STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

Date: October 8, 2019

Application Number: 2019-1007A
Property Location: 60649 Hickory Road
Architectural Style/Date/Architect or Builder: Gabled-Ell/Stick / 1869 / "Gerry Battles Farm"
Property Owner: Ben and Carrie Modlin
Landmark or District Designation: Historic Landmark (Ordinance #127-78)
Rating: *Notable*

DESCRIPTION OF STRUCTURE/SITE: 2-1/2 story Gabled-Ell/Stick style on a rough dressed stone foundation. Roof is cross plan with gable front and jerkin head side gable. Front porch has a single turned post, rear porch is slightly projecting with turned posts and a concrete stoop. The walls are original wood weatherboard shiplap siding with corner boards. Front windows have a wood, raised head with labels where other windows have plain labels. There is a two-story bay window with scrolled brackets. The side bay has a jerkin head roof with art nouveau scrolled decorations on the fascia. Front gable end has an ornate scrollwork decorative fascia, with pendants. There are two front doors with transoms, one with a full light.

ALTERATIONS: The St. Joseph County ordinance in 1978 designating and establishing the Historic Landmark originally included 80 acres. The parcel has since been subdivided and was annexed to the City of South Bend in 1989. While the farm mostly retains the plan of its original buildings, changes to the property without COA are evidenced on aerial maps including the removal of a silo, removal of a small outbuilding to the southwest corner, and removal/modern replacement of the upper portion of the bank barn, retaining the foundation.

COA 1988-0512 approved tear off roofing, redeck with plywood; apply new shingles with fiberglass Owens-Corning 3-in-1 type. COA 2011-0310 approved tear off and re-roof with 3 &1 shingle and new decking-felt paper ice shield.

Windows are noted on the 1999 survey card as mostly 2/2 light but have since been replaced with 1/1 vinyl double hung (no COA on record) as evidenced in photos dating back to 2011.

Current owners have removed the original wood weatherboard shiplap siding on the south and west sides, installing new artificial siding without COA.

APPLICATION ITEMS: *"Removal of decayed existing siding, animal feces, bat habitat exclusion, beehives, mold, waterlogged and damaged material, removal of wet cellulose insulation from within the wall cavity. Installation of new fiberglass batt insulation, new exterior grade sheathing, Tyvek house wrap, new flashings, new Celect Cellular Composite PVC Wood simulated siding and architectural trim material. Construction methods to follow the manufacturer's written specifications. Please see supporting documentation."*

See additional written description of project.

DESCRIPTION OF PROPOSED PROJECT: Applicant seeks a *retroactive* Certificate of Appropriateness for changes on the structure:

1. Remove original wood weatherboard shiplap siding on house,
    a. Completed on south and west sides

2. Install Celect Cellular Composite PVC Wood simulated siding and architectural trim material
    a. Completed on south and west sides

Prior to the current owners, the property had a long history of deferred maintenance and vacancy, including a 2009 staff memo in the file noting the siding as "rotting". In 2012, Commission staff met with new owner Ben Modlin to go over the scope of work, including "exterior routine maintenance and repair", although no Certificate of Appropriateness applications are on file. In May 2017, Commission staff mailed a Minimum Maintenance Standards letter to the Modlin's, commending their efforts to maintain and preserve the historic character of the property that included a reminder that any project that affects the exterior of the building, site, outbuildings, grounds, or landscaping will require review, and a completed COA application, with a reference to the Standards.

The siding replacement without COA or Building Permit was discovered by Historic Preservation staff during St Joseph County Historic Landmark site visits on 8/27/19 and reported to the Building Department. The Building Department posted a cease and desist on 8/30/19, followed by a Violation letter 9/18/19.

The original wood weatherboard shiplap siding, corner boards, and wood, raised head labels at windows are important in defining the overall historic character of the building. As evidenced by the owner's description and supporting photographs, the original siding demonstrates an advanced state of deterioration and has become permeable to water. Furthermore, the discoveries made inside the wall cavities provides reasonable cause for removing the original siding to remediate the materials in the wall cavities. While the original siding may have the ability to be repaired and made impermeable, it likely will not withstand removal to clean the wall cavities and reinstallation. Staff accepts that the original siding is deteriorated beyond repair.

Group B Standards discourage the covering or alteration of original materials with additional siding. If the historic material cannot be repaired because of the extent of deterioration or damage, the preferred treatment is replacement in kind with the same material, wood shiplap in this case. Because this approach is not always feasible, provisions are made in Group B Standards to consider the use of a substitute material if it is of the same material as the original, in the same size and texture. The Standard does provide for an alternative material if it duplicates the original, however, the proposed PVC wood simulated siding is not of the same material as the original, is not in the same size (width of the clapboards is scaled up without a shiplap edge) or texture (embossed wood graining, intended to simulate the texture of wood, is not characteristic of real wood siding and is visually inappropriate). The proposed PVC product is not a familiar replacement product; this may in fact be the first application before this Commission. There is precedent for engineered wood products such as HardiePlank and LP SmartSide, as well as traditional vinyl siding, all having a shiplap style option.

Applicants have submitted comparison quotes for Celect, cedar siding, vinyl siding, original siding repair, and another for new wood. Below is a summary of the costs for the materials and for painting (where applicable).

Celect PVC siding	cedar siding	vinyl siding – Big C	repair original siding - Kimmel	tongue & groove siding - Mastercraft
$11,230	$60,970	$2,796.55	$23,000	$16,170

Staff has requested more detail about the plan to repair/replace the trim around the windows and at the roof gable to "closely match the original" – specifically which architectural details and what the material will be.

The National Park Service Preservation Brief #8 *Aluminum and Vinyl Siding on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings* was consulted for this staff report.

SITE VISIT REPORT: N/A

STANDARDS AND GUIDELINES: Group B
The Commission has the authority to determine the architectural merits and the extent of any proposed treatment, renovation, or addition to a historic landmark. The commission will require drawings, plans, specifications, and/or samples where appropriate.
A. Maintenance
The maintenance of any historical structure or site shall in no way involve any direct physical change except for the general cleaning and upkeep of the landmark. The Commission shall encourage the proper maintenance of all structure or sites.

B. Treatment

Treatment shall be defined as any change of surface materials that will not alter the style or original form. Such improvements include re-roofing, glazing, or landscaping lawns and may involve a change that can potentially enhance or detract from the character of the landmark. A treatment change of any surface whether on the landmark or in its environment may require a Certificate of Appropriateness if it significantly alters the appearance of the landmark. Although these kinds of changes may not require a Building Permit, a Certificate of Appropriateness may be necessary. The commission should review the proposed treatment for character and style consistency with the original surfaces.

C. Renovation and Additions

Renovation is the modification of a structure, which does not alter the general massing while an addition, is a change in mass. A modification, which involves the removal of a part of the landmark, should be considered under demolition (see demolition).

Additions to landmarks should not detract from the original form and unity of the landmark and should not cover singular examples of architectural detail. Additions to landmarks should be added in a manner that does not disrupt the visible unity of overall appearance of the site. The proportions, materials and ratios of the existing structures should be carried through in the additions. Care should be taken not to change or alter the following:

1. Structure——Necessary structural improvements, where safety demands should be accomplished in such a way as to cause minimal visual change to the original style and construction.

2. Material—Additions and improvements involving any new material in the landmark should be of the same material as the original. It should be the same size and texture. An alternative material may be allowed if it duplicates the original.

a. wood—all wood trim should conform with existing trim in shape and size.

b. siding materials—the Commission discourages the covering or alteration of original materials with additional siding. Structures already sided with incompatible materials should be returned to a siding similar to the original when renovation is considered.

D. Demolition

Historic landmarks shall not be demolished. When a landmark poses a threat to the public safety, and demolition is the only alternative, documentation by way of photographs, measured drawings, or other descriptive methods should be made of both the exterior and interior of the landmark. The person or agency responsible for demolition of the landmark shall be responsible for this documentation.

E. Moving

The moving of landmarks is discouraged, however, moving is preferred to demolition. When moving is necessary, the owner of the landmark must apply to the Commission for a Certificate of Appropriateness.

F. Signs

No neon or flashing signs will be permitted unless they are original to the structure. Billboards and super-graphics will also be disallowed. Only one appropriate identifying sign will be permitted per business.

G. Building Site and Landscaping

(These standards apply to both A and B)

1. Required

Major landscaping items, trees, fencing, walkways, private yard lights, signs (house numbers) and benches which reflect the property's history and development shall be retained. Dominant land contours shall be retained. Structures such as: gazebos, patio decks, fixed barbecue pits, swimming pools, tennis courts, green houses, new walls, fountains, fixed garden furniture, trellises, and other similar structures shall be compatible to the historic character of the site and neighborhood and inconspicuous when viewed from a public way.

2. Recommended

New site work should be based upon actual knowledge of the past appearance of the property found in photographs, drawings, and newspapers. Plant materials and trees in close proximity to the building that are causing deterioration to the buildings historic fabric should be removed. However, trees and plant materials that must be removed should be immediately replaced by suitable flora. Front yard areas should not be fenced except in cases where historic documentation would indicate such fencing appropriate. Fencing should be in character with the buildings style, materials, and scale.

3. Prohibited

No changes may be made to the appearance of the site by removing major landscaping items, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance to the property's history and development. Front yard areas shall not be transformed into parking lots nor paved nor blacktopped. The

installation of unsightly devices such as TV reception dishes and solar collectors shall not be permitted in areas where they can be viewed from public thoroughfares.

STAFF RECOMMENDATION: Staff recommends allowing for the replacement of original siding. Staff does not recommend the proposed replacement siding because it does not conform to Group B Standards with additional consideration for the *Notable* rating of the property. Staff recommends a replacement siding that more closely resembles the original in style, size, and texture, preferably wood shiplap. Staff recommends that all trim around the windows, the roof gable, and the brackets replicate the original.

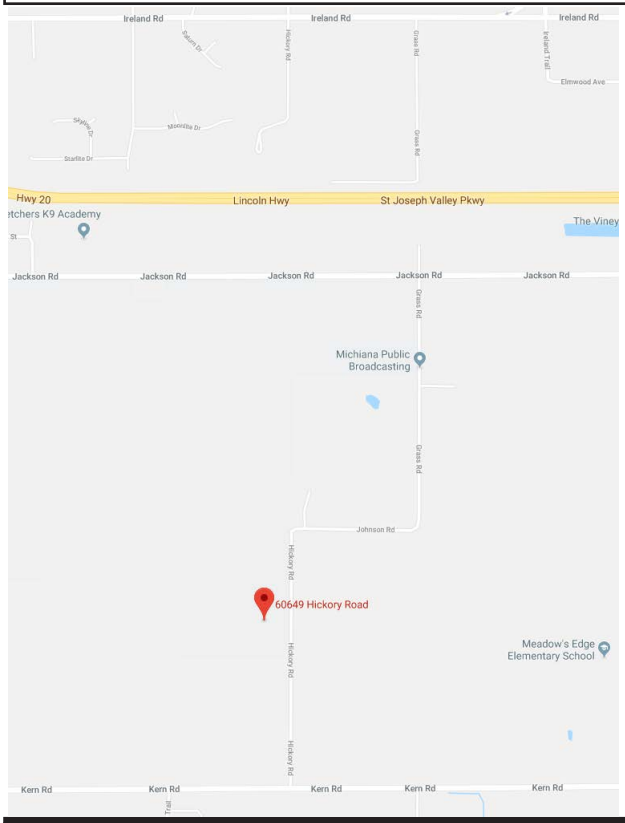
Prepared by
Elicia Feasel
Historic Preservation Administrator

and

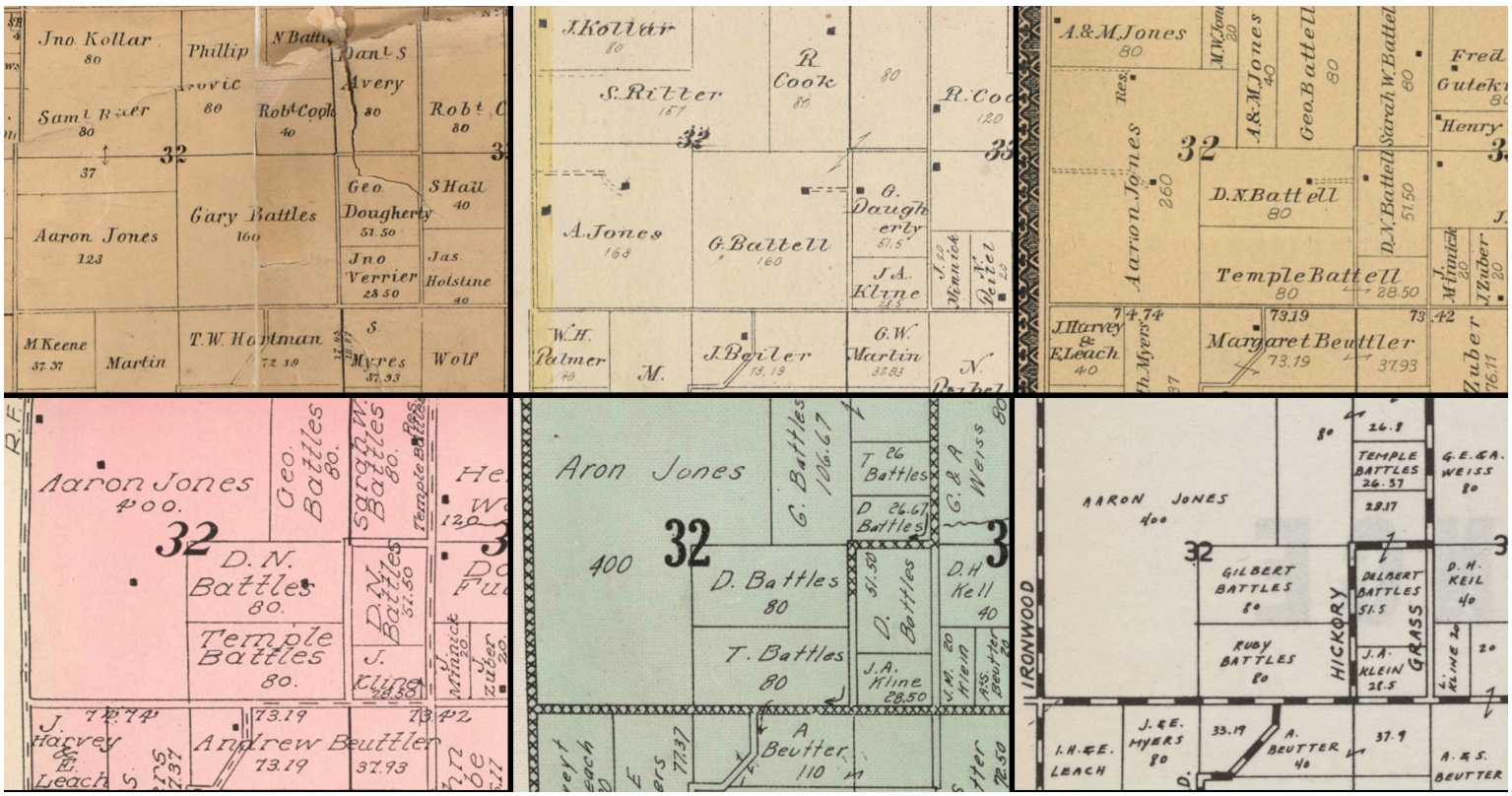
Adam Toering
Historic Preservation Specialist

HISTORIC PRESERVATION COMMISSION
OF SOUTH BEND AND ST. JOSEPH COUNTY

LOCATION MAPS (GOOGLE / MACOG 2019)- Maps showing location of the property and surrounding area



LOCATION MAPS (ST JOSEPH COUNTY PLAT MAPS 1863 / 1875 / 1895 / 1911 / 1929 / 1936)



Phone: 574/235.9371 Fax: 574/235.9021 Email: hpcsbsjc@southbendin.gov

EAST (FRONT) ELEVATION - PHOTO PROVIDED BY OWNER

SOUTH ELEVATION - PHOTO PROVIDED BY OWNER

Phone: 574/235.9371 Fax: 574/235.9021 Email: hpcsbsjc@southbendin.gov

NORTH ELEVATION - PHOTO PROVIDED BY OWNER

WEST ELEVATION - PHOTO PROVIDED BY OWNER

Receipt No 065623
$20.00 10/7/19

HISTORIC PRESERVATION COMMISSION
OF SOUTH BEND AND ST. JOSEPH COUNTY

County—City Building, South Bend, IN 46601
http://www.southbendin.gov/government/department/community-investment
Phone: 574/235.9371 Fax: 574/235.9021
Email: **hpcsbsjc@southbendin.gov**

A Certified Local Government of the National Park Service

Elicia Feasel, Historic Preservation Administrator

APPLICATION FOR A — CERTIFICATE OF APPROPRIATENESS

*OFFICE USE ONLY>>>>>>*DO NOT COMPLETE ANY ENTRIES CONTAINED IN THIS BOX*<<<<<<OFFICE USE ONLY*

Date Received: 10/7/19 **Application Number:** 2019 — 1007A

Past Reviews: ☐ **YES** *(Date of Last Review)* _____ ☐ **NO**

Staff Approval authorized by: _____ **Title:** _____

Historic Preservation Commission Review Date: 10/21/19

☒ **Local Landmark** ☐ **Local Historic District** *(Name)* _____

☐ **National Landmark** ☐ **National Register District** *(Name)* _____

Certificate Of Appropriateness:
☐ **Denied** ☐ **Tabled** ☐ **Sent To Committee** ☐ **Approved and issued:** _____

Address of Property for proposed work: 60649 Hickory Road South Bend IN 46614
(Street Number—Street Name—City—Zip)

Name of Property Owner(s): Ben and Carrie Modlin **Phone #:** (574) 340-5674

Address of Property Owner(s): 60649 Hickory Road South Bend IN 46614
(Street Number—Street Name—City—Zip)

Name of Contractor(s): Self **Phone #:** _____

Contractor Company Name: _____

Address of Contractor Company: _____
(Street Number—Street Name—City—Zip)

Current Use of Building: Single Family
(Single Family—Multi-Family—Commercial—Government—Industrial—Vacant—etc.)

Type of Building Construction: Wood Frame
(Wood Frame—Brick—Stone—Steel—Concrete—Other)

Proposed Work: *(more than one box may be checked)* ☐ **Landscape** ☐ **New** ☒ **Replacement** *(not in-kind)* ☐ **Demolition**

Description of Proposed Work: Removal of decayed existing siding, animal feces, bat habitat exclusion, beehives, mold, waterlogged and damaged material, removal of wet cellulose insulation from within the wall cavity. Installation of new fiberglass batt insulation, new exterior grade sheathing, tyvek house wrap, new flashings, new Celect Cellular Composite PVC Wood simulated siding and architectural trim material. Construction methods to folllow the manufacturer's written specifications. Please see supporting documentation.

Owner e-mail: modlincarrie@gmail.com **and/or Contractor e-mail:** coachmodlin@gmail.com

X _____ **and/or** X _____
Signature of Owner **Signature of Contractor**

By signing this application I agree to abide by all local regulations related to project and to obtain a Building Department Permit, if applicable.

—APPLICATION REQUIREMENTS ARE LISTED ON REVERSE SIDE—

Certificate of Appropriateness application

Written description of the project (materials to be used, scale, dimensions, construction methods, alterations, etc.)

Project involves: removal of decayed existing siding, animal feces, bat habitat exclusion, beehives, moldy materials, waterlogged and damaged material, removal of wet cellulose insulation from within the wall cavity. Installation of new fiberglass batt insulation, new exterior grade sheathing, tyvek house wrap, new flashings, new Celect Cellular Composite PVC Wood simulated siding and architectural trim material. Construction methods following the manufacturer's written specifications.

A wet spring revealed significant water issues in our home. Repairs could not wait because of known health risks associated with fecal matter, moldy materials, and stinging insects. We could not subject our young children to these conditions.

We chose a wood simulated siding because of the price difference between wood and Architectural Cellular Composite siding. The difference amounted to approximately $53,000. This would cause a financial hardship on our family. Also, it does not include wood trim material or labor to install.

The existing deteriorated siding reveal is 5 ¾" the wood simulated siding reveal is 7". The distance from the road to the house is 85'. The distance from the road and the difference in the reveal would not significantly change the look and charm of the house. Along with the siding the deteriorated window trim is being repaired or replaced as necessary. In addition it is our intent to repair the cornicing and ginger bread to closely match the original.

Materials to be used (Supplemented with manufactures' brochures and specifications)

7" Wood simulated Celect Cellular Composite siding and trim by Royal.

https://www.royalbuildingproducts.com/sites/rbp/files/2018-01/celect-contratorhandbook_2018.pdf

https://www.royalbuildingproducts.com/sites/rbp/files/2019-06/rbp_celect_homeowner_sellsheet_us_2019_0.pdf

Estimated cost of Celect PVC Cellular Composite Siding including trim boards but not including labor.

30 square of Siding	$11,230
½" 4'x8' OSB	$1,000
R-15 Rolled faced batted insulation	$1,600
Delivery	$35.00
Tax 7%	$970.55
Total	$14,835.55

Estimated Cost of Wood Siding plus painting no trim boards. Does not include installation labor.

30 square Clear Cedar Siding Cove Lap pattern 106 Dutch Lap	$40,470
½" 4'x8' OSB	$1,000
Estimated 350 man hours x $50.00 per man hour plus material to paint siding after installed	$17,500
R-15 Rolled faced batted insulation	$1,600
Paint and material	$3,000
Delivery	$399
Tax 7%	$4,477.83
Total	$68,446.83

Estimated labor cost to install.

Estimated Man hours 800 x $50.00 an hour 1 crew 5 weeks	$40,000

Estimated cost of White Vinyl Siding Big C Lumber
30 Square of Vinyl Siding $2,796.55
½" 4'x8' OSB $1,000
R-15 Rolled faced batted insulation $1,600
Delivery Free
Tax 7%$377.75
Total $5,848.55

1x6 Clear Cedar Cove Lap - Primed + 1 Top
3,000 SQFT @ $13.49/SQFT ($40,470)
1 x 6 COVE LAP CEDAR-WRC SIDING, AYE&BTR (BL Grade Equivalent CLEAR), KD, PrimePaint, S1S Smooth Use, Mill Tally 6-16
- Actual Pattern Size In Inches: 11/16 thick, 5 3/8 wide, 5 exposed.

Your order will be delivered by a 3rd party semi-truck. You are responsible for unloading which may require a forklift; however crew unload is possible as well.

Denny Kimmel
Painting homes and businesses
for over 30 years
574-340-8035

Contractors Invoice

TO: Ben Moolin
60649 Hickory Rd

WORK PERFORMED AT:

DATE:

YOUR WORK ORDER NO.

OUR JOB NO.

DESCRIPTION OF WORK PERFORMED

SCRAP ALL SIDING & CAULK & PAINT 2 COATS EXTERIOR OF HOUSE
RENT LIFT ? 3 WEEKS
MATERIAL ABOUT 30-40 GALLONS PAINT

TOTAL 23,000.00

THANKS DENNY

All Material is guaranteed to be as specified, and the above work was performed in accordance with the drawings and specifications provided for the above work and was completed in a substantial workmanlike manner for the agreed sum of _____ Dollars ($_____)

This is a ☐ Partial ☐ Full invoice due and payable by: _____ (Month, Day, Year)

in accordance with our ☐ Agreement ☐ Proposal No. _____ Dated _____ (Month, Day, Year)

Mastercraft Construction

Client:	Ben Modlin	Home:	(574) 340-5674
Property:	60649 hickory rd south bend, IN 46614		
Operator:	MASTERC		
Estimator:	Aaron	Business:	(574) 340-0710
Business:	12108 bluebonnet ln Granger, IN 46530		

Date Entered:	10/16/2019 7:58 AM	Date Job Contracted:	
Date Job Began:		Date Job Completed:	

Price List:	INSB7R_OCT19
Labor Efficiency:	Remodel
Estimate:	2019-10-16-0758

2019-10-16-0758

Area Items: 2019-10-16-0758

Room: 2019-10-16-0758

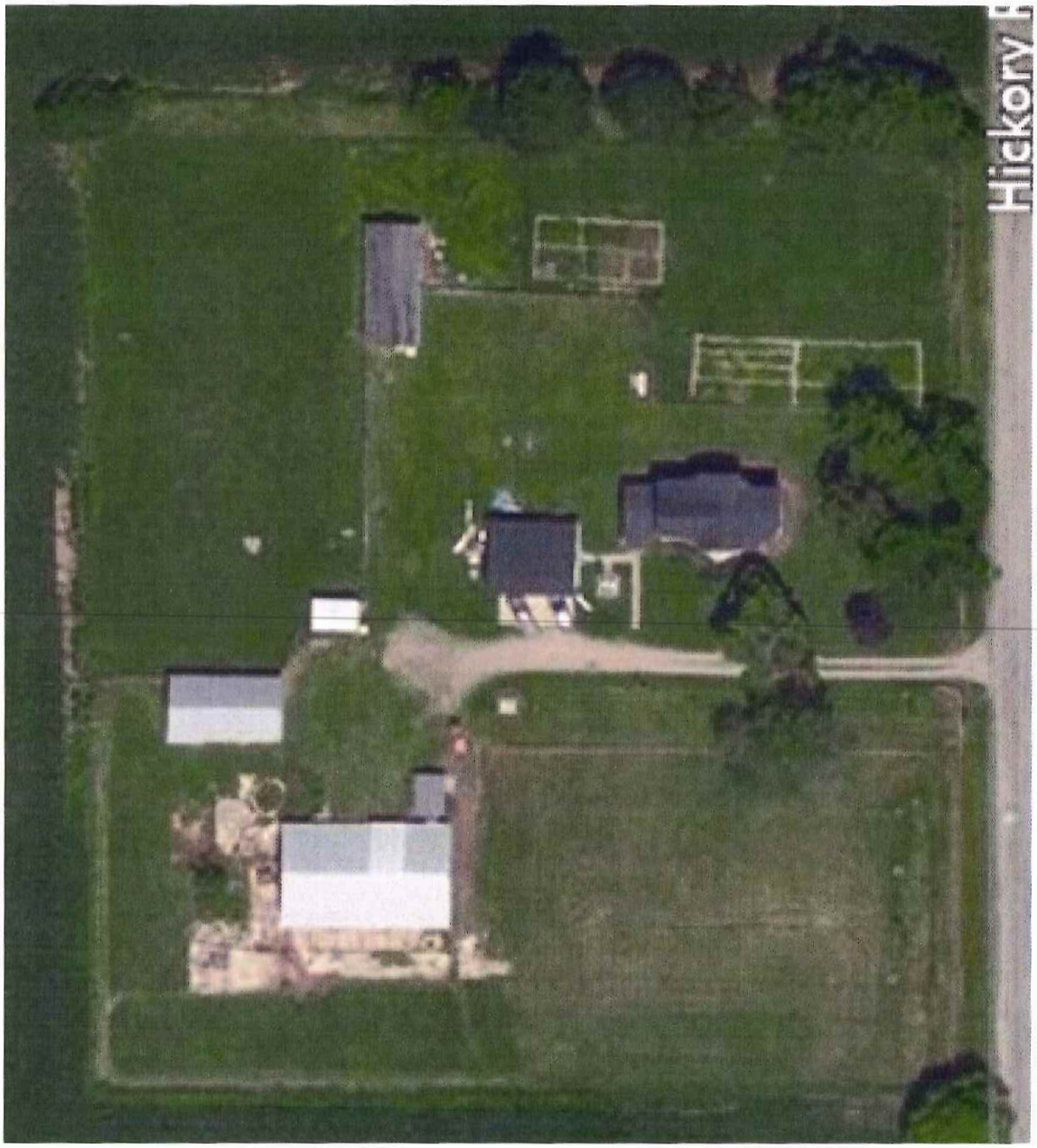
DESCRIPTION	QNTY	REMOVE	REPLACE	TOTAL
Dumpster load - Approx. 30 yards, 5-7 tons of debris	1.00 EA	535.42	0.00	535.42
Remove Siding - shiplap - wood - per independent material source	3,000.00 SF	0.35	0.00	1,050.00
Remove Blown-in insulation -	3,000.00 SF	0.85	0.00	2,550.00
Batt insulation - 4" - R15 - paper faced	3,000.00 SF	0.00	0.93	2,790.00
Sheathing - plywood - 1/2" CDX	3,000.00 SF	0.00	1.62	4,860.00
House wrap (air/moisture barrier)	3,000.00 SF	0.00	1.25	3,750.00
Wrap wood window frame & trim with aluminum sheet	10.00 EA	0.00	133.07	1,330.70
Siding - tongue & groove	3,000.00 SF	0.00	4.18	12,540.00
Seal & paint wood siding	3,000.00 SF	0.00	1.21	3,630.00
Area Items Total: 2019-10-16-0758				33,036.12
Line Item Totals: 2019-10-16-0758				**33,036.12**

Summary

Line Item Total			33,036.12
Material Sales Tax	@	7.000%	458.40
Subtotal			33,494.52
Markup	@	30.0%	10,048.36
Grand Total			**43,542.88**

Aaron

Site Plan showing existing buildings & structures and proposed project (for new construction, additions, paths, terraces, patios, fences)



Photographs

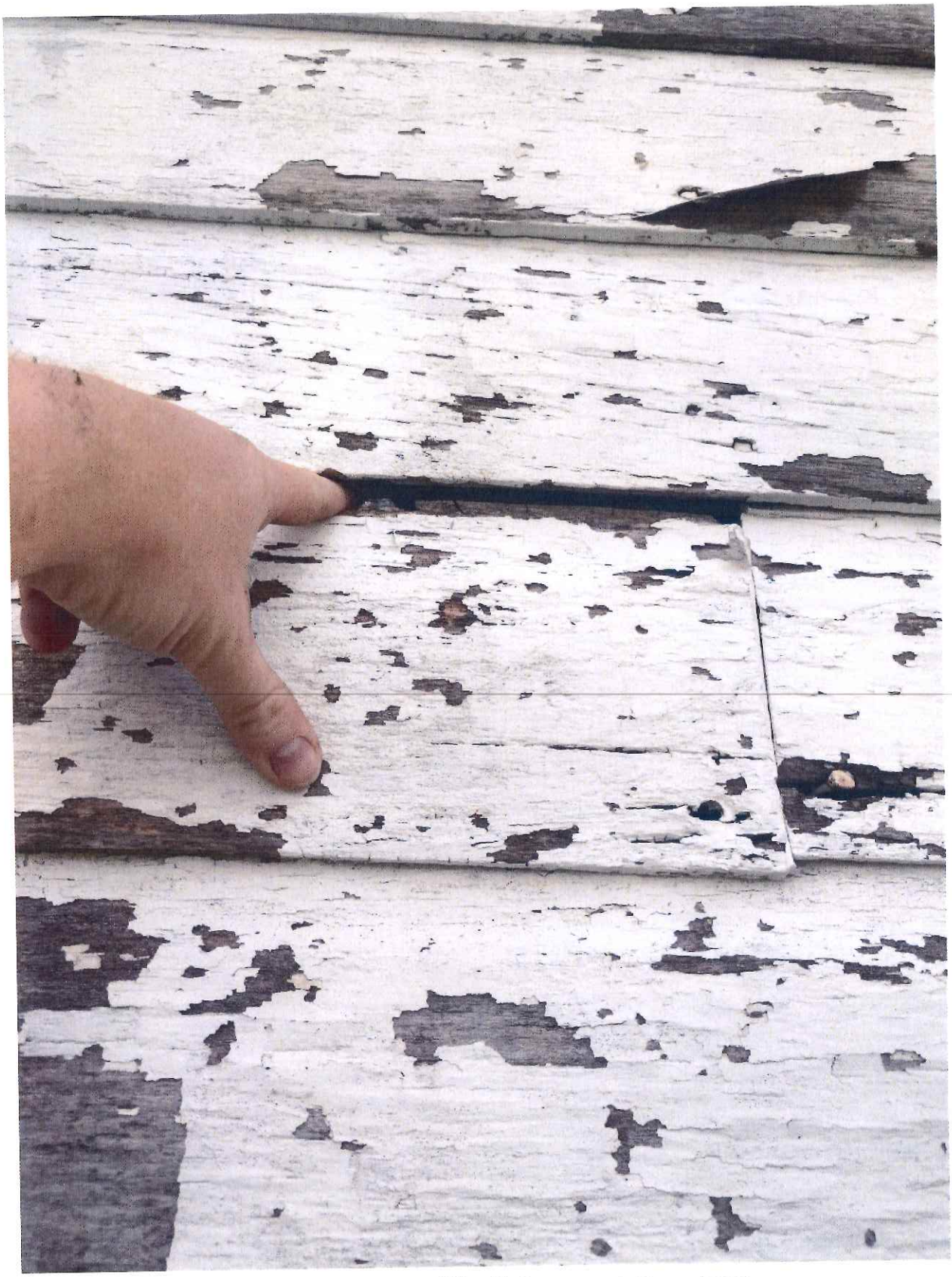
South Face

North face

East face of house

West face of house

View of typical water entry point and deteriorated siding.



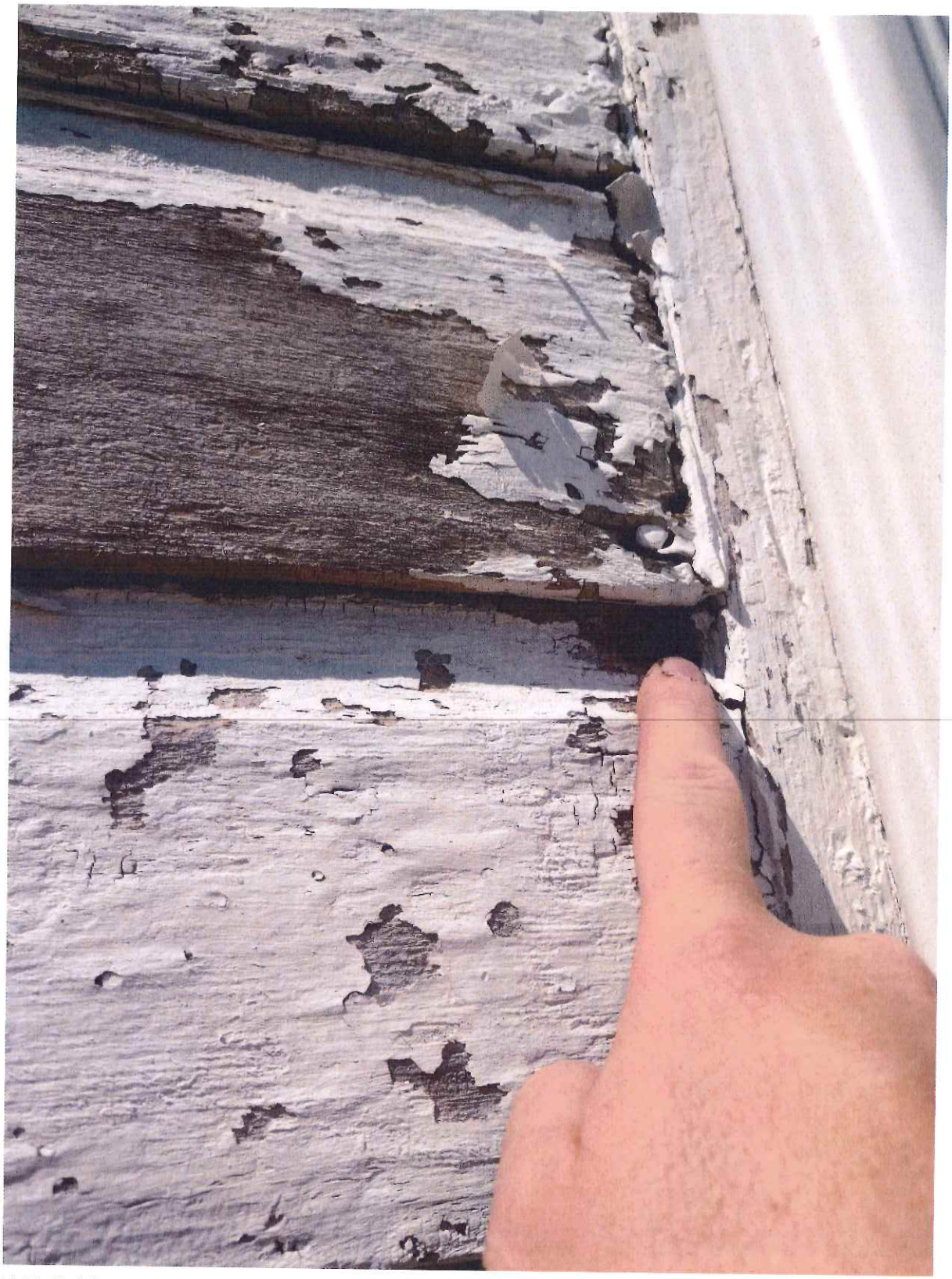
Deteriorated and no longer water resistant siding that surrounds the exterior.

Various animal feces in wall cavities.

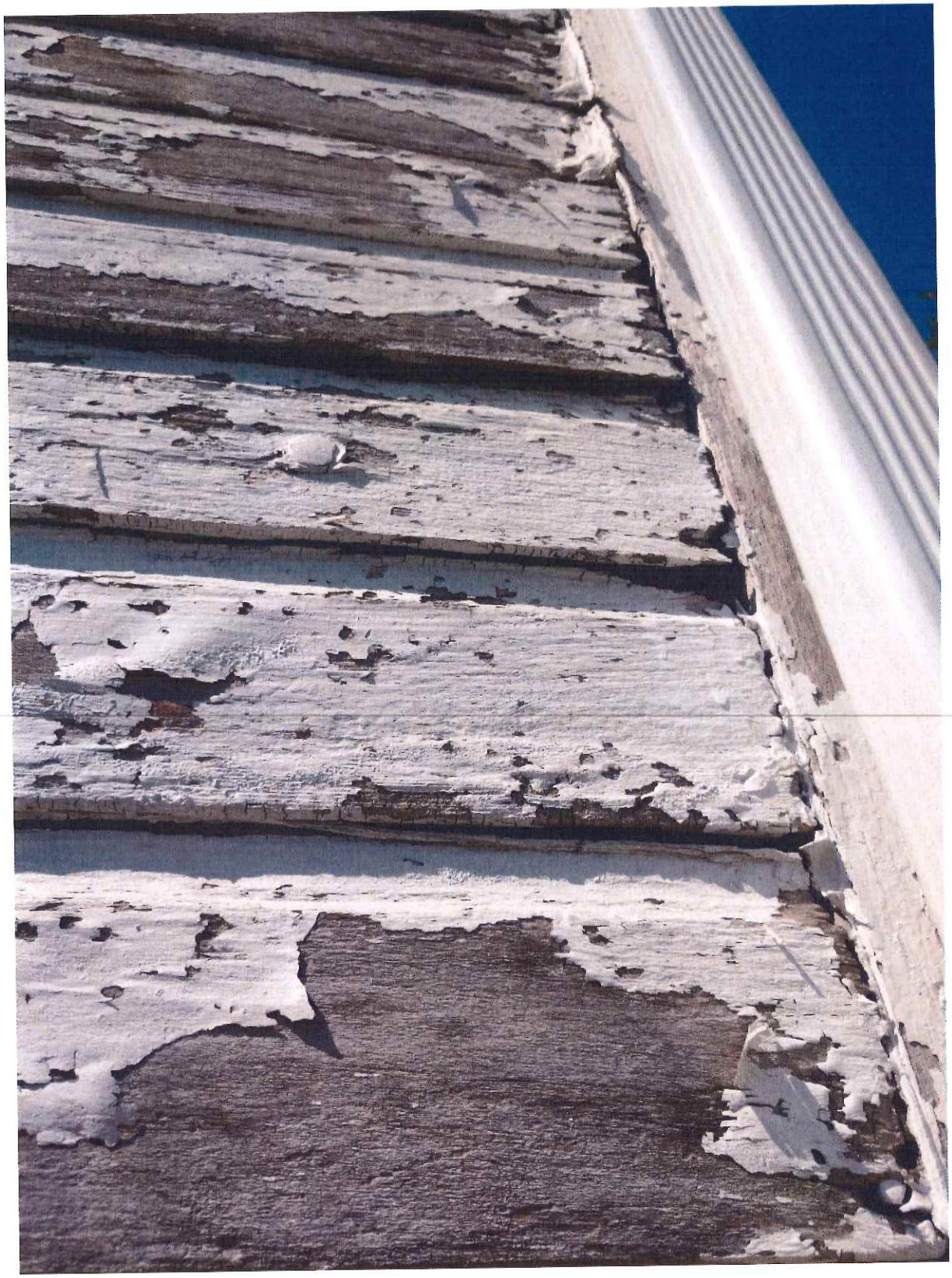
Various animal feces in wall cavities.

Moldy materials in wall cavities.

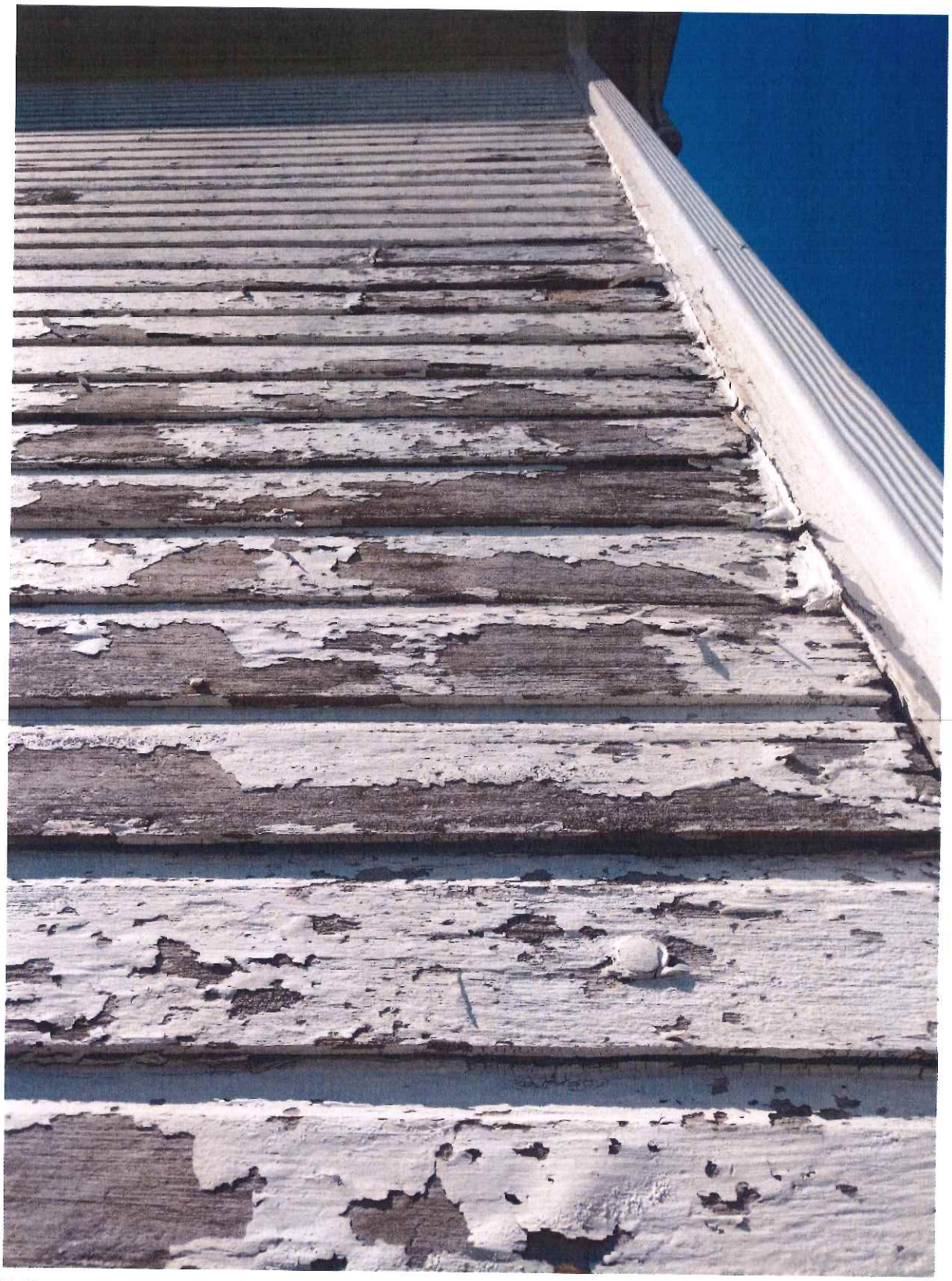
Deteriorated and no longer water resistant siding and animal damage (birds, squirrels, mice, bats, bee's.)



Failed siding.



Failed siding

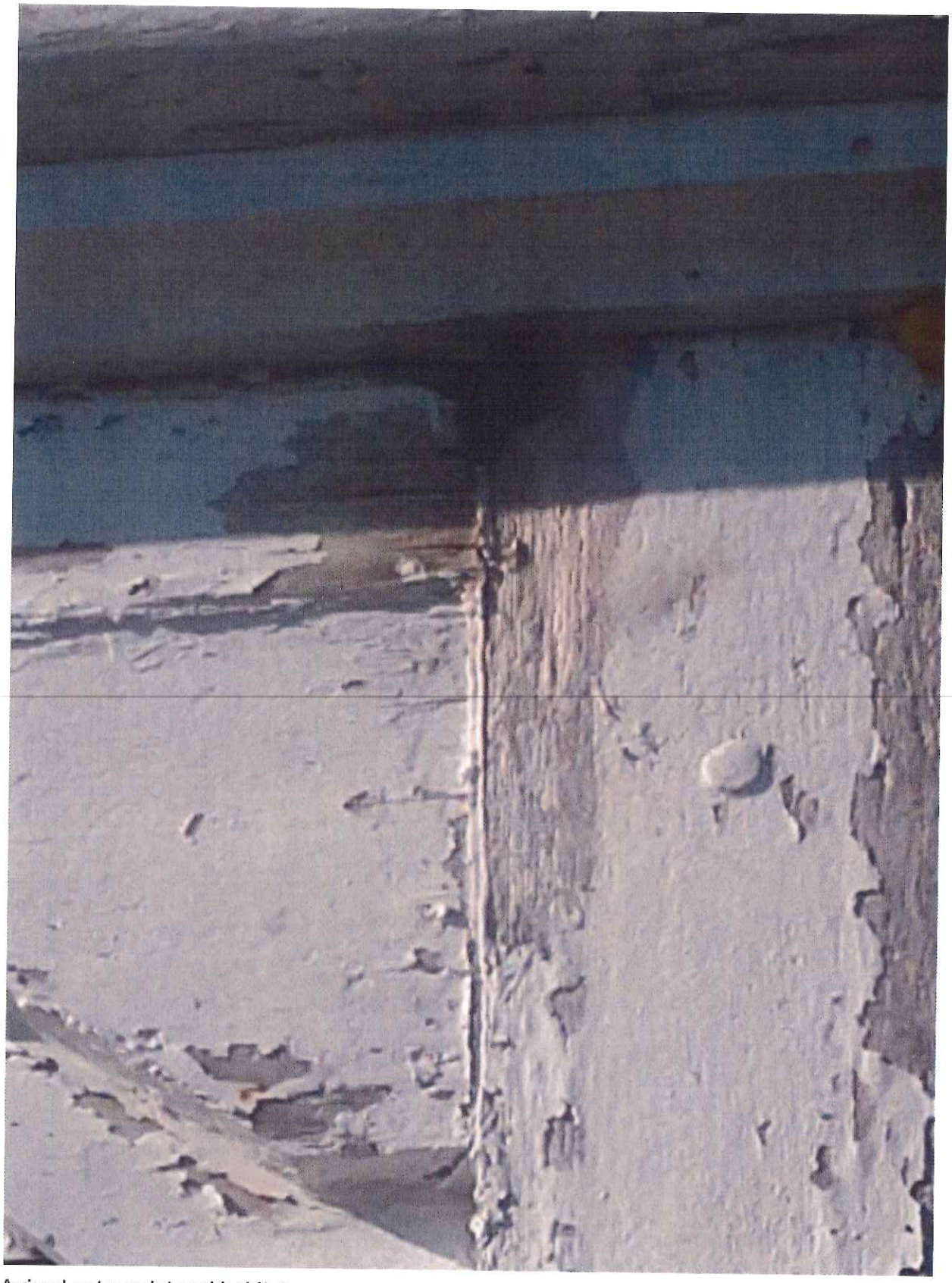


Failed siding.

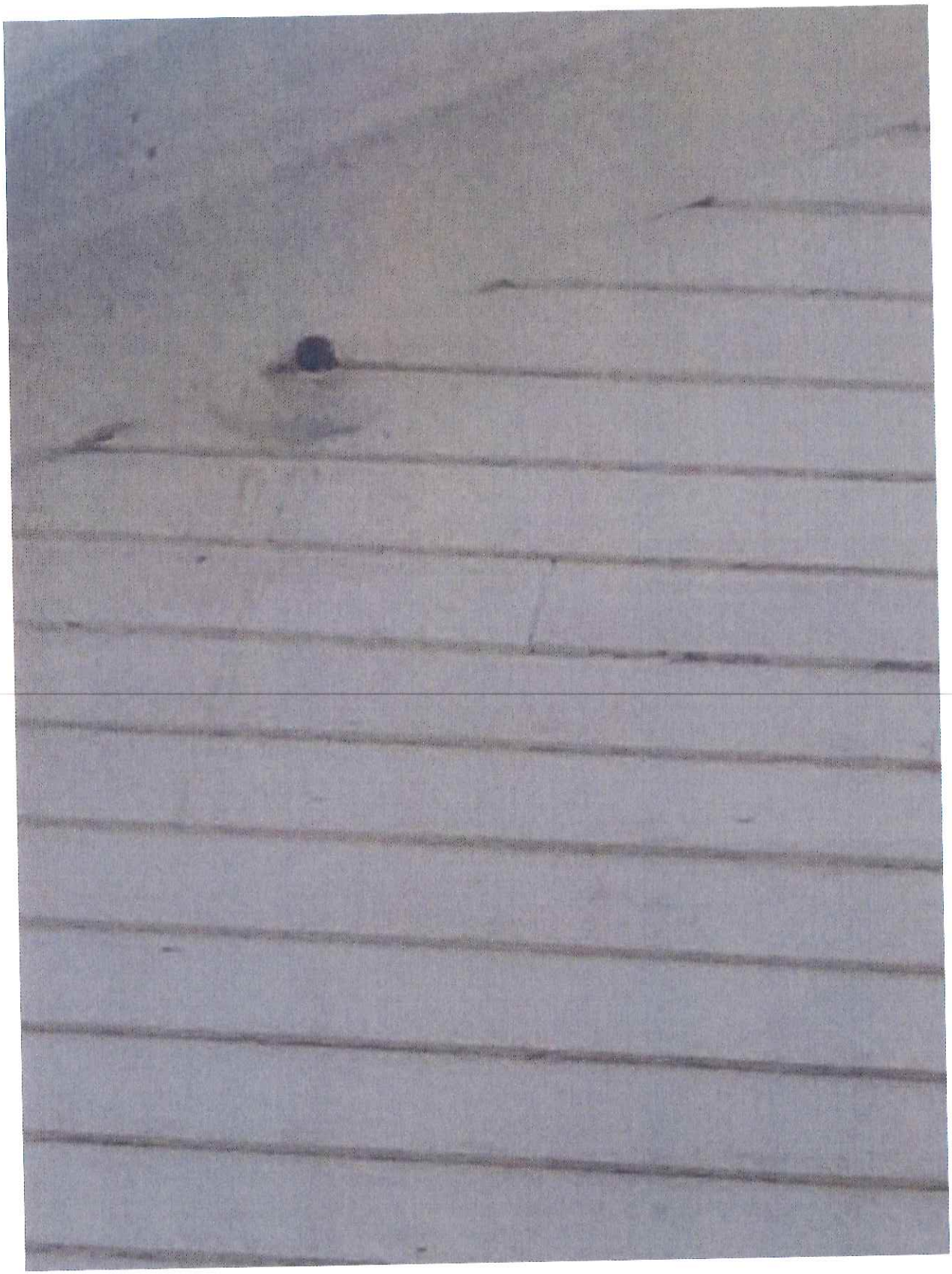
View of wet and moldy insulation/vapor barrier. Including bee hive and various animal feces.

View of exposed wall and subsiding. This shows the only weatherproofing to the exterior wall cavity is the deteriorated wood siding.

View of beehive, waterlogged floor joist, and waterlogged insulation in wall cavity.

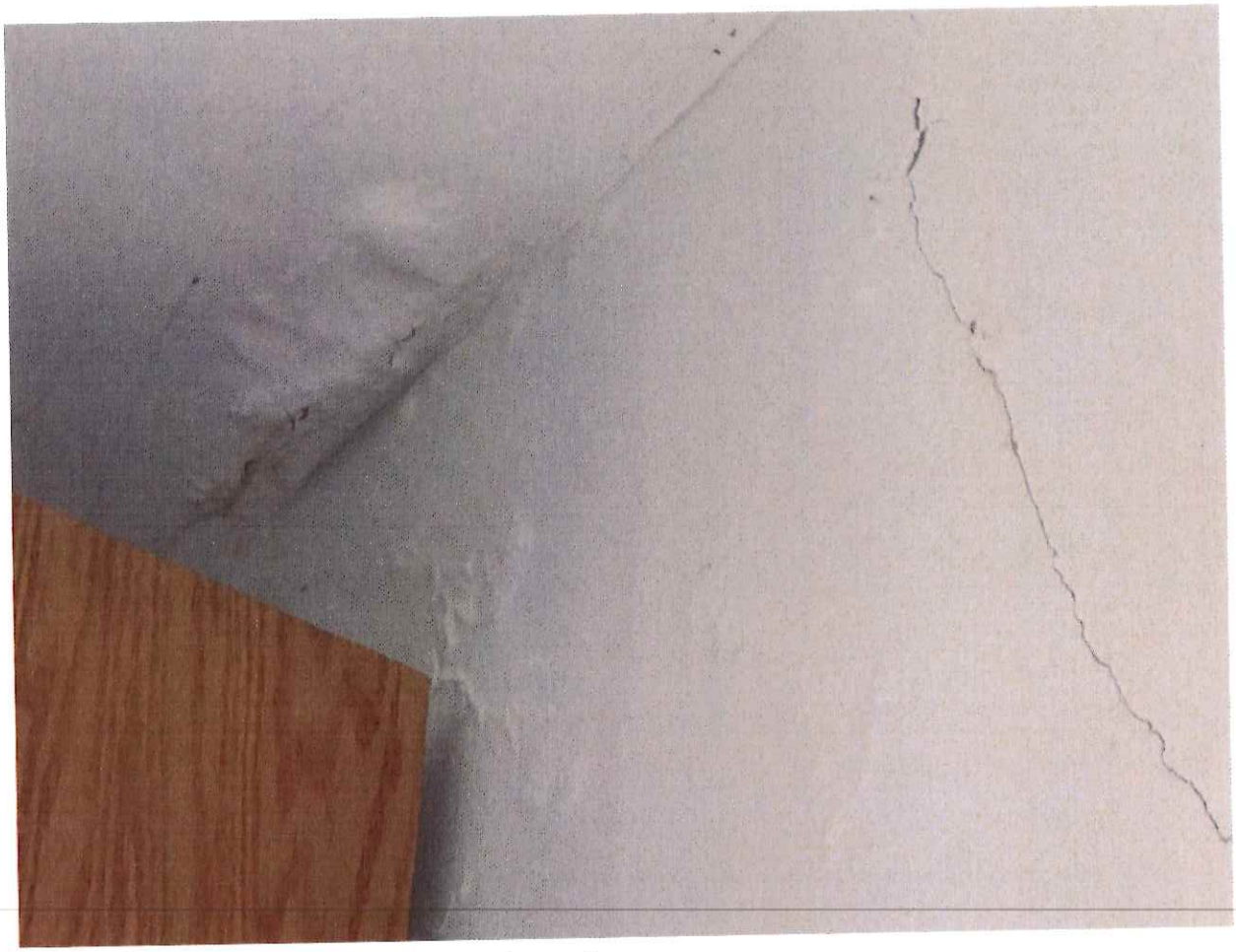


Animal entry point and habitat.



Bat and animal entry point

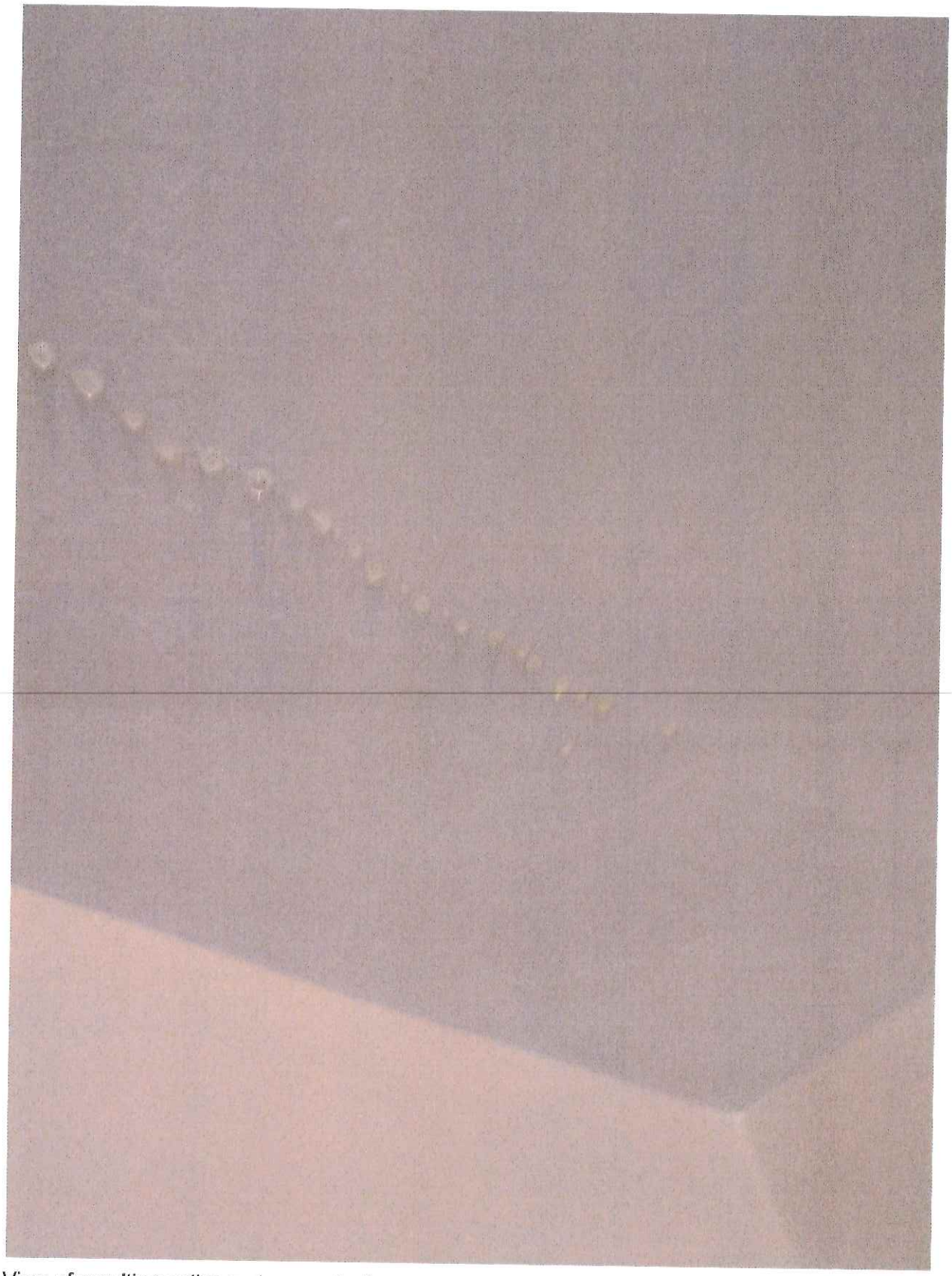
Animal habitat and entry point.



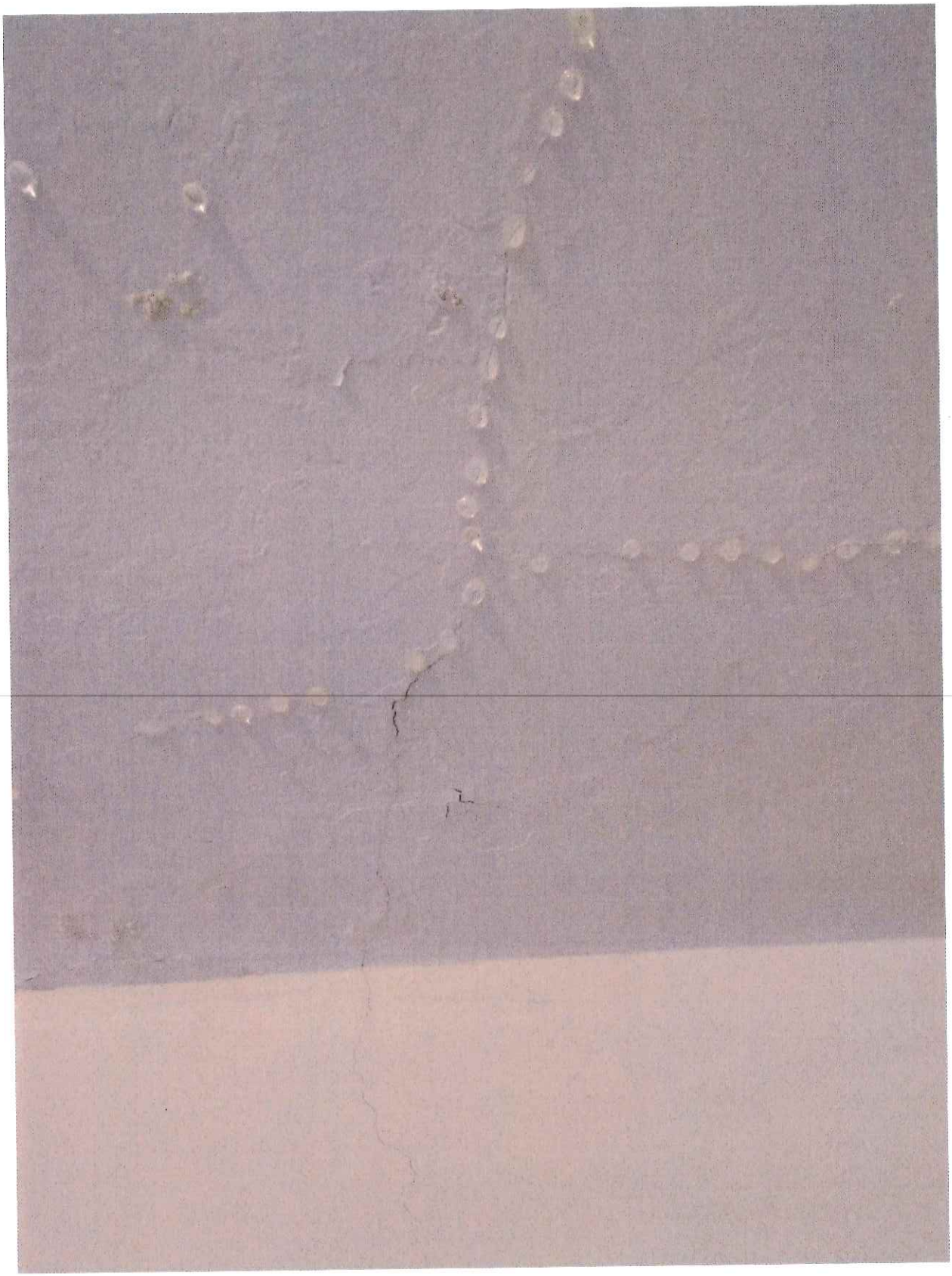
View of resulting water damage to interior wall.

View of resulting water damage and mold in stairwell to the basement.

View of resulting water stains to interior.



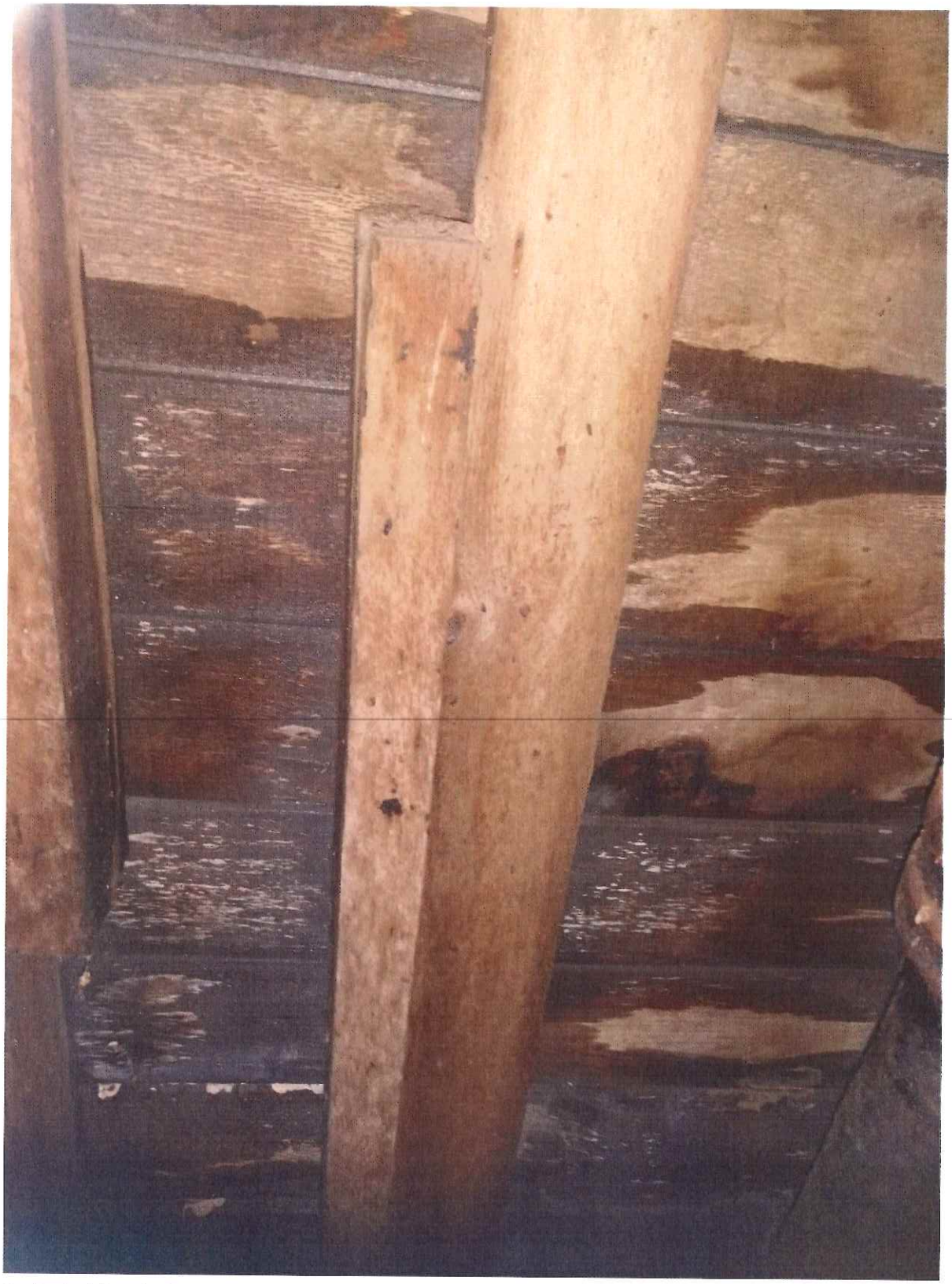
View of resulting active water penetration.



View of resulting active water penetration.

View of active water penetration above transom.

View of siding soaked during rain event (gable end of attic).



Soaked siding during rain event.

Soaked siding during rain event.

Build

CELECT®

CELLULAR COMPOSITE SIDING BY ROYAL

Highly durable. And wantable.

Celect®. Enter the superior exterior.

Celect® Cellular Exteriors by Royal® gives you the look and touch of real wood without its inconveniences and expenses. It gives you seamless looks year after year without the painting, repainting, caulking, re-caulking and delaminating of fiber cement. So now you can demand all of it: weather defiance, maintenance freedom and unlimited home design possibilities.

Timelessly beautiful, relentlessly durable styles

- Premium siding options: 7" Clapboard, Board & Batten and 7" Shake
- All made from the same recyclable, state-of-the-art cellular material
- Faithfully reproduce the deep grain texture and solid heft of real wood
- Every style is equally unaffected by mold, mildew, weather and time
- Lifetime Limited Warranty

Seamless, astounding beauty

- Patented interlocking joints* keep moisture out and almost completely eliminate seams
- No more gaps and wavy lines
- Boards keep straight and true through a home's natural expansion and contraction
- Gravity lock design wipes out warping, buckling and shifting while boosting wind resistance to more than 200 mph

*Patent No: US 8,402,707 B2 (2013)

The co-stars of your home exterior show

- Trim and moulding options come in the same coated color palette as Celect Siding
- Corners and window surrounds arrive ready to install with 15 factory-coated color options
- Mounts and blocks crafted from the same state-of-the-art cellular materials as our premium siding

Recyclable, sustainable and seriously green

- Coating provides superior UV resistance and reflects energy back into the atmosphere—reducing the energy demands of heating and air conditioning
- Insulates 70% better than wood
- Has almost twice the R-value of fiber cement and wood

Fade-defying, character-building colors

- Rich, dark palette of 15 factory-applied, designer-inspired colors
- Coating delivers moisture protection and extreme weatherability
- 25-year warranty on the finish

Every option is a model of superior form and function.

ROYAL Building Products
A Westlake Company

RoyalBuildingProducts.com/Celect

Royal® Building Products
1.855.ROYAL85
For product warranty details, please visit CelectWarranty.com

Celect C

CELECT

Celect Cellular Composite Siding

Cellular Composite (PVC)

Color:
Frost

Colors not exact based on screen settings

Available Profiles:
7" Clapboard

Get the Brochure

See This On Your House

Order A Free Sample

For Homeowners **For Pros**

Contact Us

High tech.
High design.
High five.

Celect® Cellular Composite Siding by Royal® holds an appeal that extends beyond its seamless curb appeal. Installers and contractors love it for its easy installation and weatherability. Architects can't get enough of its color fade resistance and ability to match any home style. For pros, it's simply superior from every side.

Helpful Resources

Celect Product Directory

Celect Siding Brochure

Celect Siding Warranty

Celect Contractor Handbook

Celect 2" J-Trim Installation Guide

Celect Homeowner Sell Sheet

Celect Pro Sell Sheet

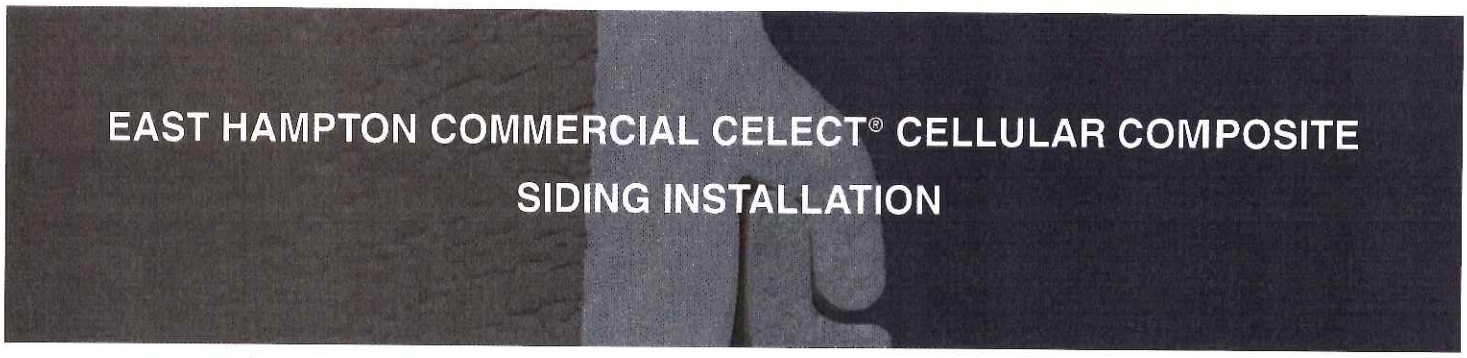
Celect vs Fiber Cement Sell Sheet

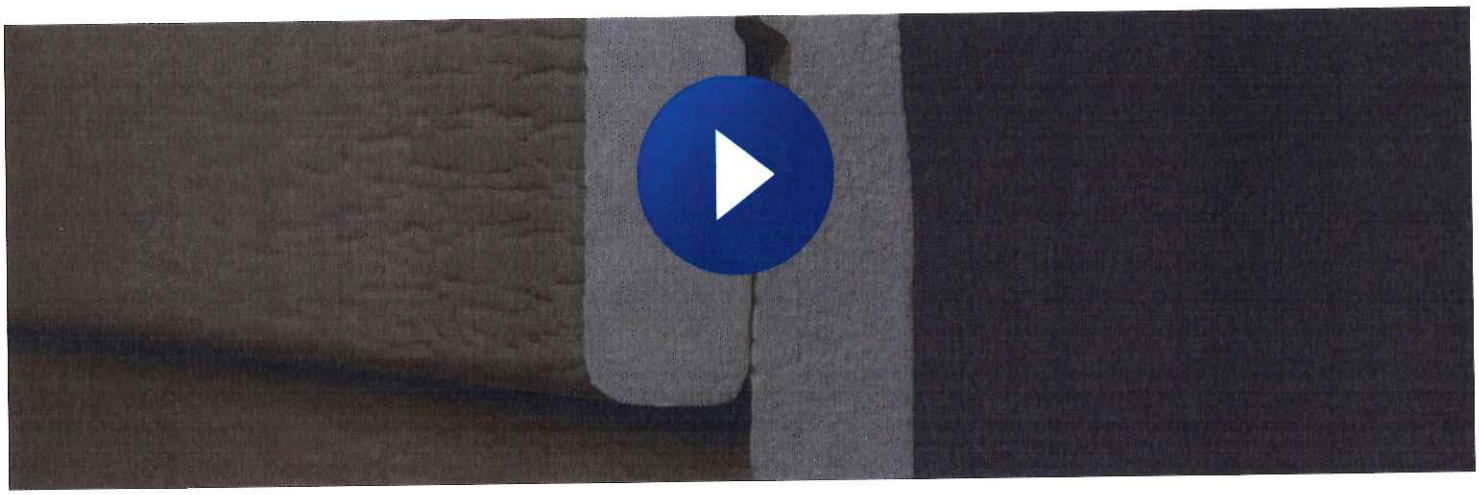
Spec Series Trim Brochure

Spec Series Trim Installation Instructions

Celect Order Checklist

Download All >





Subscribe to our YouTube channel

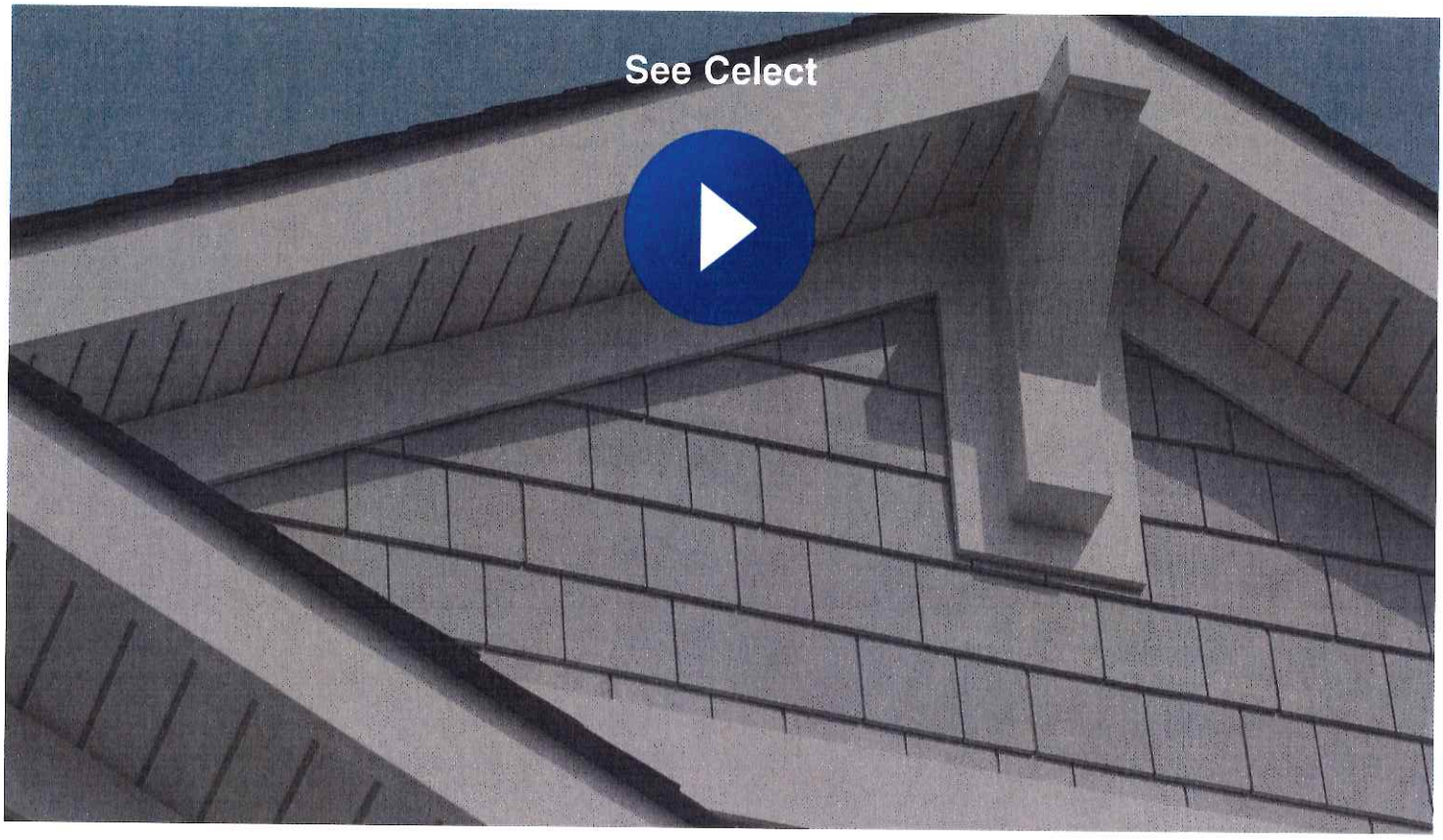
7' Smooth

7' Clapboard

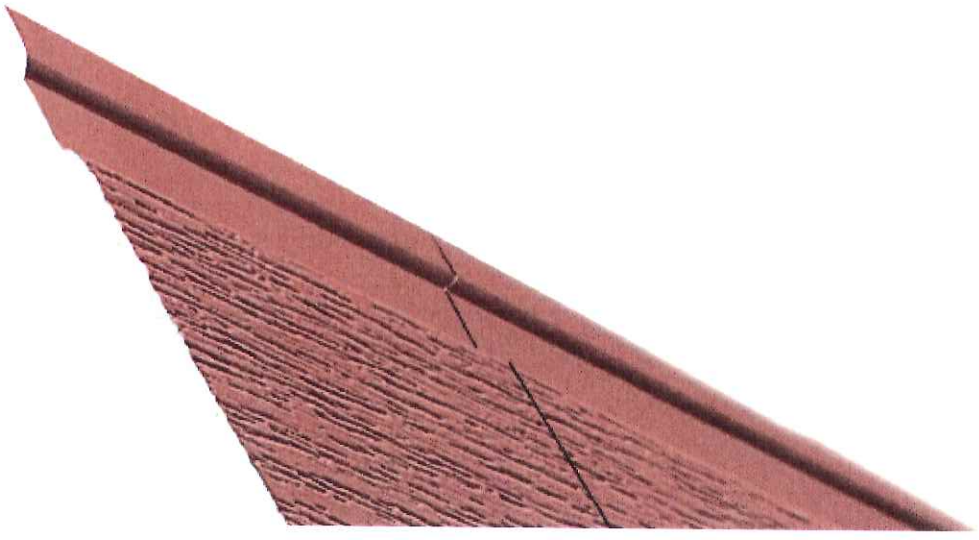
PCS/CTN 14
LBS/CTN 104
Length 12'

7' Shake

PCS/CTN 21



Resists fading, degrading and comparing



Performance

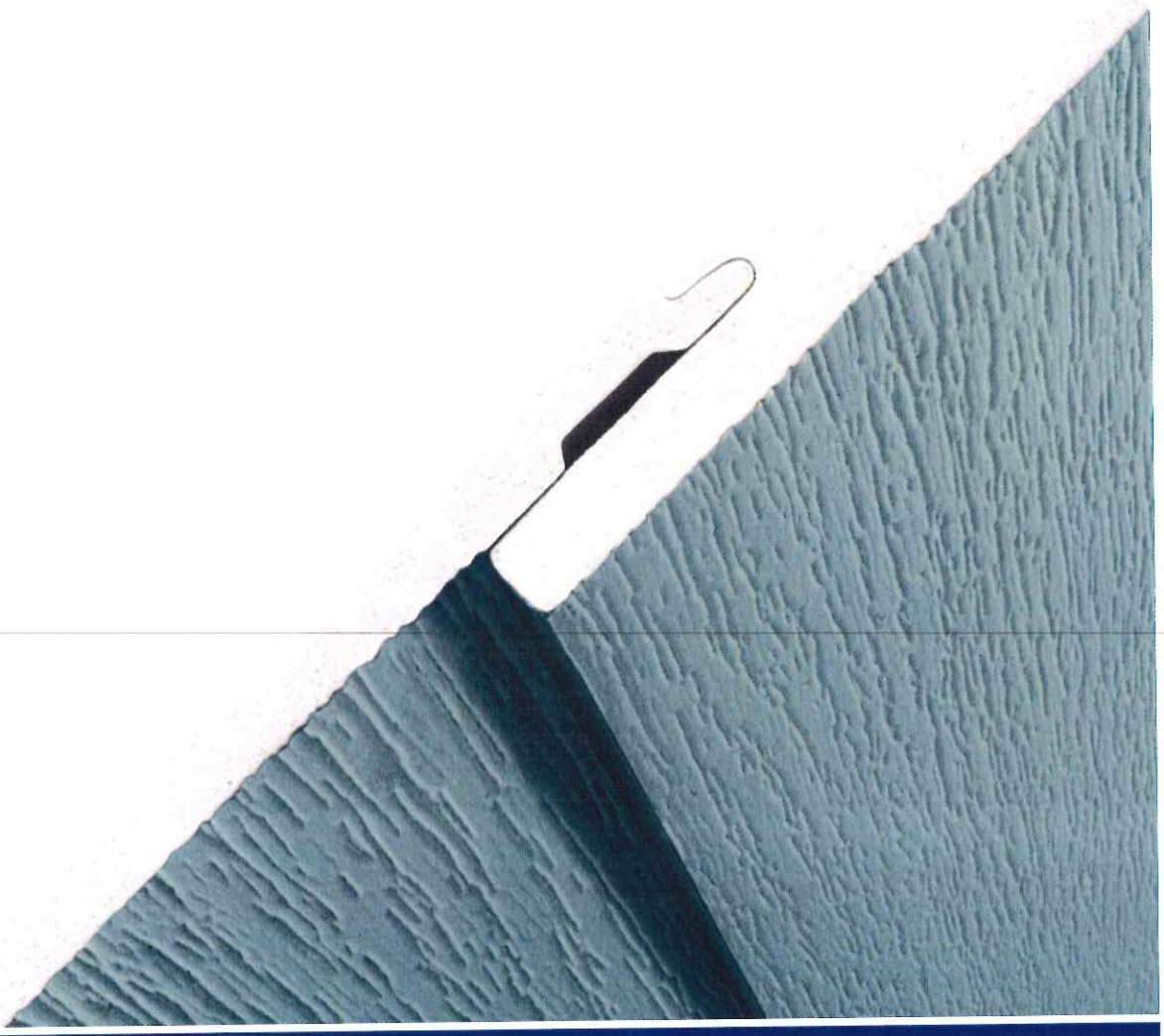
- Backed by a **limited lifetime and 25-year color-protection warranty**
- Stands up to impact even under the harshest weather conditions
- Wind resistance to over 210 mph
- Kynar Aquatec® coating for superstar UV protection
- Interlocking joints adjust to natural expansion and contraction
- No delamination: no gaps, no warping, no buckling or wavy lines

Low Maintenance

- Kynar Aquatec color coating eliminates the need for repainting
- Interlocking joints eliminate gaps between boards seen in comparable products
- Cellular PVC material resists dirt, seasonal staining and insects
- No need to caulk and recaulk like fiber cement

High Sustainability

- Has almost twice the R-value of fiber cement and wood
- Unique white substrate helps lower heat absorption
- Materials are recyclable
- Kynar Aquatec® coating provides superior UV resistance and reflects energy back into the atmosphere—reducing the energy demands of heating and air conditioning
- Insulates 70% better than wood



Exterior Design Influencers

"More than just an exteriors manufacturer."

"We turned to the Royal design team for help. It was really nice to see all the colors and different options on the computer screen before we put it on the house."

THE KILLIE AND INGRAHAM HOME

CELECT: 7" Clapboard and Board & Batten

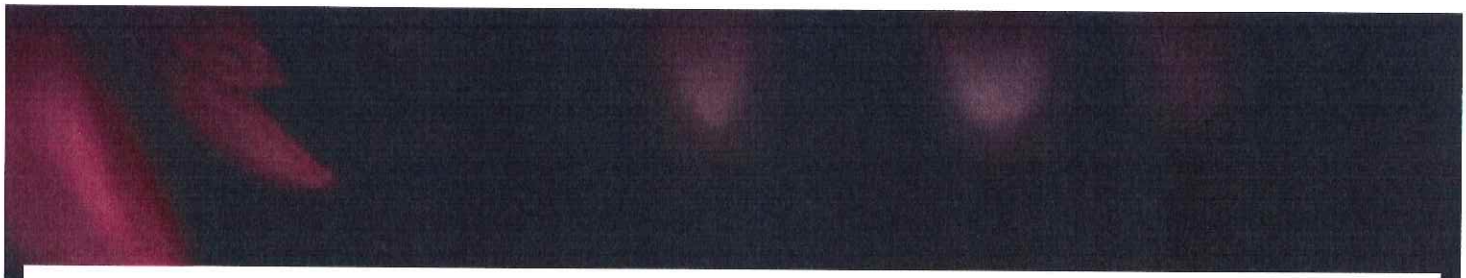
"A perfect fit."

"With Celect, it's almost impossible to see the seaming on it. I would definitely recommend it to friends and family."

THE BERMAN HOME

CELECT: 7" Clapboard and Board & Batten

Hear from Other Homeowners >



Color Combinations

Can't pick one color? You don't have to.

Discover Color Combinations >

Color Explorer

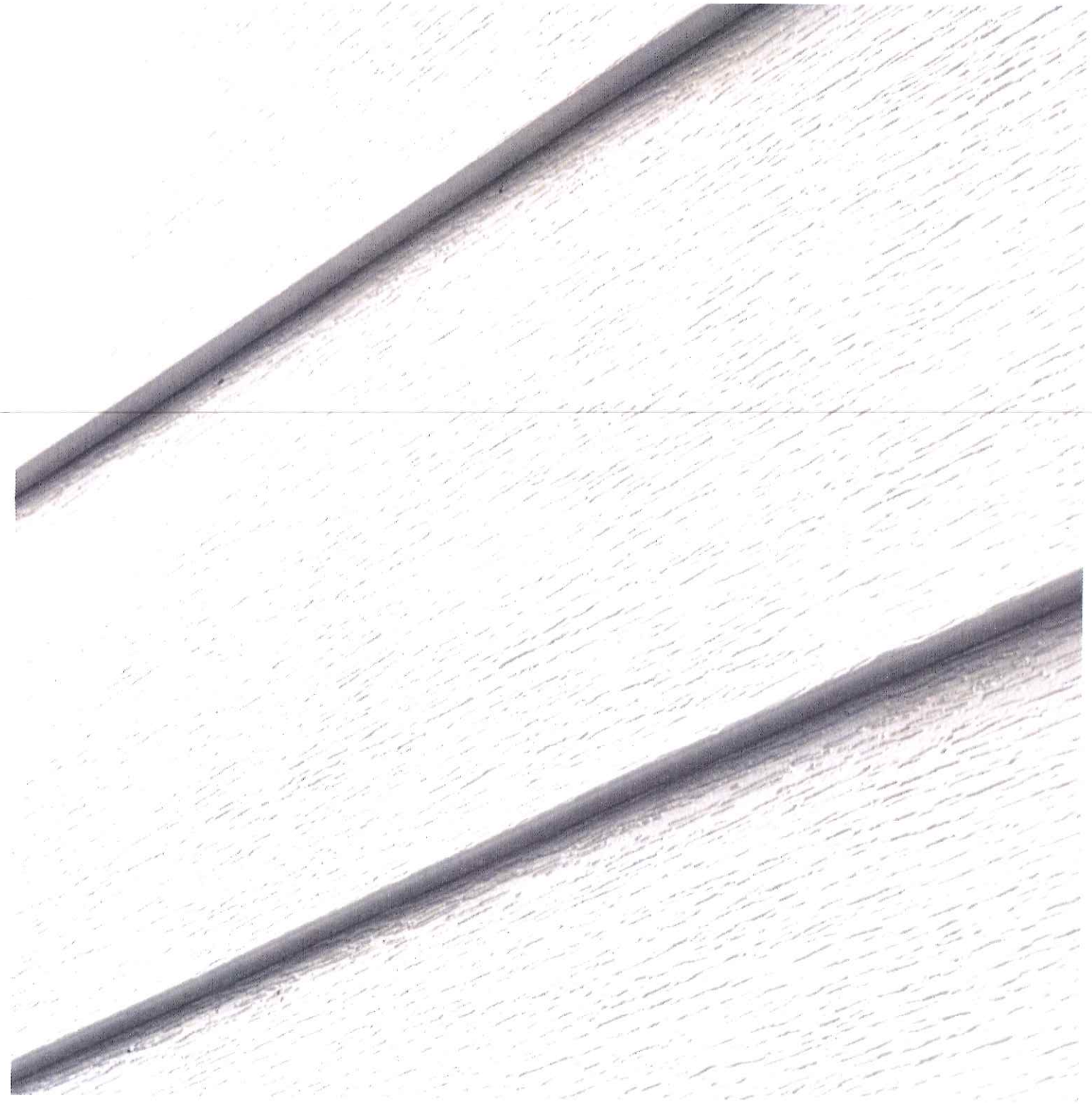
Color adds depth and revives smiles. Take a look.

Visit Color Explorer >

Home Design Tools

Go from rethink to remodel.

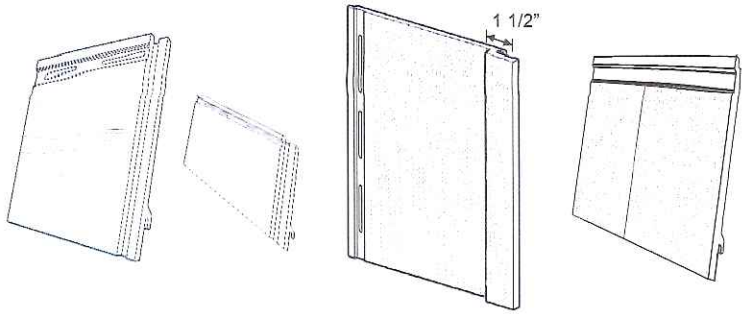
Explore Home Design Tools >




CELECT®
CELLULAR COMPOSITE SIDING BY ROYAL
Contractor Handbook
ROYAL® Building Products
A Westlake Company

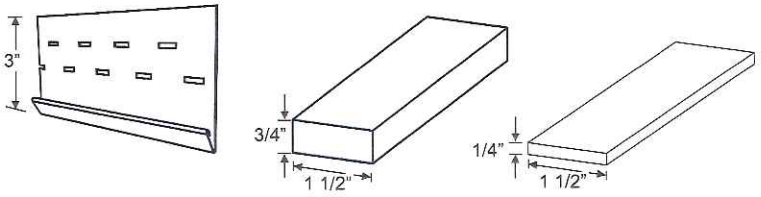
TABLE OF CONTENTS

PRODUCT OFFERING



SIDING

PRODUCT CODE	EXPOSURE	LENGTH	UNIT SIZE	COLOR AVAILABILITY	PROFILE HEIGHT
CEL7	7" Horizontal Lap	12' 4"	1 Sq./ Carton	All 15	3/4"
CEL4	4" Horizontal Lap	12' 6"	1 Sq./ Carton	All 15	3/4"
CELBB8	8" Vertical Board & Batten	10'	1 Sq./ Carton	All 15	3/4"
CELSHK7	7" Shake	4'	1/2 Sq./ Carton	All 15	3/4"

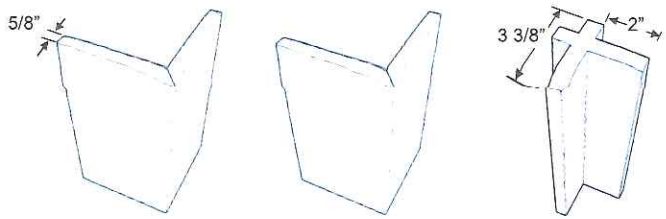


STARTER STRIP AND UNPAINTED FURRING STRIP

PRODUCT CODE	DESCRIPTION	LENGTH	UNIT SIZE	COLOR AVAILABILITY
CELSS01	Starter Strip	12'	24/CTN	N/A
S4S 1 X 2	Unpainted Furring Strip	16'	4/CTN	White
2018	Unpainted Lattice	16'	4/CTN	white

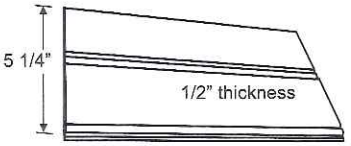
Colors

Latte	LAT	River Rock	RRK	Chestnut	CHT
Carriage Red	CRR	Grove	GRV	Pearl	PRL
Willow	WLW	Cotton	COT	Oceana	OCE
Shale	SHL	Pottery	POT	Wrought Iron	WRI
Frost	FST	Chocolate	CHC	Pine Brook	BK



CORNER

DESCRIPTION	PRODUCT CODE	EXPOSURE	LENGTH	UNIT SIZE	COLOR AVAILABILITY
OCP 10'	CELOC1PSTD10RM	5 1/2"	10'	2/CTN	ALL 15
OCP 20'	CELOC1PSTD20RM	5 1/2"	20'	2/CTN	ALL 15
ICP 10'	CELIC1PSTD10RM	2"	10'	2/CTN	ALL 15

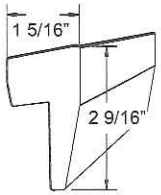


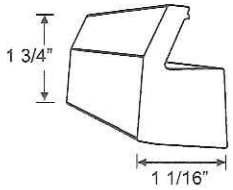
BEADED PLANK

DESCRIPTION	PRODUCT CODE	LENGTH	UNIT SIZE	COLOR AVAILABILITY
BEADED PLANK	CELBDPLNK16	16'	2/CTN	ALL 15

Colors

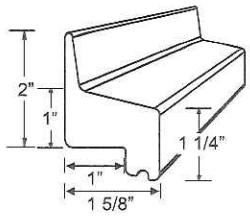
Latte	LAT	River Rock	RRK	Chestnut	CHT
Carriage Red	CRR	Grove	GRV	Pearl	PRL
Willow	WLW	Cotton	COT	Oceana	OCE
Shale	SHL	Pottery	POT	Wrought Iron	WRI
Frost	FST	Chocolate	CHC	Pine Brook	BK

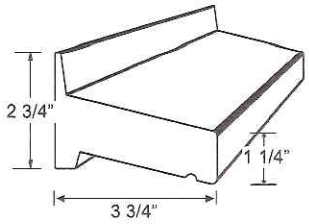




GABLE TRIM & FINISH TRIM

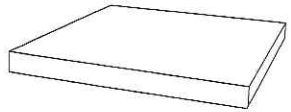
ACTUAL SIZE	PRODUCT CODE	LENGTH	UNIT SIZE	COLOR AVAILABILITY
1 5/16" X 2 9/16"	CELGT16	16'	2/CTN	ALL 15
1" X 1 3/4"	CELFT16	16'	2/CTN	ALL 15





WATER TABLE

ACTUAL SIZE	PRODUCT CODE	LENGTH	UNIT SIZE	COLOR AVAILABILITY
2" X 1 5/8"	CELWT16	16'	2/CTN	ALL 15
2 3/4" X 3 3/4"	CELSTWT	16'	2/CTN	ALL 15

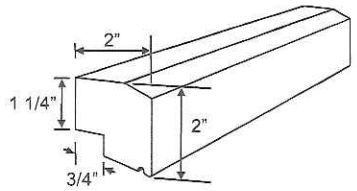


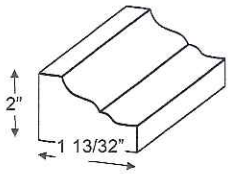
TRIMBOARD

NOMINAL SIZE	ACTUAL SIZE	PRODUCT CODE	LENGTH	UNIT SIZE	COLOR AVAILABILITY
5/8' X 4"	5/8" X 3 1/2"	CELS4S58418	16'	2/CTN	ALL 15
5/8" X 6"	5/8" X 5 1/2"	CELS4S58618	16'	2/CTN	ALL 15
5/8" X 8"	5/8" X 7 1/4"	CELS4S58818	16'	2/CTN	ALL 15
5/8" X 10"	5/8" X 9 1/4"	CELS4S581018	16'	2/CTN	ALL 15
1 X 2	3/4" X 1 1/2"	CELS4S1218	16'	2/CTN	ALL 15
5/4 X 4	1" X 3 1/2"	CELS4S54418	16'	2/CTN	ALL 15
5/4 X 6	1" X 5 1/2"	CELS4S54618	16'	2/CTN	ALL 15
5/4 X 8	1" X 9 1/4"	CELS4S54818	16'	2/CTN	ALL 15

Colors

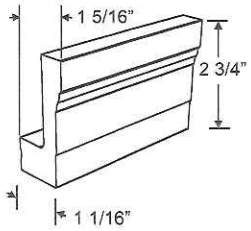
Latte	LAT	River Rock	RRK	Chestnut	CHT
Carriage Red ..	CRR	Grove	GRV	Pearl	PRL
Willow	WLW	Cotton	COT	Oceana	OCE
Shale	SHL	Pottery	POT	Wrought Iron ..	WRI
Frost	FST	Chocolate	CHC	Pine Brook	BK

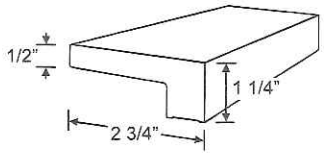




SILL NOSE and CROWN

DESCRIPTION	PRODUCT CODE	LENGTH	UNIT SIZE	COLOR AVAILABILITY
RAMS CROWN	CELRMSCRN16	16'	2/CTN	ALL 15
SILL NOSE	CELSILL16	16'	2/CTN	ALL 15



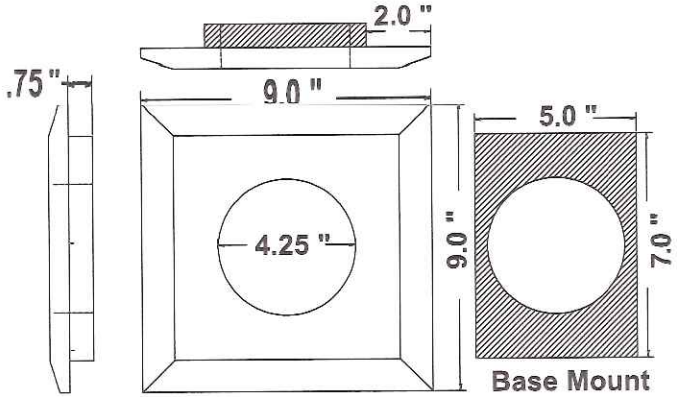


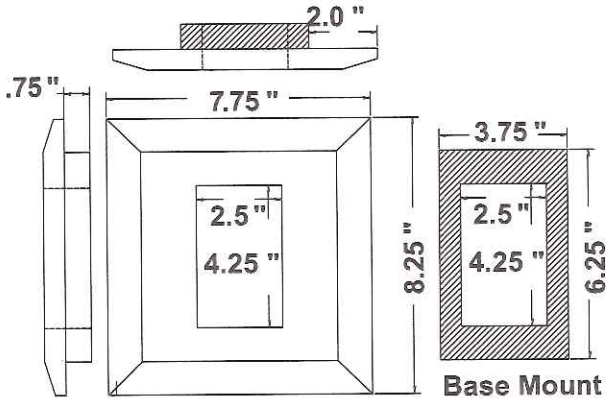
BRICK MOULD and WINDOW TRIM

DESCRIPTION	PRODUCT CODE	LENGTH	UNIT SIZE	COLOR AVAILABILITY
BRICK MOULD	CELBRCK16	16'	2/CTN	ALL 15
WINDOW TRIM	CELWNTR16	16'	2/CTN	ALL 15

Colors

Latte	LAT	River Rock	RRK	Chestnut	CHT
Carriage Red ..	CRR	Grove	GRV	Pearl	PRL
Willow	WLW	Cotton	COT	Oceana	OCE
Shale	SHL	Pottery	POT	Wrought Iron ..	WRI
Frost	FST	Chocolate	CHC	Pine Brook	BK



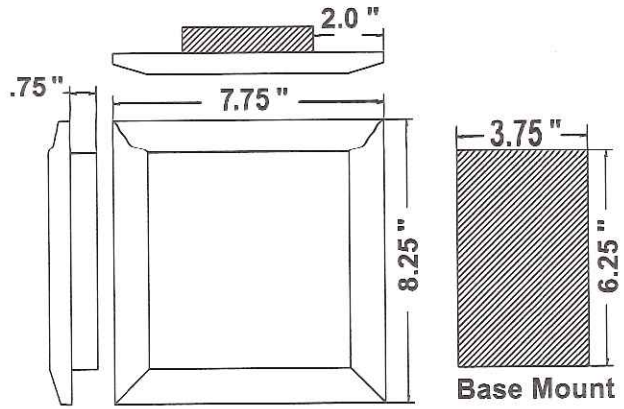


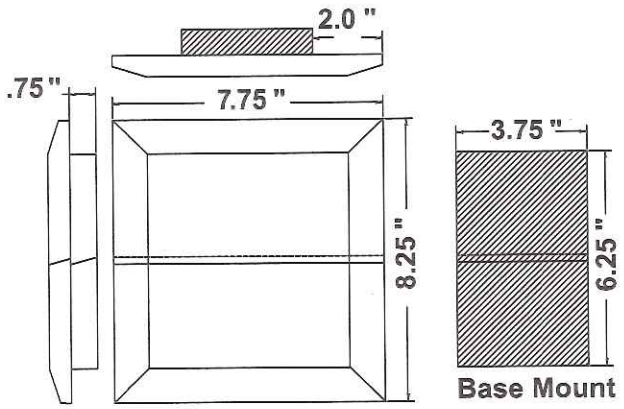
BLOCKS & MOUNTS

DISCRIPTION	PRODUCT CODE	UNIT SIZE	COLOR AVAILABILITY
VENT/LIGHT 9" X 9"	CELBDVSH	1 / BAG	ALL 15
ELECTRICAL 8-1/4" X 7-3/4"	CELELMSH	1/ BAG	ALL 15

Colors

Latte	LAT	River Rock	RRK	Chestnut	CHT
Carriage Red ..	CRR	Grove	GRV	Pearl	PRL
Willow	WLW	Cotton	COT	Oceana	OCE
Shale	SHL	Pottery	POT	Wrought Iron ..	WRI
Frost	FST	Chocolate	CHC	Pine Brook	BK



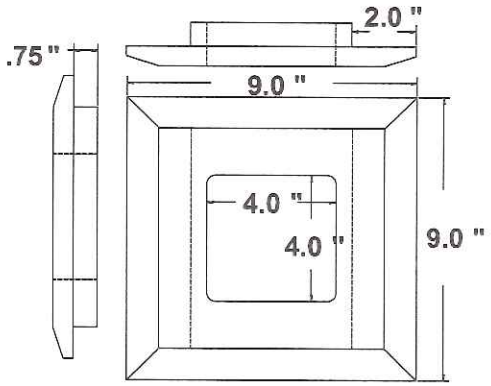


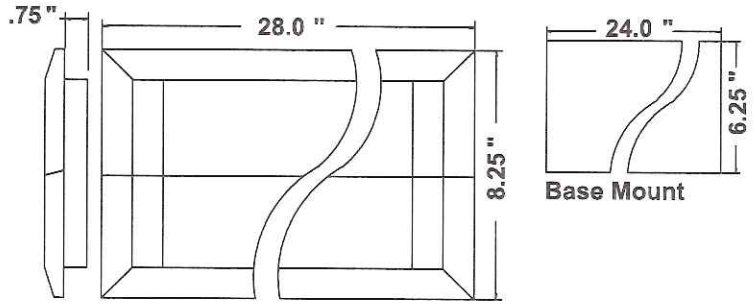
BLOCKS & MOUNTS

DISCRIPTION	PRODUCT CODE	UNIT SIZE	COLOR AVAILABILITY
UNIVERSAL 8-1/4" X 7-3/4"	CELSTMSH	1 / BAG	ALL 15
SPLIT 8-1/4" X 7-3/4"	CELSPMSH	1/ BAG	ALL 15

Colors

Latte	LAT	River Rock	RRK	Chestnut	CHT
Carriage Red ..	CRR	Grove	GRV	Pearl	PRL
Willow	WLW	Cotton	COT	Oceana	OCE
Shale	SHL	Pottery	POT	Wrought Iron ..	WRI
Frost	FST	Chocolate	CHC	Pine Brook	BK



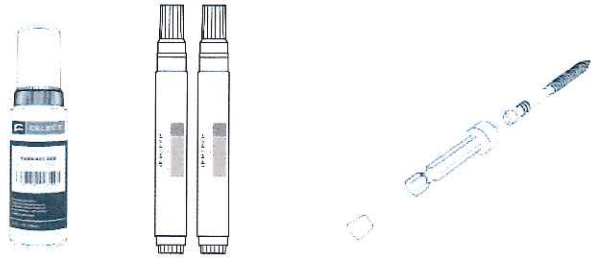


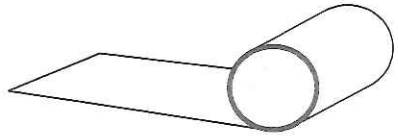
BLOCKS & MOUNTS

DISCRIPTION	PRODUCT CODE	UNIT SIZE	COLOR AVAILABILITY
RECESSED 9" X 9"	CELRCMSH	1 / BAG	ALL 15
GANG BLOCK 28" X 8-1/4"	CELGGBSH	1/ BAG	ALL 15

Colors

Latte	LAT	River Rock	RRK	Chestnut	CHT
Carriage Red ..	CRR	Grove	GRV	Pearl	PRL
Willow	WLW	Cotton	COT	Oceana	OCE
Shale	SHL	Pottery	POT	Wrought Iron ..	WRI
Frost	FST	Chocolate	CHC	Pine Brook	BK





MISCELLANEOUS ACCESSORIES

DESCRIPTION	PRODUCT CODE	UNIT SIZE	COLOR AVAILABILITY
TOUCH UP BOTTLE	CELTUBTTLE	1 / PACK	ALL 18
TOUCH UP MARKER	CELTUKIT	2 / PACK	ALL 18
CORTEX SCREWS	CELCRTX250	375/CARTON	ALL 18
ALUMINUM TRIM COIL	CLCOIL50STD	24" X 50' ROLL	ALL 18

Colors

Latte	LAT	River Rock	RRK	Chestnut	CHT
Carriage Red ..	CRR	Grove	GRV	Pearl	PRL
Willow	WLW	Cotton	COT	Oceana	OCE
Shale	SHL	Pottery	POT	Wrought Iron ..	WRI
Frost	FST	Chocolate	CHC	Pine Brook	BK

STORAGE AND HANDLING

If bundles are to be stored outside, do not lay them directly on the ground. Lay them on wood supports (e.g. 2X4)
Do not store under tarps.
Do not store bundles upright.
Do not store bundles more than 5 high.
Keep away from heat sources.
Keep cartons dry until opened
IMPORTANT: Handling of Celect Corner Posts

- Do not stack on top of corners
- Store corners on level surface
- Store out of direct sunlight
- Keep corners in pack until installed.

WALL PREPARATION

Celect siding is a rain screen but not intended to be a water resistive barrier. Therefore, Celect siding must be installed over a continuous water-resistive barrier with properly integrated flashing.
Celect must be applied over rigid sheathing that provides a smooth flat surface. Never install Celect siding directly to open framing/studs. Celect must be installed over either solid nailable sheathing, rigid sheathing with minimum 1X6 furring strips or rigid sheathing and elongating the nailing slots (page 22).

Re-siding

It may not be necessary to remove existing siding providing all loose boards are re-secured and any rotten boards are replaced. Install furring strips or wall leveling siding underlayment to create a flat surface for the siding. Follow all other details outlined above.

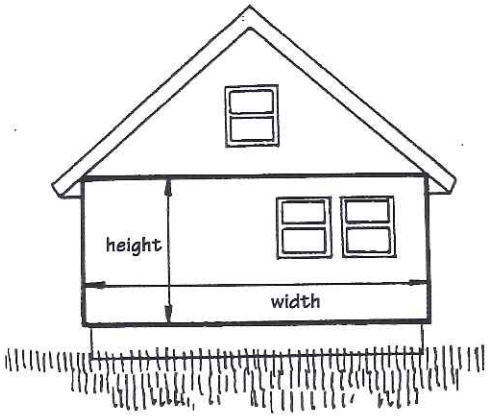
KEY RULES

- Nail in the center of the nailing slot unless pinning is necessary.
- Fasteners must be placed in the center of the nailing slots at approximately 16" spacing leaving about 1/32" between the head of the fastener and the nailing hem of the panel. Celect panels expand and contract through temperature changes.
- Never face nail the panels.

HOW TO MEASURE

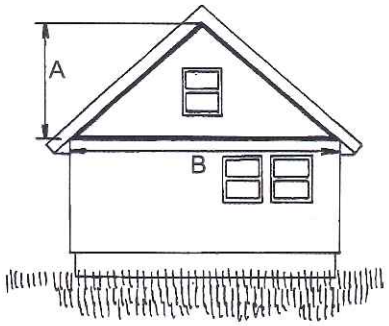
Estimating the Required Materials

- All houses can be broken down into shapes of rectangles or triangles, or a combination of both.
- The area to be sided can be determined by measuring the height and width of the house, including windows.
- Total all of the measurements for the areas to be sided. Windows and doors are not usually deducted. Including them will provide an allowance factor for waste. If the windows and doors are extremely large (such as a garage or sliding glass doors), some deductions can be made.
- To estimate the amount of starter strip required, measure the linear feet around the entire base of the house.
- Add siding to all material estimates to allow for waste, depending on the pitch of the roof and other house-specific factors.
- Every 100 square feet (9.29 square meters) is called a "square" for ordering purposes.

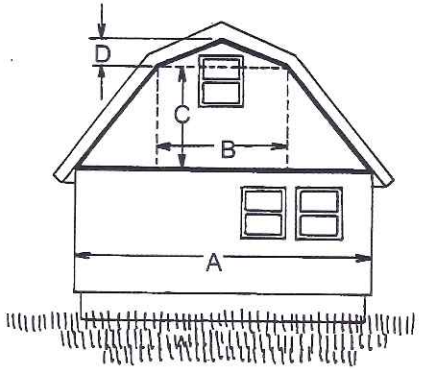


Horizontal Siding and Shingles
Height___feet (meters) x width___feet (meters) =___square feet (square meters)

Vertical Siding (**Pieces of vertical siding**)
Number of panels at __inches (mm) wide and 10 feet long
width___feet (meters) , ___inches (mm)

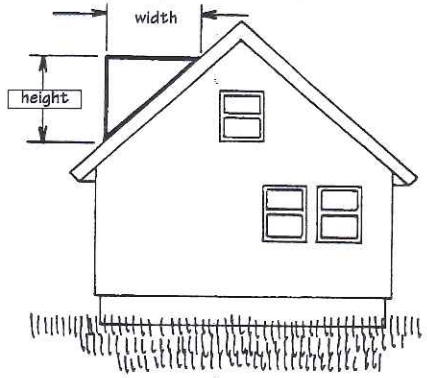


Horizontal Siding ½ A x B = ____ total area of gable (square feet/meters)



Horizontal Siding ½ (A + B) x C + ½ B x D = ____ total area of gable (square feet/meters)

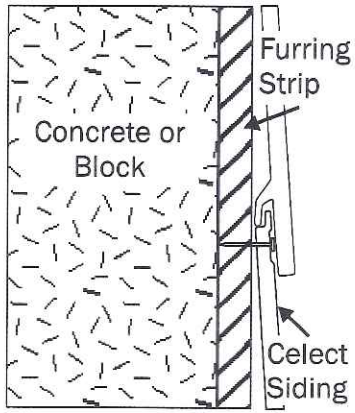
½ height x width = ____ area of dormer (square feet/meters)



FASTENING

Siding

- Corrosion-resistant nails (stainless steel nails or galvanized roofing nails) with a minimum head diameter of ⅜", ⅛" shank and length sufficient to penetrate a solid nailable surface (framing or furring) a minimum of ¾" in depth. (minimum 2" length (50.8mm) in required in Canada).
- Note: High wind areas may necessitate ring shank nails.
- Corrosion resistant, #8 truss or pan head screws with a length sufficient to penetrate a solid nailable surface (framing or furring) a minimum of ¾" in depth.
- Fasten siding to block or concrete as shown. Furring thickness and fastening methods are determined by local building codes.



Trim

- Celect Cortex or Pro-Plug screws and plugs are recommended to secure finished Celect Trim pieces.
- If other trim fasteners are used, they must be fasteners intended for exterior use with PVC trim such as stainless steel or hot dipped galvanize.
- DO NOT USE staples, small brads, ring shank or wire nails.
- For "padding out" trim, fasteners should be long enough to penetrate the solid wood substrate a minimum of 1 ½".
- Professional grade PVC adhesive for joining trim pieces. PVC adhesive along with Cyanoacrylate (super glue) and activator as a "clamp" can be used.(See Gluing Page 13)

CUTTING AND ROUTING

Siding
Circular or miter saws with a trim or plywood blade.
Jig saw, rotary tools (Dremel, router, etc.) can be useful for cutting around obstructions.
Trim
The use of a compound miter saw with a trim blade is recommended.

TOUCH UP

- Use Celect Paint "dauber" bottle for larger areas and for coating exposed cut ends of Celect siding panels and trim.
- If repainting is necessary, use ONLY "heat reflective" paints formulated for use on PVC products. Follow the paint manufacturers application instructions.

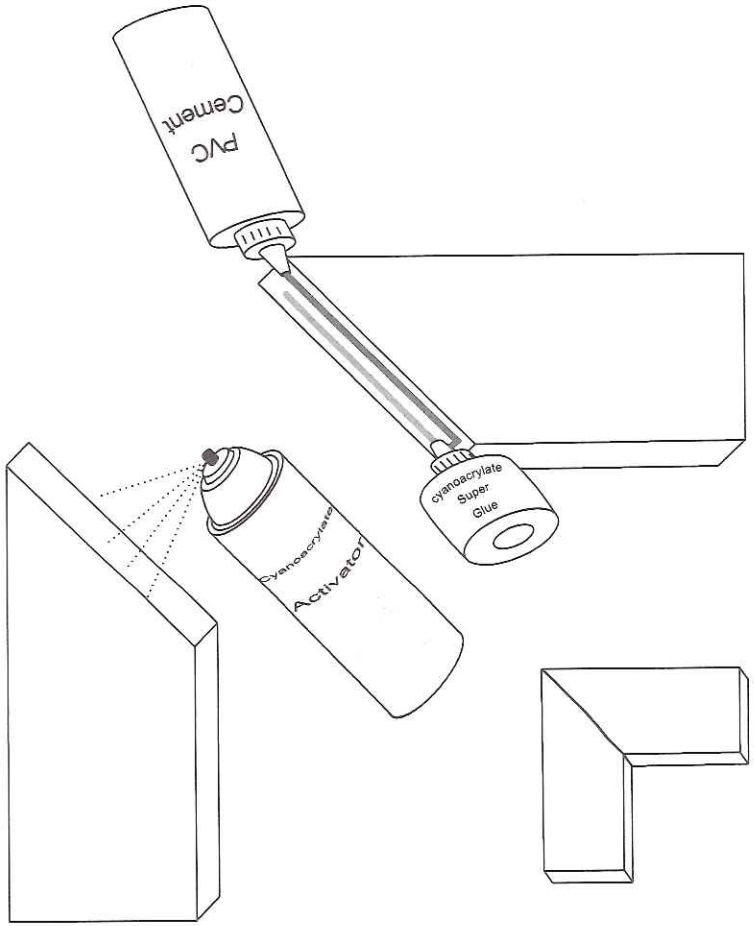
GLUES AND SEALANTS

- Use Professional grade PVC adhesives for joining trim pieces.

Tip:
Two Part Gluing Method: PVC adhesive along with Cyanoacrylate (super glue) and activator as a "clamp" **can be** used. However, these glues are **not sufficient to use alone.** They must be used in conjunction with PVC cement. (2P10 is an only an example of a Cyanoacrylate/Activator system. There are others.)

USING A TWO PART GLUING METHOD

- First place a bead of PVC cement along one edge of one of the pieces to be glued.
- Next place a similar bead of Cyanoacrylate glue.
- Spray the activator along the other piece to be glued. **Do not spray the coated face of the piece.**
- Carefully join the two pieces together making sure that they are aligned properly. Hold the pieces in place for 5-10 seconds or until the Cyanoacrylate glue adheres. This will allow for installation of the piece and give sufficient time for the PVC cement to create a permanent bond.



4"AND 7" LAP INSTALLATION

INSTALLATION SEQUENCE

1. Weather Barrier & Flashings
2. Furring strips for trim
3. Inside Corner Posts
4. Starter Strip for Panels
5. Celect Siding Panels
6. Window, Door, Etc. Trim

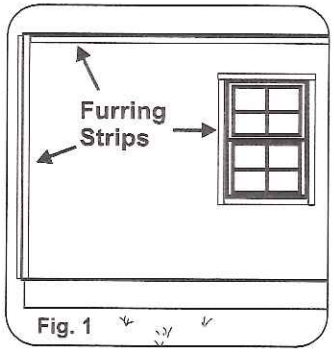


Fig. 1

- After preparing the walls for the siding installation (see *Wall Preparation pg. 1*), install 1X2 furring around all windows, doors, outside corners, etc. This must be done anywhere the ends of the siding will be terminated (Fig 1-2).
- Make sure to install the proper flashing as required by specific local building codes (Fig 2)

NOTE: if the furring strips will be completely hidden by the trim,
treated 1X2 furring can be used in place of PVC strips. Secure the furring every 8"- 12".

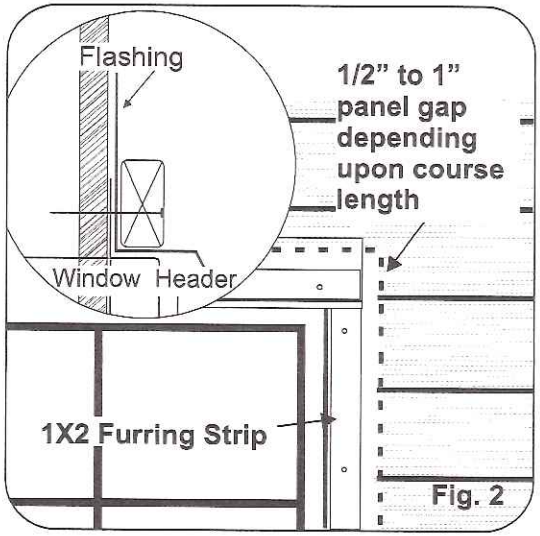


Fig. 2

STARTER STRIP & WORKING OVER OBSTACLES

Strike a chalk line 4" above the point you wish the bottom of the panel(s) to sit.

- Install starter strip aligning the top of the strip with the chalk line and fastening every 8"-12" (Fig. 3).

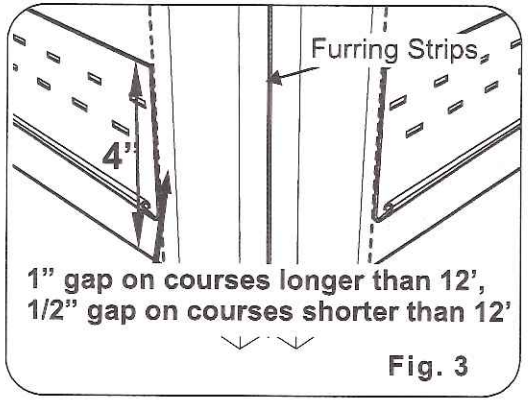


Fig. 3

- In certain situations, it may be necessary to remove a bottom section from of the panels to accommodate variations in the first course such as porch floors, etc. In these situations, where the bottom lock is removed, the cut edge of the panel(s) must be covered by trim. Celect Finish Trim can be used (Fig 4) or Custom trim can be fabricated with aluminum trim sheet. If trim sheet is used, keep in mind that the face of the channel or trim only needs be wide enough to cover the cut edge of the panel by ½" (Fig 5).

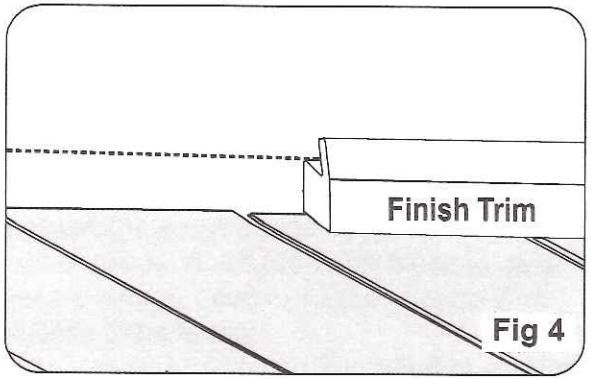


Fig 4

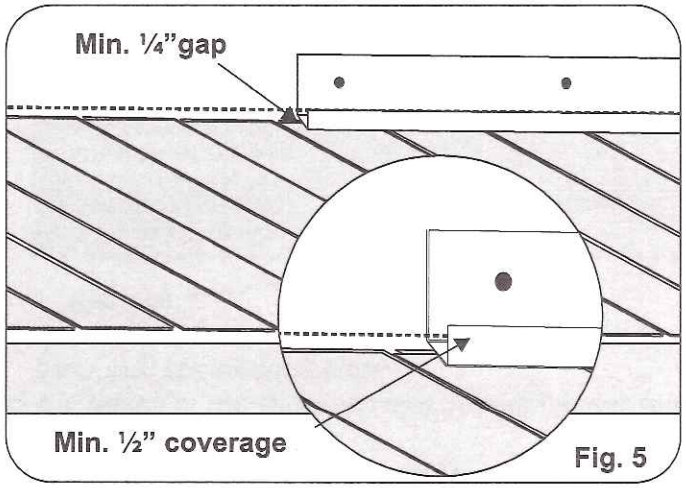


Fig. 5

INSIDE CORNER POSTS

- Install any inside corners. Fasten the inside corners using weather resistant screws placed inside the pocket of the corner no more than 16" apart (Fig 6). Unlike the other finished trim, inside corners are applied before th siding.
NOTE: Make sure not to draw the pocket in when fastening to the wall.
The pocket width must remain ¾".
Use a scrap piece of siding as a spacer in the pocket. The inside of the corner post should not lay against the siding.

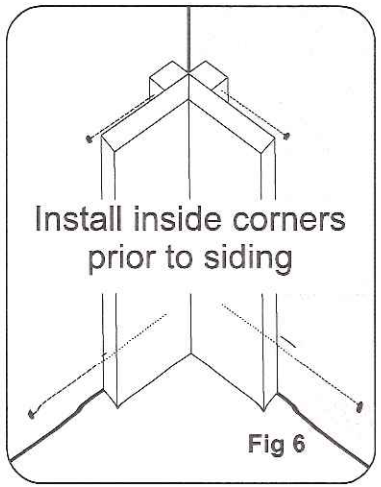


Fig 6

EXPANSION GAP

- Install the Celect siding panels keeping the ends of the panels 1" away from the furring strips if the course is over 12' long, 1/2" away if the course is less than 12' long.
- Fasten the panels by placing a fastener in the center of the slot approximately every 16" leaving about 1/32" between the head of the fastener and the nailing hem of the panel. Celect panels expand and contract through temperature changes. (Fig. 7).
- If the course is longer than 12' pin the center of the course (not each panel) by placing a fastener in each side of one slot keeping in mind that the "center" of each course will change as you work around windows, doors, etc. (Fig. 8).

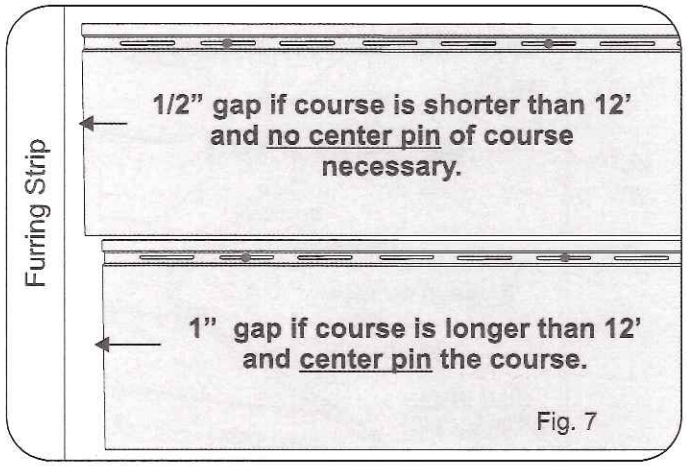


Fig. 7

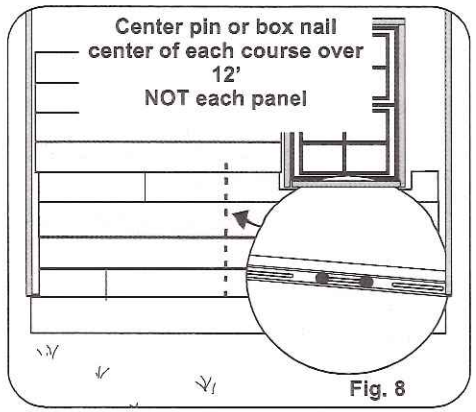


Fig. 8

MAXIMUM WALL LENGTH

- Celect siding panels can be installed continuously up to 60'.If the siding courses are longer than 60', break the course(s) with an expansion joint. This joint can be fabricated using furring strip and 1'X6" (Fig. 9).

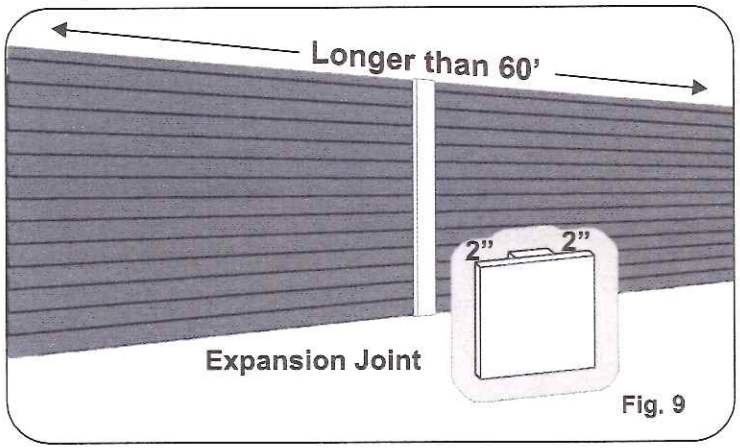


Fig. 9

INSTALLATION OVER NON-NAILABLE SHEATHING

- In situations where it is not possible to place the nail in the center of the nailing slot (foam sheathing, etc.) it is permissible to remove the material in between two slots to allow for more room for expansion and contraction (Fig. 10).
- Make certain that;
  1) there is a minimum of 1" between a nail and the end of the nailing slot.
  2) the edges of the extended slot are cut cleanly and even with the existing slots.

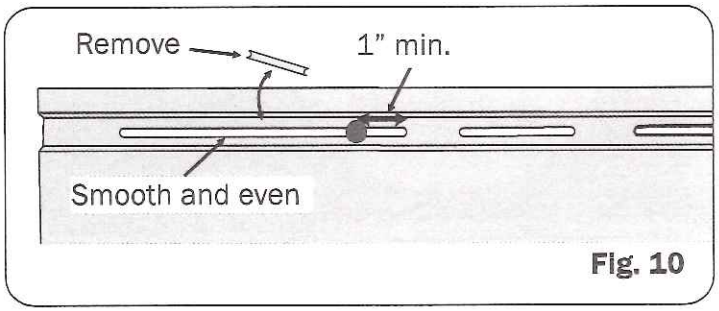


Fig. 10

ROOF LINES

- When installing over roof lines, use the same 30' rule. If the longest panel will be under 30', there is no need for a trim board. The panels can be install within 1/2" from the roof line and pinned there to hold the panel edges even; letting them expand and contract away from the pinned area.
- If the longest panels will be over 30' in length, there must be a furring installed, a 1" gap between the furring and the end of the panel(s) and a trim board installed to hide the ends of the panel(s). (Fig. 11-12)

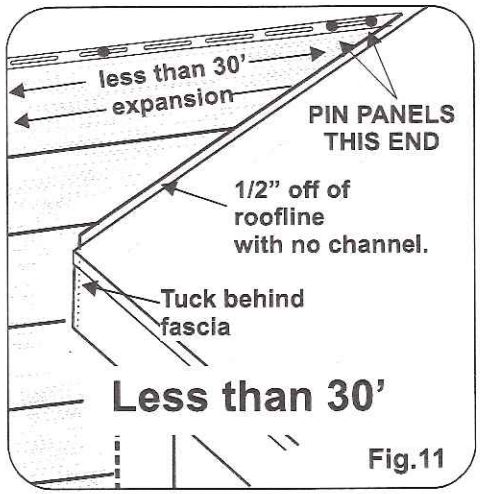


Fig.11

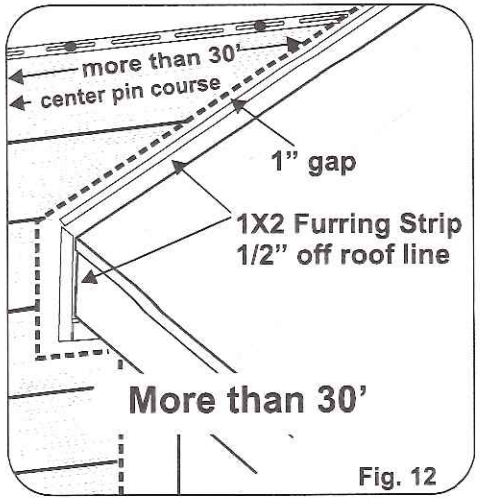
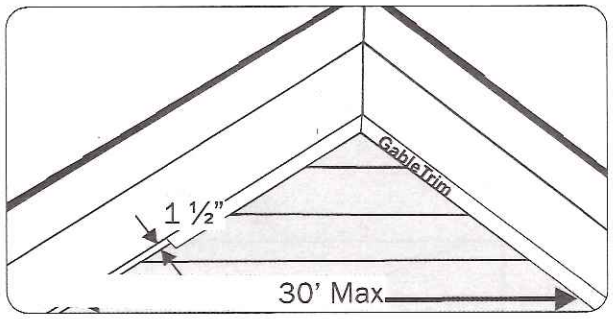


Fig. 12

GABLE TRIM

The gable trim is a suitable alternative to a standard trim board if a small profile is desired.

- Measure from the soffit 1 1/2" and strike a chalk line.
- Install the panels aligning the ends with the line leaving the 1 1/2" gap for panel expansion and contraction.
- The width of the gable cannot extend beyond 30'. For gables beyond 30', a furring strip and minimum 3 1/2" trim board should be used.
- Install the gable trim using Cortex or Pro Plug screws and matching plugs. Place fasteners approximately every 12"-16" being careful not to place them in the expansion gap.



CUTTING MITERS ON GABLE TRIM

The multiple angles designed into the finish trim and the gable trim allow for the adjustment of the pocket width desired depending upon the application. However, if the installation includes mitering two adjacent pieces of trim together such as at the peak of a gable, it is important that the trim be placed correctly when cutting as shown in figure 13. A scrap piece of 3/4" thick material can be used as a guide to making placement easier.

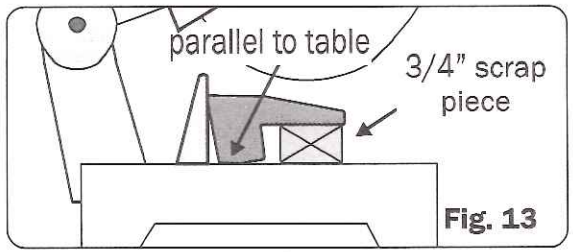
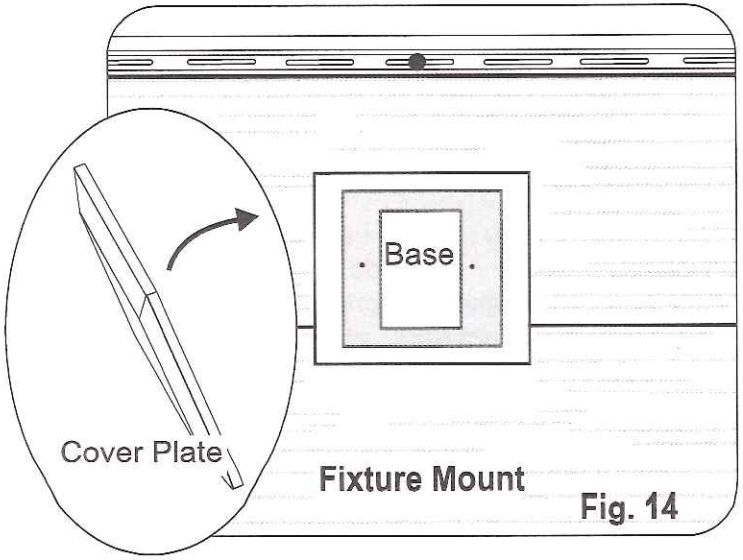


Fig. 13

FIXTURE MOUNTS

- Celect fixture mounts are available for obstructions such as lighting, dryer vents, water faucets, etc. Begin by installing the base "ring". Install the siding panels allowing for the appropriate expansion gap depending upon the length of the siding course. Center and secure the face plate with two Celect Cortex trim screws and plugs (Fig 14)
- Fixture mounts can also be field constructed using Cellular PVC, wood, etc. The pocket depth must be 2" for courses over 12' and 3/4" for courses under 12' to allow for the appropriate expansion gap.
- For courses under 12' preformed vinyl siding fixture mounts can be used. In this case, the expansion gap should be 3/8".



Fixture Mount

Fig. 14

TOP COURSE INSTALLATION

- Depending upon the trim you choose to use to finish the top of the wall, measure and cut the top course panel to fit. A freeze board, finish or gable trim can be applied to cover the fasteners a give a finished appearance.
- Install the panel securing it by placing nails along the cut edge of the panel approximately every 16". DO NOT FACE NAIL THE PANEL. The head of the nails will hold the panel back to the wall and the shaft of the nail will keep the panel from raising and becoming unlocked from the panel below it (Fig 15).

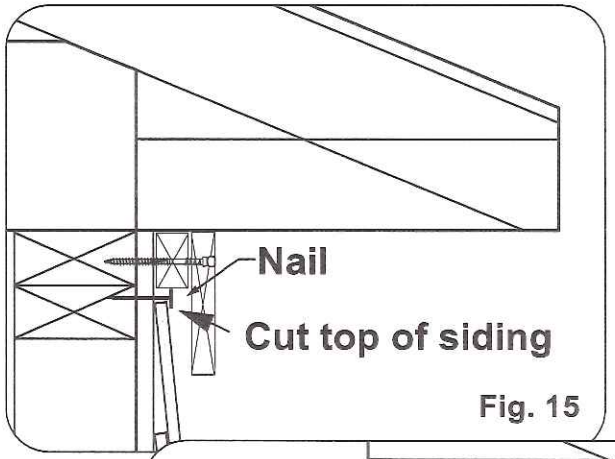
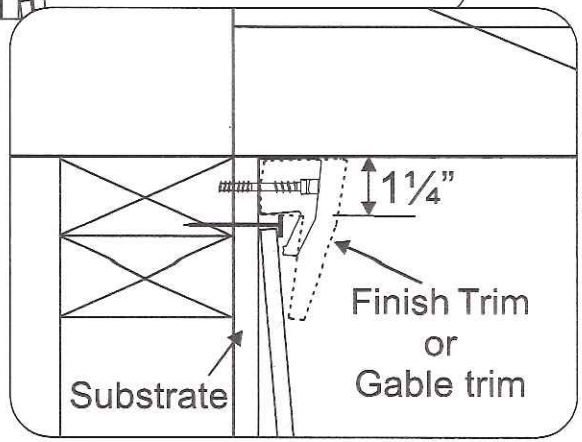


Fig. 15



TRIM INSTALLATION

- Install trim over furring strips (Fig. 16-17). It is easiest to assemble window and door trims before applying them to the wall. When using Celect trim, be sure to build the trim slightly larger (1/8" each side) than the window or door to give the finished frame room to expand and contract through temperature changes.
- Cortex® or Pro Plug® screws and matching plugs should be used when installing Celect trim. Space the fasteners no more than 16" apart and no closer than 2" from the end of the trim. Make sure not to fasten through the siding or into the expansion pocket.

Note: See trim assembly section for more.

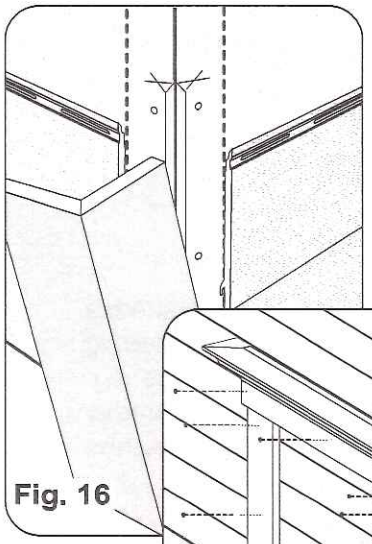
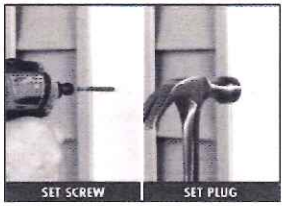


Fig. 16



Cortex® Hidden Fastening System

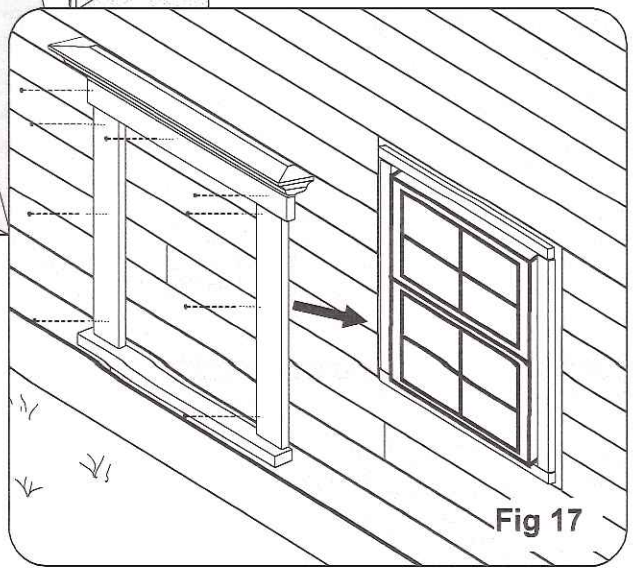


Fig 17

BOARD AND BATTEN INSTALLATION

BOARD AND BATTEN

1. Weather Barrier & Flashings
2. Furring strips for trim
3. Inside Corner Posts
4. Celect Board & Batten Siding Panels
5. Window, Door, Etc. Trim

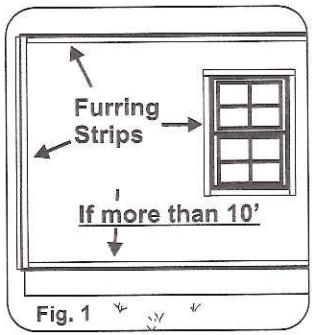


Fig. 1

- After preparing the walls for the siding installation (see *Wall preparation pg. 8*), install 1X2 furring around all windows, doors, outside corners, etc. This must be done anywhere the ends of the siding terminate with the exception of along the bottom of the course up to 10'. *If the panels are longer than 10' a furring strip and trim will be neccessary along the bottom as well.* (Fig 1-2)
- Make sure to install the proper flashing as required by specific local building codes (Fig 2)

NOTE: If no solid nailable substrate exists, either furring strips installed horizontally at 12" spacing or solid nailable sheathing MUST be applied prior to the installation of the vertical panels.

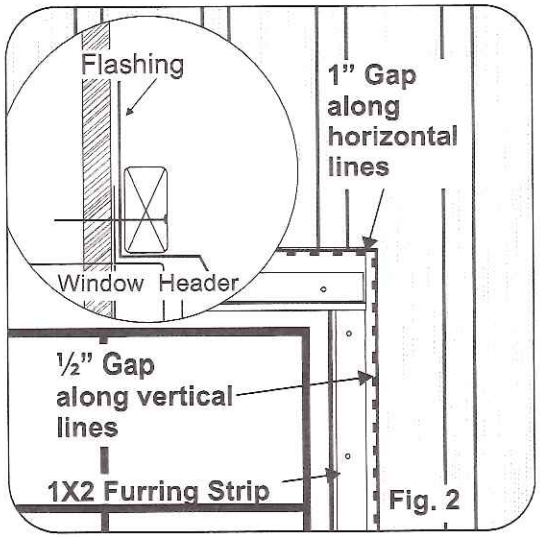
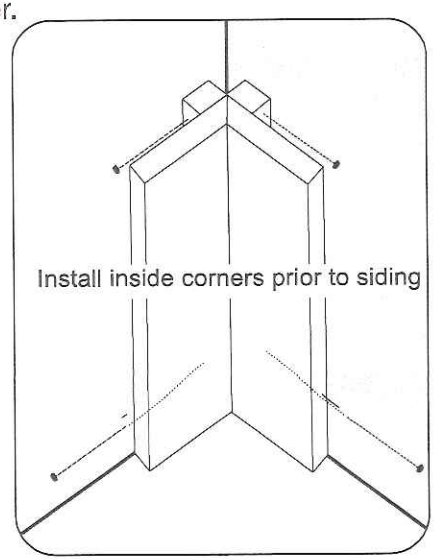


Fig. 2

INSIDE CORNER POSTS

Inside corner posts are the only finish "trim" piece to be installed prior to the siding. panels.

- Install any inside corners. Fasten the inside corners using weather resistant screws placed inside the pocket of the corner no more than 16" apart. Unlike the other finished trim, inside corners are applied before the siding.
  NOTE: Make sure not to draw the pocket in when fastening to the wall.
  The pocket width must remain ¾". Use a scrap piece of siding as a spacer in the pocket. The inside of the corner post should not lay against the siding.
- As a general rule, you will install panels from the inside corner outward on both sides.
- ***If installing between two inside corners,*** 1) install one inside corner, 2) install the panels then, 3) install the other inside corner. This way you can secure the last panel going into the second inside corner. Note that you will only be able to secure the second inside corner on one side. Be careful to keep it even and square to the corner.



CREATING A BALANCED APPEARANCE

It's important to create a more "balanced" appearance across the wall; meaning, the batten strips appear to be the same distance from both corners. The following describes how to achieve this.

- Using a chalk line, strike a plumb line 1/2" from the furring strips on both the starting side and the ending side.
- Divide the length of the wall in inches by 8 (Fig. 3)
- Then divide any fraction of a panel into 2. This will give you the width of exposure for both the starting panel and the ending panel (Fig. 4).

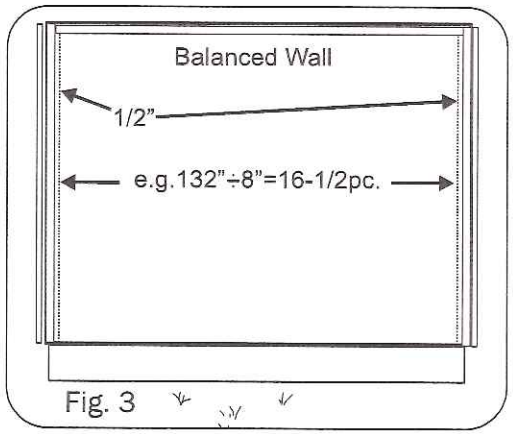


Fig. 3

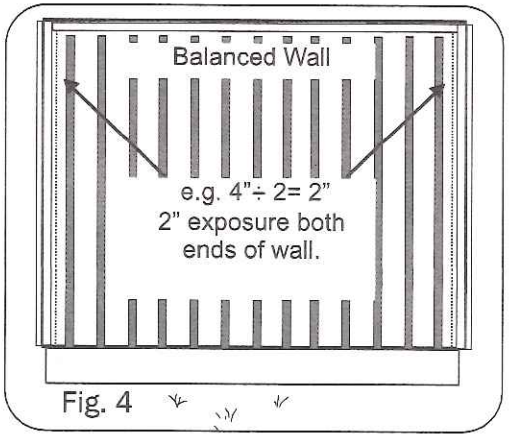


Fig. 4

FIRST PANEL

Once the exposure for the first panel has been calculated (Fig 3-4), measure from the edge above the nailing slots across the panel the calculated measurement plus 3/8" to compensate for the lock on the panel.

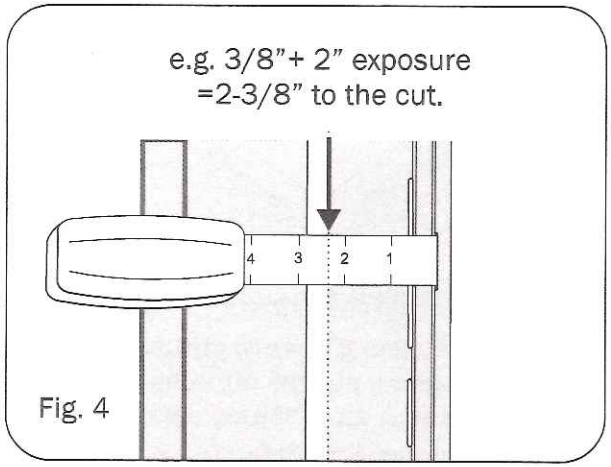


Fig. 4

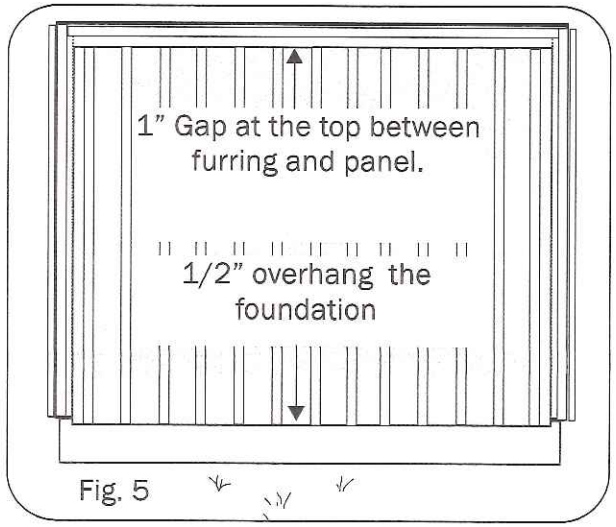


Fig. 5

PANEL INSTALLATION

- The length of the panel should be 1" from the top furring and a minimum of 1/2" over the foundation at the bottom (Fig. 5)
- Install the first panel by placing the cut edge along the chalk line.
- Hold the panel in place by placing the first fastener at the top of a nailing slot **no more than 12" from the bottom edge of the panel.** Do not drive tight. Leave approximately 1/32" between the head and the panel.
- Make sure the panel is plumb and continue fastening it placing the fasteners in the center of the slots at 8"-12" intervals (Fig. 6)

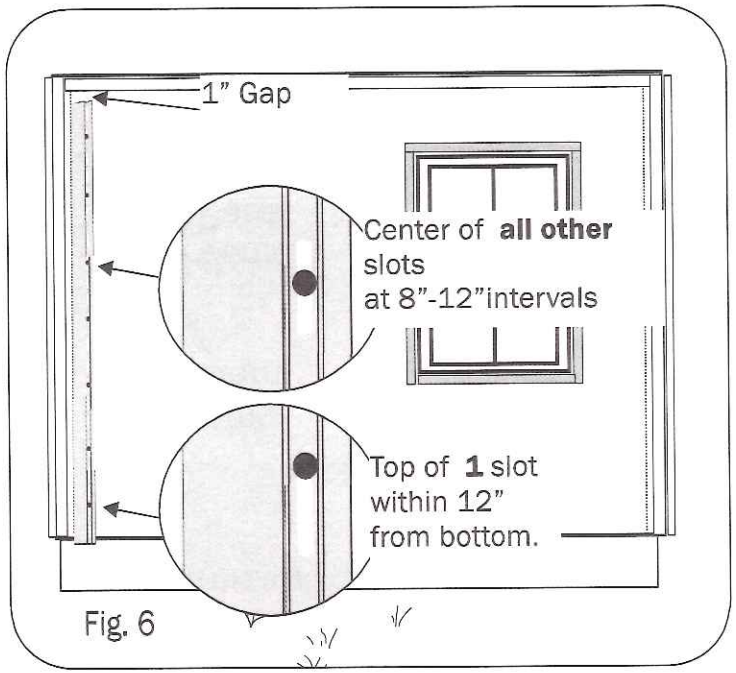


Fig. 6

PANEL INSTALLATION CONT'D

- Continue installing panels across the wall making certain that 1)the lock is fully engaged and 2) the panel is "pinned" into place by 1 fastener within 12" of the bottom of the panel.
- For the best look, make sure that all the panels are even across the bottom of the wall.
- When cutting and installing around windows, doors, etc., allow for 1/2" gap along any vertical cuts always and 1/2" along horizontal cuts up to 8' and 1" beyond 8' (Fig 7)

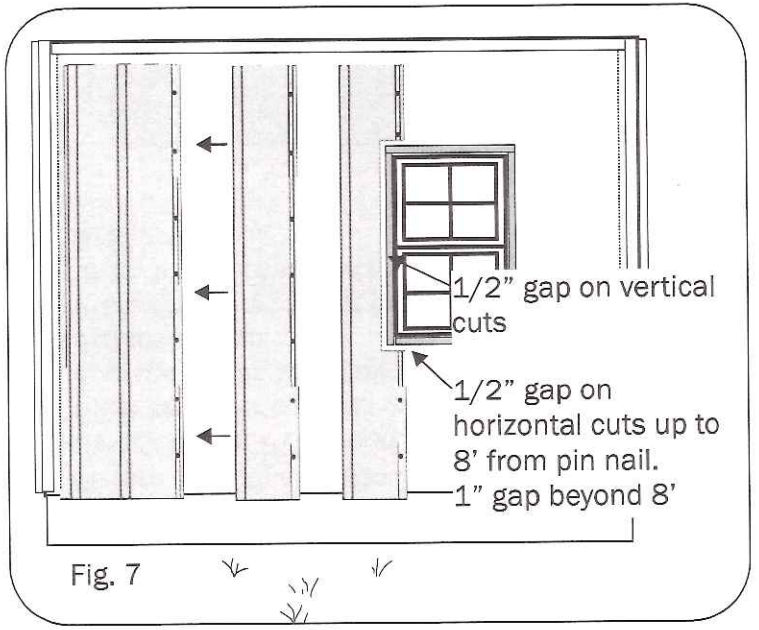
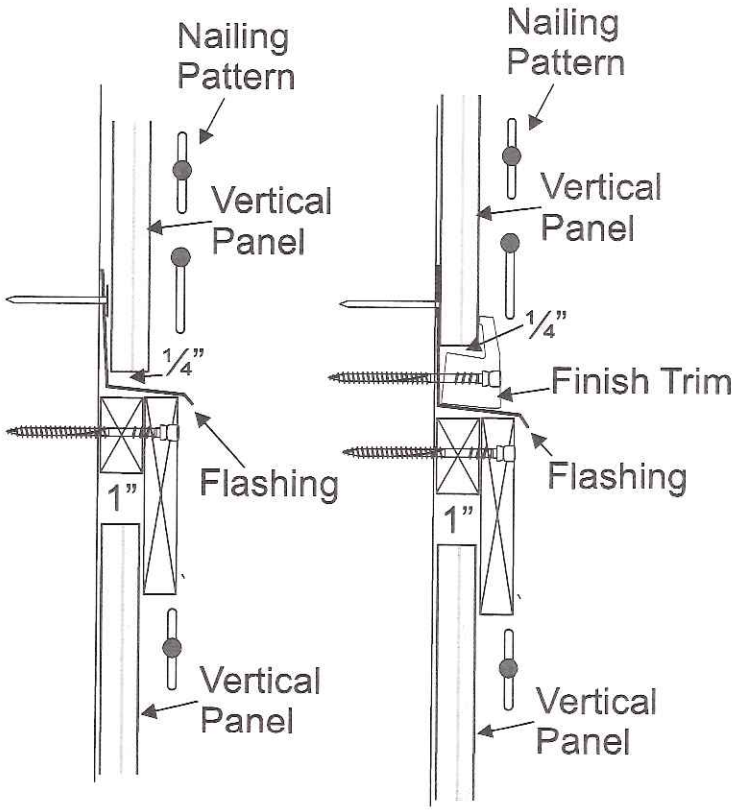


Fig. 7

MORE THAN ONE COURSE

If the wall is taller than one course (above 10'), the courses must be separated by a transition piece. The diagrams below show two examples. Note that, if the panels are being held closer than 1" to trim at the bottom of the course, there must be a 1" gap at the top to allow for expansion of the panel(s)



FIXTURE MOUNTS

- Celect fixture mounts are available for obstructions such as lighting, dryer vents, water faucets, etc. Begin by installing the base "ring". Install the siding panels allowing for the appropriate expansion gap depending upon the length of the siding course. Center and secure the face plate with two Celect Cortex trim screws and plugs (Fig 8)
- Fixture mounts can also be field constructed using Cellular PVC, wood, etc. The pocket depth must be 2" for courses over 12' and 3/4" for courses under 12' to allow for the appropriate expansion gap.
- Preformed vinyl siding fixture mounts can be used. In this case, the expansion gap should be 3/8".

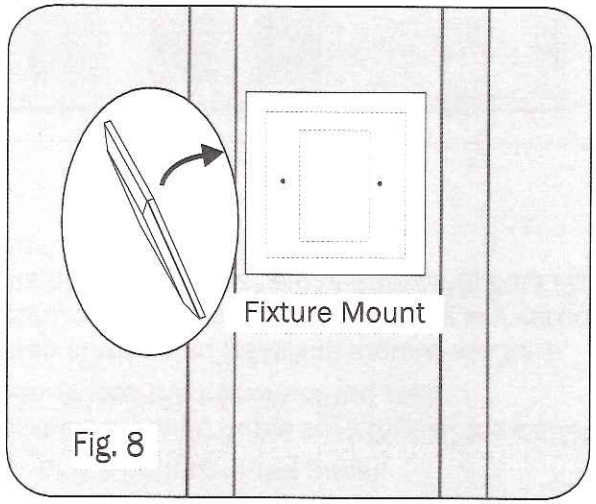


Fig. 8

FINAL PANEL INSTALLATION

- Measure for the last panel by measuring from above the nailing hem of the next to last panel to the chalk line and add 1-1/2".
- Measure from the batten strip side of the last panel and cut.
- Prior to installing the panel, pre-drill a hole within 12" of the bottom of the panel to hold it in place. the hole should be slightly larger than the shaft of the fastener.
- Install the panel and place a fastener through the pre-drilled hole.
- Continue to secure the panel by placing fasteners along the cut edge of the panel at 8"-12" intervals. The fastener head will hold the panel back. do not fasten tightly and **do NOT place the fasteners through the panel** (Fig. 9).

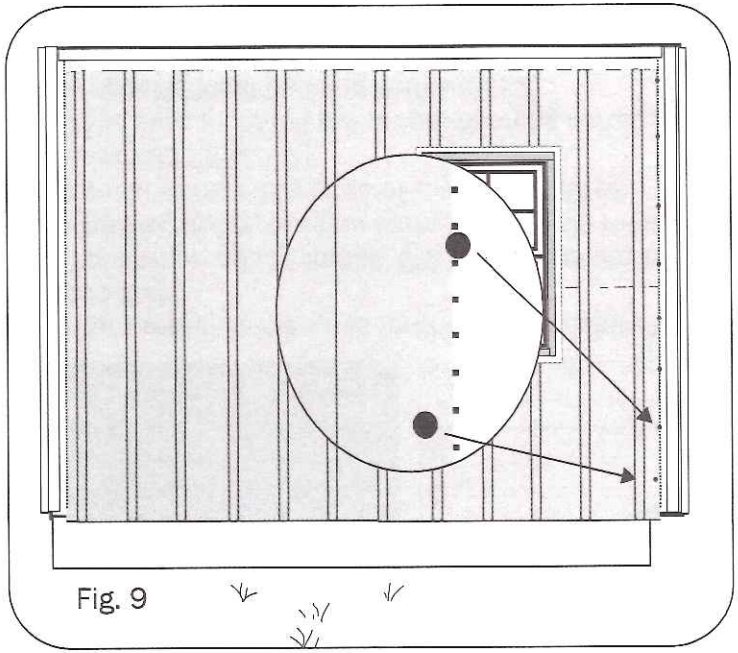


Fig. 9

TRIM INSTALLATION

- Install trim over furring strips (Fig. 10-11). It is easiest to assemble window and door trims before applying them to the wall. When using Celect trim, be sure to build the trim slightly larger (1/8" each side) than the window or door to give the finished frame room to expand and contract through temperature changes.
- Cortex® or Pro Plug® screws and matching plugs should be used when installing Celect trim. Space the fasteners no more than 16" apart and no closer than 2" from the end of the trim. Make sure not to fasten through the siding or into the expansion pocket (Fig 11).

Note: See trim assembly section for more.

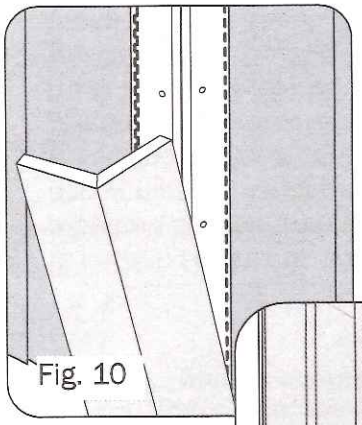
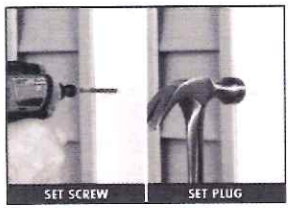


Fig. 10



Cortex® Hidden Fastening System

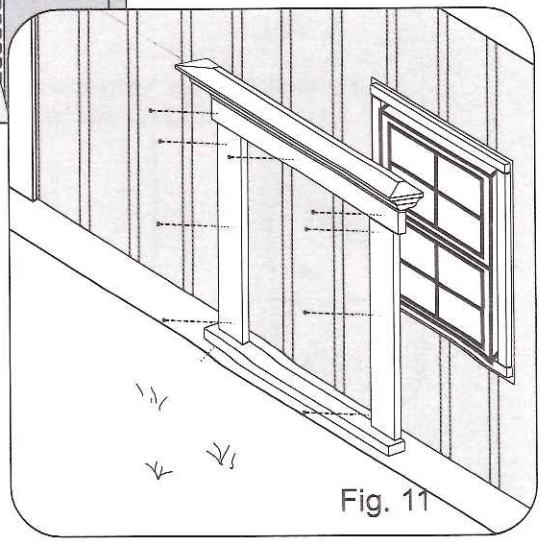


Fig. 11

CELECT SHAKE INSTALLATION

INSTALLATION SEQUENCE

1. Weather Barrier & Flashings
2. Furring strips for trim
3. Inside Corner Posts
4. Starter Strip for Panels
5. Celect Siding Panels
6. Window, Door, Etc. Trim

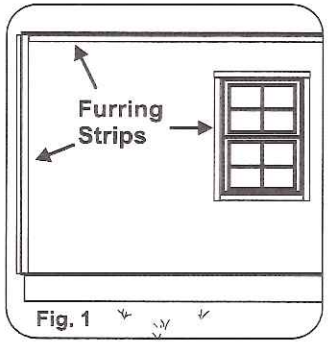


Fig. 1

- After preparing the walls for the siding installation (see *Wall Preparation pg. 1*), install 1X2 furring around all windows, doors, outside corners, etc. This must be done anywhere the ends of the siding will be terminated (Fig 1-2).
- Make sure to install the proper flashing as required by specific local building codes (Fig 2)

NOTE: if the furring strips will be completely hidden by the trim,
treated 1X2 furring can be used in place of PVC strips. Secure the furring every 8"- 12".

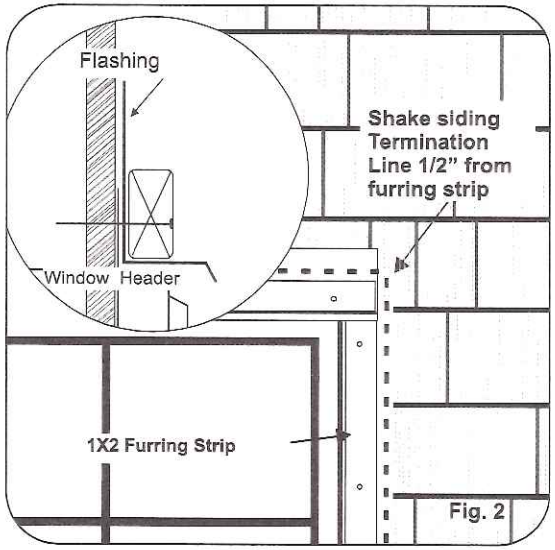


Fig. 2

STARTER STRIP & WORKING OVER OBSTACLES

- Strike a chalk line 4" above the point you wish the bottom of the panel(s) to sit.
- Install starter strip aligning the top of the strip with the chalk line and fastening every 8"-12" (Fig. 3). .

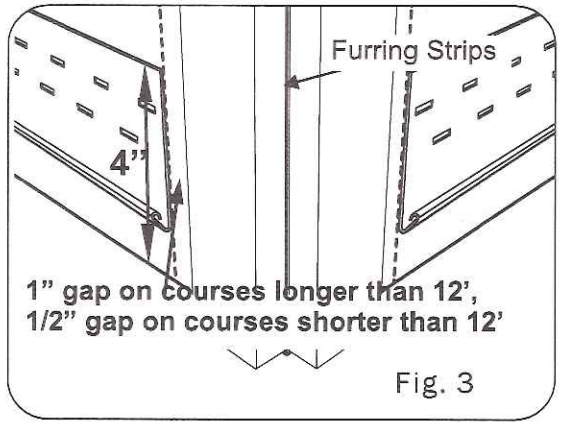


Fig. 3

- In certain situations, it may be necessary to remove a bottom section from of the panels to accommodate variations in the first course such as porch floors, etc. In these situations, where the bottom lock is removed, the cut edge of the panel(s) must be covered by trim. Celect Finish Trim can be used (Fig 4) or Custom trim can be fabricated with aluminum trim sheet. If trim sheet is used, keep in mind that the face of the channel or trim only needs be wide enough to cover the cut edge of the panel by ½" (Fig 5).

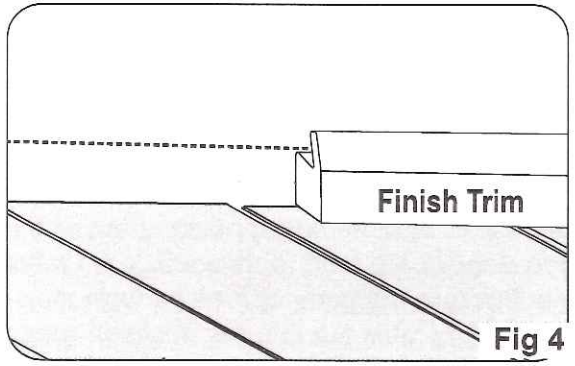


Fig 4

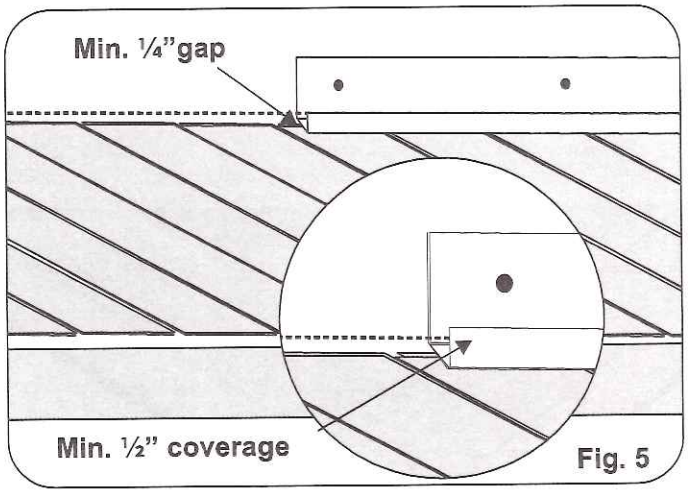


Fig. 5

INSIDE CORNER POSTS

Inside corner posts are the only finish "trim" piece to be installed prior to the siding panels.

- Install any inside corners. Fasten the inside corners using weather resistant screws placed inside the pocket of the corner no more than 16" apart. Unlike the other finished trim, inside corners are applied before th siding.

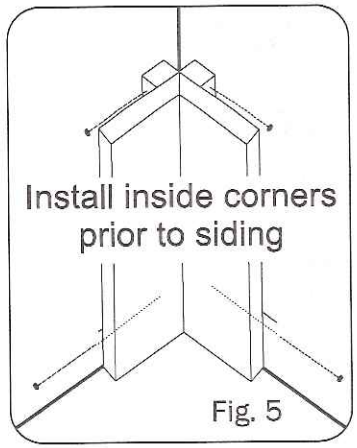


Fig. 5

NOTE: Make sure not to draw the pocket in when fastening to the wall. The pocket width must remain ¾". Use a scrap piece of siding as a spacer in the pocket. The inside of the corner post should not lay against the siding.

INSTALLING PANELS

- Panels install left to right.
- Install the first panel locking it down onto the starter strip and keeping the left end of the panel 3/8" away from the furring strip.
- Fasten the panels by placing fasteners in the nailing flange; one in the center of the panel and two on either side, evenly placed. Keep fasteners approximately 2" in from both ends. (Fig. 6).

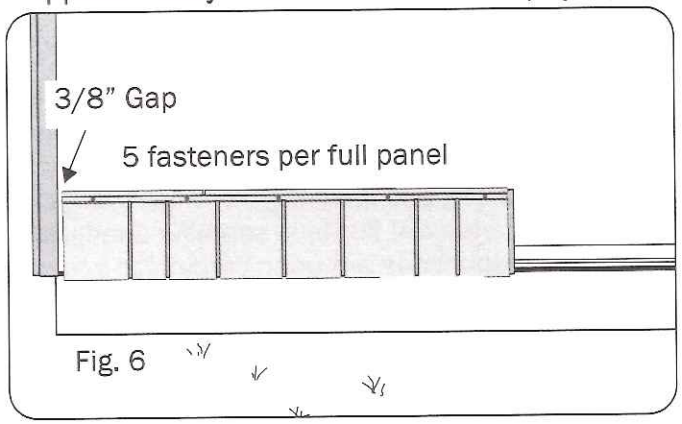


Fig. 6

- Install the remainder of the course overlapping the seams and leaving the necessary space between the shakes. If the temperature is above 70°F leave 1/8", if the temperature is below 70°F leave 1/4" (Fig. 8)

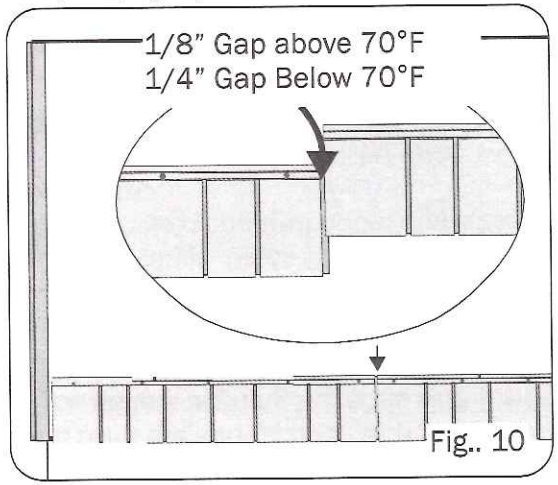


Fig.. 10

- Measure for the starting panel of the second and remaining courses by measuring from the closest indexing mark to the corner (Fig. 9)
- Measure and cut the panel so the right end of the panel will align with the indexing mark.
- Fasten and complete the courses.

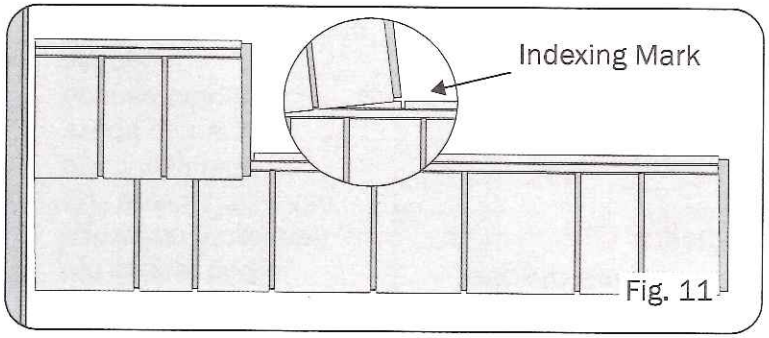


Fig. 11

GABLES

- The same 3/8" gap should be left in gable areas or anywhere the ends of the panels terminate (Fig.7).Either Trim Board, Finish Trim or Gable Trim (Fig. 8.9) can be used.

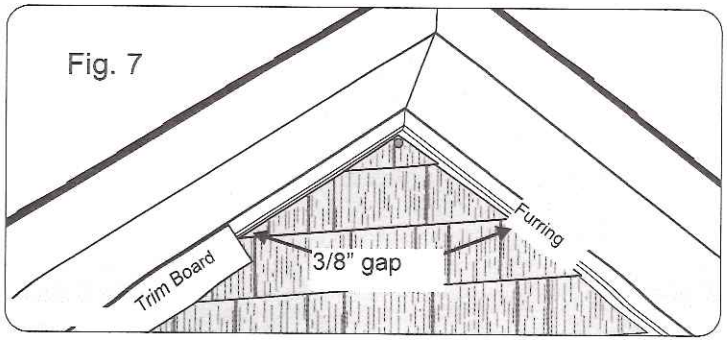


Fig. 7

USING GABLE TRIM

The gable trim is a suitable alternative to a standard trim board if a small profile is desired.

- Measure from the soffit 1 1/2" and strike a chalk line.
- Install the panels aligning the ends with the line leaving the 1 1/2" gap for panel expansion and contraction.
- Install the gable trim using Cortex or Pro Plug screws and matching plugs. Place fasteners approximately every 12"-16" being careful not to place them in the expansion gap.

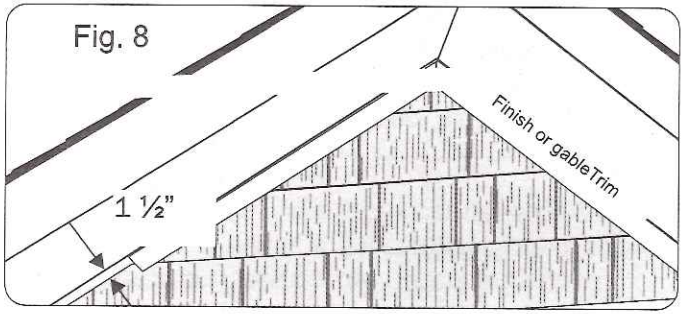


Fig. 8

CUTTING MITERS ON GABLE TRIM

The multiple angles designed into the finish trim and the gable trim allow for the adjustment of the pocket width desired depending upon the application. However, if the installation includes mitering two adjacent pieces of trim together such as at the peak of a gable, it is important that the trim be placed correctly when cutting as shown in figure 9. A scrap piece of 3/4" thick material can be used as a guide to making placement easier.

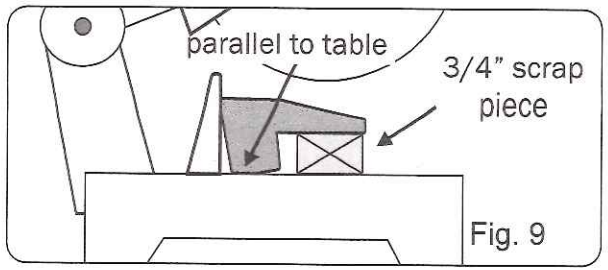


Fig. 9

FIXTURE MOUNTS

- Celect fixture mounts are available for obstructions such as lighting, dryer vents, water faucets, etc. Begin by installing the base "ring". Install the siding panels allowing for the appropriate expansion gap depending upon the length of the siding course. Center and secure the face plate with two Celect Cortex trim screws and plugs (Fig 10)
- Fixture mounts can also be field constructed using Cellular PVC, wood, etc. Allow for the appropriate 3/8" expansion gap.

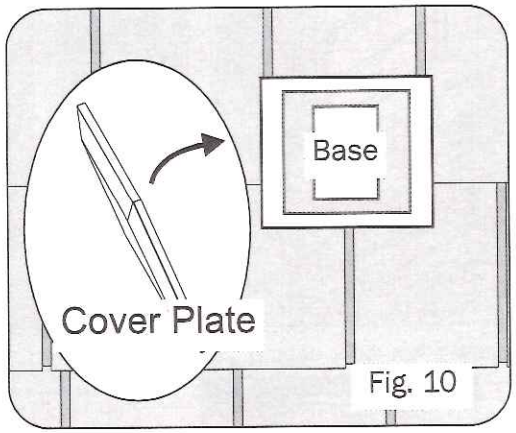


Fig. 10

ROOF LINES

- When working up over roof lines, hold the shake panels off the roof line a minimum of 1/2". No additional trim is needed. (Fig. 11)

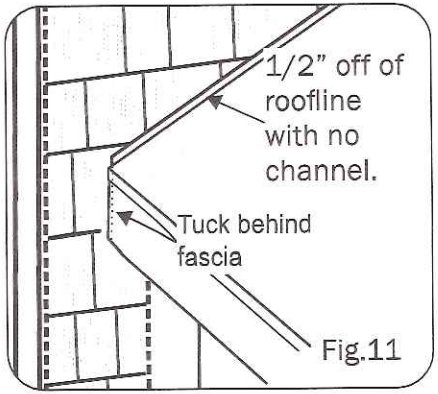


Fig.11

TOP COURSE INSTALLATION

- Depending upon the trim you choose to you use to finish the top of the wall, measure and cut the top course panel to fit. A freeze board, finish or gable trim can be applied to cover the fasteners a give a finished appearance.
- Install the panel securing it by placing nails along the cut edge of the panel approximately every 16". The head of the nails will hold the panel back to the wall and the shaft of the nail will keep the panel from raising and becoming unlocked from the panel below it (Fig 12). Pin each panel in place by placing one nail through the panel itself toward the middle of the panel (Fig 13).

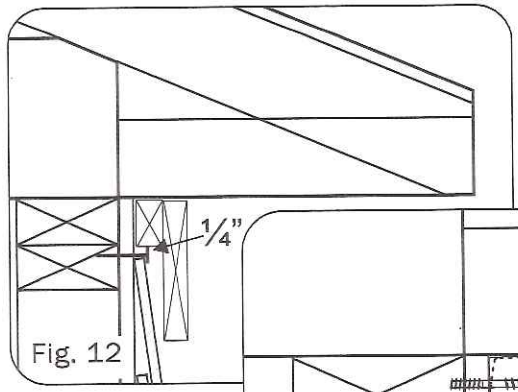
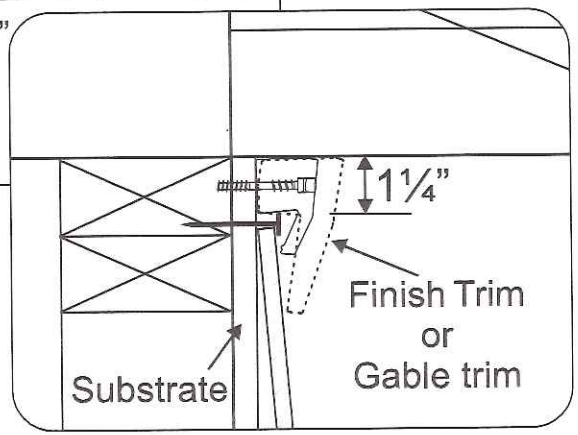


Fig. 12



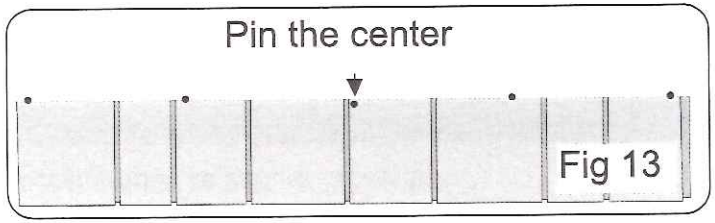


Fig 13

TRIM INSTALLATION

- Install trim over furring strips (Fig. 13-14). It is easiest to assemble window and door trims before applying them to the wall. When using Celect trim, be sure to build the trim slightly larger (1/8" each side) than the window or door to give the finished frame room to expand and contract through temperature changes.
- Cortex® or Pro Plug® screws and matching plugs should be used when installing Celect trim. Space the fasteners no more than 16" apart and no closer than 2" from the end of the trim. Make sure not to fasten through the siding or into the expansion pocket (Fig 14).

Note: See trim assembly section for more.

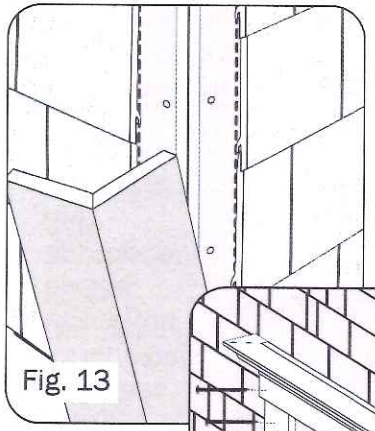
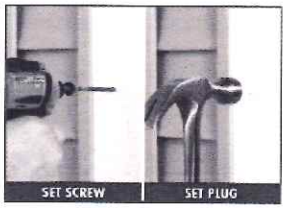


Fig. 13



Cortex® Hidden Fastening System

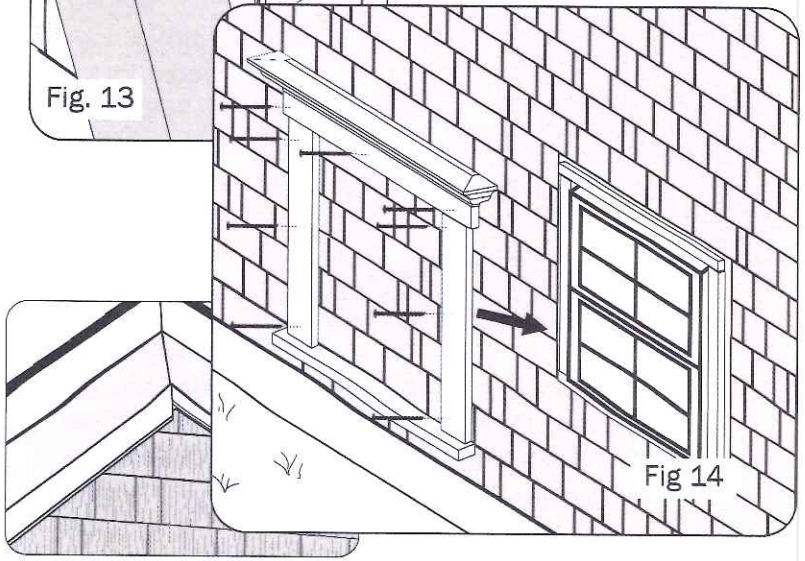


Fig 14

TRIM ASSEMBLY MODELS

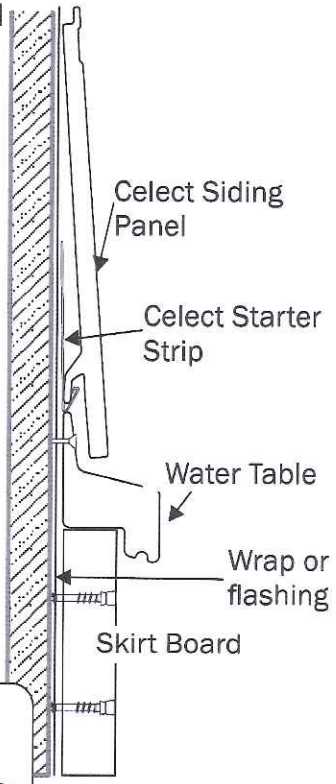
Fastening

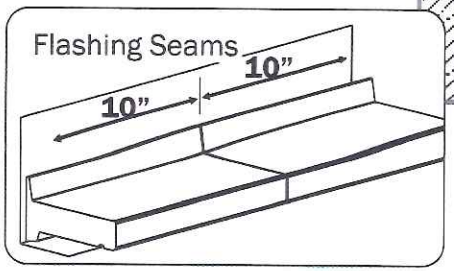
Cortex or Pro Plug screws and matching plugs are recommended to secure Celect trim.

Skirt Board Width	Fasteners/width 16"O.C. Max
4"	1
6" - 8"	2
10"- 12"	3

Water Table & Skirt Board

- Make sure that the wall is made weather resistant consistent with building codes. If no wrap is used, flash a minimum of 10" up from the bottom, hanging the flashing at least 1/4" over the bottom of the sill plate.
- Install the water table as shown below using weather resistant screws at 8-12" intervals.
- Install flashing at seams as shown.





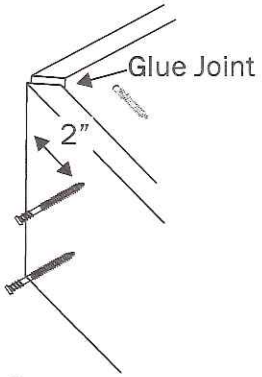
TRIM BOARD/FASCIA JOINTS

When joining boards in areas such as under eves or on fascia, a shiplap joint is recommended with the exception of at corners; a mitered corner will give the best appearance.

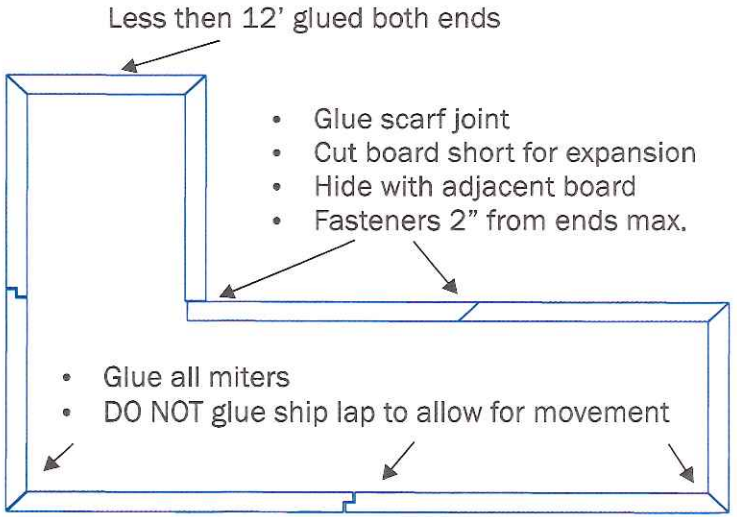
Miters

When mitering a corner, the following rules apply:

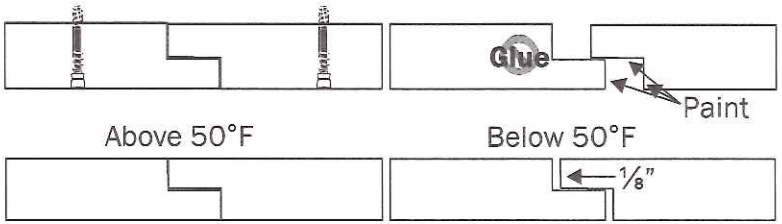
- The trim board with a mitered end should be no longer then 4'
- Always glue the ends of the boards with PVC cement.
- Place a fastener 2" from the seam on both sides.



Managing expansion/contraction on longer runs

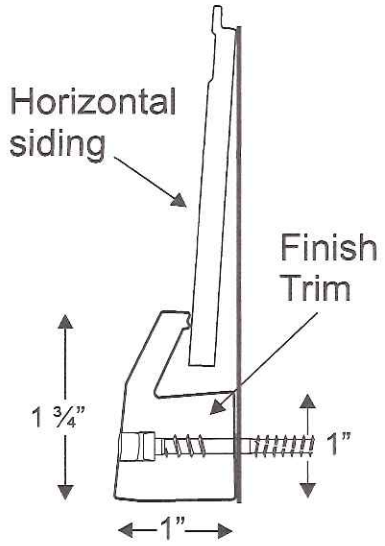


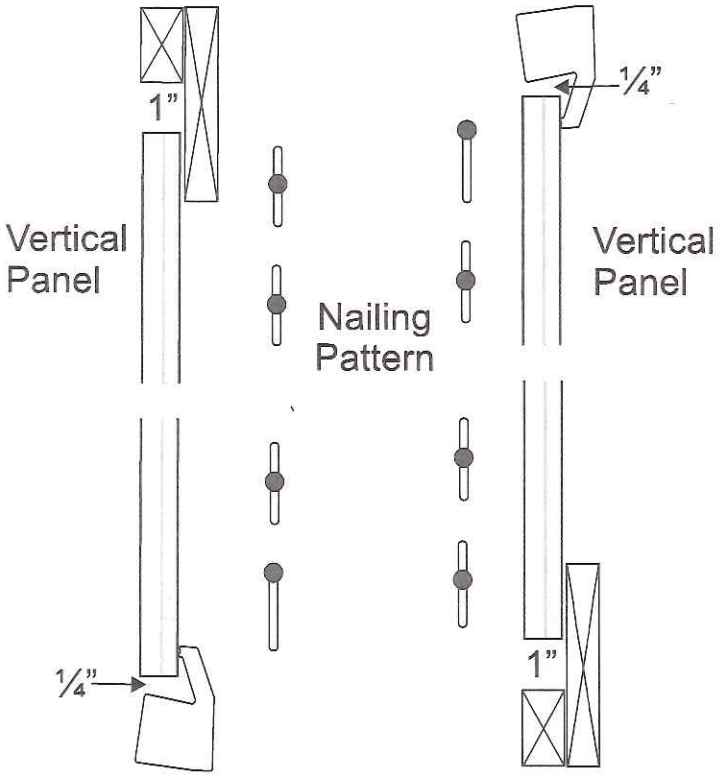
Place a fastener 2" from the seam on both sides.



Celect Finish Trim

Celect Finish Trim can be used to cover the cut edges of panels along horizontal cuts or where expansion and contraction of the panel(s) is not a concern. Leave ¼" gap between the edge of the panel and the trim Secure the finish trim with Cortex® or Pro Plug® screws and matching plugs approximately every 12"-16".

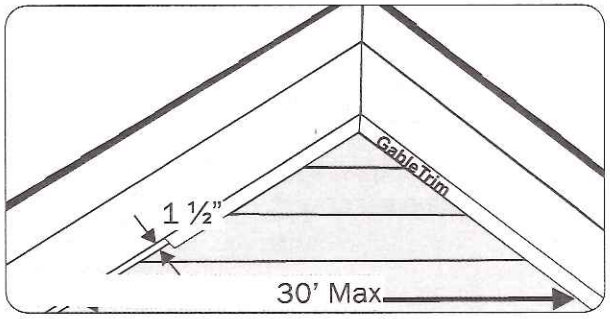




GABLE TRIM

The gable trim is a suitable alternative to a standard trim board if a small profile is desired.

- Measure from the soffit 1 1/2" and strike a chalk line.
- Install the panels aligning the ends with the line leaving the 1 1/2" gap for panel expansion and contraction.
- The width of the gable cannot extend beyond 30'. For gables beyond 30', a furring strip and minimum 3 1/2" trim board should be used.
- Install the gable trim using Cortex or Pro Plug screws and matching plugs. Place fasteners approximately every 12"-16" being careful not to place them in the expansion gap.



CUTTING MITERS ON GABLE TRIM

The multiple angles designed into the finish trim and the gable trim allow for the adjustment of the pocket width desired depending upon the application. However, if the installation includes mitering two adjacent pieces of trim together such as at the peak of a gable, it is important that the trim be placed correctly when cutting as shown in figure 9. A scrap piece of 3/4" thick material can be used as a guide to making placement easier.

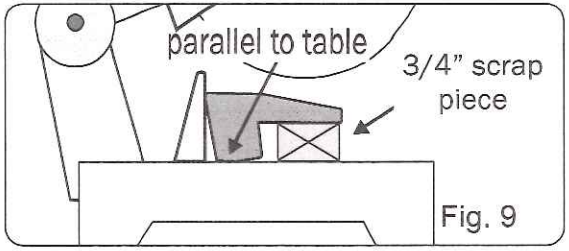


Fig. 9

CLEANING AND MAINTENANCE

- Alway test a small area of the wall in an inconspicuous location first, prior to attempting to use any cleaning solution or method to ensure no damage occurs.
- Use a clean soft cotton cloth when necessary, taking care to frequently replace the cloth to avoid scratching the coating finish.
  - For regular general washing mild detergents such as 1/32 diluted TSP (Tri Sodium Phosphate), Dawn, Murphy's Oil Soap, or Vinegar & Water are recommended.
  - For small spot cleaning it is acceptable to use Windex or Isopropyl Alcohol, but avoid scrubbing the same spot repeatedly as this could soften or damage the coating finish.
  - It is recommended to apply any acceptable cleaning solutions to the surface of the siding using a standard pump spray bottle, followed by rinsing the surface of the siding with a garden hose.
  - The finish on Celect is resistant to mildew however, should this occur, standard laundry bleach can be added to the cleaning solution at a ratio of 1 part bleach to 10 parts water (13 ounces per gallon)

- Avoid using solvents such as nail polish remover, acetone, MEK, Butyl Carbitol, etc..., as these chemicals will damage the coating finish.
- Avoid using bleach or cleaners which contain bleach such as Clorox Cleanup, as these cleaners may permanently discolor the coating finish.
- Avoid using any cleaners containing abrasives of any sort such as soft scrub, as these abrasives may scratch the coating finish.
- Avoid using scrub brushes.
- Avoid pressure washing the siding at high pressure as this may damage the siding and or coating finish.

REPLACING A DAMAGED PANEL

Using a circular saw, set the depth of the blade deep enough to cut just through the face of the damaged panel but not through the wall sheathing.

- cut a 1" strip along the length of the panel just under the panel above. (Fig. 1)

IMPORTANT: Stop approximately 1" from both ends at the seams.

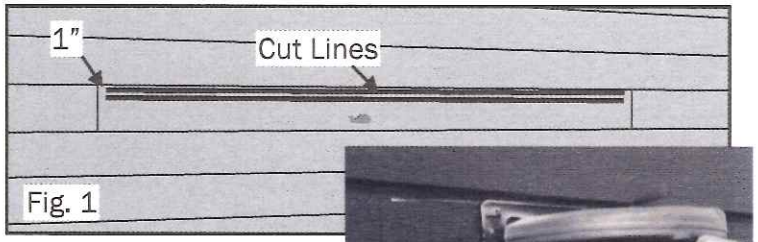


Fig. 1

- Finish the cuts at the seams using a utility knife being careful not to cut into or damage the adjacent panel(s). On a right end seam, you will need to use a flat blade screw driver or narrow chisel to finish the cuts behind the seam. (Fig 2)

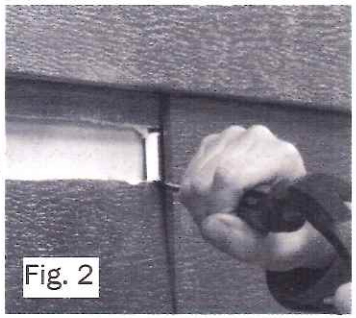


Fig. 2

- Remove both the 1" strip and the remaining bottom section of the panel.
- Next remove the top portion or nailing hem portion of the damaged panel. To achieve this, You'll need to cut the fasteners holding the piece. An oscillating tool, reciprocating saw or a hack saw blade can be used.

- Install Celect panel replacement clips by inserting the locking tab end of the clip into the gravity lock on the panel above the one you removed. Nail the clip to the wall. Place clips at a minimum of 16" apart. This will secure the bottom of the panel. (Fig. 3)

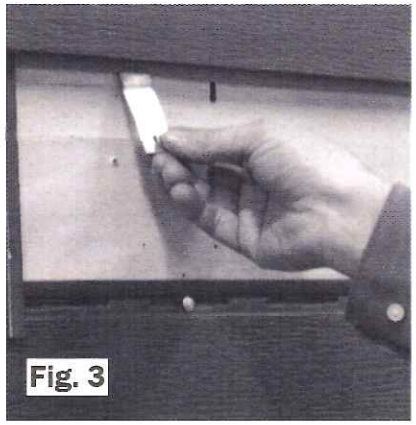


Fig. 3

- Locate a new panel that is as close to the length of the damaged panel as possible. You may have to adjust the adjacent panel(s) slightly to achieve a necessary measurement.
- Remove the nailing hem of the replacement panel using a utility knife cutting along the indentation just below the nailing slots.

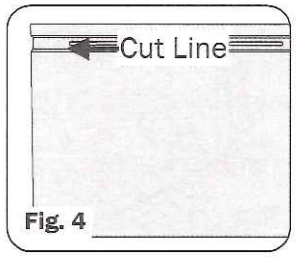


Fig. 4

- If the panel will be seamed on the right end, measure up from the bottom of the panel 2" along the seam locking tab. File down the locking tab flush with the rest of the tab with a knife. This will allow for easier installation at this seam.

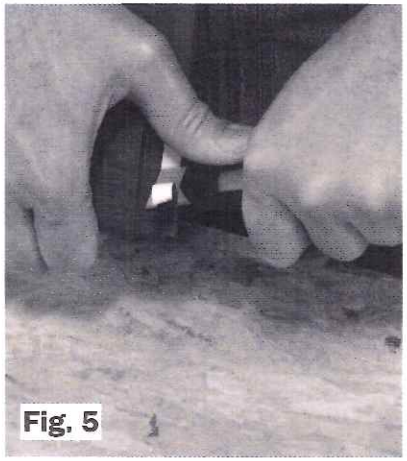
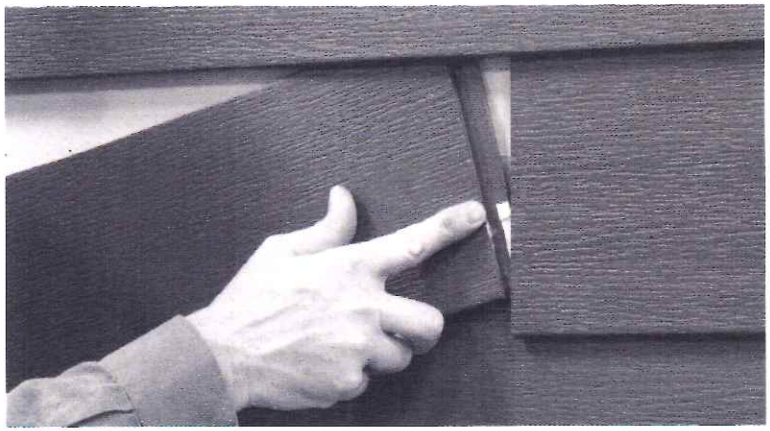


Fig. 5

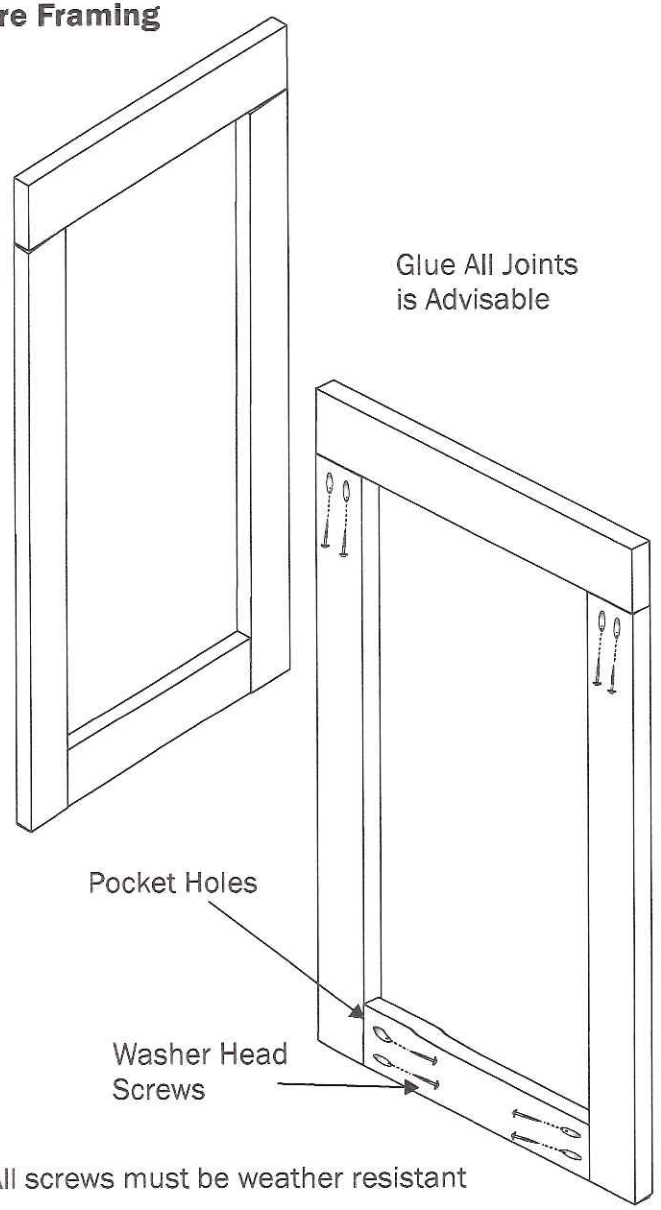
- Begin the installation of the replacement panel installing the bottom right end of the panel behind the adjacent panel first, then lift the rest of the panel into place making certain that the top edge of the panel is sliding under the panel above it.



- Lastly, using only your hands, "smack" the face of the replacement panel in a downward motion lowering the panel over the nailing hem of the panel below it until the lock is fully engaged.

TYPICAL WINDOW PROFILE ILLUSTRATIONS

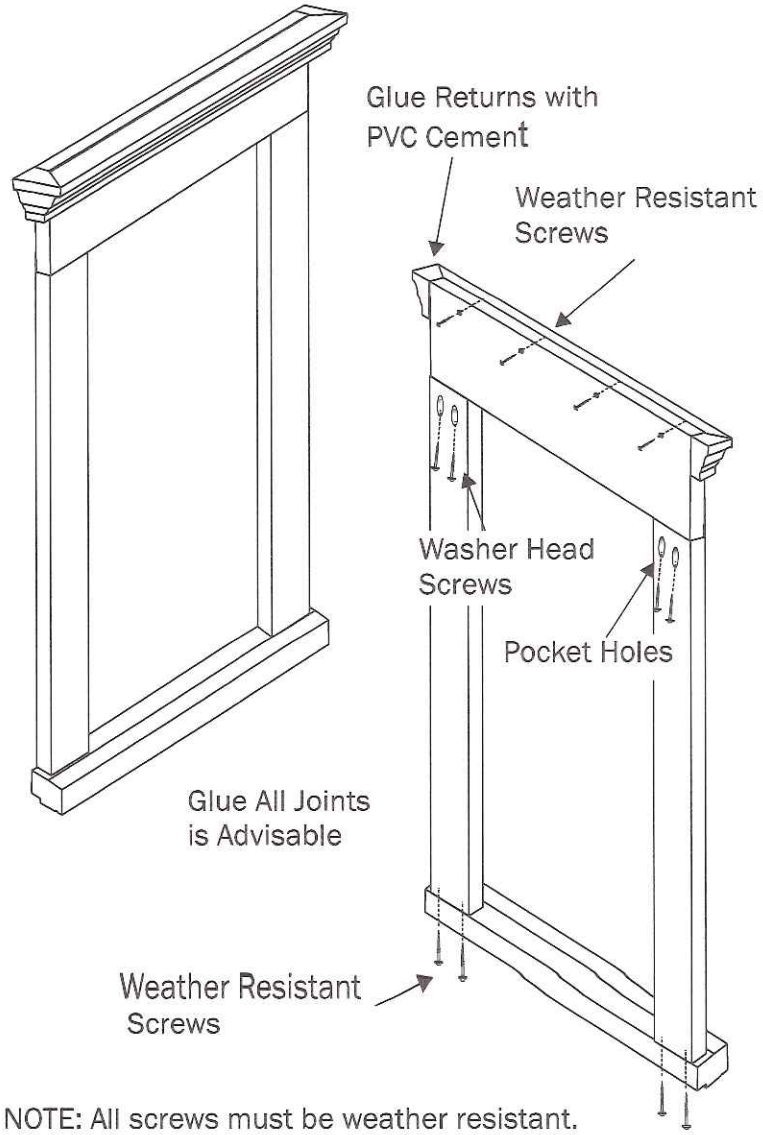
Picture Framing



NOTE: All screws must be weather resistant

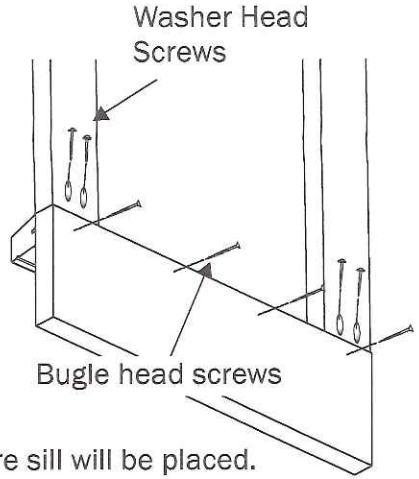
TYPICAL WINDOW PROFILE ILLUSTRATIONS

Adding Rams Crown and Sill Nose



NOTE: All screws must be weather resistant.

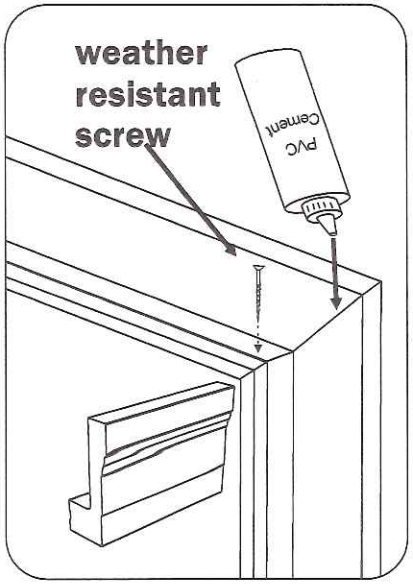
Installing an Apron

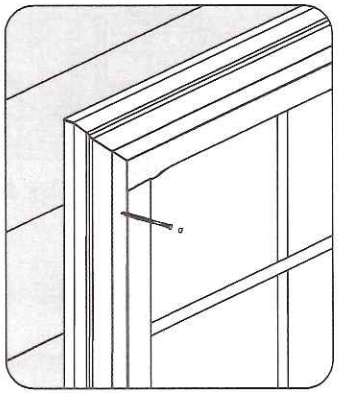


- Begin by fastening the apron to the jamb trim. (It is typical to use a wider board for the apron so as to result in a similar apron reveal below the sill nose.)
- Run a bead of PVC cement on apron where sill will be placed.
- Next install the sill nose with screws as shown.

Celect Brickmould

- Miters should be glued and secured with weather resistant screws as shown below.
- Cortex® or Pro Plug® screws and matching plugs should be used when installing Celect trim. Space the fasteners no more than 16" apart and no closer than 2" from the end of the trim. Make sure not to fasten through the siding or into the expansion pocket





Celect Window Trim

- If corners are to be mitered, they should be glued and secured with weather resistant screws as shown in figure 1.

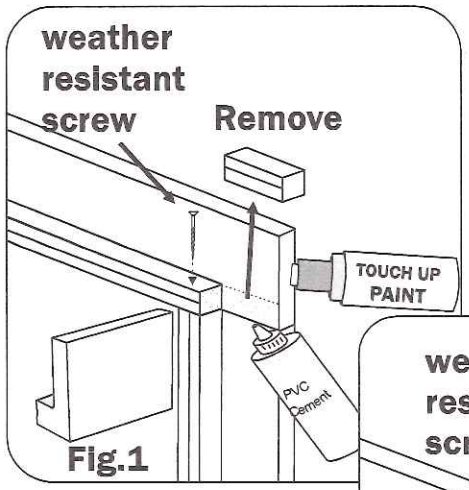


Fig.1

- Square corners can be achieved if desired by removing material on the back of the piece as shown in figure 2.

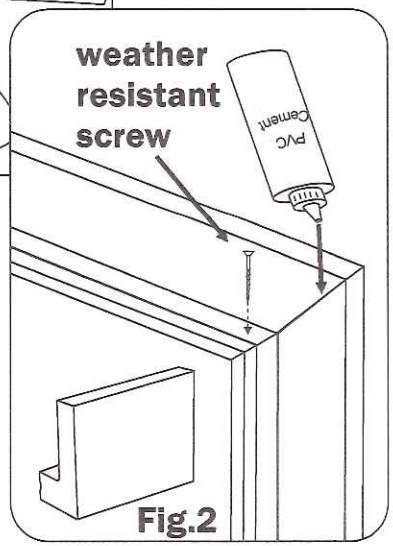
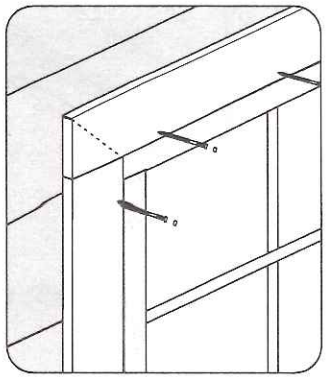


Fig.2

- Cortex® or Pro Plug® screws and matching plugs should be used when installing Celect trim. Space the fasteners no more than 16" apart and no



closer than 2" from the end of the trim. Make sure not to fasten through the siding or into the expansion pocket

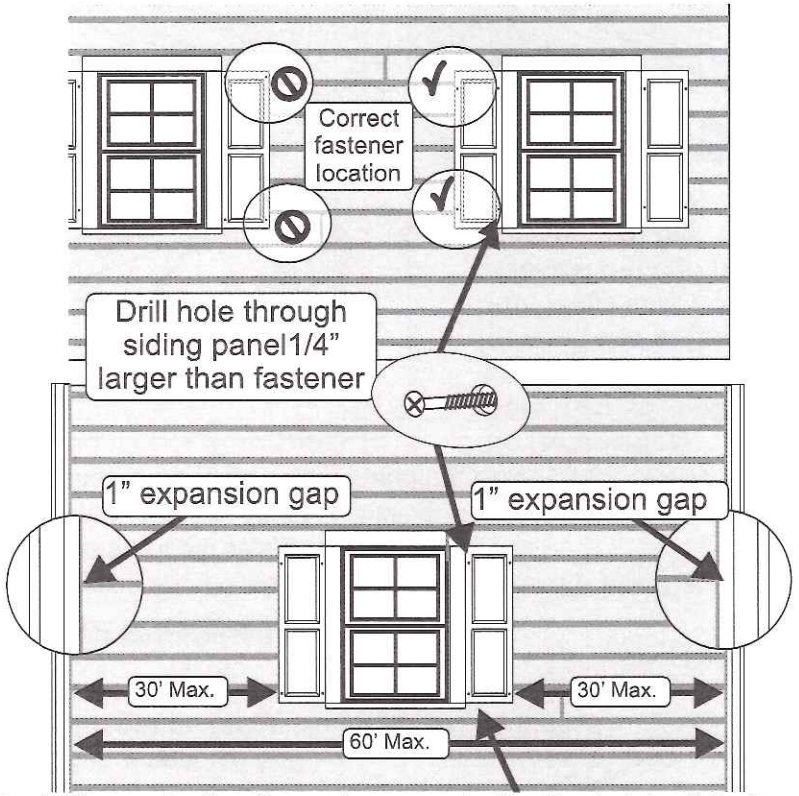
INSTALLING SHUTTERS

Do not fasten shutters through a course of siding unless the siding panel(s) are either;

- one full panel or less in length such as between two shutters (upper diagram)

or

- free to expand away from the shutter (lower diagram)



Installing a shutter through a panel effectively "pins" that panel. Therefore, the panel must be able to expand and contract away from that "pin" point. To assure panel movement, center all siding fasteners in the nailing slots in the courses pinned by the shutter fasteners. These courses must have adequate expansion room at the ends (1") and can be a maximum of 30' in length.
If the siding course has been center pinned already, the shutter can not be installed.

What is the best method for cutting Celect?
Celect siding panels are most easily cut using standard wood cutting tools such as a miter saw or circular saw for straight cuts and jig saw around obstacles. The best tool for Celect Trim is a power miter saw.

Do the cut ends need to be sealed?
No, not necessarily. The only reason to coat them is if the ends are going to be visible. This way the finish color will match the adjacent sides of the part.

Where and when can I use caulking?
The use of caulking should be held at a minimum. If it is desired for esthetic reasons, caulking can be used around window and door trim, etc.
Never caulk at any expansion gaps such as in trim pockets or at the top of corners.

My existing windows have a built in J channel. Do I still need additional trim around the window?
Typically yes. Celect horizontal profiles require ½" to 1" expansion gaps along the jams of windows and most built in channels are only ¾" deep. This means that the end of the panel could contract to the point that it would be visible outside the pocket of the channel. The same holds true for Celect Board and Batten panels only not at the jambs but above and below windows for the same reason. Unless the built in trim is at least 1" in depth, additional trim should be installed.

Can Celect siding and trim be repainted?
Yes. We recommend 100% acrylic latex paint.
If you're going to paint the product a darker color, consult the paint manufacturer for the LRV (Light Reflectance Value). Painting Celect products with paint darker than 56% on the LRV scale voids the product warranty.
There are paint manufacturers that sell coatings specifically designed for PVC. These paints are typically referred to as "vinyl-safe" paints or "heat reflective" coatings.

NOTES

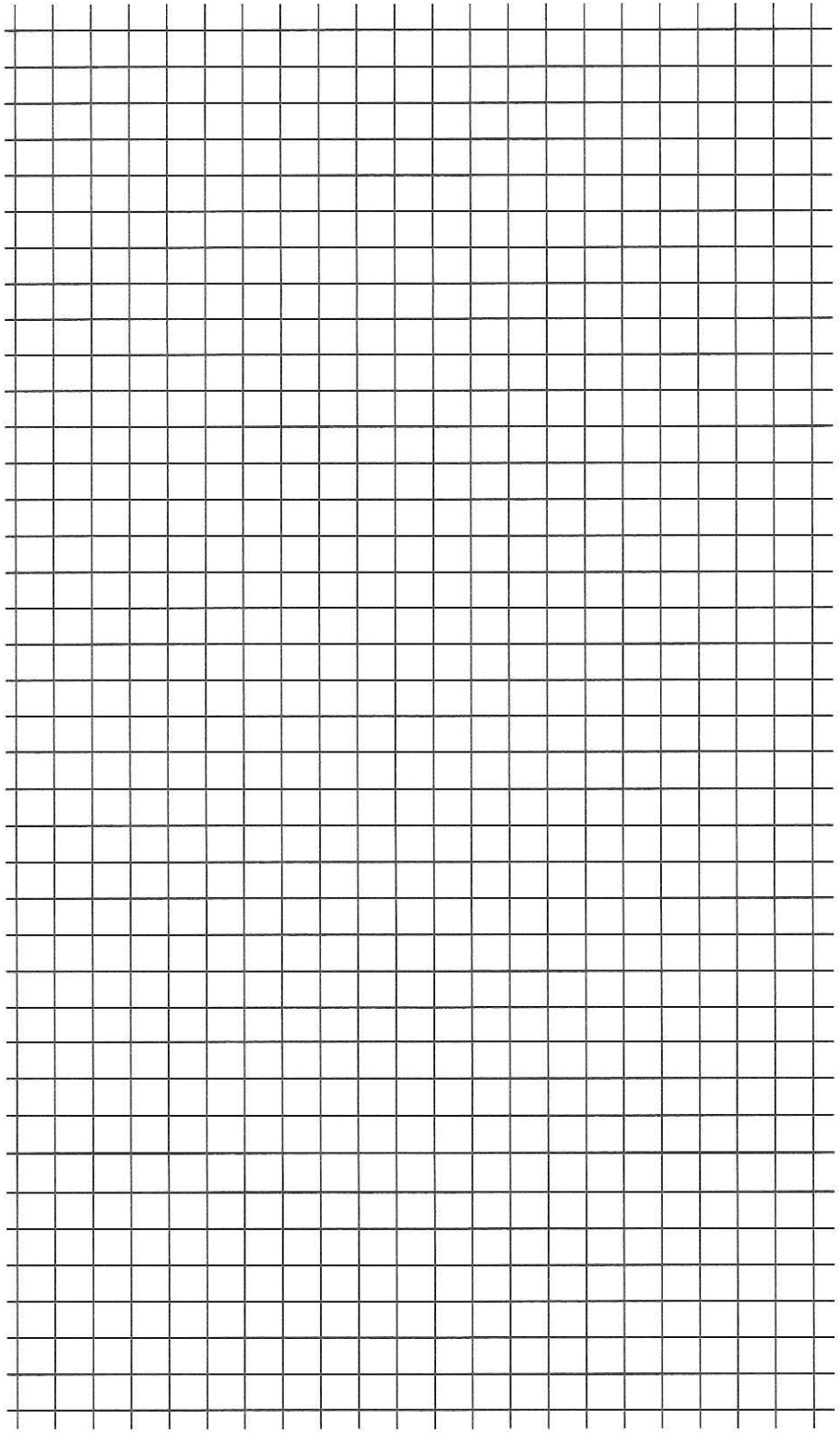
CONTRACTOR CHECK LISTS

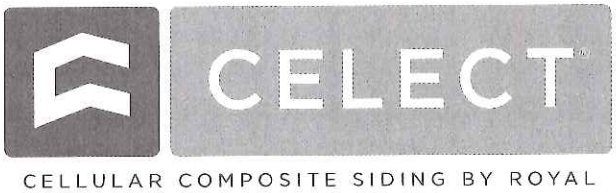
WALL PREPARATION CHECK LIST

- ☐ Solid, flat, nailable surface (OBS, Plywood, fanfold over solid existing siding)
- ☐ Weather protective barrier (wrap, etc.)
- ☐ Code compliant flashings

SUGGESTED TOOL & SUPPLIES CHECK LIST

- ☐ Miter saw (60-80 tooth blade) with stand or table to support material.
- ☐ Saw gorses or layout table for trim assembly
- ☐ Cordless drill/driver
- ☐ Basic hand tools (hammer, utility knife, tape measure, level, chalk line, square, etc.
- ☐ Kreg Jig® (trim assembly)
- ☐ Circular saw
- ☐ Optional: Jig saw, Router, etc.
- ☐ Cortex® or Pro-plug® trim screws and Celect plugs
- ☐ Kreg Blue Coat® 1¼ course thread ext. screws
- ☐ Kynar® touch-up bottles
- ☐ Professional grade PVC Cement
- ☐ Super glue and activator if available
- ☐ Celect fixture mount blocks (as needed)
- ☐ Weather resistant 1½" - 2" nails (roofing)





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1.855.5CELECT celect.royalbuildingproducts.com

A Westlake Company

RECEIPT

DATE Oct 7, 2019 No. 065623

RECEIVED FROM Ben Modlin $ 20.00

Twenty DOLLARS

○ FOR RENT
● FOR COA Application

ACCOUNT	
PAYMENT	20 —
BAL. DUE	—

○ CASH
○ CHECK
○ MONEY ORDER
● CREDIT CARD

FROM _____ TO _____

BY LTBrazinsky

3-11

BUS LICENSE PERMITS
227W JEFFERSON BLVD 120
SOUTH BEND, IN 46601

10/07/2019 10:26:02

CREDIT CARD

MC SALE

Card #	XXXXXXXXXXX3908
SEQ #:	1
Batch #:	268
INVOICE	1
Approval Code:	753194
Entry Method:	Manual

Catherine Hostetler - Landmark 60649 Hickory

From: Catherine Hostetler
To: HPC-Commissioners
Date: 6/15/2012 9:59 AM
Subject: Landmark 60649 Hickory
CC: Elicia Feasel; sszaday@co.st-joseph.in.us

Good News! The Gerry Battles Farm at 60649 Hickory has been purchased by Ben Modlin. He came in this morning to explain the scope of work that he is planning on performing to bring the house up to standards. All the exterior work will be routine maintenance and repair. He's a Purdue grad and is doing most of the work himself.
This house has been vacant for many years and the subject of many inquiries to this Office. But Ben is now the owner as of April 25 and it looks like the place is in very good hands.
Catherine

Director,
Historic Preservation Commission
of South Bend and St. Joseph
County, Indiana
574 235 9798

HISTORIC PRESERVATION COMMISSION
OF SOUTH BEND AND ST. JOSEPH COUNTY
County—City Building, South Bend, IN 46601
www.stjosephcountyindiana.com/departments/SJCHP/index.htm
Phone: 574/235.9798 Fax: 574/235.9578
Email: SBSJCHPC@co.st-joseph.in.us

Timothy S. Klusczinski, President

A Certified Local Government of the National Park Service

Elicia Feasel, Executive Di-

May 12, 2017

Benjamin and Carrie Modlin
60649 Hickory Rd.
South Bend, IN 46614

Re: Local Landmark at 60649 Hickory Rd.

Dear Mr. and Mrs. Modlin,

Periodically our staff tours all historic districts and local landmark locations, noting the improvement or deterioration of each structure. We are looking for compliance with the minimum maintenance standards that have been approved by each district and for each local landmark. These standards must also meet those set by the city of South Bend Code Enforcement and the building and standard codes of St. Joseph County.

On our recent tour, we were thrilled to see the condition of your beautiful home, and commend your efforts to maintain and preserve the historic character of your property. If exterior work is needed in the future, you may refer to the Preservation Standards for Historic Landmarks. Please remember that any project that affects the exterior of the building, site, outbuildings, grounds, or landscaping will require review, and a completed Certificate of Appropriateness (COA) application. Historic Landmarks Standards and Guidelines information, COA applications, and other relevant information can be found at the Historic Preservation Commission website listed above.

Please do not hesitate to call us with questions and concerns. We have sources through our office that can advise you on techniques to help with historic property repair and maintenance. We look forward to hearing from you and working with you in the future.

Sincerely,

Deb Parcell,
Deputy Director

Cc: Tim Klusczinski, President
Elicia Feasel, Executive Director