasoned and kept dry prior to proper installation and finishing, it will remain securely in place and is less likely to shrink or open at the joints.



1x8 C&Btr. Shiplap cladding #105



1x6 C&Btr. Shiplap cladding #117



1x6 C&Btr. T&G cladding #122



Log Cabin cladding



INSTALLATION GUIDELINES

Installation guidelines

Southern Yellow Pine cladding is easy to install, but it is essential to keep the wood dry before and during construction. It is also important to ensure the moisture content of the cladding matches the local climate as closely as possible so as to minimize dimensional changes after installation.

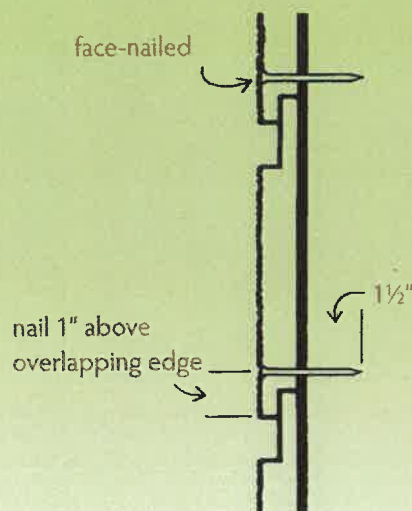
Courses of horizontal cladding should be spaced so that a single piece runs continuously above and below windows and doors without notching or splicing.

Cladding should be butted snugly and squarely against door and window casings, corner boards, and adjoining boards. Mitred corners should be precisely fitted, avoiding cavities where moisture could collect.

All nailing should be done into studs, and the total effective penetration of the nail should be at least $1\frac{1}{2}$ ". Hot-dip galvanized, stainless steel, or other non-corrosive nails are recommended for fastening. Solid timber cladding should be fastened so that the boards are free to shrink and swell seasonally, reducing the tensile stresses that develop at the fasteners and often result in cracking and splitting.

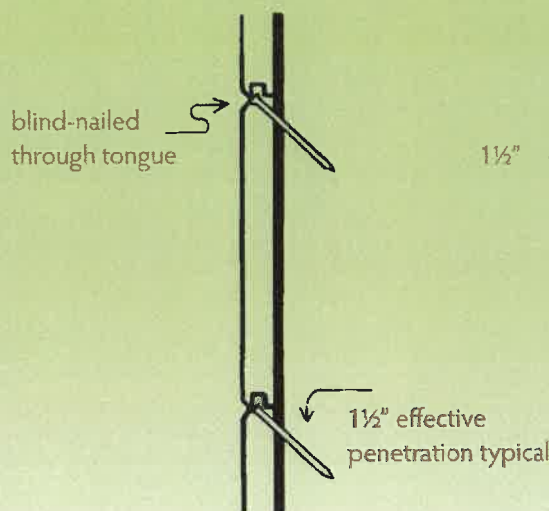


Shiplap



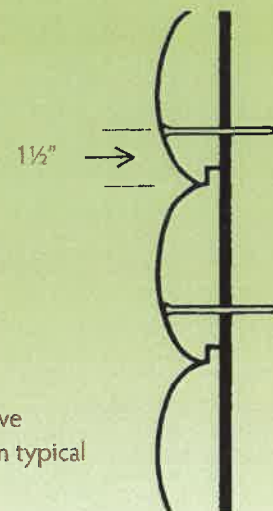
Boards 8" and wider require one additional nail in the centre.

Tongue & Groove



Boards 6" or wider are face-nailed with two $2\frac{1}{2}$ " (6.5cm) nails.

Log Cabin



Nail $1\frac{1}{2}$ " up from lower edge of piece. For 8" and wider, use two nails, 3" to 4" apart.

CEILINGS AND PANELLING

Ceilings and panelling

Panelling is increasingly used to add character and warmth to interiors.

Southern Yellow Pine's distinctive raised double-beaded pattern is a classic for ceilings and panelling.

Profiles for ceilings and panelling are produced in a variety of grades. Finish grades of C&Btr. and D provide an excellent painting or staining surface. No.2 Board grade offers an economical solution for general purpose use and is well-suited to a more rustic effect.



1x4 C&Btr. T&G double-beaded ceiling



1x6 C&Btr. T&G centre bevel panelling #116



CEILING AND PANELLING



FLOORING

Flooring

Southern Yellow Pine's combination of rich colour, distinctive grain and resistance to normal wear makes it a popular choice for flooring. Flooring is available in a variety of sizes, grades and finishes, all tongue & groove.

Vertical or edge-grain flooring has a consistent, pinstripe grain with few knots, creating an almost formal appearance. It has a harder wearing surface than flat-grain material, making it suitable for high-traffic applications.

Typically more widely available than vertical-grain material, flat-grain flooring highlights the wood's unique colours, grain pattern, and growth characteristics, offering a rich and exceptional character that is unique to Southern Yellow Pine.

For optimum appearance, C&Btr. and D Finish grades provide an excellent flooring surface, suitable for a protective clear finish or staining. No.2 Boards offer an economical solution for general-purpose uses, complementing a more rustic décor.

Prefinished flooring

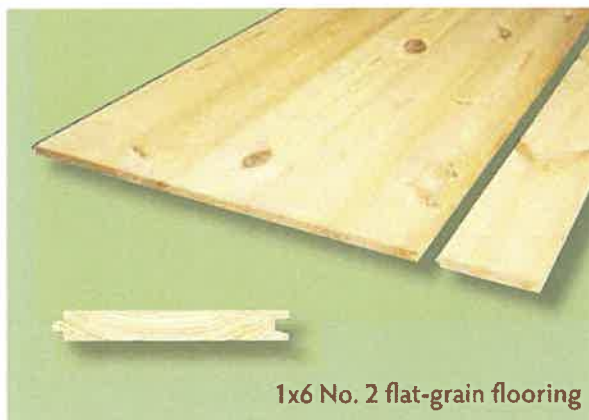
Prefinished Southern Yellow Pine flooring offers the convenience of a built-in finish, speeding-up project completion. Various widths, grades and finishes are available.



1x6 C&Btr. vertical-grain flooring



1x4 C&Btr. flat-grain flooring



1x6 No. 2 flat-grain flooring



Prefinished flooring

FLOORING



Stair treads

Southern Yellow Pine $\frac{5}{4}$ " x 12" bull-nosed stair treads provide a sturdy, durable and attractive surface that may be finished in the same manner as flooring.



FINISHING

One of the benefits of specifying Southern Yellow Pine is its ability to accept a wide variety of finishes. Before any type of finish is applied, make sure the wood is thoroughly clean and dry – and follow all instructions provided by the finish manufacturer.

Ceilings and panelling

Many homeowners prefer to bring out the distinctive grain of Southern Yellow Pine by applying a clear polyurethane finish to all exposed surfaces. These clear finishes are generally available in matt, satin, semi-gloss, or high gloss. Southern Yellow Pine readily accepts solid or semi-transparent stains, too. For painting, use a coat of primer plus two coats of a good quality water-based acrylic paint.

Exterior cladding

- For maximum durability, use pressure-treated timber. Otherwise treat all surfaces with a water-based preservative, taking special care to treat the end-grain. Caulk all joints and cracks. Allow time to dry thoroughly.
- Prime bare wood as soon as possible.
- Apply two coats of a good quality water-based acrylic exterior paint over the primer.
- Avoid future separation between paint coats by applying the first topcoat within two weeks of the primer, and the second coat within two weeks of the first.

Solid colour stains act much like paint and may be applied to a smooth surface with a brush, roller, or pad. Use two coats of a water-based acrylic stain.



Unlike paint, solid colour stains may leave overlap marks. Water-based acrylic stains are fast-drying and more likely to show overlap marks than oil-based stains. To prevent this, stain only a small number of boards at a time.

Oils and semi-transparent penetrating stains may be applied using a brush, sprayer, or roller. Brushing will usually provide better penetration and performance. Spraying, followed by back-brushing, is also a good method of application. For optimum service on rough-sawn or weathered timber, use two coats, applying the second coat before the first one is dry.

Semi-transparent, water-based acrylic stains do not penetrate the wood surface, but are easy to apply and less likely to form overlap marks. Application of two coats is recommended.



FINISHING

Flooring

Floor finishes provide both a protective and decorative surface. One option is to use a stain, available in a wide range of colours. If the new floor is not stained, a penetrating or surface protective sealer should be applied. Typically, penetrating sealers are floor oils and waxes that enhance the natural colour and grain of the wood while providing protection against dirt and liquids. Small chips and scratches can be removed with wax. On new floors, a liquid polishing wax can be applied to a wax finish to form an additional barrier to dirt and stains. Read the polishing wax label carefully to make certain it is suitable for wood floors. Do not use any product containing water. Waxes and oils will need regular maintenance.

Surface sealers, such as polyurethanes, moisture-cured urethanes and acid-cured urethanes, create a protective surface layer bonded to the wood.

Polyurethanes, with high gloss, semi-gloss, matt or satin finishes are the most popular surface sealers. Available in oil and water-based formulations, they provide good durability and moisture resistance. Although they offer excellent resistance to water, scuff marks and scratches, and provide a durable finish for high-traffic areas such as hallways, kitchens, bathrooms, and family rooms, polyurethane finishes have a tendency to 'yellow' as they age. When regular maintenance no longer



provides satisfactory floor surface appearance, sanding is recommended before applying a new coat.

Moisture-cured and acid-cured urethanes are the hardest of the surface sealers, but also the most difficult to apply. Do not attempt to apply urethane sealers without the supervision of an experienced floor finisher.

The selected finish will affect how often the floor needs cleaning. A lighter floor will make a room look brighter, more spacious and modern. It will hide dust better, but show up dirt and spills. A darker floor will tend to conceal dirt, heel marks and furniture scratches. It will have greater character and warmth, but make the room look smaller.



REFERENCE GUIDE

Table 3: Boards and profiles quick reference guide

	Grade				Moisture content	Nominal thickness	Nominal width
	C&Btr.	C*	D	No.2			
Boards SPIB rule 200				•	15%, 19%	1" to 1-1/2"	2" to 12"
Finish SPIB rule 200	•	•	•		12%, 15% or 19%	3/8" to 4"	2" to 16"
Shiplap cladding SPIB rule 220	•	•	•	•	12%, 15% or 19%	1/2" to 1"	4" to 12"
T&G cladding SPIB rule 253	•	•	•	•	12%, 15% or 19%	1/2" to 1"	4" to 8"
Ceiling SPIB rule 250	•	•	•	•	12%, 15% or 19%	3/8" to 3/4"	3" to 6"
Paneling SPIB rule 240	•	•	•	•	12%, 15% or 19%	1"	3" to 12"
Flooring SPIB rule 210	•	•	•	•	12%, 15% or 19%	3/8" to 1-1/2"	2" to 6"

*Produced in limited quantities

The samples pictured in this publication include examples of allowable characteristics within each grade, as described in Standard Grading Rules for Southern Pine Lumber, 2002 Edition, published by the Southern Pine Inspection Bureau (SPIB). A complete timber grade description should be included with any buyer's order, and is considered an agreement between buyer and seller of specific characteristics allowed within each grade purchased.

The conditions under which timber is used in construction may vary widely, as does the quality of workmanship. Neither Southern Forest Products Association (SFPA) nor its members have knowledge of the quality of workmanship or construction methods

used on any construction project and, accordingly, do not warrant the design or performance of the timber in completed structures.

The content of this publication has been compiled by the SFPA as a service to buyers, users, and specifiers of wood building materials. The SFPA is a non-profit trade promotional group supported by Southern Yellow Pine timber manufacturers. One of the primary missions of the council is to provide information to those interested in the industry's products. SFPA neither grades, tests, manufactures, nor treats timber products. SFPA does not warrant the technical data, timber design or performance in completed structures.

SFPA's global representatives are ready to assist with product or technical information. Find regional contacts at www.SouthernPineGlobal.com

Southern Forest Products Association
6660 Riverside Drive, Suite 212
Metairie, Louisiana 70003 USA

Tel: 001-501-443-4464
Email: mail@sfpa.org



www.americansoftwoods.com

PROPOSED 1 X 8 TruExterior BORAL SIDING



V-RUSTIC SIDING

Add Extra Character With Craftsman-Style V-Rustic Siding

The V-Rustic profile features a deep "V" groove that creates an appealing shadow line effect. You'll get bolder details that complement many Craftsman homes.

- Durable, poly-ash material resists moisture and bugs
- High level of dimensional stability during moisture and temperature changes
- Comes pre-primed and ready for paint
- No edge sealing of cuts required
- Suitable for ground contact



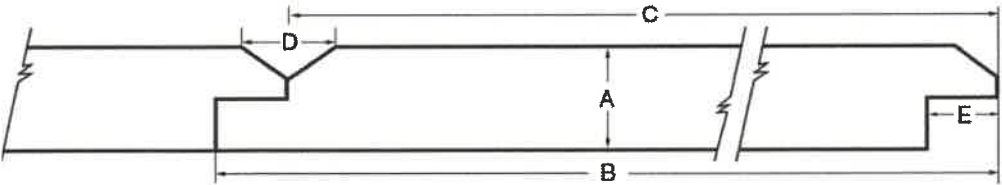
Available in 10 lengths



[View Idea Gallery](#)

[TruExterior Siding & Trim Brochure](#)

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Channel (D)	Tongue (E)
1 x 6	0.6875"	5.50"	5.0"	0.354"	0.531"
→ 1 x 8	0.6875"	7.50"	7.0"	0.354"	0.531"
1 x 10	0.6875"	9.50"	9.0"	0.354"	0.531"



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LIMITED PRODUCT WARRANTY – TRIM PRODUCTS

In General. This express limited warranty ("Warranty") covers performance of trim products ("Trim Product") manufactured by Boral Building Products Inc. ("Boral"). This Warranty does not cover trim manufactured by others, accessory materials, or installation labor provided by others.

Who is Covered. This Warranty extends only to the original residential or commercial owner(s) of the residence or building ("Structure") on the date the Trim Product is installed (the "Owner"). Coverage under this Warranty shall cease upon the transfer of ownership of the Structure or upon the death of the last original Owner.

Terms of Warranty. Boral warrants that each Trim Product is free from manufacturing defects such that the Trim Product: 1) will not decay due to rot; 2) will not excessively swell from moisture; and 3) will resist termite damage in each case to the extent such properties are proven in the tests set forth in the Boral TruExterior Trim Product Data Sheet, as amended from time to time, which is located at the TruExterior.com website. The duration of this Warranty is twenty (20) years from the date the Trim Products were originally purchased from an approved Boral vendor.

Warranty Exclusions. This Warranty does not apply to any problems with non-defective Trim Product caused by conditions or handling beyond Boral's control. This Warranty does not cover claims, damage to or failure of the Trim Product resulting from the following: 1) damage to the Trim Product caused during installation; 2) Trim Product not installed in accordance with appropriate local building codes and acceptable trade practices in that specified area; 3) damage caused due to failure to follow painting guidelines provided by Boral; 4) intentional or unintentional misuse of or damage to the Trim Product; 5) damage to Trim Product or structure caused by impact of foreign objects, earthquakes, fire, flood, lightning, ice, tornado, hurricane, windstorm, or any other Acts of God; 6) movement, settlement, distortion, warping or cracking of the Trim Product's structural supports or accessories used in connection therewith; 7) physical abuse, vandalism, riot, insurrection, improper maintenance, use of incompatible accessories; 8) color fading, color changes or variations of the color hue or physical deterioration of the color for any reasons including, but not limited to pollution, mold, mildew, acid rain, weathering, oxidation, air pollutants, or application of harmful chemicals or vapors to the Trim Product.

Remedies. If Boral finds that any of the Trim Product does not meet the Warranty set forth herein, after inspecting and testing the Trim Product, Boral will furnish at its sole option new Trim Product, free of charge, to replace each defective area of Trim Product or refund the purchase price of the defective Trim Product. These remedies are the Owner's exclusive remedies for breach of warranty. This express Warranty excludes all costs of labor, installation, reinstallation, freight, taxes or any other charge related to defective Trim Product.

Claims Procedure. To make a Warranty claim, the Owner must: (1) notify Boral in writing within ninety (90) days after the facts on which the claim is based become known, (2) provide Boral an opportunity to investigate and

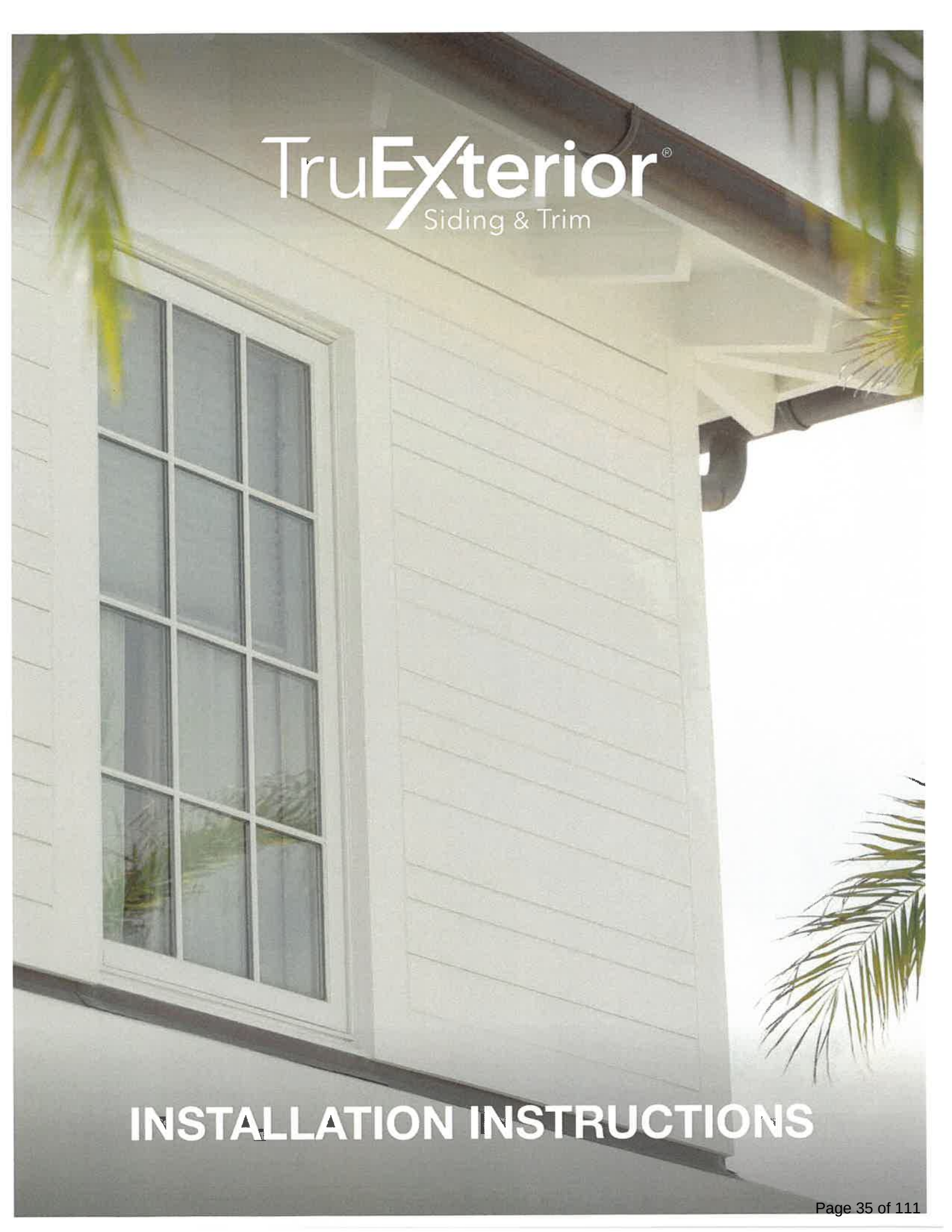
approve the claim, and (3) provide Boral an opportunity to inspect and test the Trim Product, its installation, and the environment in which it was used prior to removal by the Owner. Warranty claims must be made during the duration of the Warranty. Failure to comply with these notice and inspection provisions shall void this Warranty. Claims may be submitted online at www.boralbuildingproducts.com or by calling 800-521-8486.

Replacement and Product Variations. Boral reserves the right to remove and examine sufficient undamaged Trim Product as well as alleged damaged Trim Product before providing any replacement Trim Product or reimbursement. Boral will attempt to replace defective Trim Product with new Trim Product having the same color and design; however, the exact color or design may no longer be available, and Boral reserves the right to replace the defective Trim Product with Trim Product of similar design and color. This Warranty shall be void if anyone makes repairs or modifications to Trim Product that are not first approved in writing by Boral, except for necessary emergency repairs.

Warranty Limitations. THE FOREGOING IS THE ENTIRE EXPRESS LIMITED PRODUCT WARRANTY OF BORAL FOR THE SIDING PRODUCT. BORAL HEREBY DISCLAIMS ALL OTHER EXPRESS, IMPLIED AND STATUTORY WARRANTIES WHERE ALLOWABLE BY LAW FOR THE SIDING PRODUCT INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. BORAL SHALL IN NO EVENT BE LIABLE UNDER ANY CIRCUMSTANCES FOR INDIRECT, INCIDENTAL, PUNITIVE, CONSEQUENTIAL OR OTHER DAMAGES, FOR LOST PROFITS OR FOR ANY DAMAGES TO ANY PROPERTY OR ITS CONTENTS OR ITS OCCUPANTS. SOME STATES DO NOT ALLOW THE EXCLUSION OR LIMITATION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU.

This is the entire Warranty between Boral and the Owner with respect to the Trim Product. This Warranty supercedes all prior and contemporaneous agreements, representations, or understandings, whether oral or written, relating to Trim Products. No person, employee, agent or otherwise, is authorized to vary or change the terms of this Warranty, and any statements contained in Boral's advertising or other printed materials do not constitute a warranty and shall not be binding on Boral except as expressly set forth in this Warranty. Boral reserves the right, in its sole discretion, to modify or withdraw this Warranty, in which event this Warranty will not be applicable to any purchases of Trim Products that occur after the date of modification or withdrawal.

Legal Rights. This Warranty gives the Owners of the Trim Products covered by this Warranty specific legal rights, and they may have other rights which may vary from state to state. If the laws of a particular state require terms other than or in addition to those contained in this Warranty, this Warranty shall be deemed modified so as to comply with the appropriate laws of such state, but only to the extent necessary to prevent the invalidity of this Warranty or any provision of this Warranty or to prevent the imposition of fines, penalties or any liability.



TruExterior®
Siding & Trim

INSTALLATION INSTRUCTIONS

INTRODUCTION TO TRUEXTERIOR® SIDING & TRIM

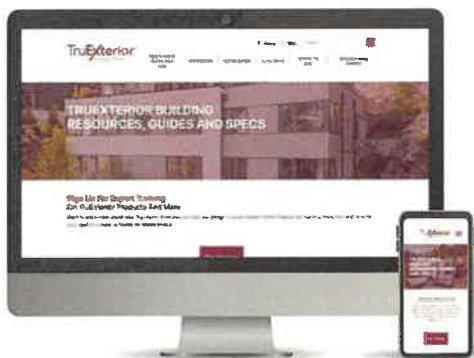
TruExterior® Siding & Trim is made with an innovative poly-ash material that is designed for exceptional performance and long-lasting beauty. TruExterior absorbs minimal moisture and offers a high level of thermal stability*. TruExterior products resist rot and termite attacks*.

For additional information, visit TruExterior.com.

This installation guide was developed to help you with the installation of TruExterior products. This guide is subject to periodic revisions so please visit TruExterior website to ensure that you are using up-to-date installation guidelines.

The following information offers typical installation techniques when working with TruExterior products. As with installing any building material, care should be taken to adhere to local code requirements and construction best practices to ensure installation is adequate for each specific application.

SCAN TO LEARN MORE



Please visit TruExterior.com/resources to access TruExterior warranty and additional technical documents.

* Please see TruExterior Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com. The warranties found there are the sole warranties applicable to TruExterior products.

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BASIC INSTALLATION RULES

Before getting **started**, it is important to review key TruExterior® Installation reminders. The following rules, which are repeated and explained in depth in this guide, are **critical** for proper TruExterior installation.

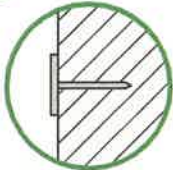
SAFETY FIRST

SAFETY FIRST!

Follow standard safety practices when working with TruExterior and using power tools, ladders, etc.

FOLLOW FASTENING REQUIREMENT FOR EACH SPECIFIC PRODUCT

✓ APPROVED SIDING FASTENING



Snug Nailing



Flush Nailing

✗ NOT APPROVED SIDING FASTENING



Underdriven Nailing



Overdriven Nailing



Slanted Nailing

DO NOT USE FINISHING NAILS TO INSTALL SIDING

To install siding use **6D or 8D stainless steel or hot-dipped ring shank nails**.



Ring Shank Nails



Finishing Nails



FOLLOW BUILDING CODES

The requirements of local building codes must be **FOLLOWED**.

PROPER MOISTURE MANAGEMENT

Always follow local building standards and use drainable weather resistive barrier.

Mesh house wraps/rainscreens and plastic caps are not recommended as they can cause uneven finish siding appearance.

✗ NOT RECOMMENDED



Plastic Caps



Mesh Wraps/
Rainscreens

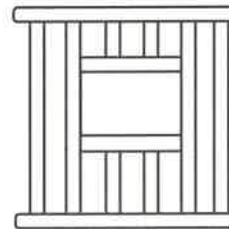


KEEP PRODUCTS DRY

Ensure product is completely dry before the installation.

FRAMING AND SHEATHING

Any irregularities or unevenness in framing or sheathing can telegraph to finish siding and cause inconsistencies in siding appearance. Correct those irregularities before installing TruExterior.



Follow fastening requirements for **each specific** product.

GENERAL PRODUCT INFORMATION

APPLICATION OVERVIEW

TruExterior Siding and Trim products offer exceptional durability in virtually any application. It's an ideal choice for hot, freezing, windy and wet climates.

TruExterior is ideally suited for applications in climates where there is an exposure to:



Extreme Heat



Moisture



Cold/Freeze



Insect

Do not install TruExterior products in standing water or areas that can stop water from draining away from the building.

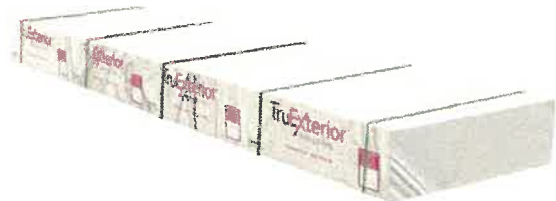
TruExterior products are NOT intended for use in structural or load-bearing applications.

STORAGE & HANDLING OF TRUEXTERIOR PRODUCTS

STORAGE

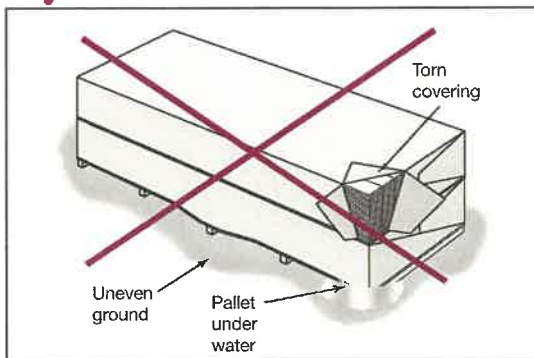
TruExterior products should be stored in their original packaging, protected from weather whenever possible.

- Product must be stored flat on a level surface in a clean, dry location
- Product should not be stored in direct contact with the ground
- Keep product wrapped and protected from the elements until ready for installation
- Always replace covers after removing some of the material
- Protective corners should be used under all banding/strapping
- If stored outside, it is recommended to protect the product with an additional waterproof covering
 - Using additional waterproof covering will help keep product protected from the environment
- Take extra care when handling products with the forklift

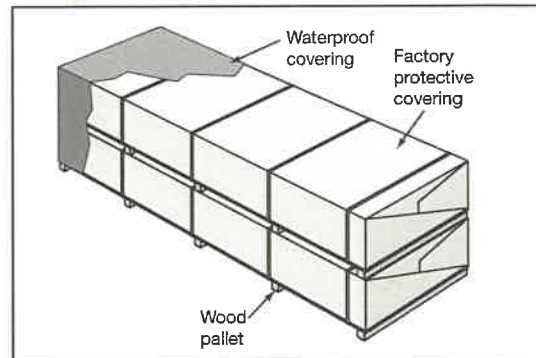


TruExterior original packaging

X NOT RECOMMENDED STORAGE



✓ RECOMMENDED STORAGE



KEEPING TRUEXTERIOR PRODUCTS DRY

As moisture can interact with TruExterior products in unit packs due to humidity or exposure to rain in an uncovered state or through damaged/torn covers, it is extremely important to ensure that TruExterior products are completely dry before the installation begins.

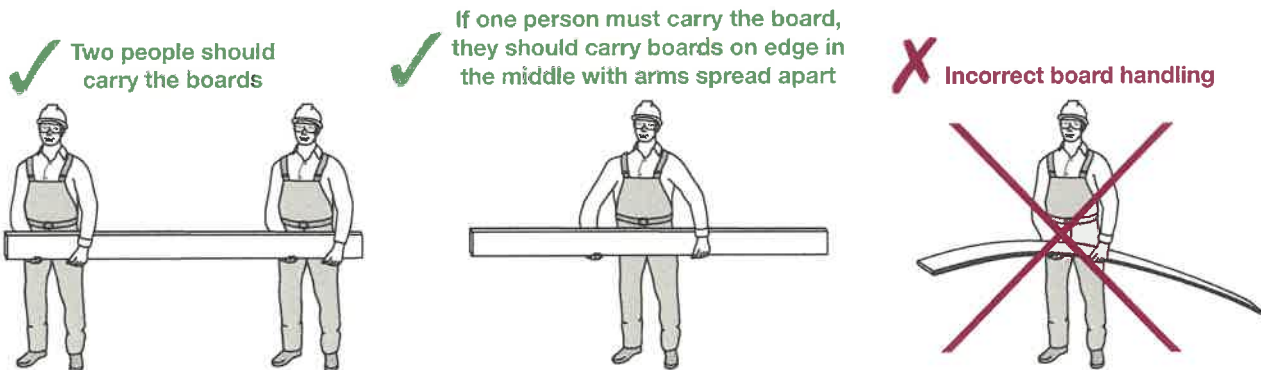
A failure to ensure that product is completely dry before the installation, may cause the following issues:

- Installing product wet or saturated may open the joints between the boards after the product dries out
- Painting products that are wet may result in poor paint adhesion and a defective surface condition after application

If product becomes wet, allow it to air dry completely at ambient temperature prior to installation. Mechanical drying of any type is not recommended (I.e., heated forced air, curing ovens, tunnel drying, etc.).

HANDLING OF TRUEXTERIOR PRODUCTS

- TruExterior Siding and Trim must be carried on the edge.
- Whenever possible, TruExterior products should be moved by two people, one person on each end of the board carrying the product on edge.
- If only one person must carry the board, they should position themselves in the middle of the board with their arms spread apart at a safe distance while keeping the board sturdy. Improper carrying techniques can cause the board to break.



WORKING SAFELY WITH TRUEXTERIOR PRODUCTS

TruExterior recommends wearing safety glasses for all cutting and nailing operations. Follow standard safety practices for using power tools, ladders, etc. TruExterior recommends using common measures of protection when working with TruExterior, including:

- Eye protection
- Gloves
- Dust mask

CUTTING TRUEXTERIOR PRODUCTS

TruExterior products can be cut, drilled, and routed using carbide saw blades and woodworking tools to achieve custom shapes.

- To prolong the life of your tools, dedicate the carbide-tipped blades, router and drills to TruExterior products only
- Unlike other wood, engineered wood and fiber cement products, there is no need to prime or paint end-cuts or field-cut edges
- Like most building materials, TruExterior also should be cut and shaped outdoors to help avoid breathing dust
 - If cutting and shaping indoors, ensure you are working in a well-ventilated area
- Recommended to square up all ends of boards prior to installation

RECOMMENDED MATERIALS AND TOOLS

MATERIAL LIST

- TruExterior Siding & Trim Products
- Drainable weather-resistive barrier
- Flashing
- Flashing tape
- High-grade exterior caulk
- Exterior acrylic paint or solid color stain
- Approved fasteners*

*Refer to the product-specific installation instructions in each section for fastener choices and scheduling requirements.

TOOLS LIST

- Carbide woodworking tools
- Standard nail gun
 - Choose the nail gun that fires the fastener recommended for each product for specific installations
- Smooth faced hammer
- Tape measure
- Level, 4' or longer
- Carpenter pencil or pen
- Chalk
- Speed Square
- Miter saw and circular saw

GENERAL INSTALLATION REQUIREMENTS

APPROVED WALL PREPARATION: TRADITIONAL WOOD FRAMED WALLS

- TruExterior Siding must be installed on frame-built walls with studs spaced 16 inches on center or at a maximum 24 inches on center (**Fig. 1**)
- Wall sheathing must meet local codes and have a minimum thickness of 7/16" on OSB or 15/32" for plywood
- TruExterior products can also be installed over solid-foam insulation board/sheathing up to 1 inch thick
 - If installing over foam insulation sheathing, make sure the length of your nail is adjusted to ensure it penetrates nailable substrate at least 1-1/4" deep

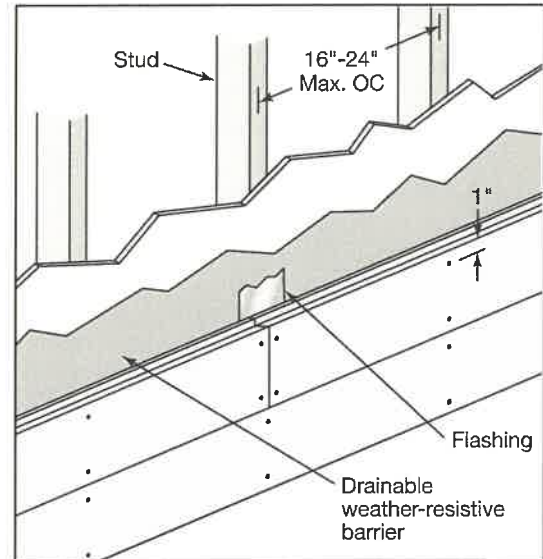


Fig. 1

FRAMING AND SHEATHING

TruExterior siding should be applied over a sheathing (or 7/16" thick OSB or 15/32" for plywood) that provides smooth, flat surface. Inconsistencies or unevenness in framing, sheathing, or other wall assembly components can telegraph through to the finished siding and trim surface. These irregularities should be corrected before the product is installed.

MANAGING MOISTURE

The design of the building envelope must effectively manage moisture taking into account the interior and exterior environment of the building. The architects, specifiers and/or builders are responsible to identify moisture-related risks for each project to effectively manage moisture.

Check your local building code requirements in your geographic area.

Do not install TruExterior Siding on homes with excessive moisture conditions. This includes homes with recently poured concrete or drywall drying. You may experience moisture build up behind the walls.

- Avoid installing products in standing water or areas that can stop water from draining away from the building
- Always install a drainable weather-resistive barrier to allow proper water management according to local building code requirements (**Fig. 2**)
 - Follow manufacturer's instructions/guidelines when installing drainable weather resistive barrier

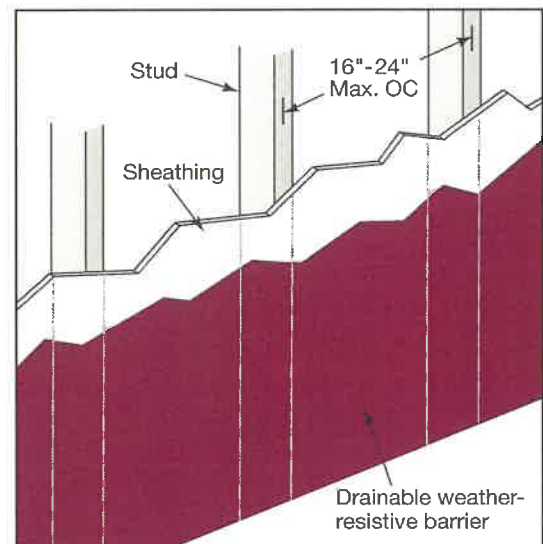


Fig. 2

DRAINABLE WEATHER-RESISTIVE BARRIERS

To achieve designed performance and to comply with the building codes, TruExterior Siding must be installed over a drainable weather-resistive barrier (DWRB). Always follow your local building code requirements when choosing DWRB for your project.

TruExterior does not recommend using "mesh" wraps/rainscreens to guide the water away from the building. These products can compress during the installation process and cause an uneven or "wavy" siding appearance. This is not a siding defect but a result of the siding compressing the mesh at attachment points.

Plastic cap staples or button caps can also contribute to uneven or "wavy" appearance of the siding as they can cause unevenness in the surface.

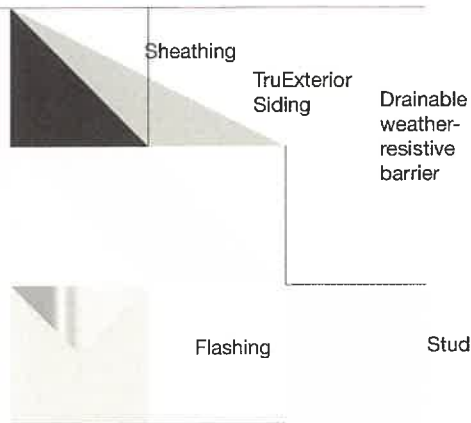
TruExterior recommends self-adhering, non-compressible drainable weather-resistive barriers. For example: HydroGap® SA by Benjamin Obdyke.

X TruExterior does not recommend installing siding over plastic cap staples or button caps to avoid potential irregularities in siding appearance.



FLASHING

- Prepare your step flashing along roof and wall lines using your weather barrier, flashing tape or z-flashing as counter flashing
- Allow a minimum 1/2" clearance between the siding and the roof line, do not caulk the gap (**Fig. 3**)
- Install window and door flashing per window and door manufacturer guidelines (**Fig. 3a**)
- Siding may be installed right up against the trim and sealed with a high-grade exterior acrylic caulk (**Fig. 8 & 9**)
- Maintain 1/4" gap above all horizontal flashing, do not caulk the gap
- All horizontal flashing must be installed with a positive slope to promote proper drainage and avoid moisture build up on top of the flashing
- Flashing behind butt joints provides an extra level of protection from water infiltration. Appropriate color-matched aluminum flashing or 30 lb. felt strips can be used behind all butt joints to reduce water infiltration (**Fig. 3b**)



Minimum 1/2" clearance
Do not caulk gap

Fig. 3

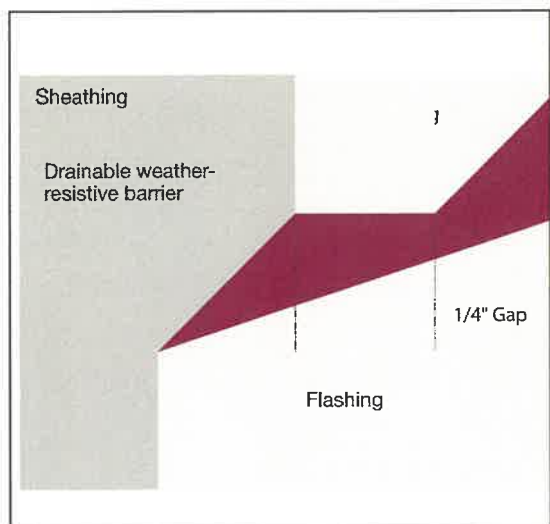


Fig. 3a

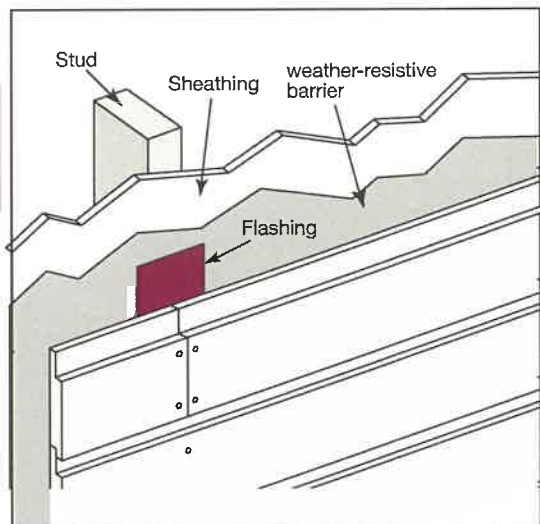


Fig. 3b

CLEARANCE REQUIREMENTS

Clearance requirements help ensure durability and longevity of your project by ensuring that water has a way to drain away from the building. Always follow local codes requirements.

Maintain the minimum of 1/4" gap between:

- TruExterior Siding and Trim products and any horizontal flashing
- Other solid horizontal surfaces like decks, paths, steps, and etc., to ensure water has a way to drain away from the building

CAULKING AND SEALING

While TruExterior products do not require priming or sealing of end cuts, a variety of caulks and sealants may be used in conjunction with the product to help prevent water intrusion to the structure.

TruExterior recommends caulks and sealant that remain permanently flexible. Do not use adhesive caulks. Caulking/sealant must be applied in accordance with manufacturers' instructions.

PAINTING AND STAINING TRUEXTERIOR PRODUCTS

TruExterior siding requires to be painted within 150 days of installation or the warranty will be void.

TruExterior products are dimensionally stable which promotes long-lasting paint and stain adhesion, even with dark colors.

- Nail holes and minor dents and dings may be repaired with a high-grade exterior caulk or exterior wood filler
 - Consult with the caulk/filler manufacturer on proper installation and maintenance of their products
- It is important to make sure that the product is completely dry before painting
- Use a high-grade exterior acrylic paint or solid color stain and follow the manufacturer's application instructions
- Ensure all surfaces are free of dirt or other contaminants and completely dry before painting
- Ensure that all exposed TruExterior Siding and Trim surfaces are adequately covered with paint or stain per the manufacturer's guidelines
- When using a sprayer to apply paint or stain, it is best to back roll or back brush to avoid runs, drips or bubbles on the siding surface

Please refer to the appendix and TruExterior Technical Bulletins, Construction Adhesives and Sealants, and Painting located at Truexterior.com/resources for additional details.

TRUEXTERIOR TRIM INSTALLATION

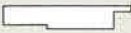
PRODUCT DESCRIPTION

TruExterior Trim is intended to be used in non-load bearing applications. TruExterior Trim is available in commonly used nominal widths from 4 inches to 12 inches and comes in 16 foot lengths with smooth surface on one side and grain on the reversible side. TruExterior Trim is suitable for ground and masonry contact and moisture-prone areas, which makes it ideal for exterior trim applications such as fascia, door trim, soffits, rake boards and a variety of other applications. The trim comes pre-primed and requires it to be painted within 150 days after installation.

TRIM

5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1-1/2" x 1-1/2"
—	—	1 x 3	3/4" x 2-1/2"	5/4 x 3	1" x 2-1/2"	—	—
5/8 x 4	5/8" x 3-1/2"	1 x 4	3/4" x 3-1/2"	5/4 x 4	1" x 3-1/2"	2 x 4	1-1/2" x 3-1/2"
—	—	1 x 5	3/4" x 4-1/2"	5/4 x 5	1" x 4-1/2"	—	—
5/8 x 6	5/8" x 5-1/2"	1 x 6	3/4" x 5-1/2"	5/4 x 6	1" x 5-1/2"	2 x 6	1-1/2" x 5-1/2"
5/8 x 8	5/8" x 7-1/4"	1 x 8	3/4" x 7-1/4"	5/4 x 8	1" x 7-1/4"	2 x 8	1-1/2" x 7-1/4"
5/8 x 10	5/8" x 9-1/4"	1 x 10	3/4" x 9-1/4"	5/4 x 10	1" x 9-1/4"	2 x 10	1-1/2" x 9-1/4"
5/8 x 12	5/8" x 11-1/4"	1 x 12	3/4" x 11-1/4"	5/4 x 12	1" x 11-1/4"	2 x 12	1-1/2" x 11-1/4"

ACCESSORIES

Skirt Board		Window Pocket Rabbeted Trim		Siding Pocket Rabbeted Trim		Window and Siding Pocket Rabbeted Trim	
							
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
1 x 6	3/4" x 5-1/2"	5/4 x 4	1" x 3-1/2"	5/4 x 3	1" x 2-1/2"	5/4 x 4	1" x 3-1/2"
1 x 8	3/4" x 7-1/4"	5/4 x 6	1" x 5-1/2"	5/4 x 4	1" x 3-1/2"	5/4 x 6	1" x 5-1/2"
5/4 x 6	1" x 5-1/2"	5/4 x 8	1" x 7-1/4"	5/4 x 5	1" x 4-1/2"	5/4 x 8	1" x 7-1/4"
5/4 x 8	1" x 7-1/4"			5/4 x 6	1" x 5-1/2"		
				5/4 x 8	1" x 7-1/4"		

APPROVED FASTENERS: TRIM

- 15-gauge finish trim nails for 5/8", 1X, and 5/4" trim only
- For 2X trim, adjust the length of the nail to ensure each nail penetrates framing at least 1-1/4"

INSTALLATION REQUIREMENTS

- TruExterior Trim should never be used for structural or load-bearing applications
- Always check for local building code requirements
- When installing TruExterior Trim, allow the top trim pieces to extend to the edges of the vertical trim pieces. The bottom trim should fit between the two vertical side pieces **(Fig. 4)**

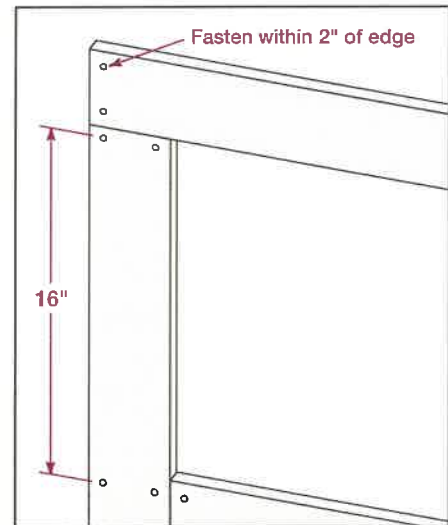


Fig. 4

TRIM FASTENING REQUIREMENTS

- Nail the trim pieces in place within 2 inches of the edge of the trim piece using approved fasteners **(Fig. 4)**
- Use 2 nails every 16 inches along the length of the trim piece **(Fig. 5)**
 - For trim 10 inches or wider, use 3 nails across the trim piece spaced every 16 inches along the length **(Fig. 5)**
- Boards can be butted together with moderate edge contact

Trim Board Nominal Width:	4"	6"	8"	10"	12"
Number of Fasteners per Trim Boards:	2 nails			3 nails	

Fig. 5

INSTALLING TRIM AS FASCIA

- When using TruExterior Trim as fascia, a sub-fascia is required **(Fig. 6)**
- On longer fascia runs (over 30 feet), use butt joints cut at 30° to 45° angles

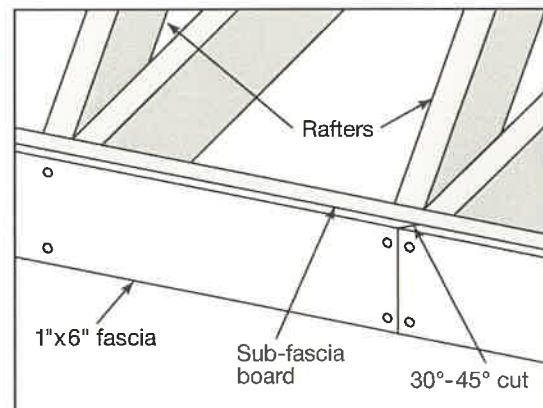


Fig. 6

INSTALLING CORNERS

INSIDE CORNERS

When creating inside corners, install 2x2 trim (actual size: 1-1/2" x 1-1/2") into the corner with an approved fastener.

- Use 1 nail every 16 inches along the length on alternating sides of the 2x2 trim, ensuring penetration into the framing (**Fig. 7**)
- Butt each course of siding up to the corner trim and secure in place (**Fig. 8**)
- Seal the joint between the corner trim and the siding with high-grade exterior acrylic caulk (**Fig. 8**)

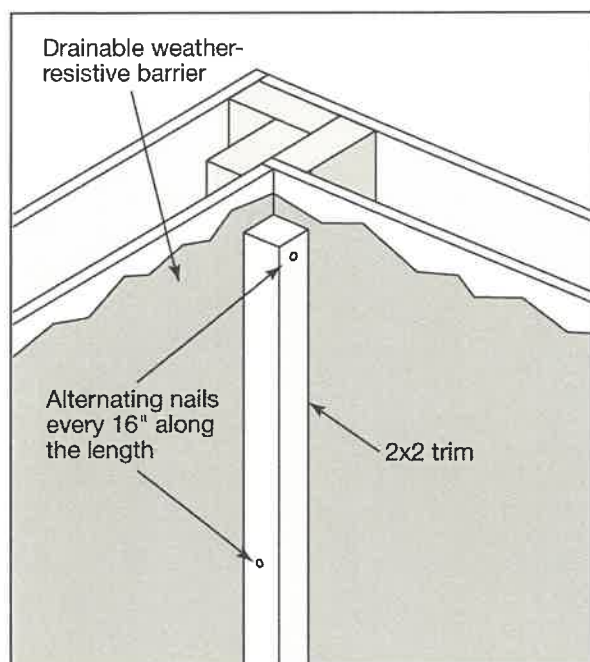


Fig. 7

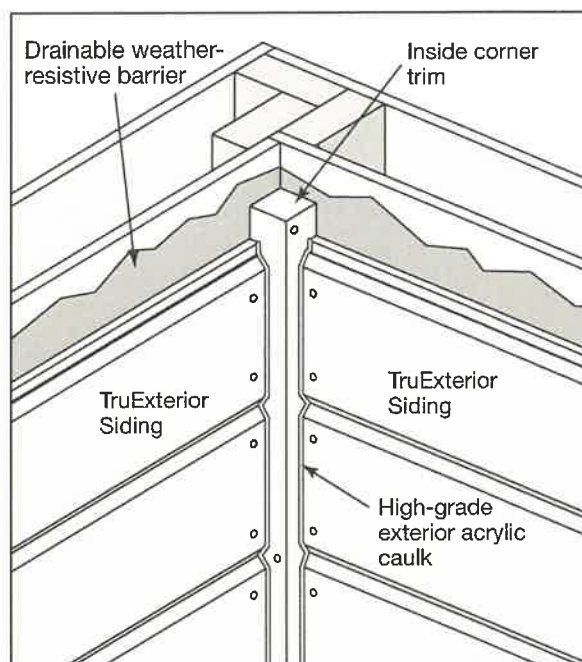


Fig. 8

OUTSIDE CORNER BOARDS

- Typical outside corners are created using 1x5 and 1x6 trim. However, with TruExterior you can use any width trim to create a custom look for your corners
- Secure each trim piece with 2 nails every 16 inches along the length of each piece of trim, staggering the nail pattern slightly to prevent opposing nails from contacting each other **(Fig. 9)**
 - For trim 10 inches or wider, use 3 nails across, placed every 16 inches along the length
- Ensure that the nails penetrate the framing and the nails of the longer trim piece penetrate the shorter trim piece at the corner **(Fig. 10a)**
- Butt each course of siding up to the corner trim and secure in place **(Fig. 9)**
- Seal the joint between the outside corner trim and the siding with high-grade exterior acrylic caulk **(Fig. 9)**
- In situations where the height of the home requires more than one piece of corner trim installed vertically, create a 22.5° - 45° weather cut at the butt joints where angle will slope down and away from the building **(Fig. 10)**
 - Stagger joints on both sides of the corner **(Fig. 10)**

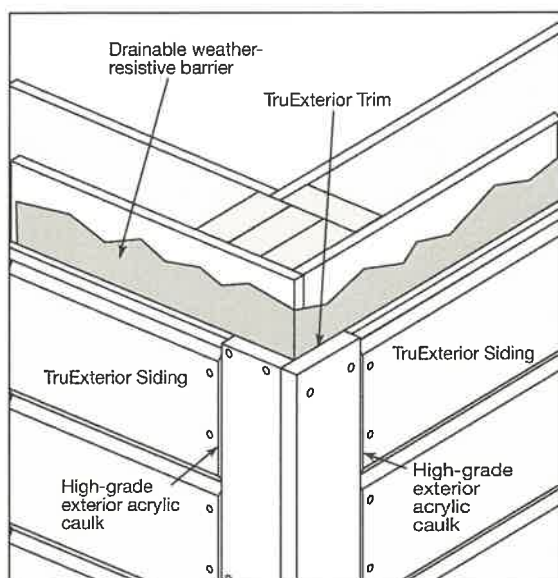


Fig. 9

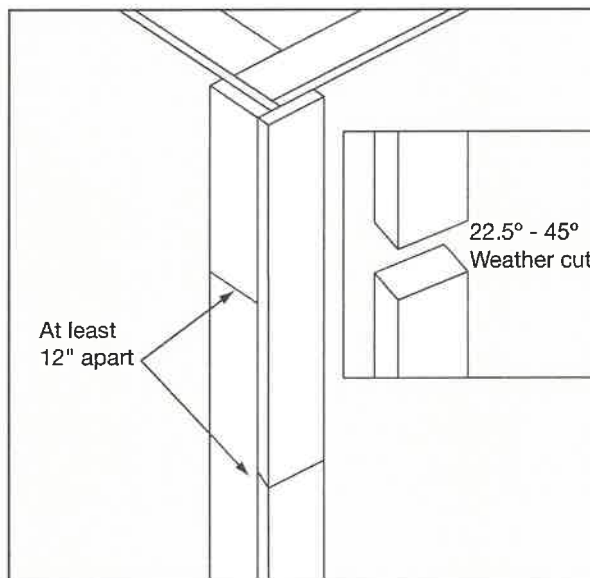


Fig. 10

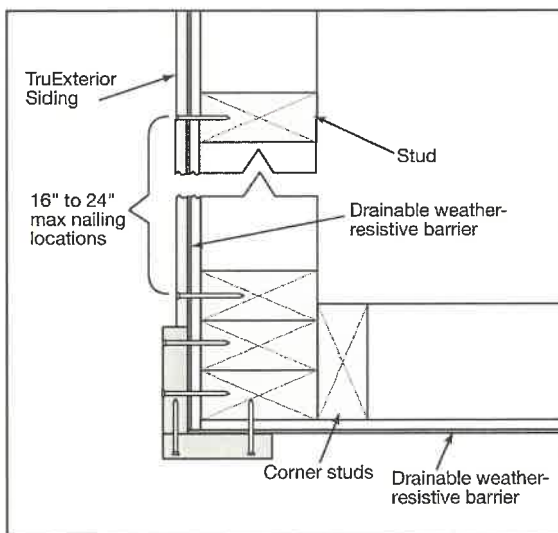


Fig. 10a

MITERED CORNER BOARDS

Due to TruExterior products' high level of dimensional stability and exceptional workability, TruExterior Siding and Trim are ideal for creating beautiful, mitered corner details. TruExterior takes a miter cut easily.

PRE-ASSEMBLED MITERED CORNERS

Pre-Assembled Mitered Corner is an easier and faster way to create a beautiful corner.

- Cut trim pieces with opposing 45° angle cuts to form a 90° corner when joined (**Fig. 11**)
- Apply premium polyurethane-based glue and clamp the miter joint (**Fig. 11 & 12**)
- Nail the miter joint every 16 inches along the length of the trim to help ensure a tight joint as the glue dries (**Fig. 13**)

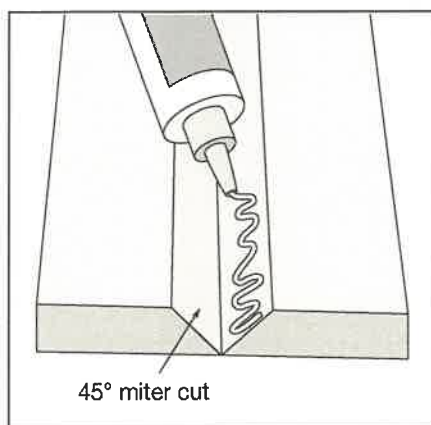


Fig. 11

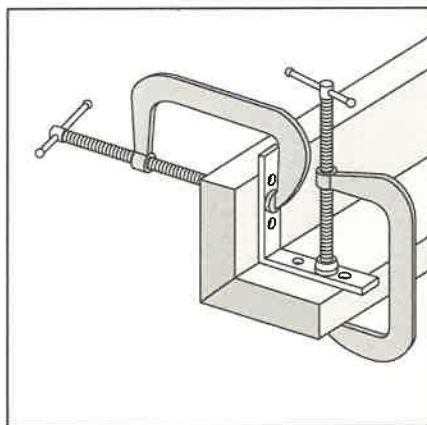


Fig. 12

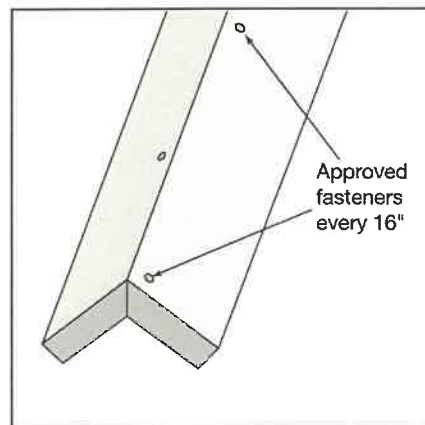


Fig. 13

INSTALLING PRE-ASSEMBLED MITERED CORNERS

- Secure each side of the corner with 2 nails every 16 inches along the length of each side of the corner, staggering the nail pattern to prevent opposing nails from contacting each other (**Fig. 14**)
 - For corners 10 inches or wider, use 3 nails across, placed every 16 inches along the length
 - Ensure that the nails penetrate the framing
- Butt each course of siding up to the corner trim and secure in place
- Seal the joint between the corner and the siding with high-grade exterior acrylic caulk

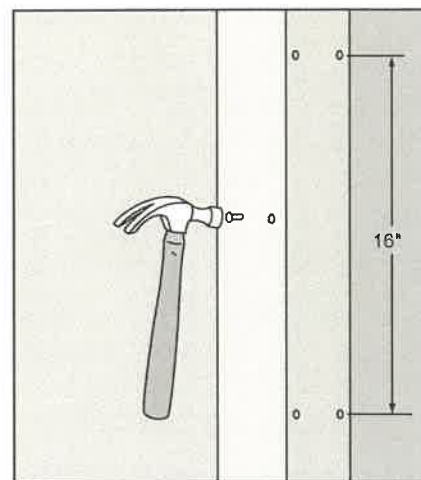


Fig. 14

MITERED SIDING CORNERS

Mitered siding corners add a clean and minimalistic design element to any house. TruExterior Siding is an ideal option for creating mitered siding corners. Because it boasts a similar workability to wood, TruExterior can be cut at angles using the same techniques.

INSTALLING MITERED SIDING CORNERS

- Cut siding pieces with opposing 45° angle cuts to form a 90° corner when joined
- Ensure a good fit on the home before fastening
- Install first siding board following recommended siding fastening schedule
- Apply premium polyurethane-based glue at miter of the installed board
- Make sure to place fasteners 2" from the corner
- Install second siding board to form a mitered corner per siding installation requirements
- Proper leveling is essential for mitered siding corners. Take your time to keep each row of siding leveled to ensure corners appear seamless (**Fig.15**)
- Fasten siding starting from the corner and moving to another end of the board. **Do not start at each end of the board and work towards the center**

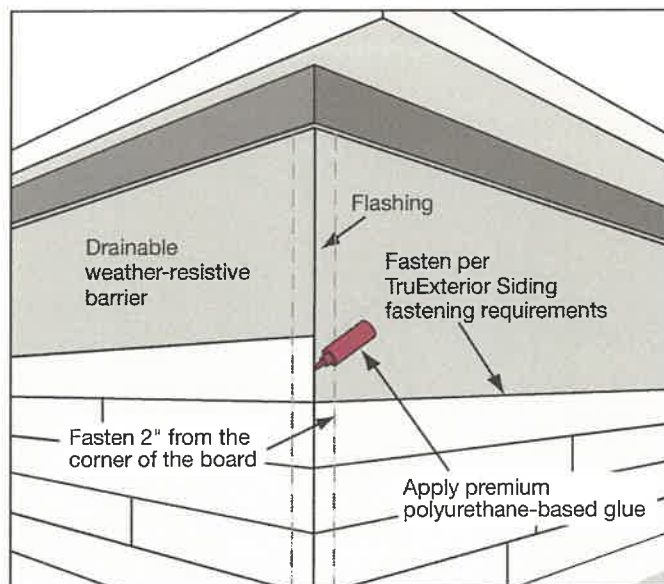


Fig. 15

TRUEXTERIOR SIDING INSTALLATION

PRODUCT DESCRIPTION

TruExterior Siding Craftsman Collection™ offering includes Channel, Channel Bevel, Cove/Dutch Lap, Nickel Gap, Shiplap and V-Rustic profiles in 16' lengths. TruExterior Siding can be installed in two orientations to enhance the curb appeal of a home—traditional horizontal application or vertical application. Follow the nailing guidelines to help ensure a successful installation.

V-Rustic		Cove/Dutch Lap		Channel	
					
Nominal	Actual	Nominal	Actual	Nominal	Actual
1 x 6	11/16" x 5-1/2"	1 x 6	11/16" x 5-1/2"	1 x 6	11/16" x 5-1/2"
1 x 8	11/16" x 7-1/2"	1 x 8	11/16" x 7-1/4"	1 x 8	11/16" x 7-1/4"
1 x 10	11/16" x 9-1/2"	1 x 10	11/16" x 9-1/4"	1 x 10	11/16" x 9-1/4"

Channel Bevel		Nickel Gap		Shiplap	
					
Nominal	Actual	Nominal	Actual	Nominal	Actual
1 x 6	11/16" x 5-1/2"	1 x 4	11/16" x 3-1/2"	1 x 4	11/16" x 3-1/2"
1 x 8	11/16" x 7-1/2"	1 x 6	11/16" x 5-1/2"	1 x 6	11/16" x 5-1/2"
1 x 10	11/16" x 9-1/2"	1 x 8	11/16" x 7-1/4"	1 x 8	11/16" x 7-1/4"
		1 x 10	11/16" x 9-1/4"	1 x 10	11/16" x 9-1/4"

GENERAL SIDING INSTALLATION REQUIREMENTS

- TruExterior Siding must be installed on frame-built walls with studs spaced 16 inches on center, or at most, 24 inches on center
 - The wall must be sheathed with 7/16" OSB or 15/32" plywood panels per local codes
- Always install drainable weather-resistive barrier according to local building code requirements (**Fig. 16**)
- Refer to pages 8-9 for more information regarding Framing, Managing Moisture and Flashing

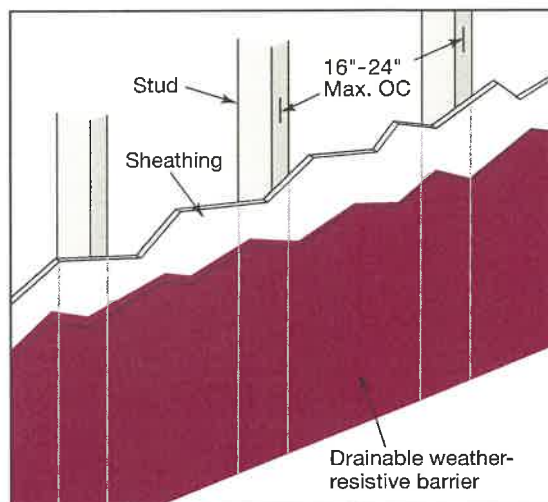


Fig. 16

APPROVED FASTENERS: SIDING

- 6D or 8D stainless steel or hot-dipped ring shank nails to meet wind load requirements stated in the Intertek CCRR-0300 report
- Always check your local code requirements

GENERAL SIDING FASTENING REQUIREMENTS

- TruExterior products can be hand nailed or fastened with pneumatic tools. If pneumatic fastening is used, set air pressure to drive nails snug with the surface of the siding
- Make sure your nail gun is set to drive the nail head even/flush with the surface of the siding (**Fig. 17**)
- Fasten each piece of siding through the face 1 inch away from the edge of the siding reveal area (**Fig. 18**), no less than 3/4" from the edge
- For 4", 6" and 8" profiles use 2 fasteners per every framing member. Both fasteners should be through the face of the profile (**Fig. 18**)
- For 10" profiles, use 3 fasteners per every framing member
- All fasteners should be through the face of the profile (**Fig. 18**)
- Where a course of siding runs underneath a window, you must face nail every 8 inches
- **Always install siding from one end to another. Do not start at each end of the board and work towards the center**

Siding Fastening Requirements

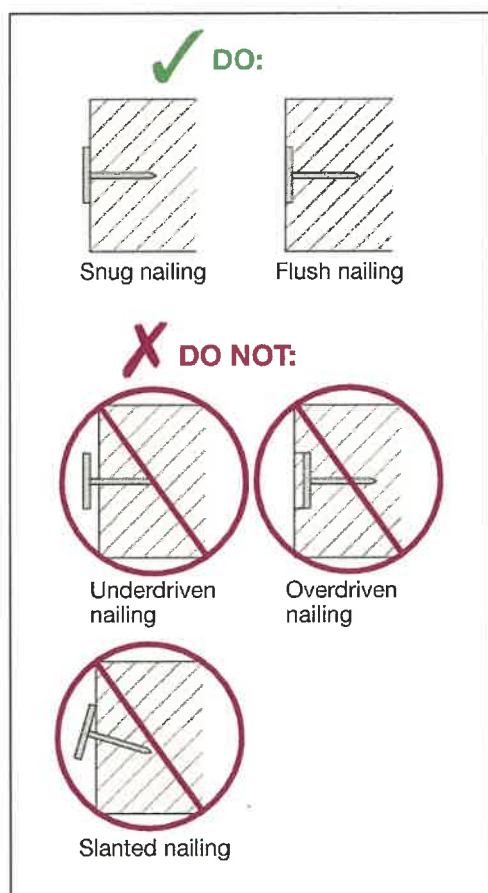


Fig. 17

Siding Fastening Schedule

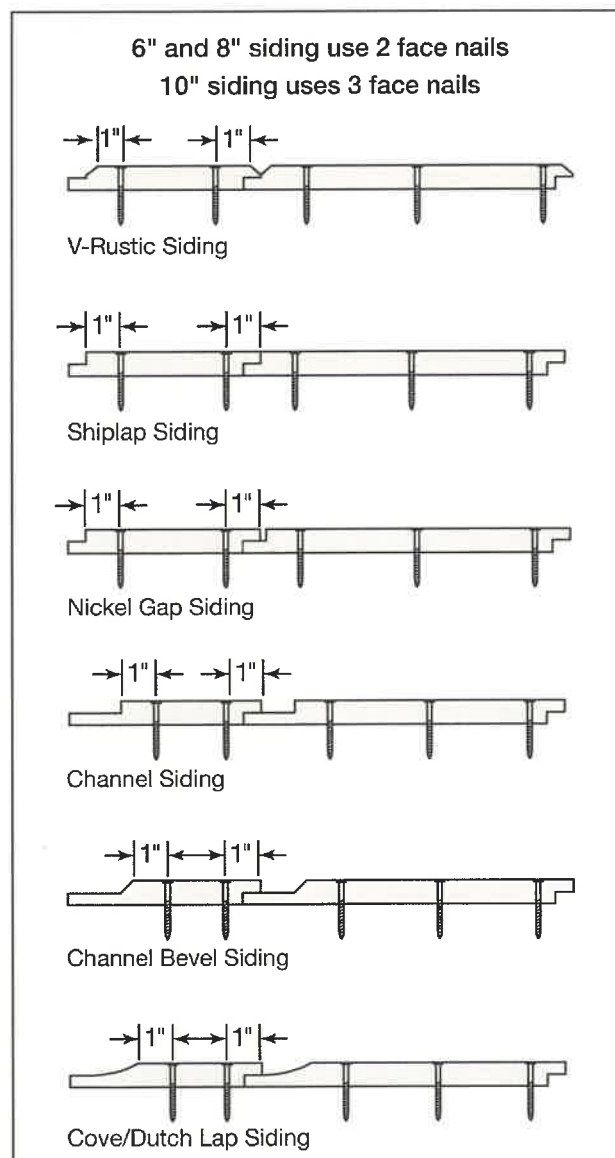


Fig. 18

HORIZONTAL SIDING INSTALLATION

FASTENING REQUIREMENTS:

- Horizontal siding must be fastened into the studs
- Fasteners should be spaced 16 inches to 24 inches max on center and penetrate a nailable substrate at least 1-1/4"
- When installing TruExterior in situations where fasteners are unable to penetrate solid framing, fasten into a minimum 7/16" OSB or 15/32" plywood **no more than 12 inches apart** along the length of the siding
- If installing over foam insulation sheathing, make sure the length of your nail is adjusted to ensure it penetrates a nailable substrate at least 1-1/4" deep
 - When installing siding over foam sheathing, it is important not to overdrive nails and compress the foam. The foam could compress unevenly and cause an uneven siding appearance
- Siding can be installed in moderate contact with the trim at the end of each course
- Caulk all vertical joints along window and door edges with a high-grade exterior acrylic caulk per manufacturer's guidelines
- Follow TruExterior Siding nailing requirements (**Fig. 17 & 18**)
- Make sure to install flashing above windows, doors and roof lines

HORIZONTAL SIDING: JOINTS

- Joints can be installed butted together with no gap
- For walls longer than 16', stagger joints to create the most aesthetically pleasing design/layout (**Fig. 19**)
- Always stagger your butt joints over stud locations (**Fig. 19**)
- Flashing can be used behind butt joints for an additional layer of protection against water infiltration (**Fig. 20**)

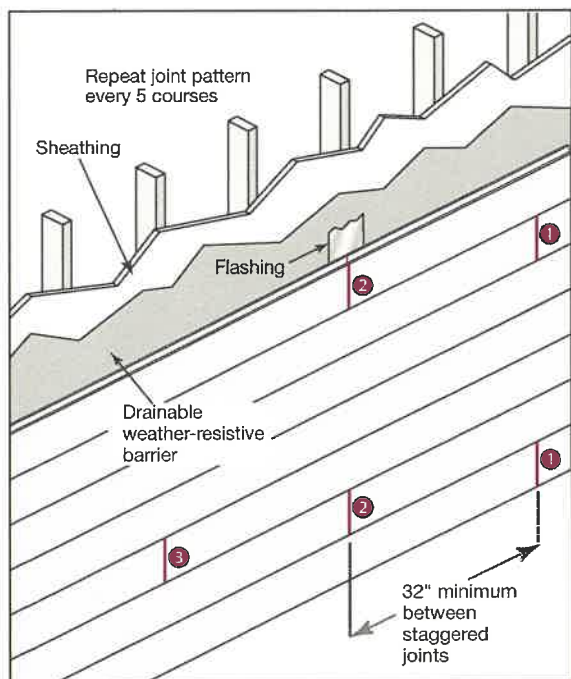


Fig. 19

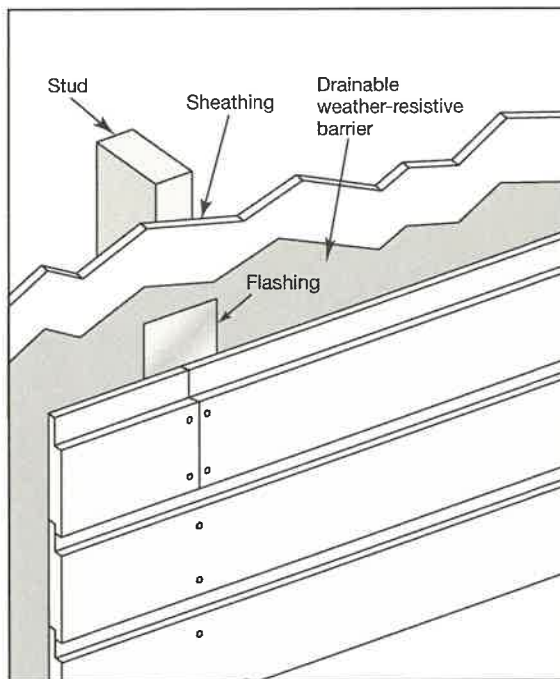


Fig. 20

VERTICAL SIDING INSTALLATION

INSTALLATION REQUIREMENTS: VERTICAL SIDING

- In situations where the height of the home requires more than one piece of siding installed vertically, it is required to install flashing at the end of each board. 1/4" minimum gap is required on top of all horizontal flashing (**Fig. 21**)
- TruExterior recommends to break the siding below the sub floor level on new construction (**Fig. 21**)
- Refer to Seaming Tall Walls section on methods on how to treat horizontal joints in this situation
- Make sure to install flashing above windows, doors and roof line in accordance with local codes

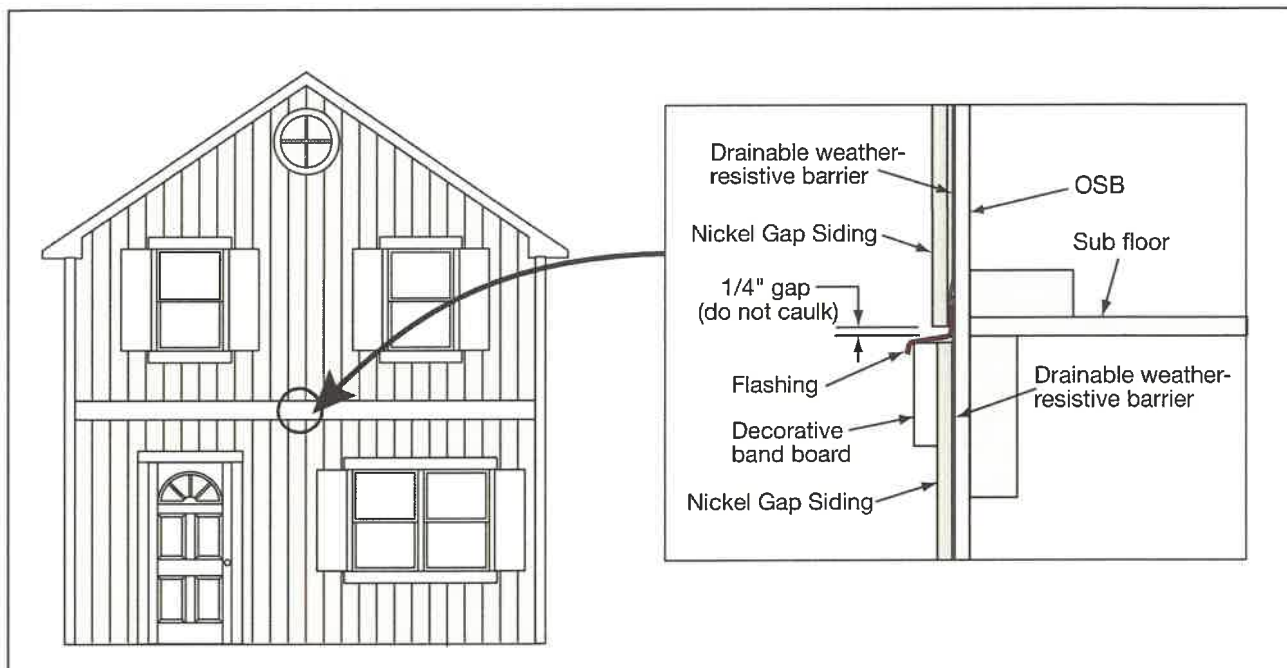


Fig. 21

FASTENING REQUIREMENTS:

- Fasten each piece of siding through the face no less than 3/4" from the edge and no more than 12" along the length of both sides of the siding (**Fig. 22**)
- Follow TruExterior Siding fastening requirements on page 19 (**Fig. 17 & 18**)

VERTICAL SIDING: JOINTS

- In situations where the height of the home requires more than one piece of siding installed vertically, flashing is required between the ends of each board. 1/4" minimum gap is required above all horizontal flashing (**Fig. 21**)
- Refer to the Seaming Tall Walls section for additional detail

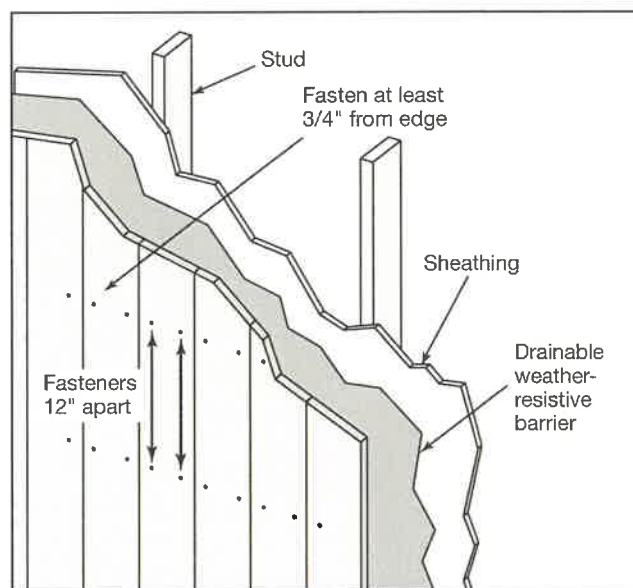


Fig. 22

SEAMING TALL WALLS

There are two methods of seaming siding on tall walls: Decorative band board trim and flashed butt joint. Both are effective in redirecting water away from the home.

DECORATIVE BAND BOARD TRIM INSTALLATION:

- Decorative band board trim can be installed using 2 methods (**Fig.23 & 24**)
- The z-flashing must be tucked under the drainable weather-resistive barrier and extend to the front of the boards
- Flashing must be sloped away from the wall
- 1/4" minimum gap must be maintained above the flashing (**Fig. 24**)
- Do not caulk between upper panel and flashing

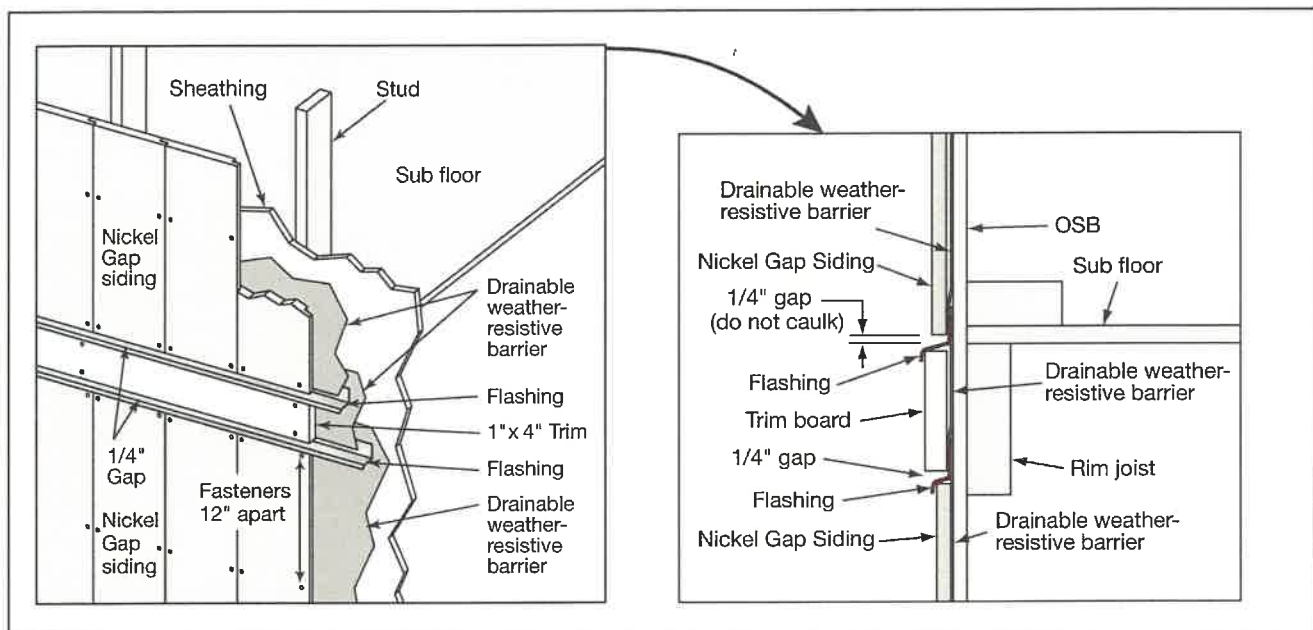


Fig. 23

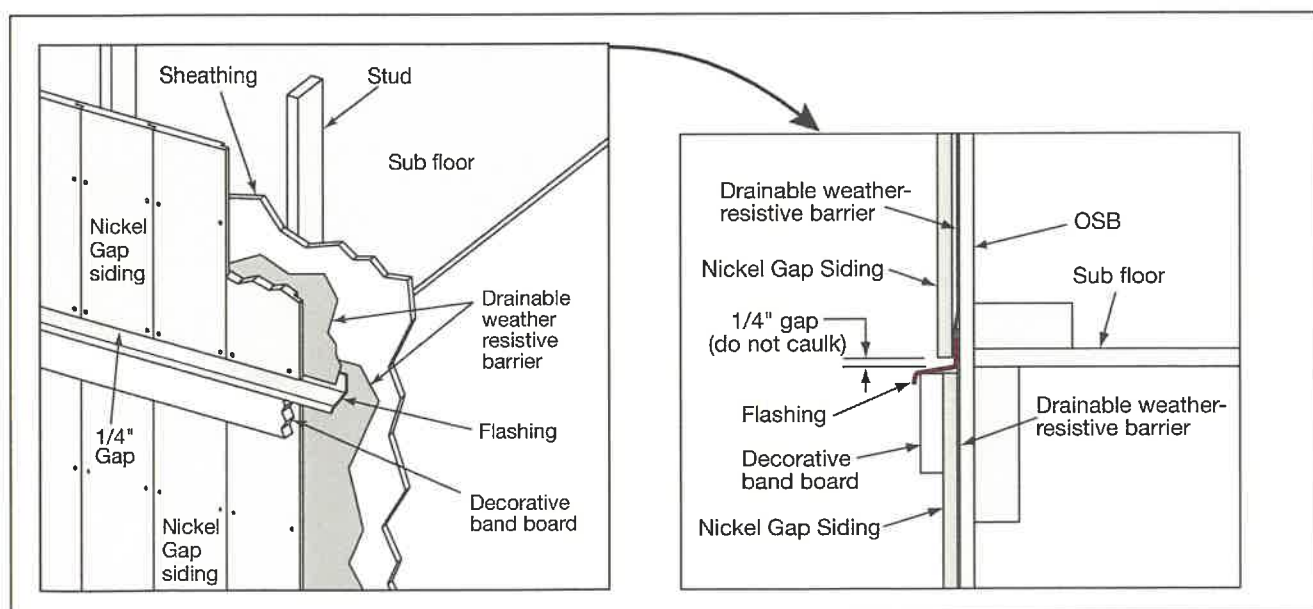


Fig. 24

FLASHED HORIZONTAL JOINT INSTALLATION:

- When installing vertical siding, horizontal joints must be flashed to minimize water penetration
- Install a piece of z-flashing, tucked under the drainable weather-resistive barrier that extends to the front of the board.
 - Make sure that flashing is sloped away from the wall
 - 1/4" gap is required above all horizontal flashing (**Fig. 25**)
 - Do not caulk gap between upper panel and flashing

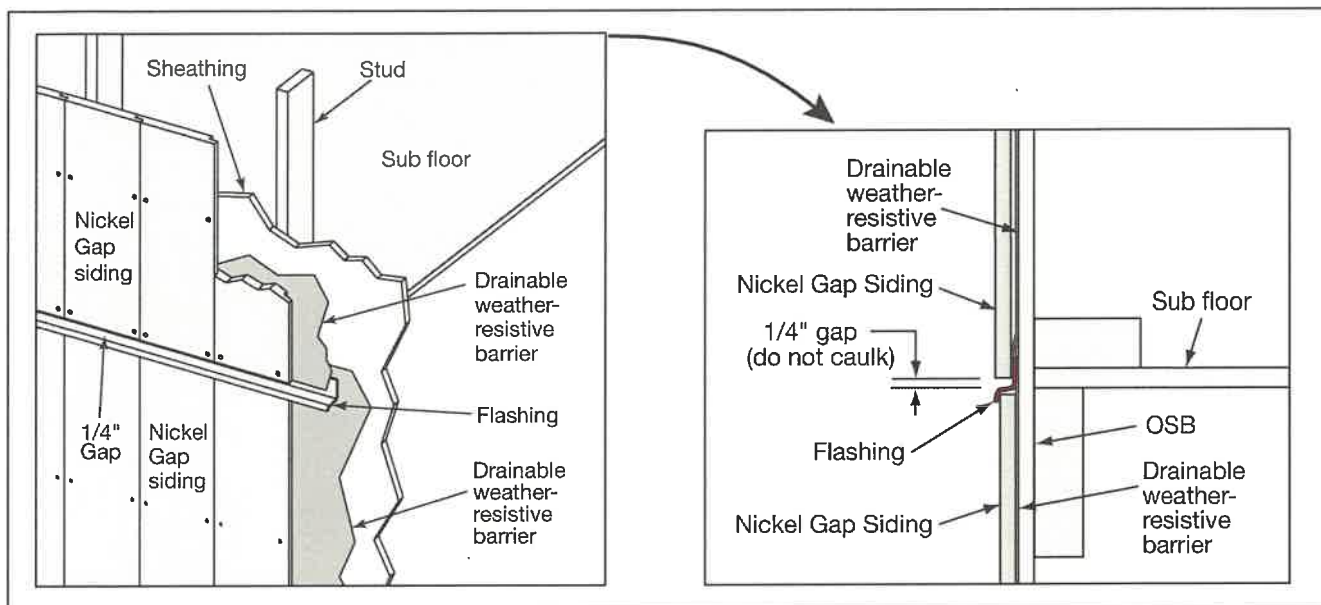


Fig. 25

MOUNT BLOCKS

When installing siding around mount blocks, apply flashing tape starting on the bottom of the block, working your way to the top. Ensure mounting blocks are installed and flashed in accordance with manufacturer's installation instructions and local codes.

- Trim each piece of siding to fit around the block, leaving a 1/8" gap around the edges (**Fig. 26**)
- Apply color-matched exterior acrylic caulk to the side joints, leaving the top joint open for water drainage

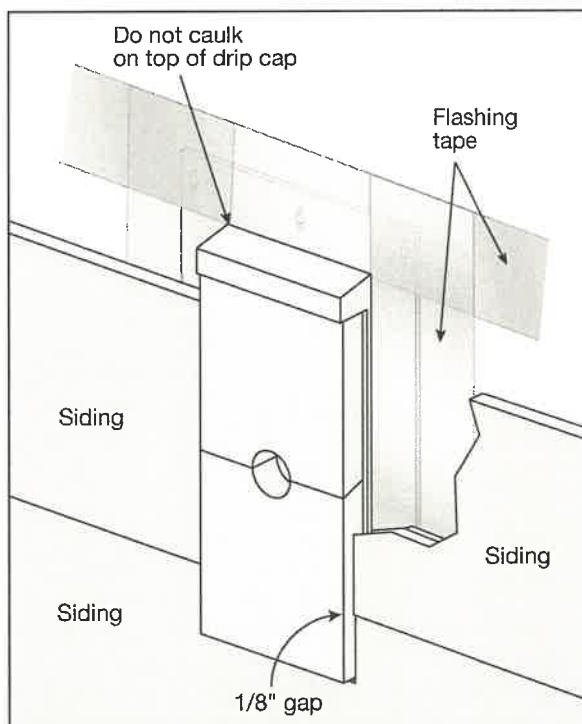
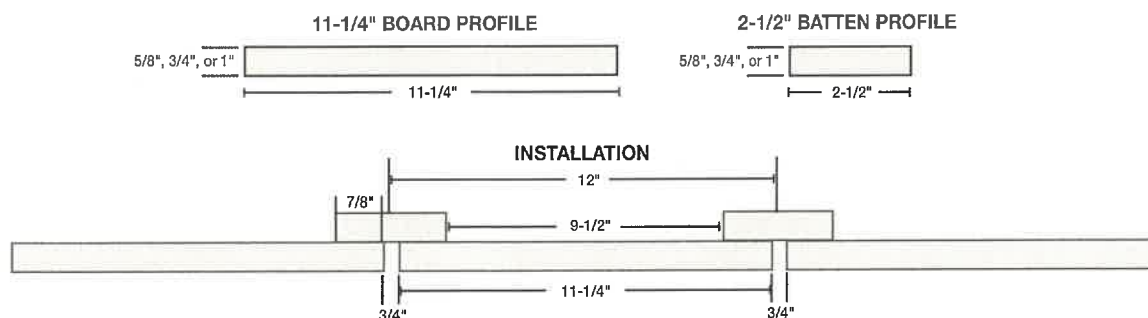


Fig. 26

BOARD AND BATTEN INSTALLATION

PRODUCT OVERVIEW

TruExterior Board and Batten system can be created with the trim boards in thicknesses of 5/8, 3/4, and 1 inch with typical widths of 11-1/4 inches and battens in thicknesses of 5/8, 3/4 and 1 inch with typical widths of 2-1/2 inches. TruExterior offers the flexibility to achieve the board-and-batten look of your choice by using a variety of available widths.



APPROVED FASTENERS

- Use 6D or 8D stainless steel or hot-dipped ring shank nails to meet wind load requirements stated in CCRR 0300
- Check your local code requirements

BOARD AND BATTEN INSTALLATION REQUIREMENTS

- TruExterior Board and Batten Siding must be installed on frame-built walls with studs spaces 16 inches on center or at most, 24 inches on center (**Fig. 27**)
- Wall sheathing must meet local codes and have a minimum thickness of 7/16" for OSB or 15/32" for plywood
- Always install drainable-weather resistive barrier according to local building code requirement (**Fig. 27**)
- Refer to pages 8-9 for more information regarding Framing, Managing Moisture, and Flashing

FASTENING REQUIREMENTS

- **When installing boards**, use 2 fasteners every 16 inches to 24 inches vertically, spaced no less than 3/4" from the edge
- **When installing battens**, use 1 fastener every 16 inches vertically placed in the center of the batten
- If installing over sheets of foam insulation, make sure the length of your nail is adjusted to ensure it penetrates the sheathing and studs at least 1-1/4" deep
- Make sure your nail gun is set to drive the nail head even with the surface of the siding boards (**Fig. 17**)

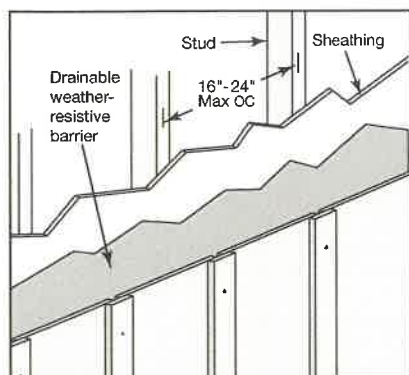


Fig. 27

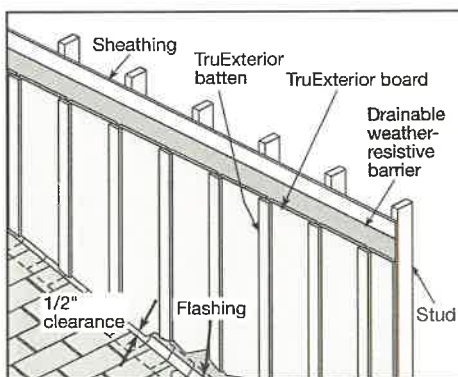


Fig. 28

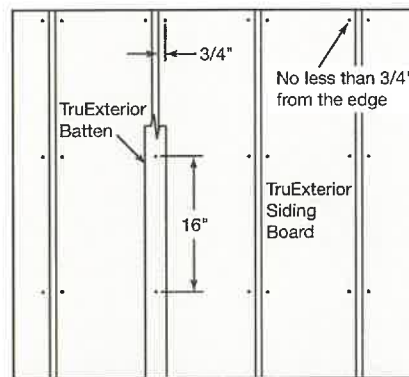


Fig. 29

CHOOSING A LAYOUT

- Before beginning installation, decide if you want the center of your wall to be the center of a board or a batten

CENTER ON BOARD

- Measure the width of the board and find the exact middle
- Mark the center point of the board at the top and bottom (**Fig. 30**)
- Using the plumb line on the wall, line up the middle of the board with the middle of the wall and secure it with fasteners (**Fig. 30**)
- Use a 3/4" wide spacer between boards as you continue across the wall, checking for plumb along the way (**Fig. 30**)
- There should be a max 9-1/2" reveal between each batten

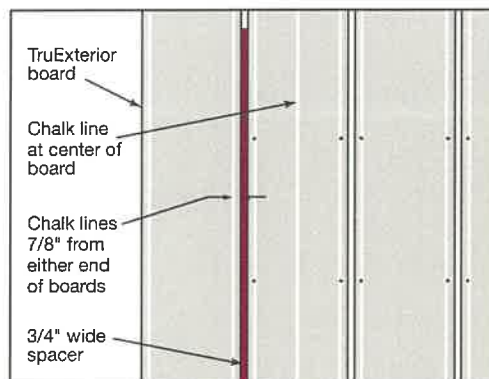


Fig. 30

CENTER ON BATTEN

- Install the edge of the first board 3/8" from the plumb line center of the wall
- Once the first board is installed, space boards 3/4" between each vertical board

BATTEN INSTALLATION

- Measure the board and chalk a line 7/8" from either edge to indicate the position of the battens
- Install the first board so that it is 7/8" off the center line in either direction left or right
- Use a 3/4" wide spacer between boards as you continue across the wall, checking for plumb along the way
- There should be a max 9-1/2" reveal between each batten

SEALING BATTENS

There are two options for sealing battens (**Fig. 31**):

- You can apply a bead of high-grade exterior acrylic caulk to both inside corners of the batten
- You can alternatively apply a bead of high-grade exterior acrylic caulk to each board just prior to fastening the batten

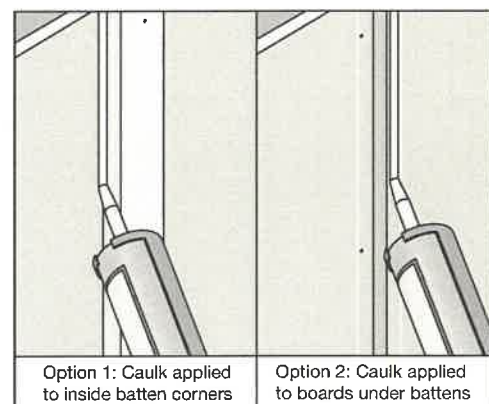


Fig. 31

INSTALLING TRIM WITH BOARD AND BATTEN

When installing TruExterior Trim above Board and Batten, choose a thickness that is equal or greater than the thickness of the boards and battens combined to avoid resting water on the tops of the battens (**Fig. 32**).

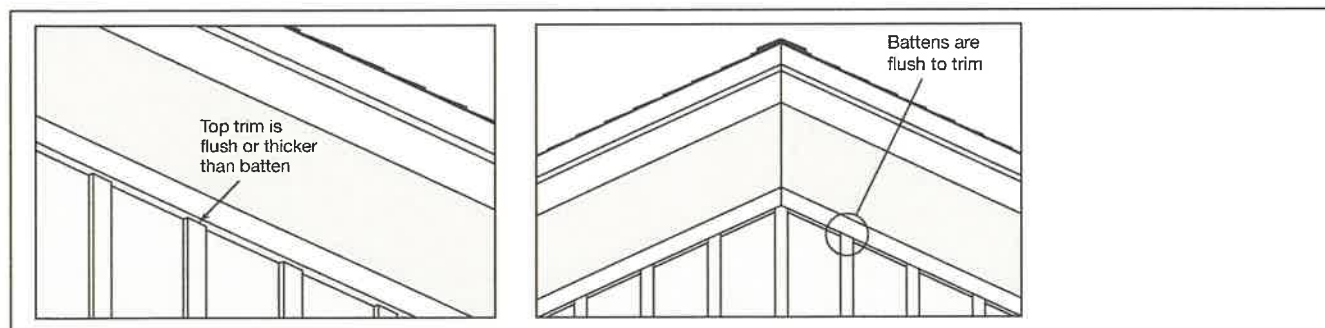


Fig. 32

SEAMING TALL WALLS

- When installing TruExterior Board and Batten, limit the overall height of the siding to the boards' length
- TruExterior recommends to break the Board and Batten below the subfloor level on new construction (**Fig. 21**)
 - This break should be trimmed with a decorative band board trim or a flashed butt joint

There are two methods of seaming Board and Batten siding on tall walls, decorative band board trim and flashed horizontal butt joint.

DECORATIVE BAND BOARD TRIM

- This method allows you to give a home a stylish trim accent and extra detail
- Use a piece of z-flashing tucked under the drainable weather resistive barrier that extends to the front face of your horizontal trim (**Fig. 33**)
- Allow 1/4" gap between the flashing and the top trim, do not caulk/seal the gap
- Seal the bottom joint where belly band trim connects with the board and battens (**Fig. 33**)

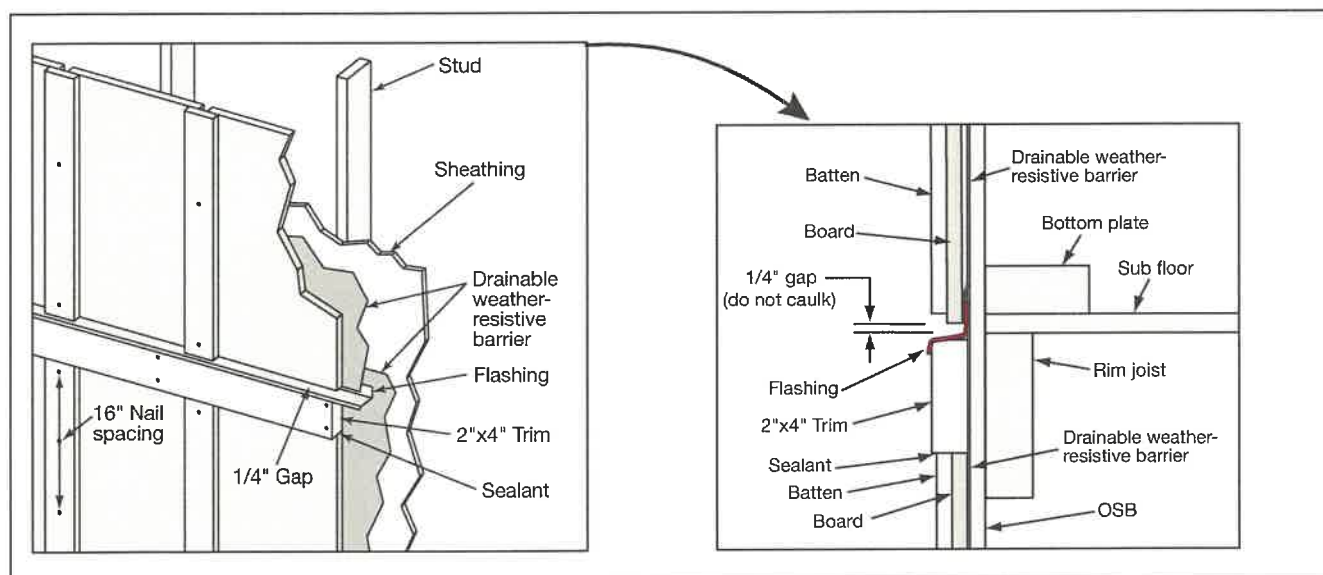


Fig. 33

FLASHED HORIZONTAL BUTT JOINT

- This method allows a more seamless look but will be slightly visible when viewed closely
- Use a piece of z-flashing tucked under the drainable weather-resistant barrier that extends to the front face of your trim (Fig. 34)
- Battens must be installed according to option 1 or 2 below (Fig.34 & 34a)

OPTION 1

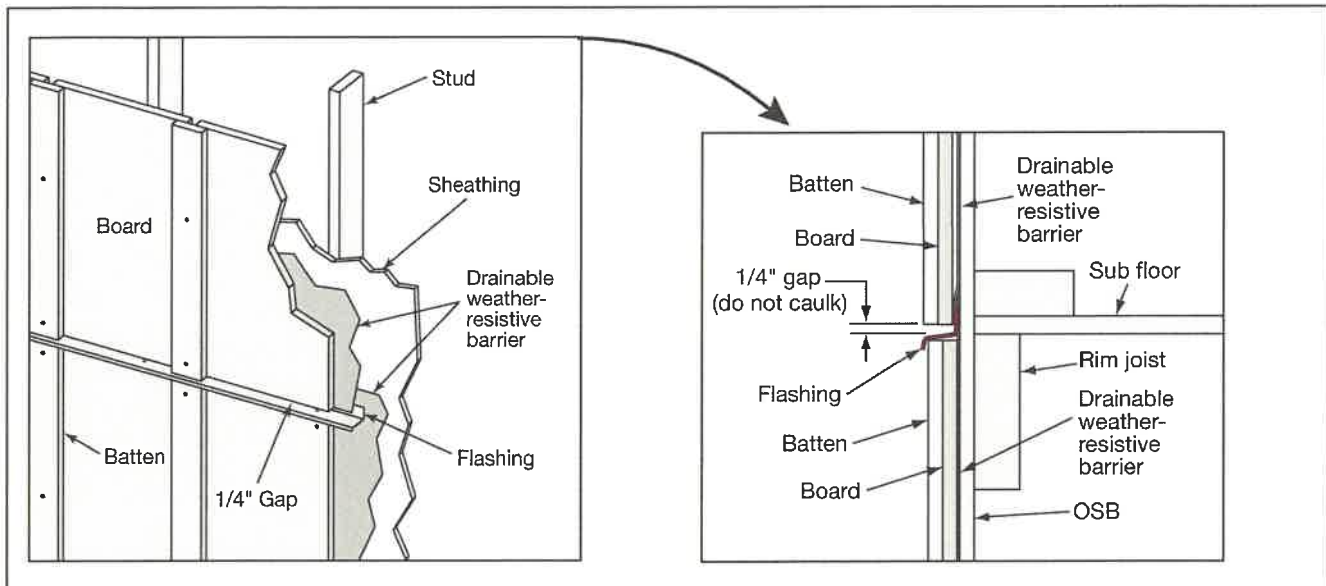


Fig. 34

OPTION 2

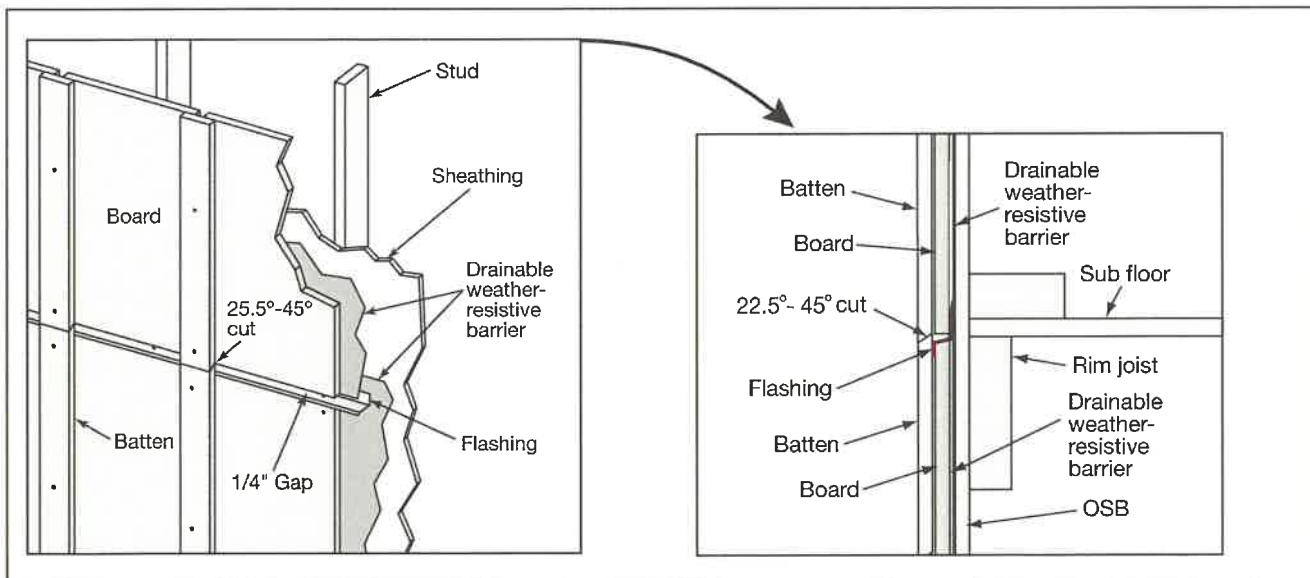


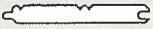
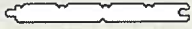
Fig. 34a

BEADBOARD INSTALLATION

PRODUCT OVERVIEW

TruExterior® Beadboard is ideal for porch ceilings, soffits and decorative wall applications, it can be attached in either parallel or perpendicular directions.

- TruExterior beadboard comes in single and double profiles
- TruExterior "tongue-and-groove" design results in a clean look that can be reversed to offer a contemporary "V-groove" appearance
- Exterior Application: soffits and porch ceilings. Not intended for siding application

Single		Double	
			
Nominal Size	Actual	Nominal	Actual
5/8 x 4	5/8" x 3-15/32"	5/8 x 8	5/8" x 6-9/16"
5/8 x 6	5/8" x 5-5/16"	5/8 x 12	5/8" x 10-1/4"

APPROVED FASTENERS:

- 15-gauge trim nails for toenail fastening application
- 6D stainless steel or hot-dipped ring shank nails for face nailing application

APPROVED FRAMING PREPARATION

- In soffit and porch ceiling applications, TruExterior Beadboard must be installed on frame-built soffits with studs spaced 16 inches to 24 inches maximum on center, without a substrate (**Fig. 35**)
- All framing members should be a minimum 1-1/2" thick
- Venting must be added to soffits where applicable. Check with local building codes for requirements

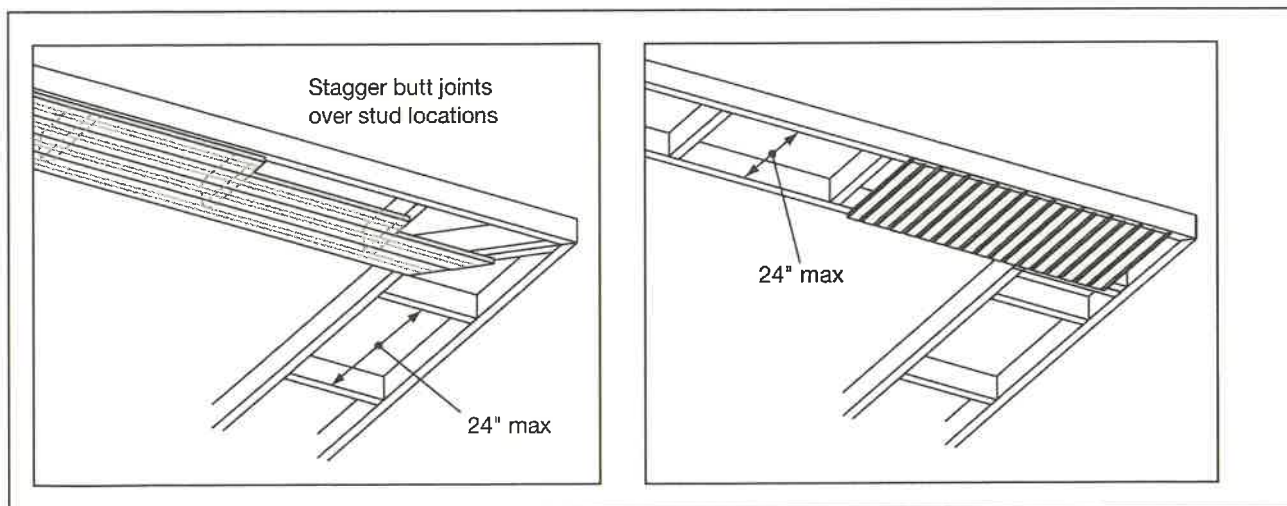


Fig. 35

BEADBOARD: FASTENING REQUIREMENTS

- **4", 6", and 8" wide Beadboard only:** Can be installed with 15-gauge trim nails through the tongue (**Fig. 36**)
- **12" wide Beadboard:** Should be fastened with 2 nails with one nail through the tongue and one face nail (**Fig. 37 & 38**)
- Fasteners should be spaced 16 inches to 24 inches max and penetrate each stud at least 1-1/4" deep
- Always stagger your butt joints over the stud locations (**Fig 35**)
- If you come to a light fixture or speaker, cut an opening in the beadboard first
- Beadboard is reversible and can provide a traditional look or a v-groove look with the same installation process

4", 6", & 8" Beadboard Fastening Schedule

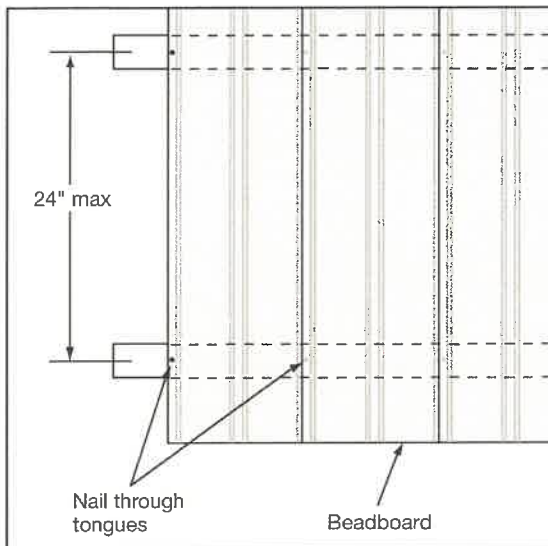


Fig. 36

12" Beadboard Fastening Schedule

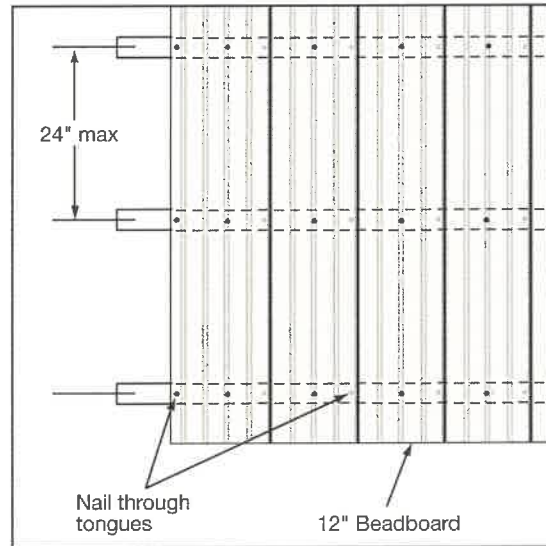


Fig. 37

Beadboard Fastening Schedule

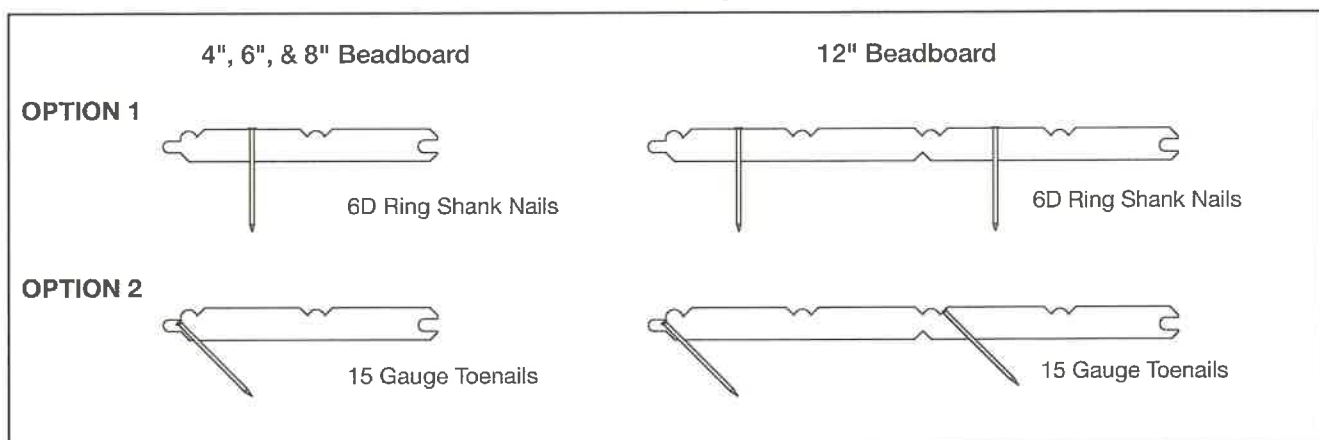


Fig. 38

APPENDIX - ADDITIONAL INFORMATION

RAINSCREEN

In some locations, a rainscreen is required to provide an air gap between the wall and the siding to meet local codes. Use the following rainscreen preparation steps prior to installing TruExterior Siding for optimum protection against moisture.

TRADITIONAL FRAMED WALLS

- TruExterior must be installed on frame-built walls with studs spaced 16 inches on center
- The wall must be sheathed with 7/16" OSB or 15/32" plywood panels per local codes
- If there is any deflection in the rough framing or furring strips, it will affect the appearance of the siding but not the performance. Appearance due to poor framing is not covered by warranty

INSTALLING THE RAINSCREEN

- Install vertical 1x4 wood furring strips every 16 inches on center directly to each wall stud (**Fig. 39**)
- Secure the furring strips with nails placed every 16 inches from the top to the bottom of the strip (**Fig. 39**)
- When securing furring strips for rabbeted trim, leave a space for ventilation

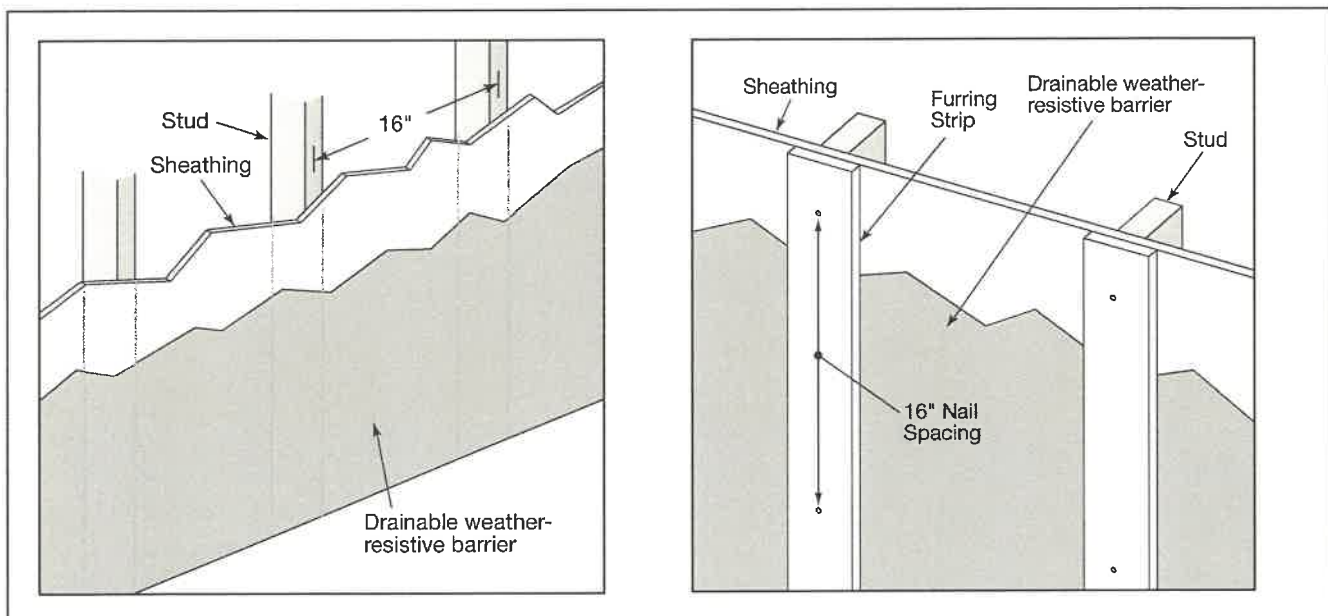


Fig. 39

APPENDIX - ADDITIONAL INFORMATION

INSTALLING FLASHING

Roof Lines

- Install step flashing behind the weather barrier and furring strip and allow a 1/2" clearance from the bottom edge of the siding to the roof to allow for air flow and water drainage (**Fig. 40**)
- If the end of the siding is not secured to a furring strip, cut a short piece of furring strip and secure it to the wall sheathing and then proceed to installing your siding course (**Fig. 41**)

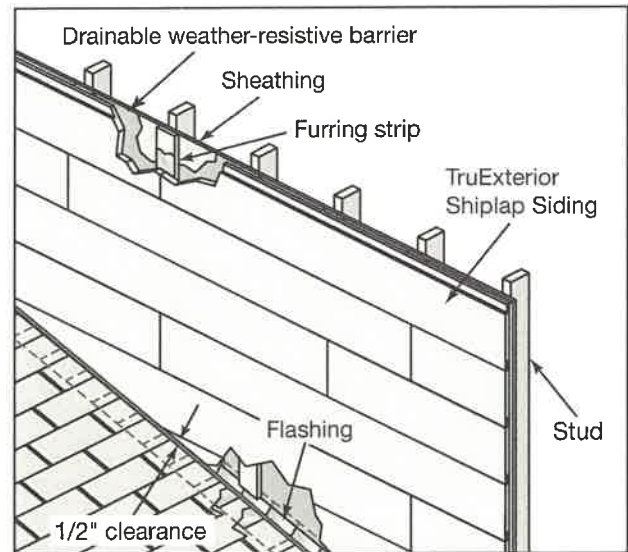


Fig. 40

Windows, Doors, Bottoms of Walls

- Install flashing behind the weather barrier and furring strip and allow a 1/4" clearance from the siding to the tops of windows, doors and bottoms of walls (**Fig. 42**)
- Siding may be installed right up against the trim and sealed with a high-grade, exterior acrylic caulk
- Recommended to use color matched flashing behind all butt joints

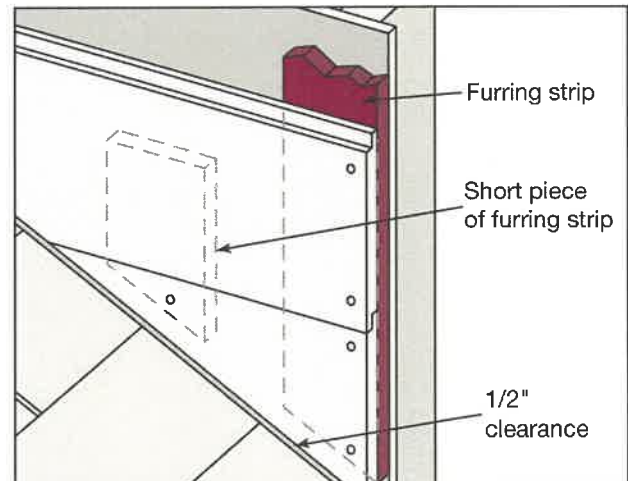


Fig. 41

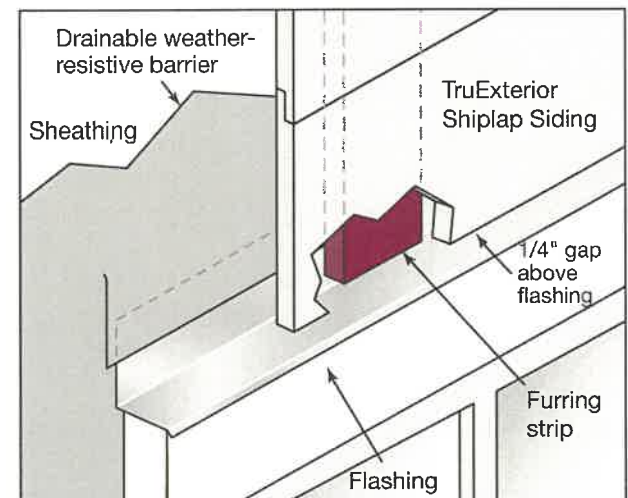


Fig. 42

APPENDIX - ADDITIONAL INFORMATION

APPROVED FASTENERS

- Use 6D, 8D or greater stainless steel or hot dipped ring shank nails to meet wind load requirements stated in the Intertek CCRR-0300 report.
- Check your local code requirements

SECURING SIDING TO FURRING STRIPS

- Make sure your nail gun is set to drive the nail head even with the surface of the siding, penetrating a nailable substrate at least 1-1/4" deep (**Fig. 17**)
- For 4", 6", and 8" profiles, 2 fasteners must be used through the face of the siding at each furring strip (**Fig. 43**)
- For 10" profiles, 3 fasteners must be used through the face of the siding at each furring strip (**Fig. 44**)
- Nail the siding boards no less than 3/4" from either edge
- Siding butt joints can be installed with no gaps and must occur on the location of the furring strips
- It is recommended to use flashing behind all butt joints to help protect the furring strip
- When installing TruExterior in situations where fasteners are unable to be in the furring strips, cut and fasten short furring strips into a minimum 7/16" OSB or 15/32" plywood
- Refer to page 18 for siding fastening requirements (**Fig.17 & 18**)

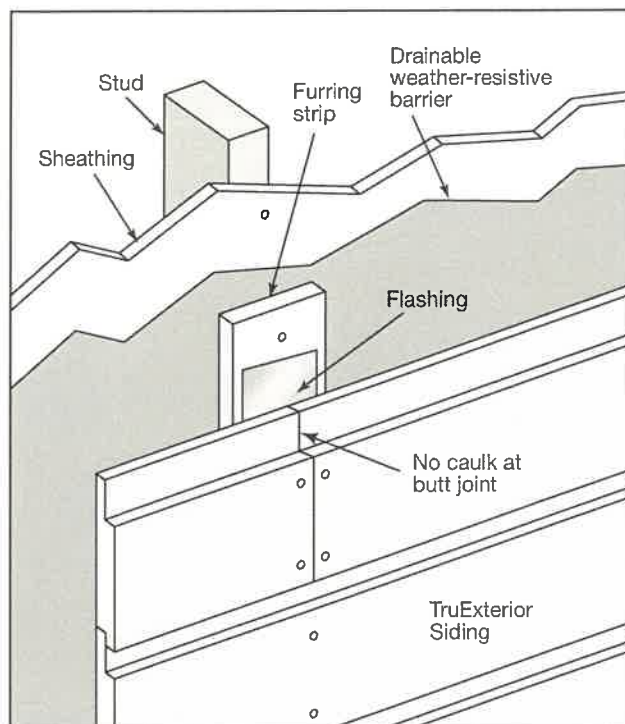


Fig. 43

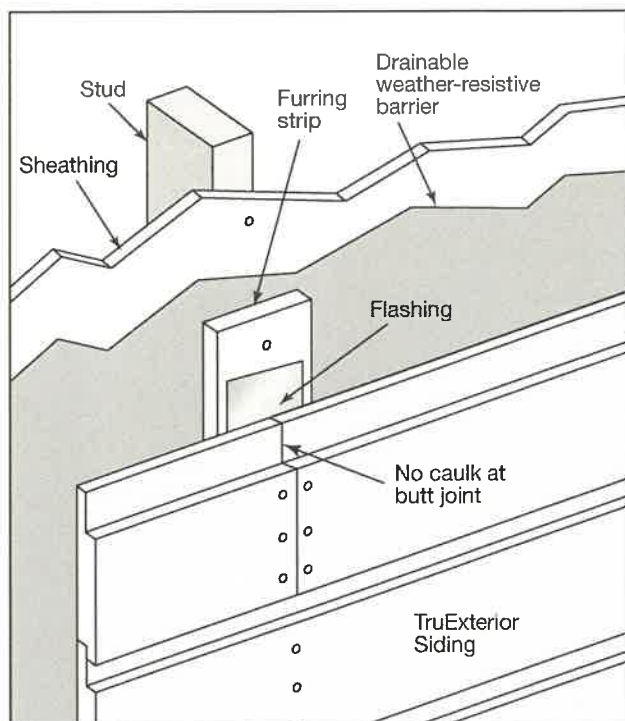


Fig. 44

APPENDIX - ADDITIONAL INFORMATION

FIREPLACE SURROUNDS

TruExterior products can be used to create an attractive fireplace surround that provides long-lasting beauty, even when in direct contact with masonry.

- TruExterior products up to 1 inch thick can be installed as a fireplace surround
- Keep TruExterior boards at least 8 inches away from the firebox opening in accordance to 2021 IRC 1001.11 exception 4 (**Fig. 45**)

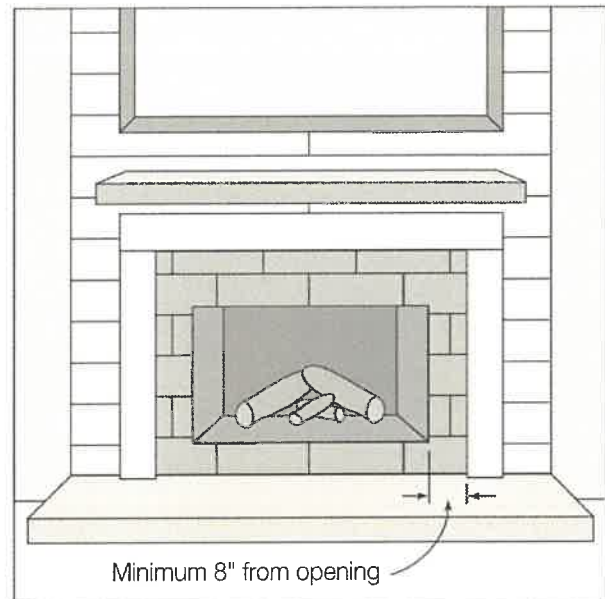


Fig. 45

APPENDIX - ADDITIONAL INFORMATION

ADHESIVES AND SEALANTS

This table is not a comprehensive list of compatible adhesives, caulks and sealants, nor is it intended to be an endorsement of the below listed products by TruExterior.

The table below contains recommendations provided to TruExterior by adhesive and sealant manufacturers. TruExterior does not specify brands and will not warrant or accept liability for the performance of field-applied adhesives, caulks and sealants. Please follow manufacturer guidelines for prep and application of these products.

MANUFACTURER	ADHESIVES/GLUES	SEALANTS
PPG Architectural Coatings Cranberry Township, PA 16066 (800) 634-0015	• Liquid Nails Siding and Trim (LN-501) • Liquid Nails Heavy Duty (LN-901) • Liquid Nails Heavy Duty Low-VOC (LN-903) • Liquid Nails Extreme Heavy Duty (LN-907) • Liquid Nails Polyurethane Low-VOC (LN-950)	• Liquid Nails Supercaulk Clear (LC-130) • Top Gun 250 • Top Gun 300 • Top Gun 400
DAP Baltimore, MD 21224 800-327-8477	• Dynagrip 3498 • Dynagrip HP	• Dynaflex 920
Franklin International Columbus, OH 43207 800-347-4583	• Titebond GREENchoice Premium Polyurethane • Titebond Weather Master • Titebond Weather Master Metal Roofing	• Titebond Weather Master • Titebond Weather Master Metal Roofing • Titebond UA-920 • Titebond All Siding Sealant
Henkel Corporation Westlake, Ohio 44145 800-624-7767	• PL Premium • PL Premium Fast Grab	• OSI EP-1000 • QUAD Clear • QUAD VOC • PL Polyurethane
Sashco, Inc. Brighton, CO 80601 800-767-5656		• Big Stretch Clear • Big Stretch White • Lexel
Novagard Solutions Cleveland, OH 44114 800-380-0138		• Novaflex® Multi-Purpose M100 • Novaflex® Multi-Purpose M150

Two-part acrylic construction adhesives such as Extreme Adhesives Fast Cure PVC Trim Welder should be avoided.

Water-based adhesives, while compatible, are not recommended due to the low water absorption properties of TruExterior Siding and Trim. Extended drying times are often required for proper adhesion when using these products.

Products that are listed above are primarily intended for installations in the field. Original Equipment Manufacturers (OEM's) or millwork shops may require different set and curing characteristics in an adhesive.

EFFLORESCENCE

Efflorescence is a white, crystalline substance that can appear on many building materials (including stone veneer, bricks, cement walls, grout and fiber cement). Although uncommon, efflorescence may occur within TruExterior Siding & Trim products.

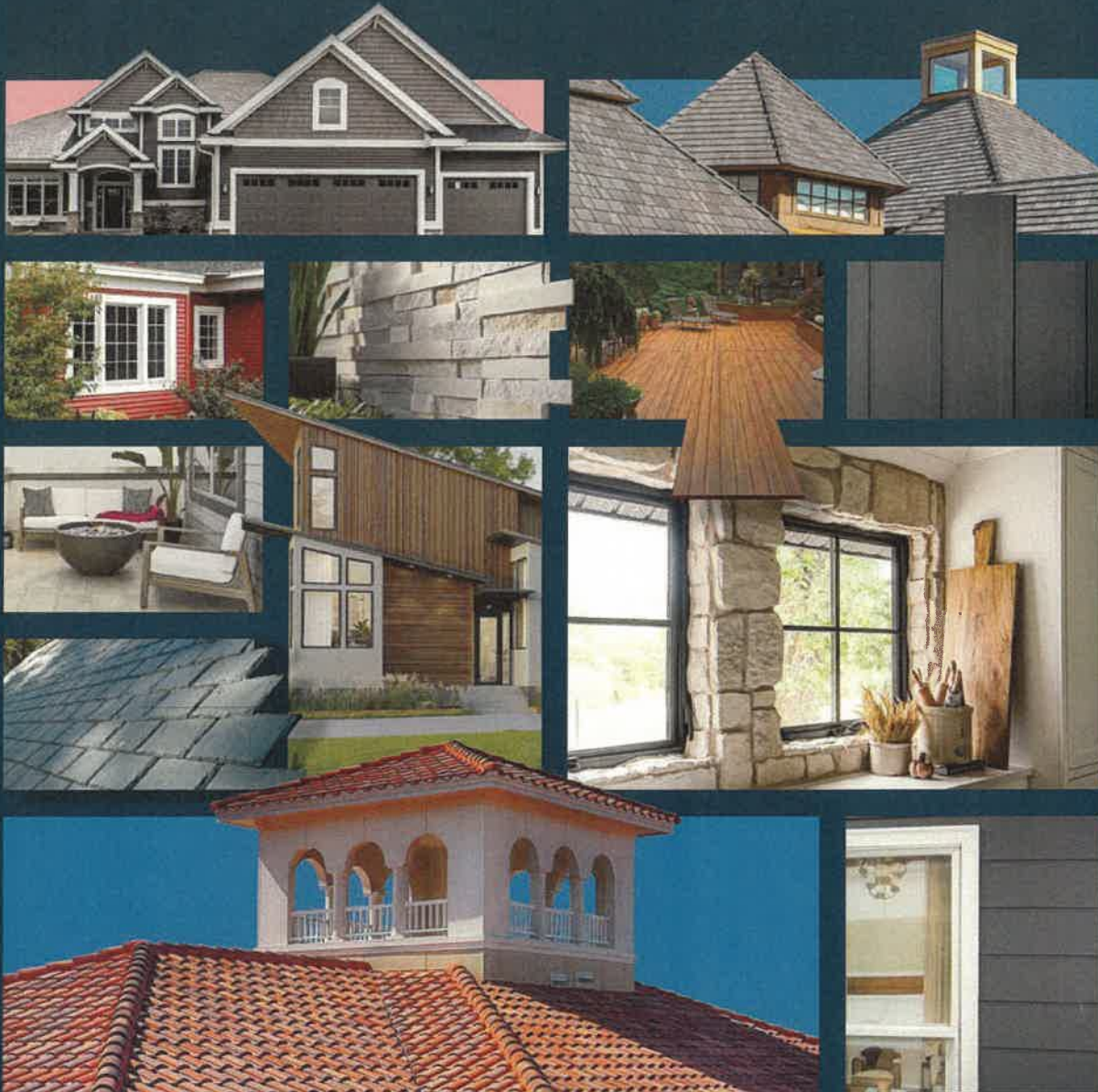
CLEANING EFFLORESCENCE

- If product becomes wet, allow to air dry at ordinary temperatures with good air circulation. Mechanical drying of any type is not recommended (i.e. heated forced air, curing ovens, tunnel drying, etc.)
- Wipe off all surface debris
- Use a 30% vinegar and water cleaning solution to help remove efflorescence



This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There is no handwriting or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



BE BOUNDLESS™

THE PRODUCTS TO DO EVERYTHING. THE POWER TO DO EVEN MORE.

We're answering "what ifs" on a whole new level—from the solutions we create to the dreams we build. We have the tools and technology to tell design stories on a bigger scale and on a more personal level. There are no limits to how far we innovate, how deeply we express, how strongly we commit and how boldly we go.

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Item # 301010 | TE153450 8/24





Historic Preservation Board Regular Meeting Minutes

June 12, 2024 at 9:00 AM

City Hall Commission Chambers
401 S. Park Avenue

Present

Fay Pappas, Kim Burst Wood, Wade Miller, Aimee Spencer, Kelsey Wolfe, Lee Rambeau,
Virtual: John Skolfield

Absent

None

Staff Present

Planning Consultant Jeff Briggs, Planner Corinna Lundgren, Administrative Coordinator
Mary Bush

1. Call to Order

Chairman Wade Miller called the meeting to order at 9:03 a.m.

2. Selection of Chair and Vice Chair

Motion made by Aimee Spencer, seconded by Kelsey Wolfe, to nominate Wade Miller as
Chair of the Board. Mr. Miller accepted the nomination.

By a roll call vote, the motion carried unanimously 7-0.

Motion made by Wade Miller, seconded by N. Lee Rambeau, to nominate Aimee
Spencer as Vice-Chair of the Board. Ms. Spencer accepted the nomination.

By a roll call vote, the motion carried unanimously 7-0.

3. Consent Agenda

- a. Approve the minutes of May 8, 2024.

Motion made by Kelsey Wolfe, seconded by Aimee Spencer to approve the May 8, 2024
meeting minutes.

The motion carried unanimously by a 7-0 vote.

4. Public Comments (for items not on the agenda): Three minutes allowed

for each speaker

No one from the public wished to speak. The public hearing was closed.

5. Public Hearings (Public participation and comment on these matters must be in person.)

- a. Request of Brian and Jennifer Berry to designate the property at 1259 Essex Road to the Winter Park Register of Historic Places.

Mr. Briggs provided a summary of the item. He noted that the applicant purchased their home in 2022. He also noted that the applicant had done some research and found information on the original owner of the home, who had been a student and graduate of Rollins College. He then indicated that the owner wanted to have the house recognized for its historical aspects as well as preserve the home.

Staff recommendation was for approval.

The Board indicated that they appreciated the voluntary designation.

No one from the public wished to speak. The public hearing was closed.

Motion made by Aimee Spencer, seconded by Kelsey Wolfe, for approval to designate the home at 1259 Essex Road, built in 1925, to the Winter Park Register of Historic Places.

The motion carried unanimously by a 7-0 vote.

- b. Request of Mr./Mrs. Proudfit for additions to the designated property at 1290 N. Park Avenue on the Winter Park Register of Historic Places.

Mr. Briggs provided a summary of the item. He noted that the home had already been approved for historic designation and a lot split. He also noted that the applicant was adding a new two-car garage to the existing home and a detached accessory structure towards the lakefront. He then indicated that the Board needed to decide on the architectural compatibility of the additions with the existing home.

Staff recommendation was for approval.

The applicant, Zane Williams of 1333 Alberta Drive, Winter Park, FL 32789 addressed the Board. Mr. Williams provided details of what was proposed to be removed from and added to the existing home. Discussion ensued regarding the additional story that would be added to the home, why the applicant wanted to make the proposed changes, adding step backs and articulation to the proposed additions, the applicant's proposed architectural detail changes, and the type of roof tile to be used throughout

the project.

The Board heard public comment from the following resident:

Mike Cross of 1317 N. New York Avenue, Winter Park, FL 32789 addressed the Board. Mr. Cross shared concerns about the proposed setbacks.

No one else from the public wished to speak. The public hearing was closed.

Motion made by Wade Miller, seconded by Aimee Spencer, for approval of additions to the newly designated property at 1290 N. Park Avenue built in 1930 on the Winter Park Register of Historic Places, with the following conditions:

- **must include an appropriate articulation from the existing home to the addition that is represented where the existing two-story structure ends and is a bump out of no more than 12 inches to create a shadow line and an articulation, but does not over power the Juliette balcony and does not extend farther than the garage,**
- **must use architectural details that are represented in the existing historic house, particularly on the roof with the barrel tile detailing which must be carried through to and mirrored in the new roof design and materials,**
- **and is subject to representations that the applicant agreed to during the Historic Preservation Board meeting discussion on June 12, 2024.**

The motion carried unanimously by a 7-0 vote.

- c. Reconstruction of the home at 965 Lakeview Drive, subject to the conditions of approval for the demolition and variances granted on May 8, 2024.

Mr. Briggs provided a summary of the item. He reviewed the motion that was made for the item at the last Historic Preservation Board meeting on May 8, 2024. He explained that the Board would be reviewing the motion's condition of approval #3 regarding the exterior materials to be used for rebuilding the home. He noted that after the last Board meeting, staff, with the assistance of Historic Preservation Board member John Skolfield, created a supplement to the existing building permit that includes a list of requirements for the window, exterior siding, roof, exterior door, porch column, chimney, and exterior paint color details. Mr. Briggs briefly reviewed the proposed detail requirements.

The applicant, Charles Clayton of Clayton Construction at 940 Old England Avenue, Winter Park, FL 32789 addressed the Board and stated that he was available for any

questions. The Board inquired with Mr. Clayton about the supplier for the siding to be used.

The homeowner, Ryan Phillips, addressed the Board regarding modernizing materials and options for the siding. Discussion ensued. The Board expressed that they were not in favor of any switch from wood siding to any other product.

No one from the public wished to speak. The public hearing was closed.

Motion made by Wade Miller, seconded by N. Lee Rambeau, for approval of the Condition of Approval #3 on the exterior materials to be used for the rebuilding of house at 965 Lakeview Drive in response to the demolitions that occurred, with the following conditions:

- **the applicant must adhere to staff's supplement to the existing building permit,**
- **and only wood siding or a 3/4-inch shiplap is allowed.**

The motion carried unanimously by a 7-0 vote.

- d. Request to build 1,201 SF of additions to the existing 1,574 SF one-story masonry home at 2230 Howard Drive.

Mr. Briggs provided a summary of the item. He noted that in 2019 the homeowner at that time had applied and was approved for a historic designation of the home along with a request for some additions and setback variances. He then noted that the new homeowner, Christopher Thomas purchased the home and desires to increase the square footage of the home and add a two-car garage. Mr. Briggs indicated that the applicant had received a consent letter from their adjacent neighbor for the setback variance requested along Mulbry Drive.

Staff recommendation was for approval.

The applicant, Christopher Thomas addressed the Board and indicated that he wanted to keep the mid-century modern style of the home. He also noted that he had a signed letter from the adjacent neighbor in approval of the request.

The Board expressed that they would like staff to sign off on the building permit to ensure the plans match what is approved by the Board.

The Board heard public comment from the following resident:

Cindy Smith of 2909 Parkland Drive, Winter Park, FL 32789. Ms. Smith expressed concerns about what the applicant presented in their submittal and what she believed

would actually be built.

The Board informed Ms. Smith that her concerns about potential traffic issues should be discussed with the City's Transportation department.

No one else from the public wished to speak. The public hearing was closed.

The applicant addressed the Board and spoke about Ms. Smith's comments. He indicated that he was not married nor a developer and did not coerce his neighbor to sign off on a consent letter.

Motion made by Wade Miller, seconded by Aimee Spencer, to amend the Certificate of Review granted in August 2019 to build 1,201 SF of additions to the existing 1,574 SF one-story masonry home at 2230 Howard Drive with variances requested for the rear and street side setbacks, with the following condition:

- **the applicant must submit to the Board an updated set of full working plans that show more details about the proposed additions.**

The motion carried unanimously by a 7-0 vote.

6. Action Items

- a. Request for Preliminary Review to designate the property at 1423 Westchester Avenue, built in 1925, contingent upon approval of additions to the existing home.

Mr. Briggs provided a summary of the item. He noted that the home had been extensively restored and updated inside, and the owners desired to expand it to a larger square footage.

The owners of the home, Bush and Shameen Wrighton, of 1423 Westchester Avenue, Winter Park, FL 32789 addressed the Board. Mr. Wrighton spoke about previous historic homes that they owned and renovated. He then noted that they wanted to increase the roof pitch and add dormers to the existing home along with a few other additions.

Discussion ensued about the curb cut approaching the garage on Westchester Avenue, and stepping back the additions from the original home. The Board recommended that the applicant study the architectural style of the original home and use their findings in their plans. The Board also recommended that the applicant provide a site plan that includes the surrounding homes, professional elevations, and details of the materials to be used.

7. Non-Action Items

8. Staff Updates

Mr. Briggs noted that the 151 Stirling Avenue home was sold. He added that the new owners are happy with the existing home but may soon apply for only a small addition to the home.

9. Board Comments

10. Upcoming Agenda Items

11. Adjournment

The meeting adjourned at 11:23 a.m.

Minutes approved by the Board on July 10, 2024.

ATTEST:

/s/ Mary Bush, Recording Secretary



Historic Preservation Board

agenda item 4.b

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

July 9, 2025

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

COR 25-06. Request by Catherine Mitchell to add a two-story accessory dwelling unit in the rear of the lot at 865 South Pennsylvania Avenue, zoned R-2, located in the College Quarter District, inclusive of a rear setback variance in order to accommodate parking between the structures.

motion | recommendation

Staff recommendation is for approval with the condition that there can only be two total units on the property, and that the zoning final inspection/Certificate of Occupancy for the rear house cannot be issued until the second kitchen and second utility meter that exists today for the front house be removed and a zoning final inspection be completed for the permit associated with the front home to ensure the second unit has been removed.

background

At the April 9, 2025, Historic Preservation Board (HPB) meeting, the applicant received preliminary feedback regarding the proposed addition of a two-story accessory dwelling unit (ADU) at the rear of 865 South Pennsylvania Avenue. The property, which is zoned R-2 and located within the College Quarter Historic District, was reviewed with particular focus on site layout and parking functionality. During the meeting, the HPB directed the applicant to revise the plans to provide a more practical and functional parking arrangement to adequately serve both the primary residence and the proposed ADU.

Following the preliminary review, the applicant has submitted a formal application that includes a request for a rear setback variance to accommodate the required parking between the two structures. Specifically, the applicant is seeking approval for a seven (7) foot rear setback for both the first and second floors, in lieu of the required 10-foot first-floor and 20-foot second-floor setbacks. The requested variance would allow for the provision of two standard parking spaces (each measuring nine feet by eighteen feet) between the primary structure and the ADU. The revised site plan also provides additional space alongside the structures to accommodate further on-site parking if needed. All other zoning requirements,

including setbacks, floor area ratio (FAR), and impervious coverage, remain consistent with the R-2 zoning standards.

Architecturally, the proposed ADU is designed to complement the existing home. The building's style, scale, and materials match those of the primary residence and conform to the College Quarter Design Guidelines, ensuring architectural compatibility within the historic district.

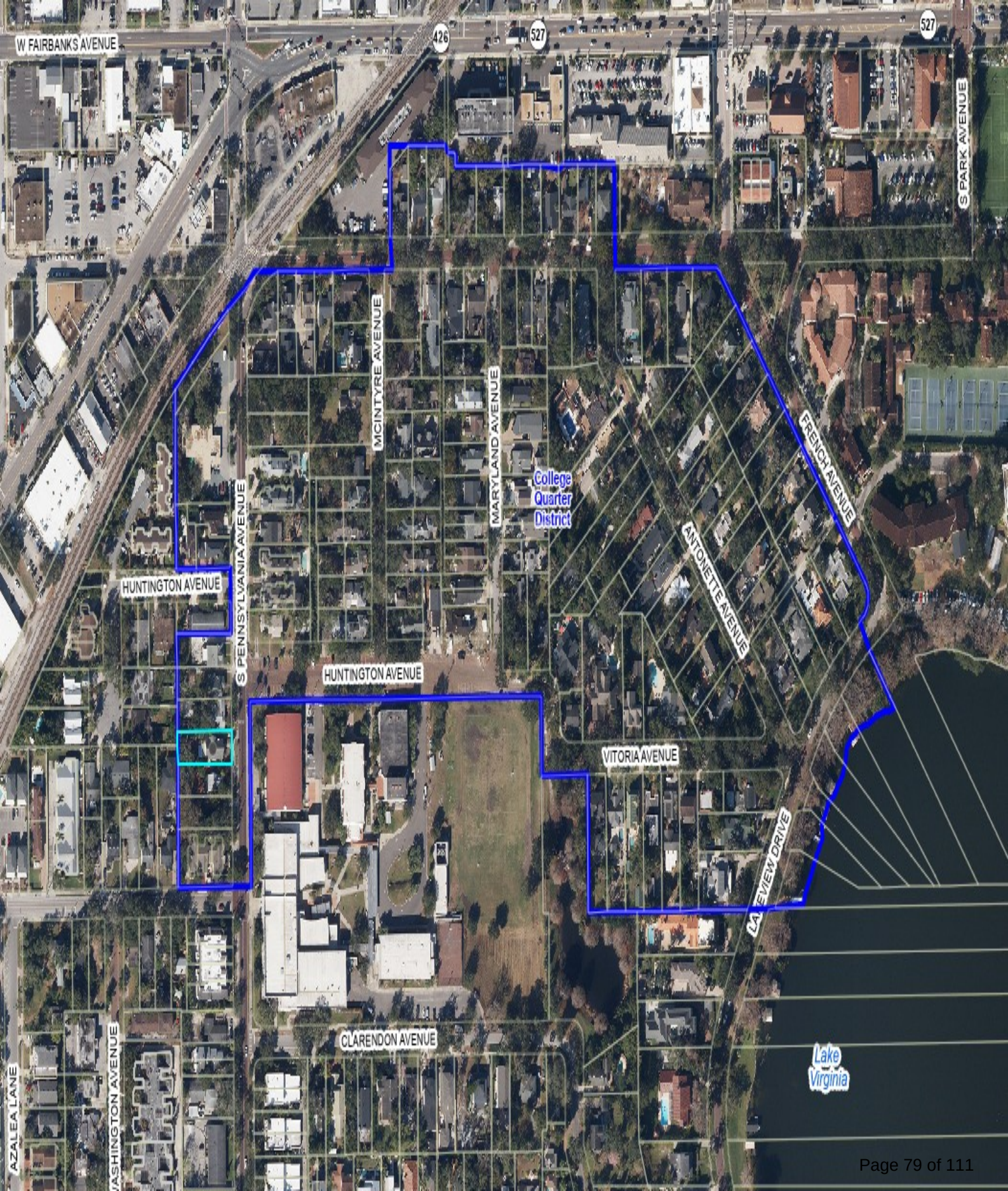
It is important to note that the existing home currently contains two dwelling units. Under the R-2 zoning designation and based on the lot size, the maximum allowable number of units on the property is two. Therefore, as a condition of this approval, one of the units within the main house must be removed in order to maintain compliance. Staff is recommending a condition requiring that the zoning final inspection and Certificate of Occupancy for the new rear ADU cannot be issued until the second kitchen and second utility meter in the front house are removed. Additionally, a zoning final inspection must be completed for the front house permit to verify that the second unit has been properly eliminated.

alternatives | other considerations

fiscal impact

attachments

1. Location Map
2. Aerial Map
3. SKM_C250i25061008570
4. Image of existing home
5. Image of existing home 2
6. Pen Cottage20250610_085635



W FAIRBANKS AVENUE

426

527

527

S PARK AVENUE

MCINTYRE AVENUE

MARYLAND AVENUE

College
Quarter
District

FRENCH AVENUE

ANTOINETTE AVENUE

HUNTINGTON AVENUE

S PENNSYLVANIA AVENUE

HUNTINGTON AVENUE

VITORIA AVENUE

LAKEVIEW DRIVE

CLARENDON AVENUE

WASHINGTON AVENUE

AZALEA LANE

Lake
Virginia



City of Winter Park
Planning & Zoning Department
Historic Preservation Board
401 South Park Avenue
Winter Park, Florida 32789
407-599-3440

Certificate of Review Application

1. 865 Pennsylvania Avenue, Winter Park, FL 32789

Building address

Catherine Mitchell 865 Pennsylvania Ave. 609-367-2392

Owner's name(s)

Address

Telephone

2. Please indicate the work you propose to undertake:

☐ Minor alteration ☒ New construction ☐ Addition ☐ Demolition ☐
Rehabilitation

☒ Variance request (additional information required) ☐ Other:

3. Proposed project narrative: *(attach additional page if necessary)*

2 story cottage (1,615sf) to be built behind existing cottage

4. The following supplementary information shall be provided as applicable to describe the proposal:

☒ Site plan ☒ Floor plan(s) ☒ Elevations(s) ☐ Photo(s) ☐ Survey

☐ Material and product information ☐ Setback/Coverage worksheet

5. I, Catherine Mitchell, as owner of the property described above, do hereby authorize the filing of this application on my behalf.

Catherine Mitchell
Owner's Signature

06/09/2025

Date

Historic Preservation Commission Office Use

Date received: _____ HPC Meeting: _____ Case File No _____

Historic name of building (if any) _____

Historic district name (if any) _____

Parcel Identification Number _____

Year built _____

☐ historic landmark ☐ historic building/structure

☐ district contributing element ☐ district non-contributing element

Historic Preservation Board
Certificate of Review
Supplemental Application for Variance Request

1. Describe variance request:

Variance requested to build a 2 story cottage 7'-0" from the rear property line in lieu of the 20'-0" setback required.

2. What are the special conditions and circumstances peculiar to the land, building(s), and structure(s), involved especially as they are established by the historic character of the afore mentioned?

Proposed rear cottage to match the existing front cottage in Architectural character. It will include horizontal siding, window surround, exposed roof rafter tails, window type, brackets, porch columns and roof material.

3. Describe the requirements, from the Land Development Code upon which this request is based.

7'-0" rear variance requested to provide 2 parking spaces between the cottages to allow for ease of exiting property.

4. Describe how the requested variance may be appropriate to achieve the design review standards for historic preservation.

Proposed variance will allow home owner to park 2 vehicles between new and existing cottages.

5. Complete the setback and coverage calculations on the appropriate form and include with this application.

Refer to Architect sheet A1 for Area Calculation which includes required setback and area number. See Architectural site plan for proposed setbacks.

File this form with your completed Certificate of Review application.





865

865 S PENNSYLVANIA
APT 1
APT 2

PENNSYLVANIA COTTAGE



WINTER PARK, FLORIDA



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WINTER PARK DESIGN

151 ORGEE DRIVE
MAITLAND, FL 32751
PHONE: 407.644.8993
FAX: 407.644.7606



PENNSYLVANIA COTTAGE
WINTER PARK, FLORIDA

JOB NUMBER

DATE

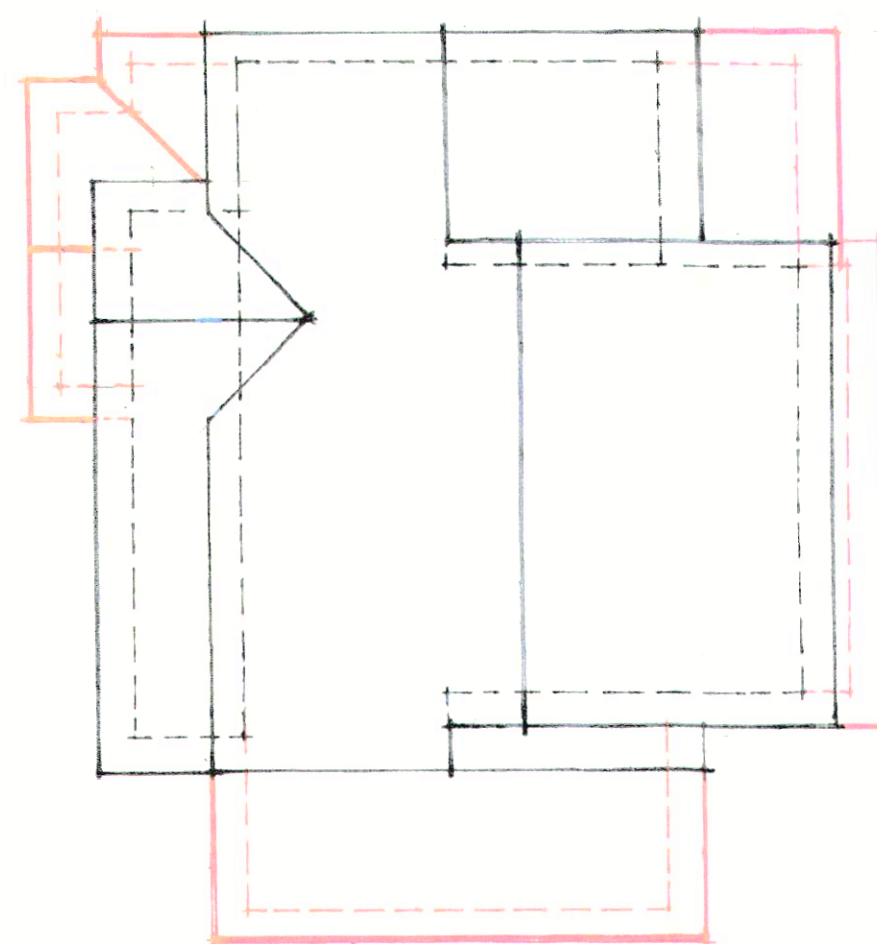
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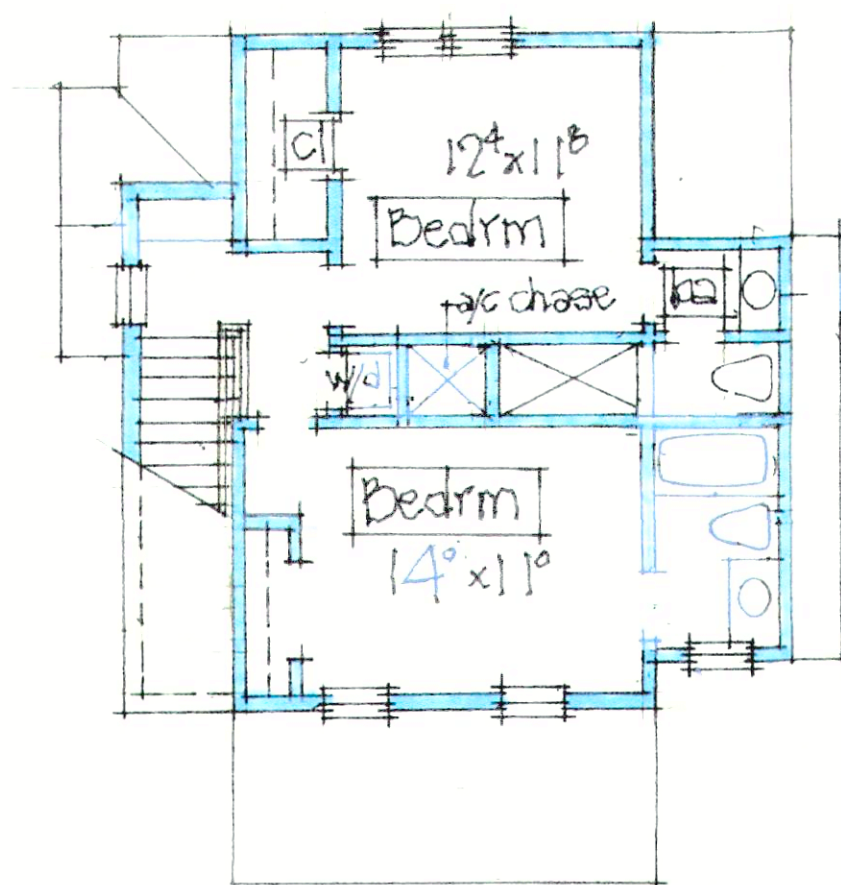
REVISIONS

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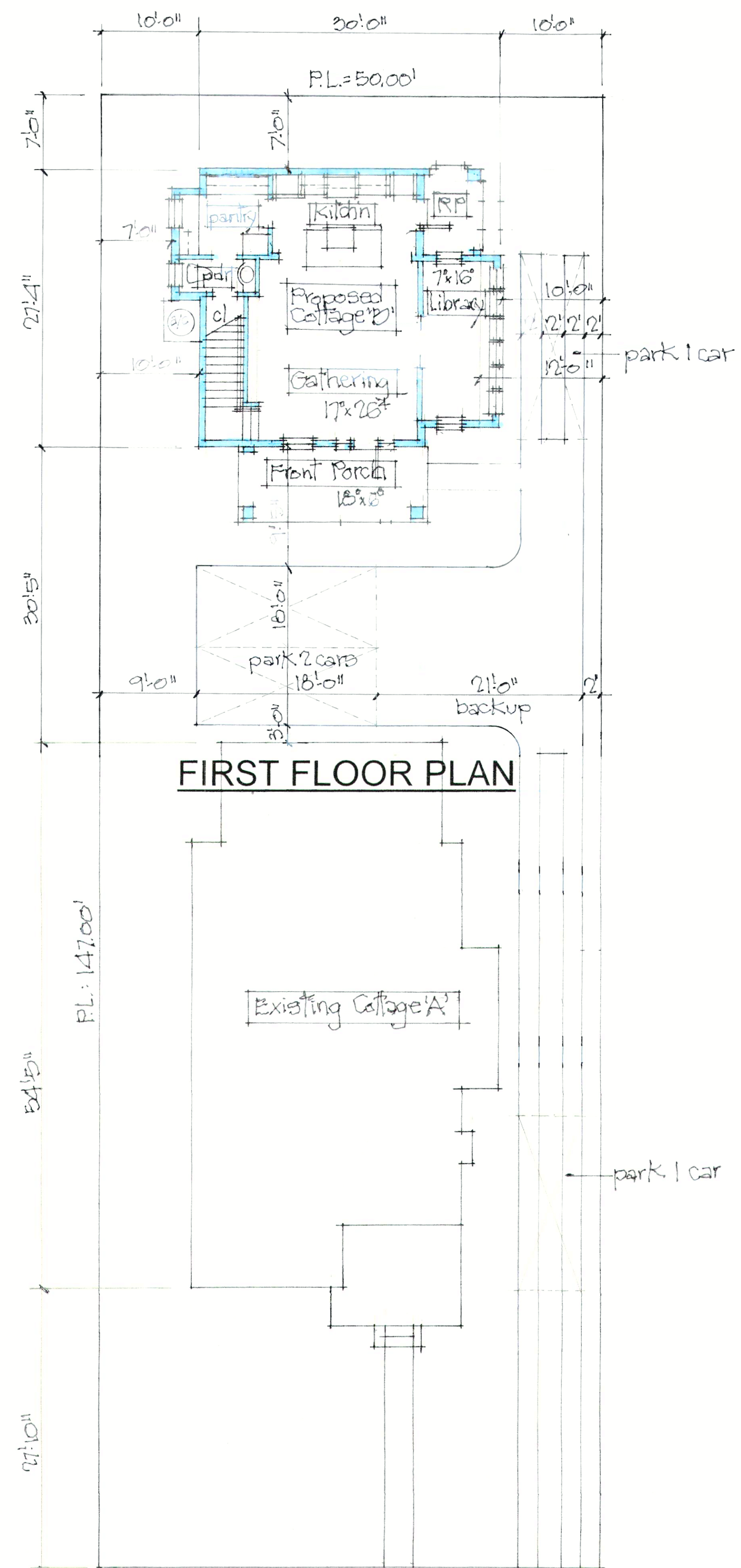
SHEET



ROOF PLAN



SECOND FLOOR PLAN

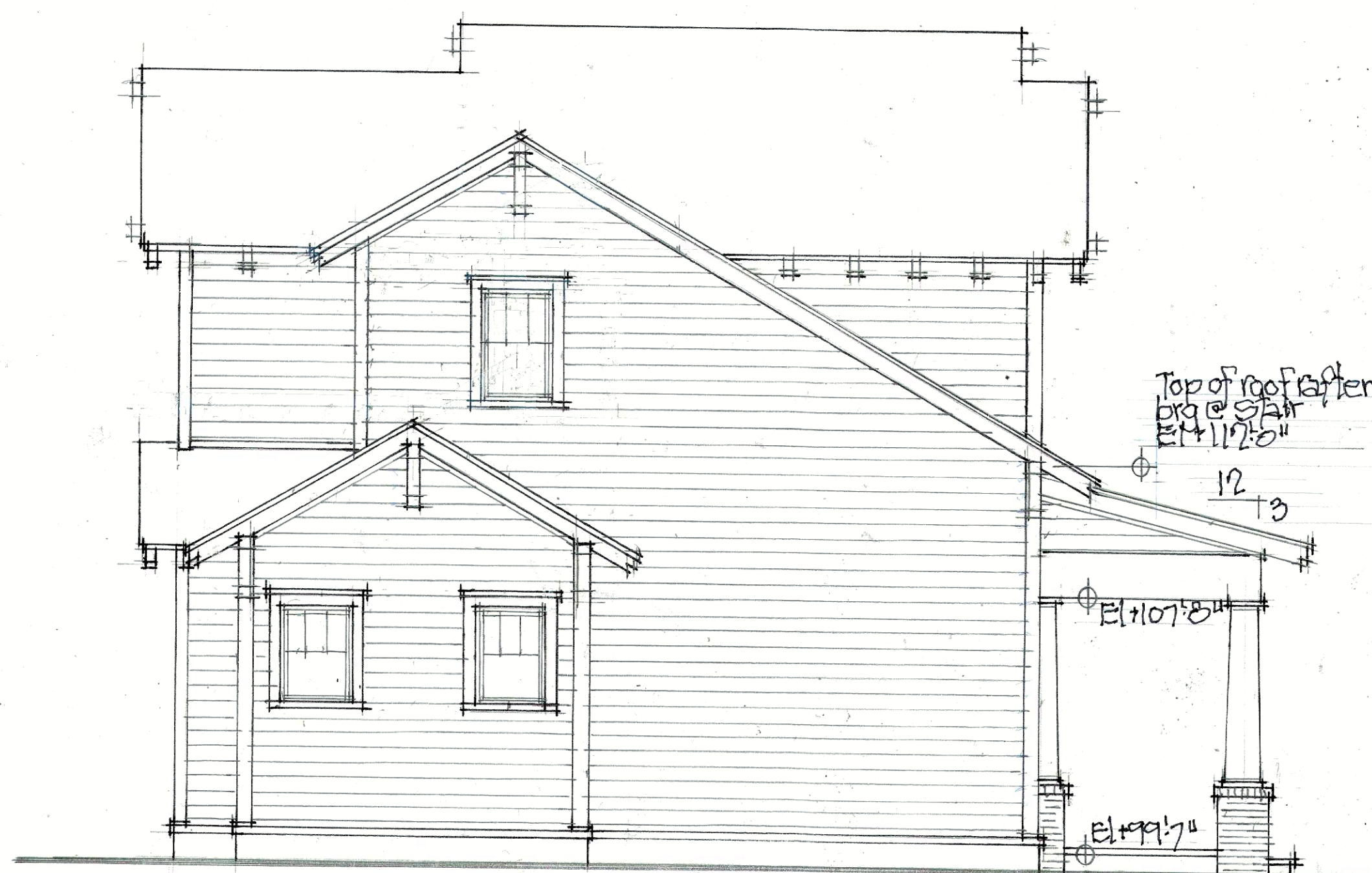


FIRST FLOOR PLAN

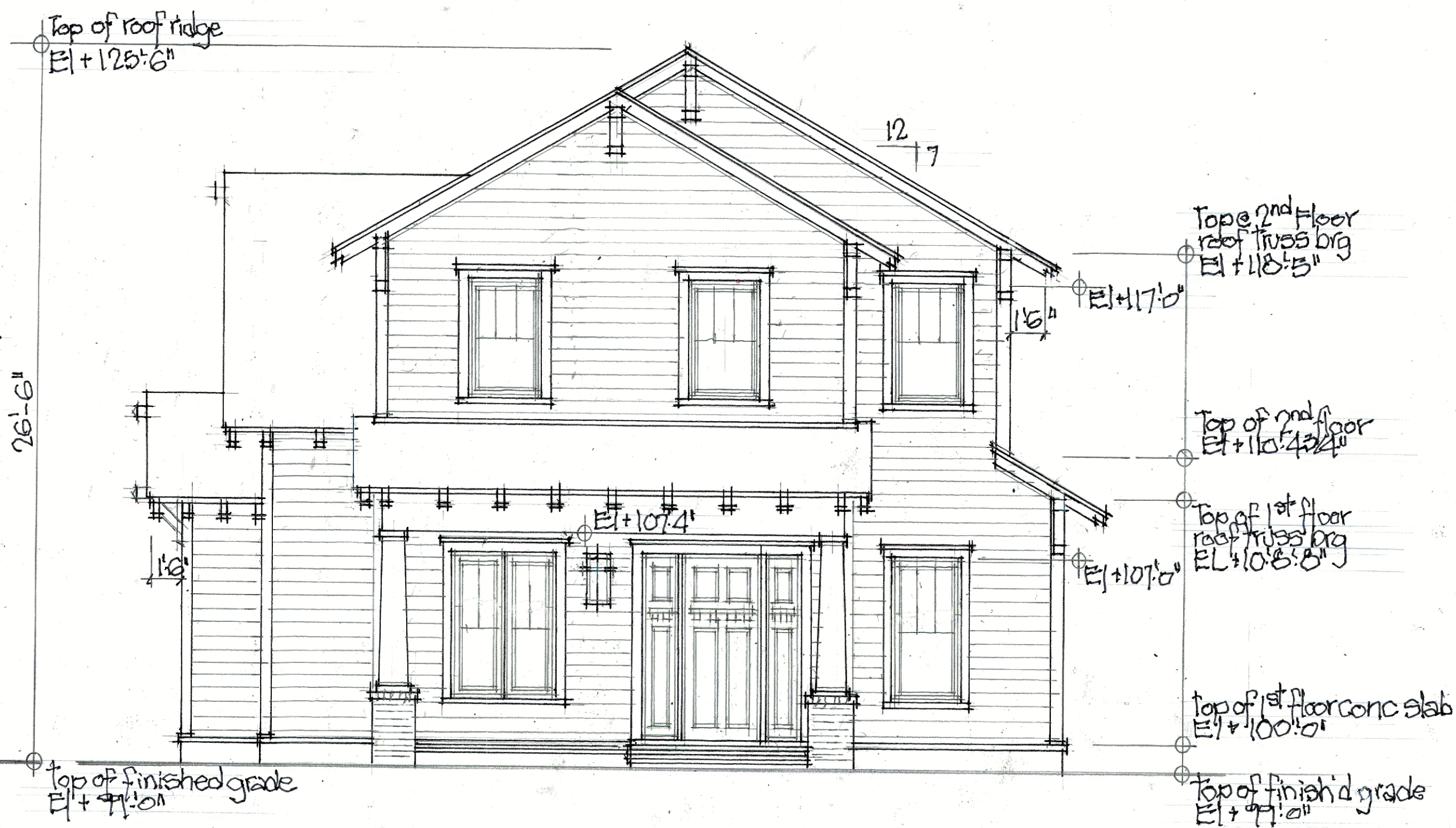
AREA CALCULATION	
Address	865 S. Pennsylvania Avenue
Existing Zoning	R-2 Historic
Lot Area	7,350 SF
Lot Width	50'-0"
Setbacks	
Rear Setbacks	10'-0"/20'-0"
Side Setbacks	7'-0"/10'-0"
Impervious	
Total Impervious Allowed	4,777 SF (65%)
Front Cottage "A"	1,525
Rear Cottage "B"	945
Hardscape	1,295
Total Proposed Impervious	3,765 SF (52%)
BUILDING COVERAGE	
Building Coverage Allowed	2,573 SF (35%)
Building Coverage Proposed	
Existing Cottage "A"	1,525 SF
Proposed Cottage "B"	945
FLOOR AREA	
Allowed	3,575 (50%)
Existing Cottage "A"	2,205 (30%)
Proposed Cottage "B"	1,470 (20%)
Proposed	
Existing Cottage "A"	1,405 (19.1%)
Proposed Cottage "B"	1,440 (19.6%)
Total Proposed	2,845 (34%)

COTTAGE 'B' AREA	
First Floor	770
Second Floor	670
Total Living	1,440 sf FAR
Front Porch	125
Rear Porch	50
TOTAL	1,615 SF

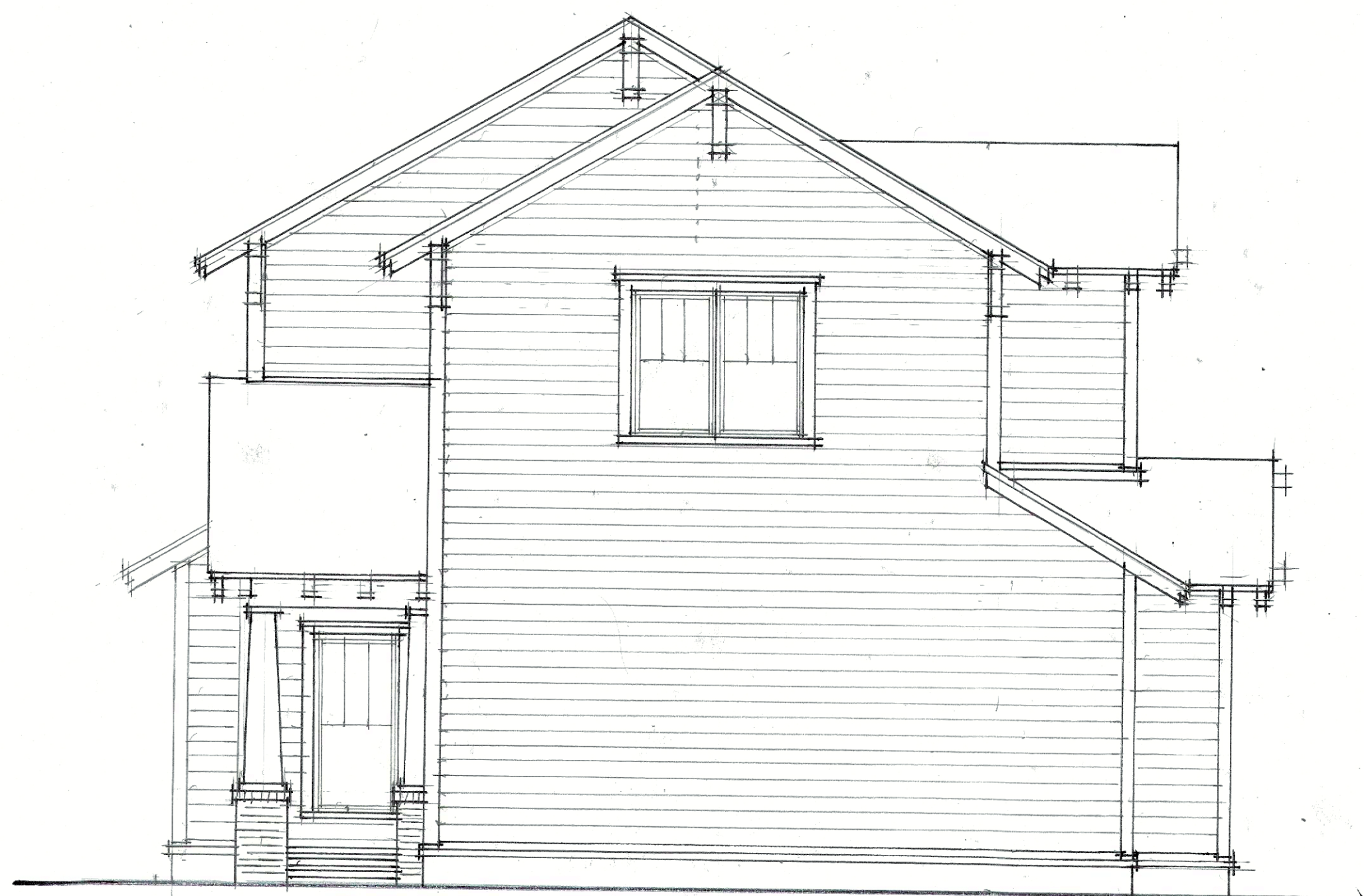




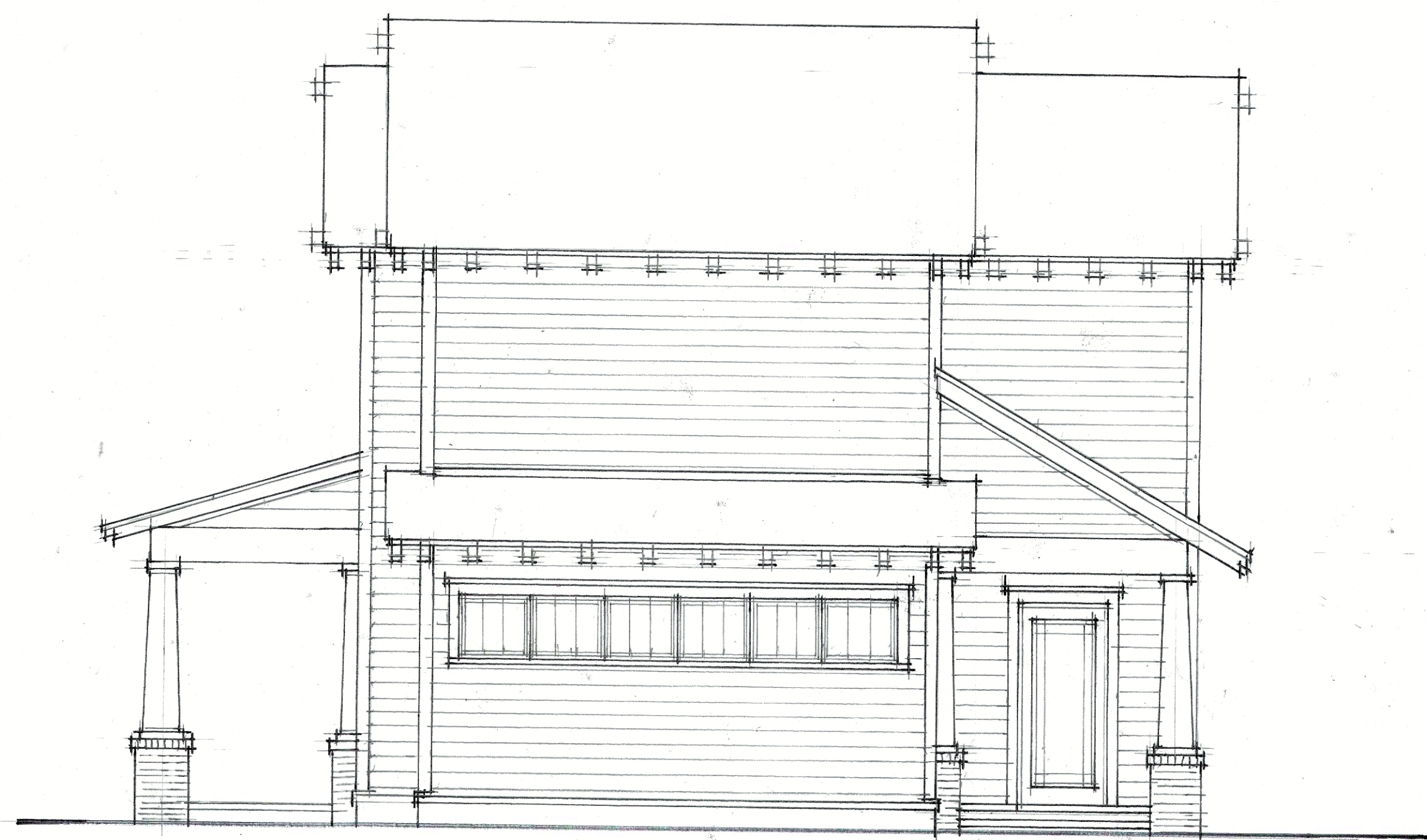
LEFT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



RIGHT SIDE ELEVATION



PENNSYLVANIA COTTAGE

WINTER PARK, FLORIDA

DATE

Jan 31, 2024

DESIGN

Right

CHECKED

REVISIONS

SHEET

5





Historic Preservation Board

agenda item 6.a

item type

Non-Action Items

meeting date

July 9, 2025

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

Request of Barefoot Brothers Construction for a preliminary review of renovations/additions to 786 Antonette Ave, zoned R-1AA, located within the College Quarter Historic District.

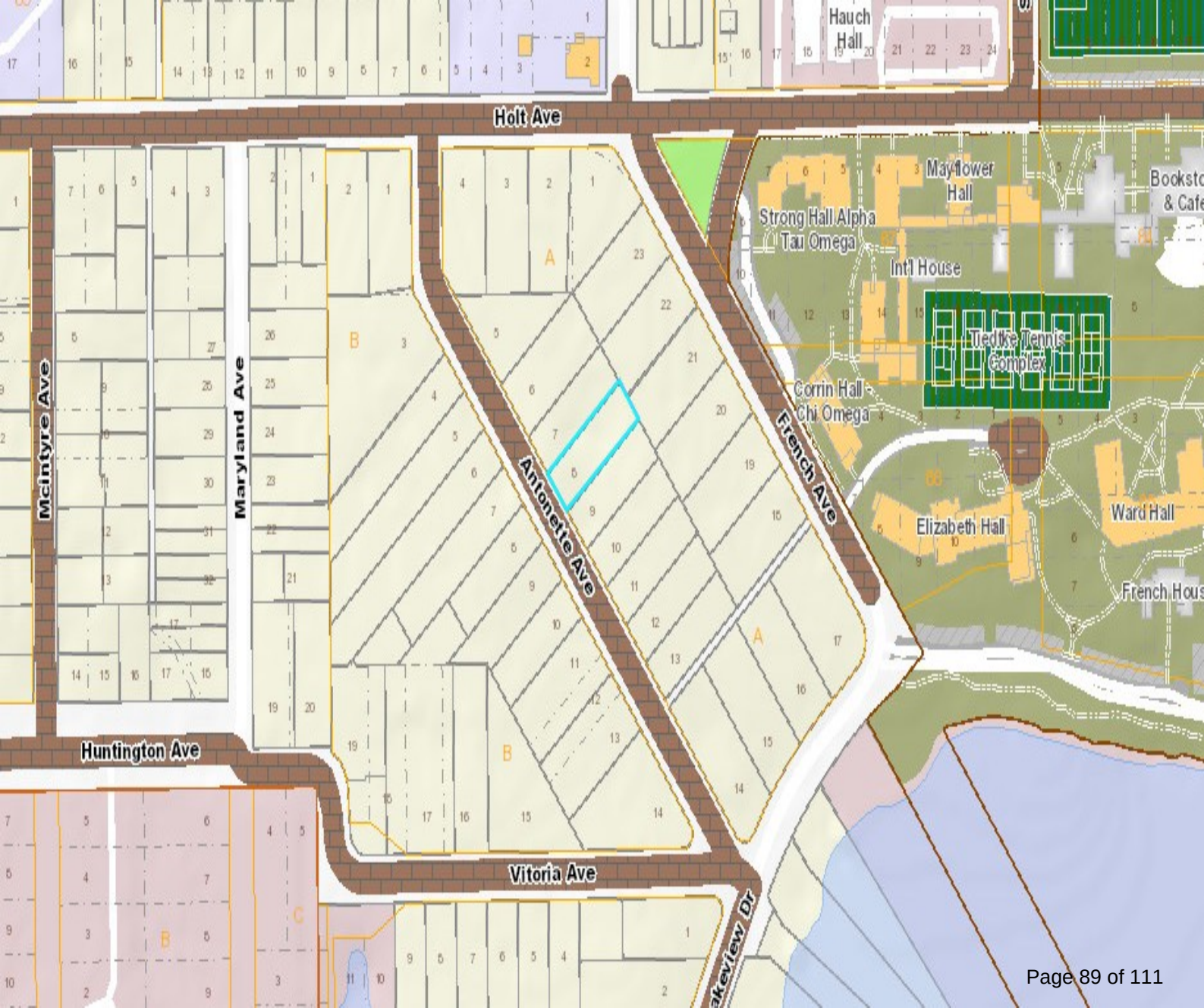
motion | recommendation**background**

Staff comments:

- HPB to provide direction on changes to the front elevation/proposed additions
- Applicant to provide details on which portions of the existing structure are to be demolished
- Second-story side setback variance for principal structure required
- Articulation variance for side wall segments greater than 36' in length required for both sides (applicant will address this in the formal submittal)
- Side and rear setback variances required for two-story accessory structure

alternatives | other considerations**fiscal impact****attachments**

1. Location Map
2. Aerial Map
3. 786 6-26-25





786 Antonette Ave, Winter
Park, FL 32789

[illegible]

Barefoot Brothers

786

EXISTING
CONDITION
PHOTOS

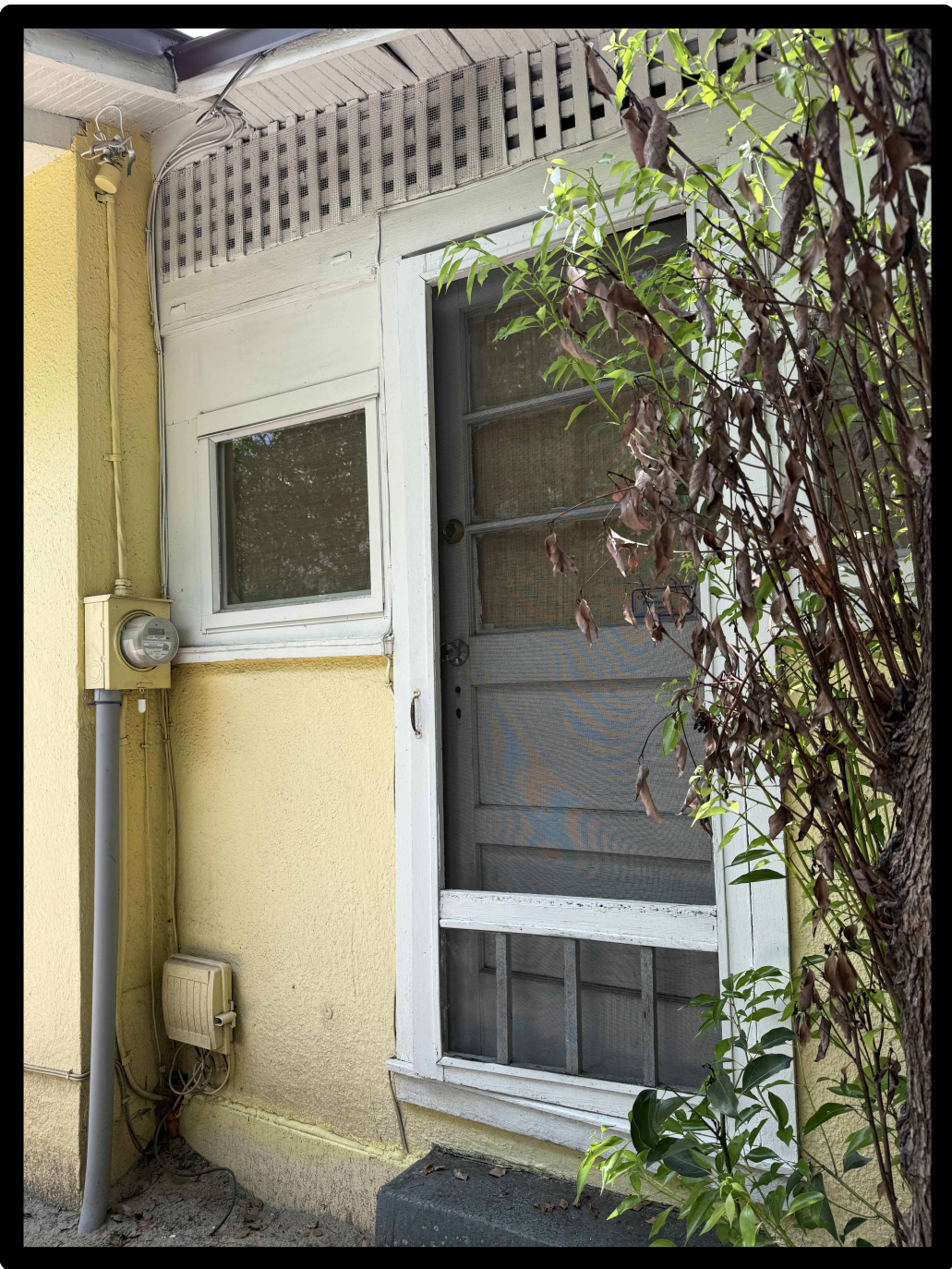
Date 6/26/2025

Drawn By WT

Checked By WT

2

Scale $12'' = 1'-0''$



THIS IS NOT A SURVEY. NOT FOR CONSTRUCTION



Historic Preservation Board

agenda item 6.b

item type

Non-Action Items

meeting date

July 9, 2025

prepared by

Allison McGillis, Director of Planning and Zoning

approved by

Allison McGillis, Director of Planning and Zoning

subject

Request of the property owner of 1645 N Park Ave, Jordan Lofton, to discuss the potential historic designation of her 1924 home and proposed renovations.

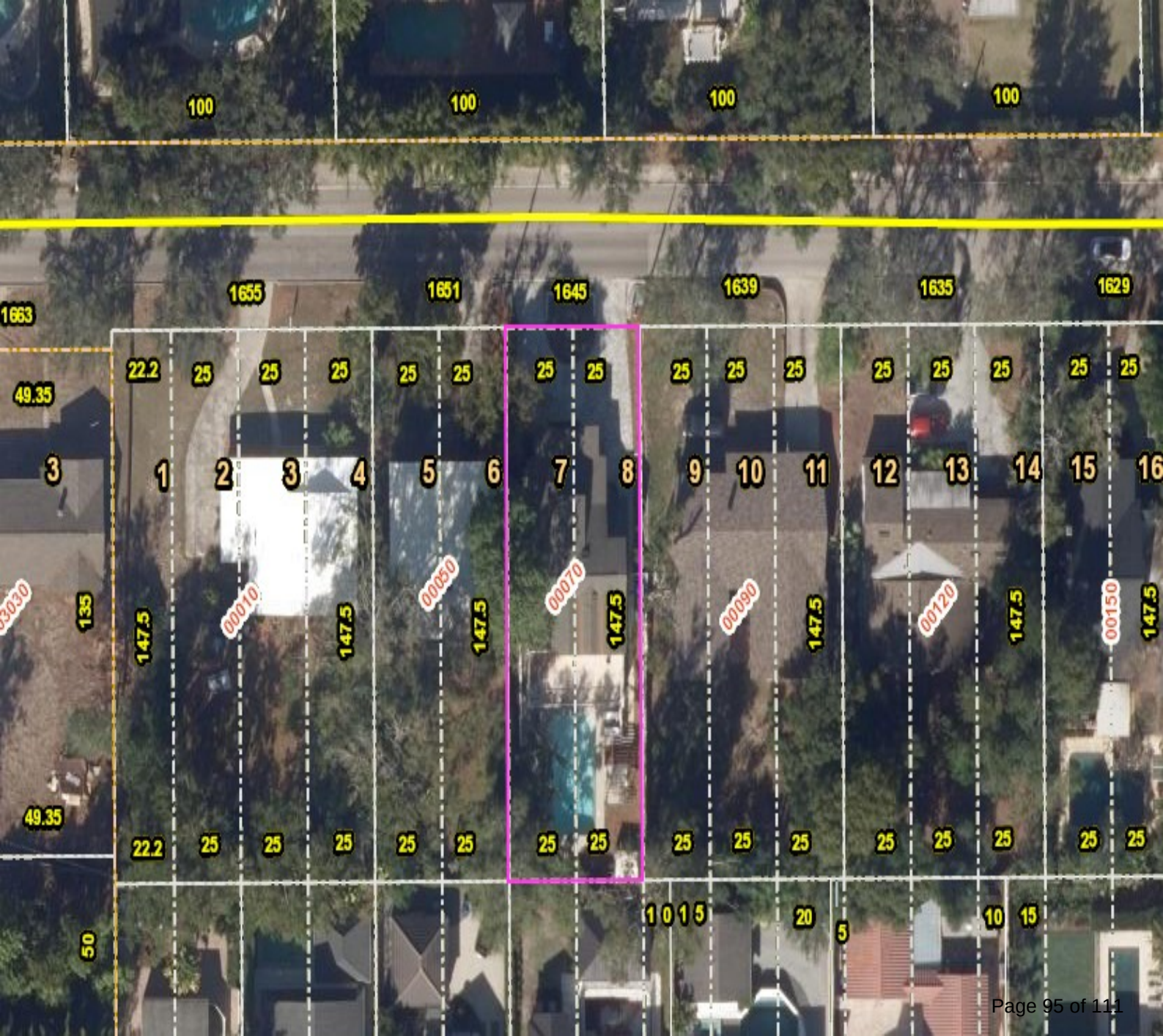
motion | recommendation**background**

The applicant has prepared the attached presentation of the items to discuss.

alternatives | other considerations**fiscal impact****attachments**

1. Location Map
2. Aerial Map
3. Initial Project Review Before HPB Application_1645 N Park Ave







1645 N Park Avenue
Winter Park, FL
1924



agenda

OVERVIEW OF HOME

RENOVATIONS TO DATE

KNOWN EXTERIOR PROJECTS

GOALS FOR TODAY

OVERVIEW OF HOME

- Built in 1924, 5 bedroom, 4 bath w/ pool
- NOT currently on registry
- Purchased in 1988 by a French couple who began with building an addition to the back of the home and then taking on DIY projects throughout the house.
- Previous owners operated a naturopathic business out of the home
- Current owner purchased home in 2023. Only bidder to not want to tear down the home.
- Still in touch with previous owner.



RENOVATIONS TO DATE

- ✓ Rewire
- ✓ Replumb
- ✓ New Driveway (Resolve issue for entering/exiting onto Park to avoid accidents)
- ✓ Repaired Irrigation Lines
- ✓ Refinished Front Door and Hardware
- ✓ Hurricane Clips Retrofitted
- ✓ New Roofing Over Back of House
- ✓ Installed Rose Garden & Fountain Up Front
- ✓ Relocating AC Lines
- ✓ Front Guest Bedroom Remodeled

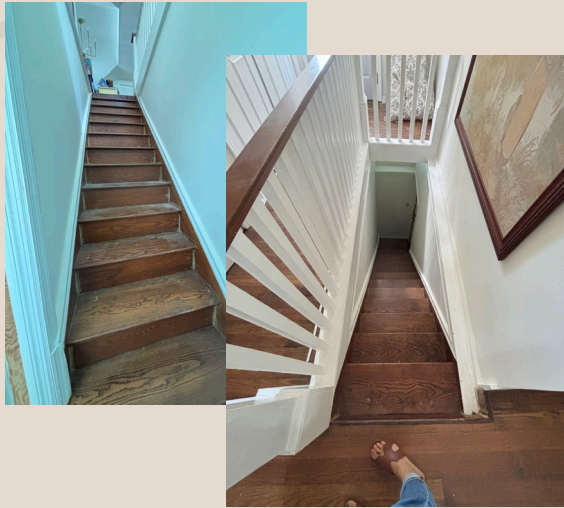


KNOWN EXTERIOR PROJECTS

(Focused on HPB Relevant Projects)



EXTERIOR STAIRCASE OR LIFT



- Current State
 - Only egress from second story is through original stairway that exits into kitchen
 - 28" Wide and steep
 - Staircase is structural and cannot be moved
- Future State
 - Add new form of egress attached to sun deck
- Solutions
 - Staircase built attached to side of home behind chimney.
 - Not visible from street
 - Planned to sit on top of existing retaining wall.
 - No change in current property footprint to accommodate new stairs
 - Elevations in Appendix
 - Mechanical life on the back of the home
 - \$10k less
 - Fits within city zoning requirements
 - May block view from kitchen window in back of home



WINDOW REPLACEMENT



- Current State

- Downstairs front has aluminum single-pane windows in original 1924 foot print
- Other areas have newer vinyl rollout windows with all rollout windows broken

- Future State

- Replace with energy efficient windows through
- Remove one window in front of home that is located inside of a closet
- Add one window to upstairs room

- Solutions

- Vendors and materials not yet scoped

BACK EXTERIOR DOOR REPLACEMENT



- Current State

- Two sets of French Doors and 1 sliding glass door go across the back of the downstairs.
- French doors are damaged and difficult to open
- Sliding door is in operable, opens into master bedroom
- Side lights around French Doors

- Future State

- Replace with new French Doors, potentially custom size to fit non-standard opening
- Potentially swap Sliding glass door for window in same style as front of house

- Solutions

- Vendors and materials not yet scoped



GUTTER INSTALLATION



- Current State
 - No gutters on house
 - Large amount of runoff against front of house
 - Large amount of runoff from gables and deck onto pool decking
- Future State
 - Install new gutters with leaf guard with 1-2 rain barrels used for irrigating potted plants
- Solutions
 - Gutters in back quoted
 - Gutters on front not quoted
 - Rain barrels and irrigation options identified

EXTERIOR PAINT



Example only

- **Current State**

- Previous homeowner had exterior painted 1-2 Years before selling
- Thin layer of paint was used and old paint is visible underneath
- Exterior work on roof and plumbing has caused areas that need fresh paint

- **Future State**

- Repaint house with similar colors
- Likely to change trim color on front of home

- **Solutions**

- Vendors and materials not yet scoped

RETAINING WALL ON DRIVEWAY



- **Current State**
 - On left driveway entry dirt was removed to level the driveway for safe entry and exit. This exposed dirt along the side of the driveway that requires a retaining wall to prevent washoff
 - Utility access located in this area..
 - Due to narrow driveway temporary solutions have been damaged by visitors and had to be removed
- **Future State**
 - Install terraced retaining wall with landscaping
- **Solutions**
 - Identified Corian Steel solution that can be molded to needed shape for area.
 - Would create less damage to a vehicle if hit
 - Would be able to be removed and reinstalled if utilities need access

GOALS OF THIS REVIEW

For You:

- To have early awareness of potential applicant
- To provide early feedback on projects before formal consideration

For Me:

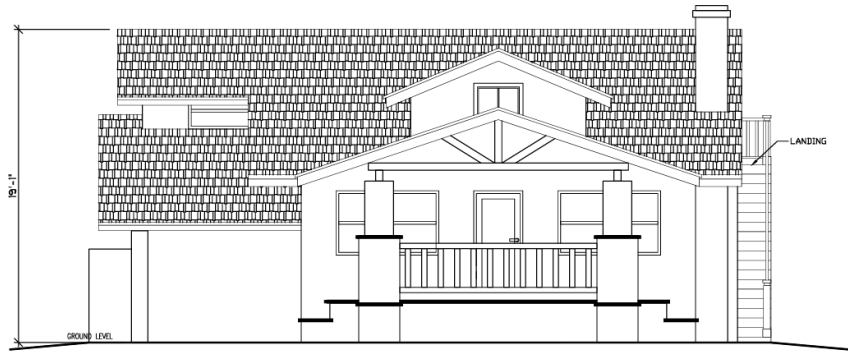
- To listen to and experience an HPB meeting
- To gain feedback on proposed projects before deciding on designating home
- To get to meet board members early in the process



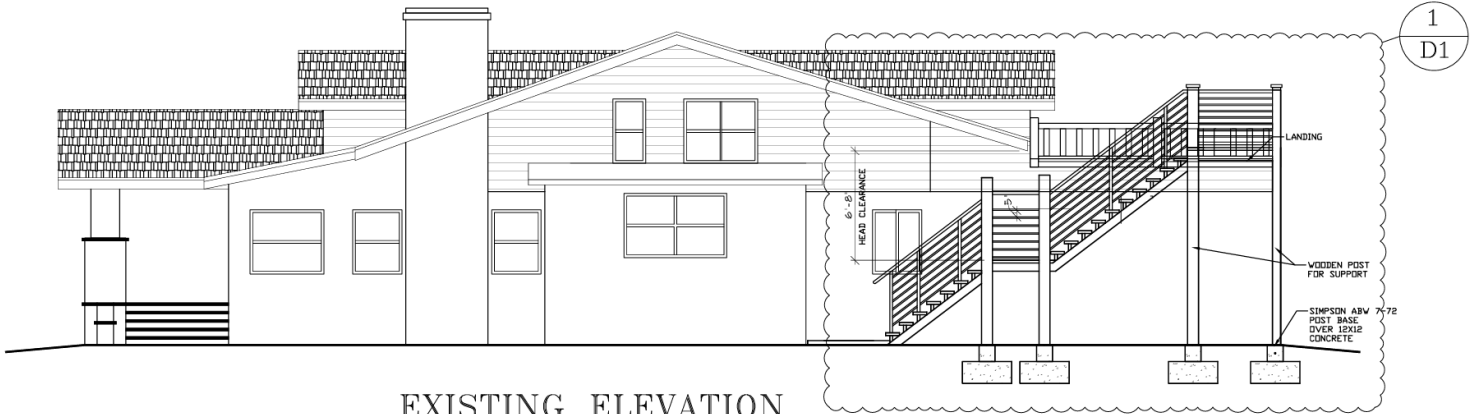
APPENDIX

ELEVATION DRAWINGS FOR
PROPOSED STAIRS

Exterior Elevation for Proposed Stairs

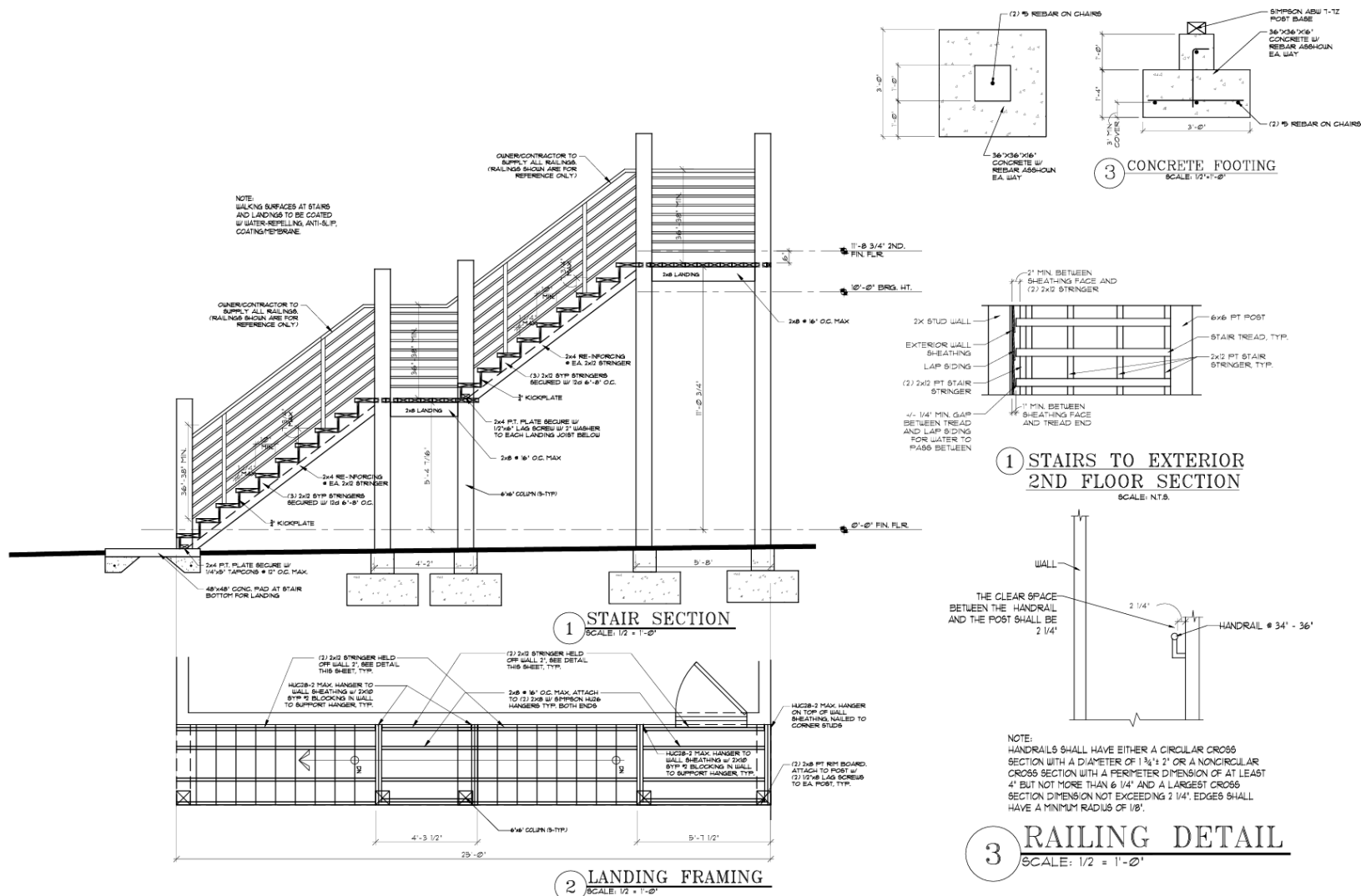


EXISTING ELEVATION



EXISTING ELEVATION

Proposed Stair and Railing Details





thank you

JORDAN LOFTON

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