

**THE CITY OF LAKE FOREST
CITY COUNCIL AGENDA**
Monday, October 2, 2023, 6:30 p.m.
220 E. Deerpath
Lake Forest, IL 60045

CALL TO ORDER AND ROLL CALL

6:30 p.m.

Honorable Mayor, Stanford R. Tack

Nancy Novit, Alderman First Ward

Jim Preschlack, Alderman Third Ward

Joseph R. Waldeck, Alderman First Ward

Ara Goshgarian, Alderman Third Ward

Edward U. Notz, Jr., Alderman Second Ward

Eileen Looby Weber, Alderman Fourth Ward

John Powers, Alderman Second Ward

Richard Walther, Alderman Fourth Ward

PLEDGE OF ALLEGIANCE

REPORTS OF CITY OFFICERS

1. COMMENTS BY MAYOR

2. COMMENTS BY CITY MANAGER

A. Community Spotlight

-Dickinson Hall

- Tricia Schwall, Manager

-Deerpath Community Park Update

- Michael Thomas, Director of Public Works

3. OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

4. COMMITTEE REPORTS

5. ITEMS FOR OMNIBUS VOTE CONSIDERATION

1. Approval of September 18, 2023, City Council Meeting Minutes

A copy of the minutes can be found beginning on **page 10**.

COUNCIL ACTION: Approval of September 18, 2023, City Council Meeting Minutes

2. Approval of the Check Register for the Period of August 26 – September 22, 2023

STAFF CONTACT: Elizabeth Holleb, Finance Director (847-810-3612)

BACKGROUND/DISCUSSION: City Code Section 38.02 sets forth payment procedures of the City. The Director of Finance is to prepare a monthly summary of all warrants to be drawn on the City treasury for the payment of all sums due from the City (including all warrants relating to payroll and invoice payments) by fund and shall prepare a detailed list of invoice payments which denotes the person to whom the warrant is payable. The warrant list detail of invoice payments shall be presented for review to the Chairperson of the City Council Finance Committee for review and recommendation. All items on the warrant list detail recommended for payment by the Finance Committee Chairperson shall be presented in summary form to the City Council for approval or ratification. Any member of the City Council shall, upon request to the City Manager or Director of Finance, receive a copy of the warrant list detail as recommended by the Finance Committee Chairperson. The City Council may approve the warrant list as so recommended by the Finance Committee Chairperson by a concurrence of the majority of the City Council as recorded through a roll call vote.

The Council action requested is to ratify the payments as summarized below. The associated payroll and invoice payments have been released during the check register period noted.

Following is the summary of warrants as recommended by the Finance Committee Chairperson:

Check Register for August 26- September 22, 2023

	Fund	Invoice	Payroll	Total
101	General	951,401	1,766,019	2,717,421
501	Water & Sewer	257,824	209,599	467,423
220	Parks & Recreation	157,658	459,399	617,057
311	Capital Improvements	3,512,083		3,512,083
202	Motor Fuel Tax	1,008,076		1,008,076
230	Cemetery	177,783	46,612	224,396
210	Senior Resources	13,469	29,958	43,427
510	Deerpath Golf Course	12,299	2,545	14,845
601	Fleet	71,457	61,047	132,504
416 - 434	Debt Funds	475		475
248	Housing Trust			0
201	Park & Public Land			0
	All other Funds	679,710	194,416	874,125
		\$6,842,236	\$2,769,595	\$9,611,831

The amount listed as "All other Funds" includes \$298,188 in Medical/Dental plan expenses.

COUNCIL ACTION: Approval of the Check Register for the Period of August 26 – September 22, 2023

3. **Grant Final Reading of an Ordinance Amending Chapter 11, titled "City Administrative Hearing System," and creating Chapter 79, titled "Recreational Powered Devices," of the City Code**

STAFF CONTACT: Karl Walldorf, Chief of Police (847-810-3803)

PURPOSE AND ACTION REQUESTED: Staff requests approval of the changes to Chapter 11 and the creation of Chapter 79, which will prohibit the use of Recreational Powered Devices in the Central Business District and allow members of the police department to enforce violations of said Ordinance. A copy of the Ordinance can be found on **page 14**

BACKGROUND/DISCUSSION: At the Monday, September 5, meeting of the City Council, staff was directed to prepare an ordinance prohibiting the wide array of electronic devices currently being ridden on sidewalks within the central business district. Working with City prosecutors LaLuzerne & Smith, staff believes they have created an ordinance flexible enough to apply to a wide array of current and future devices.

PROJECT REVIEW/RECOMMENDATIONS:

Reviewed	Date	Comments
City Council	9/18/2023	First Reading granted

BUDGET/FISCAL IMPACT: Staff expects additional salary expenditures in both straight time and overtime over the first few years of initial enforcement, followed by lower expenditures in succeeding years.

COUNCIL ACTION: Grant Final Reading of an Ordinance Amending Chapter 11, titled "City Administrative Hearing System," and creating Chapter 79, titled "Recreational Powered Devices," of the City Code

4. Approval of a Purchase of Three Replacement Police Department Vehicles to Morrow Brothers Ford and the Advancement of Fiscal Year 2025 Capital Improvement Program Funding in the Amount of \$126,000

STAFF CONTACT: *Jim Lockfefer, Assistant Director of Public Works (810-3542) & Kevin Zelk, Deputy Chief*

PURPOSE AND ACTION REQUESTED: City staff requests City Council approve of a purchase of three replacement Police Department vehicles to Morrow Brothers Ford, in the amount of \$126,000. City staff also requests the advancement of Fiscal Year 2025 Capital Improvement Program funding in the amount of \$126,000 to secure purchase of these vehicles.

BACKGROUND/DISCUSSION: There are three Ford Interceptors police vehicles that will be recommended for replacement as part of the FY25 recommended Capital Equipment Replacement Plan. It has been standard procedure, that once the Police Department's Ford Interceptors police vehicles have accrued 100,000 miles, they are moved into the Community Development Department, the Engineering Section or the Police Investigations for administrative use and inspection services. The vehicles will accrue an additional 20,000–25,000 miles before they are placed out to bid and sold to the highest bidder.

The replacement Ford Interceptor is an all-wheel drive vehicle with sufficient space for the police officers accompanying gear. The vehicle itself sits up higher and provides the officer improved visibility when driving amongst many large SUV's. The vehicle has been designed

specifically for police operations and offers many factory installed police options. It has evolved into the most popular police vehicle on the market today and is assembled in Chicago.

BUDGET/FISCAL IMPACT: Typically, at their November meeting, the Public Works Committee reviews and recommends to City Council approval of each piece of equipment included in the upcoming fiscal year capital equipment budget. Due to ongoing supply chain issues and microchip shortages, no contracts are currently being offered through governmental joint purchasing programs for the purchase of these vehicles. Ford Motors, like many other vehicle and equipment manufacturers, have drastically narrowed the window for government fleet ordering to several weeks and for some models less than 48 hours. This has negatively impacted the public bidding process.

City Council last approved three FY24 Police Department replacement vehicles on December 5, 2022, to Morrow Brothers Ford.

Morrow Brothers Ford recently contacted City staff to share that they had additional opportunity to purchase additional vehicles at the same FY24 price. As this market continues to face uncertainty, City staff recommends moving forward with this purchase opportunity.

Has City staff obtained competitive pricing for proposed goods/services? **Yes**

Dealer	Interceptor Vehicle Bid
Morrow Brothers Ford	\$42,000
Sutton Ford*	\$44,280

*State bid contract holder

The City has purchased police vehicles from Morrow Brothers Ford in the past and has not had any problems with the dealership nor the delivered vehicles. All warranty work is completed by a local Ford authorized dealer.

The FY25 capital equipment budget will include the needed funding for the replacement of these three marked squad vehicles. If necessary, a supplemental appropriation ordinance will be submitted for City Council approval at the end of the fiscal year.

Below is an estimated summary of Project budget:

FY2025 Funding Source	Amount Requested	Amount Budgeted	Budgeted? Y/N
Capital Fund 311-5003-475-75-02	\$126,000	\$126,000	Y*

* To be included in proposed FY25 Capital Equipment Budget.

COUNCIL ACTION: Approval of a Purchase of Three Replacement Police Department Vehicles to Morrow Brothers Ford and the Advancement of Fiscal Year 2025 Capital Improvement Program Funding in the Amount of \$126,000

5. Consideration of Adoption of Updated Versions of Previously Adopted State and National Life Safety and Building Codes Used by the City. (First Reading)

STAFF CONTACT:

Catherine Czerniak, Director of Community Development (810-3504)

In 2004, the City Council adopted State and National Building Codes to provide a strong and consistent framework for all construction activity in Lake Forest. Since that time, updated versions of the various Codes have periodically been released. In 2018, the City Council adopted updated versions of State and National Codes. Further updates of the Codes are now available, and adoption of updated Codes is again recommended again for the following reasons.

- To allow the City to remain current as construction methods, materials, and building and life safety regulations evolve.
- Adoption of the updated Codes aligns the City with surrounding municipalities, and the County which is important given long standing contractual and shared service relationships through which the City provides fire protection services, annual life safety inspections, building plan reviews, and inspections for nearby communities.
- The periodic Code updates continually strive to clarify and eliminate ambiguity in the earlier versions of the Codes.
- City staff is well prepared for this transition having attended training sessions on a continuing basis to keep current with changes to construction methods, materials and State and Federal requirements. In particular, new requirements relating to energy efficiency and life safety are incorporated into the updated Codes.
- Most architects and builders are familiar with the new versions of the Codes and are already designing to the updated standards.

Importantly, as the City has done in the past, a transition period will be provided to assure that projects currently in the design process are not delayed or forced to make mid-project changes. Until January 1, 2024, plans designed to the current Codes will be accepted. All architects, design professionals, and contractors on file with the City will be notified of the updates if adopted by the City Council and will be made aware of the timeline for implementation.

A memorandum prepared by Community Development Department staff Matt Goodman, Inspection Supervisor and Code Enforcement Officer; Josh Hucker, Life Safety Plan Reviewer and Inspector; and Amias Turman, Residential Plan Reviewer, is included in the Council packet **(page 20)** explaining, from the perspective of staff who work with contractors from various trades and architects on a daily basis, the value of adopting the updated Codes.

The following Code updates are proposed for adoption. The Ordinance also reflects minor changes to titles of the various Codes for consistency with the updates.

National Fire Protection Association Codes (NFPA)

- 101 Life Safety Code – 2021
- Fire Sprinkler Codes 13, 13D, 13R - 2019
- Fire Alarm Code - 2019
- Fire Code - 2021

International Mechanical Code IMC 2021

International Residential Code (IRC) 2021

International Building Code (IBC) 2021

International Fuel Gas Code IFGC 2021
National Electrical Code NEC - 2020

Following the adoption of the Code updates, staff will continue to review existing local Codes and bring amendments forward on an incremental basis to eliminate duplication and take full advantage the technical framework provided in the State and National Codes. As appropriate, local, more restrictive Code provisions will be retained. All proposed Code amendments are presented to the City Council for adoption.

The Ordinance approving the adoption of the updated Building and Life Safety Codes is included in the Council packet beginning on **page 22**.

COUNCIL ACTION: Grant first reading of the Ordinance adopting updated versions of the State and National Building and Life Safety Codes.

6. Consideration of an Ordinance Approving a Recommendation from the Building Review Board. (First Reading, and if Desired by the City Council, Final Approval)

STAFF CONTACT: *Catherine Czerniak,*
Director of Community Development (810-3504)

PURPOSE AND ACTION REQUESTED: The following recommendation from the Building Review Board is presented to the City Council for consideration as part of the Omnibus Agenda along with the associated Ordinance.

BACKGROUND:

1825 Amberley Court – The Building Review Board considered a request for approval of modifications including minor changes to the roofline and building footprint and changes to the proportions and placement of some of the windows. The Board recommended approval of the proposed modifications subject to some refinement. There was no public testimony presented to the Board on this petition. (Board vote: 6-0, approved)

An Ordinance approving the petition as recommended by the Building Review Board, with key exhibits attached, is included in the Council packet beginning on **page 27**. The Ordinance, complete with all exhibits, is available for review in the Community Development Department.

COUNCIL ACTION: If determined to be appropriate by the City Council, waive first reading and grant final approval of an Ordinance approving the petition in accordance with the Building Review Board's recommendation.

COUNCIL ACTION: Approve the six (6) omnibus items as presented

6. OLD BUSINESS

7. NEW BUSINESS

1. Consideration of an Appeal of a Decision of the Historic Preservation Commission to Deny a Certificate of Appropriateness to Allow Replacement of a Cedar Shingle Roof with A Synthetic Roof Product in the Historic District. (Action by Motion)

*PRESENTED BY: Catherine Czerniak,
Director of Community Development (847-810-3504)*

PURPOSE AND ACTION REQUESTED: Consideration of an appeal filed by Mary Therese and Greg Williams the owners of the property at 333 Woodland Road.

BACKGROUND/DISCUSSION:

The Historic Preservation Commission is charged with evaluating petitions based on the 17 Standards detailed in Chapter 155, Historic Preservation, of the City Code. The Commission has, on an ongoing basis, reviewed exterior materials on structures in the City's Historic Districts based on the Standards. As new materials, construction methods, and design trends come forward, the Commission diligently conducts evaluations, directs research, holds work sessions, and utilizes the 17 Standards in determining whether to grant approval through the issuance of a Certificate of Appropriateness.

In response to recently renewed discussions about the use of various types of synthetic exterior products in Historic Districts, on June 21, 2023. The Commission held a work session and invited a panel of six architects to offer their views on exterior materials. There was general acknowledgement that the visual qualities such as texture, sheen, thickness, and profile of some synthetic products, siding in particular, has improved while synthetic products for roofing have not yet evolved to the same extent to satisfy the Standards that the Commission must apply. Although there was agreement that quality wood for cedar shingles is becoming more difficult to find, the synthetic roof products currently available do not have the same visual qualities as cedar or other historic and traditional roof products. The Commission acknowledged that synthetic roof products have been approved by the Building Review Board and are used in the City, outside of the Historic Districts. Summary minutes of the Commission's work session are included in the Council packet beginning on **page 200**.

On June 28, 2023, the Commission opened a public hearing to consider a request from Ms. and Mr. Williams for a Certificate of Appropriateness to allow replacement of the deteriorating cedar shingle roof on their home at 333 Woodland Road with a synthetic roof product that is intended to imitate cedar shingles. The Commission raised a number of questions and continued the petition to allow the petitioner to provide additional information. The Commission's packet, correspondence received, and the minutes of the meeting are included in the Council packet beginning on **page 132**.

On August 23, 2023, at the request of the petitioner, the Commission continued consideration of the Williams' petition and the additional information provided. The Commission granted a Certificate of Appropriateness approving replacement of the existing cedar shingle roof with either cedar shingles or asphalt shingles recognizing that the house was originally roofed with asphalt shingles and later reroofed with cedar shingles. The Commission noted that asphalt shingles are an historic roof material traditionally used on homes in the Historic District including on homes in the immediate area of the petitioner's home. The Commission voted to deny a Certificate of Appropriateness to allow replacement of the cedar roof with synthetic roof

shingles and adopted findings to support that decision based on the 17 Standards. Both votes of the Commission were unanimous. The Commission's packet, correspondence received, and the minutes of the meeting are included in the Council packet beginning on **page 54**.

Guidelines for Appeals to City Council are included in the Council packet beginning on **page 37**.

COUNCIL ACTION: Options for Council action are offered below in the form of possible motions.

1. Deny the appeal and **uphold** the Historic Preservation Commission's decision to deny a Certificate of Appropriateness to allow replacement of a cedar shingle roof with a synthetic roof product at 333 Woodland Road, in the Historic District.

OR

2. Grant the appeal and **overturn** the Historic Preservation Commission's decision and direct that written findings in support of the City Council's decision be prepared and presented to the Council for final action.

OR

Remand the matter to the Historic Preservation Commission for further consideration, public testimony, and action.

8. ADDITIONAL ITEMS FOR DISCUSSION/ COMMENTS BY COUNCIL MEMBERS
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9. ADJOURNMENT

A copy of the Decision-Making Parameters is included beginning on **page 9** of this packet.

Office of the City Manager

September 27, 2023

The City of Lake Forest is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are required to contact City Manager Jason Wicha, at (847) 234-2600 promptly to allow the City to make reasonable accommodations for those persons.



THE CITY OF LAKE FOREST

DECISION-MAKING PARAMETERS FOR CITY COUNCIL, AND APPOINTED BOARDS & COMMISSIONS

Adopted June 18, 2018

The City of Lake Forest Mission Statement:

"Be the best-managed, fiscally-responsible and appealing community and promote a community spirit of trust, respect and citizen involvement."

The Lake Forest City Council, with the advice and recommendations of its appointed advisory Boards and Commissions, Lake Forest Citizens, and City Staff, is responsible for policy formulation and approval. Implementation of adopted strategy, policy, budgets, and other directives of Council is the responsibility of City Staff, led by the City Manager and Senior Staff. The Mayor and Aldermen, and appointed members of Boards and Commissions should address matters in a timely, deliberate, objective and process-driven manner, making decisions guided by the City of Lake Forest Strategic and Comprehensive Plans, the City's Codes, policies and procedures, and the following parameters:

- Motions and votes should comprise what is in the best long-term interests of all Lake Forest citizens, measured in decades, being mindful of proven precedents and new precedents that may be created.
- All points of view should be listened to and considered in making decisions with the long-term benefit to Lake Forest's general public welfare being the highest priority.
- Funding decisions should support effectiveness and economy in providing services and programs, while mindful of the number of citizens benefitting from such expenditures.
- New initiatives should be quantified, qualified, and evaluated for their long-term merit and overall fiscal impact and other consequences to the community.
- Decision makers should be proactive and timely in addressing strategic planning initiatives, external forces not under control of the City, and other opportunities and challenges to the community.

Community trust in, and support of, government is fostered by maintaining the integrity of these decision-making parameters.

The City of Lake Forest's Decision-Making Parameters shall be reviewed by the City Council on an annual basis and shall be included on all agendas of the City Council and Boards and Commissions.

The City of Lake Forest
CITY COUNCIL MEETING
Proceedings of the Monday, September 18, 2023
City Council Meeting – City Council Chambers
220 E Deerpath, Lake Forest, IL 60045

CALL TO ORDER AND ROLL CALL: Mayor Tack called the meeting to order at 6:30 p.m., and City Clerk Margaret Boyer called the roll of Council members.

Present: Mayor Tack, Alderman Novit, Alderman Waldeck, Alderman Notz, Alderman Powers, Alderman Preschlack, Alderman Goshgarian, Alderman Weber, and Alderman Walther

Absent: Alderman Goshgarian

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE was recited by all.

REPORTS OF CITY OFFICERS

COMMENTS BY MAYOR

Mayor Tack thanked members of the community for attending the recently successful “Coffee in the Parks” with the Alderman.

COMMENTS BY CITY MANAGER

A. Community Spotlights

-The American Legion, McKinlock Post No. 264

- Jim Holmes - Post Commander, Lake Forest American Legion Post No. 264

-Tom Marks - President of The American Legion, McKinlock Foundation

City Manager Jason Wicha introduced both Jim Holmes, Post Commander and Tom Marks, President of the American Legion McKinlock Foundation. Mr. Marks invited the City Council along with the community to the Monument Dedication at Veterans Park on Sunday, September 24 at 1:00 pm. Jim Holmes presented the City with a check for repayment of a promissory note in conjunction with the monument. City Manager Wicha thanked all those involved in bringing this project forward and congratulated the Legion on all the efforts.

OPPORTUNITY FOR CITIZENS TO ADDRESS THE CITY COUNCIL

COMMITTEE REPORTS

ITEMS FOR OMNIBUS VOTE CONSIDERATION

1. Approval of September 5, 2023, City Council Meeting Minutes

2. **Waive the Bidding Process and Authorize the Office of the City Manager to enter into a Contract for Consulting Services with Baker Tilly US, LLP to Conduct an Organizational Workload Analysis for the amount of \$60,000**
3. **Replace Existing Section 152.30 of the City Code with the Lake County Watershed Development Ordinance as Approved by the County of Lake on July 11, 2023 with its Adoption by Reference**

COUNCIL ACTION: Approve the three (3) omnibus items as presented

Mayor Tack asked members of the City Council if there were any items that they would like removed or taken separately. Seeing none, he asked for a motion.

Alderman Notz made a motion to approve the three (3) Omnibus items as amended, seconded by Alderman Preschlack. The following voted "Aye": Alderman Novit, Waldeck, Notz, Powers, Preschlack, Weber and Walther. The following voted "Nay": none. 7-Ayes, 0-Nays, motion carried.

Information such as Purpose and Action Requested, Background/Discussion, Budget/Fiscal Impact, Recommended Action and a Staff Contact as it relates to the Omnibus items can be found on the agenda.

OLD BUSINESS

1. **Consideration of a Resolution Directing Conversion of Bank Lane from Deerpath to Illinois Road, to One Way south along with Reconfiguration of the On Street parking as a Limited Time Trial. (Approve by motion.)**

Catherine Czerniak, Director of Community Development stated that the City Council approved an updated chapter of the Comprehensive Land Use Plan relating to the Central Business District at its August meeting. As part of that approval, the Council identified priorities for the short term and the next three to five years. The Council provided specific direction to focus on opportunities to enhance Bank Lane as a pedestrian corridor.

The concept of converting Bank Lane, between Deerpath and Illinois Road to one way south came up several times during the almost year long discussion of the Central Business District. A real time pilot project will offer valuable insights into whether the one-way concept could offer benefits from safety, aesthetic, pedestrian experience, and business opportunity perspectives. This initiative will position the City well to plan for the future of Bank Lane. Ms. Czerniak noted, any future permanent change would come back to the City Council via Ordinance.

Ms. Czerniak reviewed the steps that would be taken in facilitating this pilot project include but not limited to communications with residents, businesses, signage, and curb stops to avoid vehicles parking in the diagonal parking spaces from overhanging the sidewalk.

The City Council had lengthy discussion on the Bank Lane parking structure, potential redevelopment, traffic impact on Deerpath, a survey and data collection. Mayor Tack noted this is an experiential study, meaning living and working with it to get a feel.

Mayor Tack asked if there were any members of the public who would like to comment.

Rommy Lopat offered her opinion to the City Council on how the planning should be done for this project and that it will inconvenience the town.

Mayor Tack asked if there were any other members of the public who would like to comment. Seeing none, he asked for a motion.

COUNCIL ACTION: Approve a Resolution by motion directing the conversion of Bank Lane, between Deerpath and Illinois Road, to one way south and reconfiguration of the parking to diagonal spaces along the west side of the street.

Alderman Preschlack made a motion to approve a Resolution by motion directing the conversion of Bank Lane, between Deerpath and Illinois Road, to one way south and reconfiguration of the parking to diagonal spaces along the west side of the street, seconded by Alderman Powers. The following voted "Aye": Alderman Novit, Waldeck, Notz, Powers, Preschlack, Weber and Walther. The following voted "Nay": none. 7-Ayes, 0-Nays, motion carried.

NEW BUSINESS

1. Consideration of a new Ordinance, Chapter 79, prohibiting the use of Recreational Powered Scooters in the Central Business District (First Reading and, if appropriate, final approval).

Karl Walldorf, Chief of Police introduced the changes to Chapter 11 and the creation of Chapter 79, which will prohibit the use of Recreational Powered Devices in the Central Business District and allow members of the police department to enforce violations of said Ordinance. He also stated that the ordinance was flexible enough to apply to a wide array of current and future devices.

The City Council had lengthy discussion that included the topics of pedestrian safety, Police, SRO, School and Parent education, boundaries, signage, licensing, the bike path, enforcement, statistical data on accidents or lack thereof, helmets and issuance of tickets.

Mayor Tack then asked if there were any members of the public who would like to comment.

Jeff Page offered his comments to the City Council on how many scooters he recorded in the Central Business District and offered an ordinance proposing no bikes and larger signs.

Katie Manley offered her opinion to the City Council on the divide in the community stating kids need education and asked what is the City doing to educate.

Rommy Lopat offered her opinion to the City Council on previously licensing bikes, and an education campaign.

Mayor Tack noted that the issues of scooters has been a priority since day one. The City has taken great effort to educate and sign the central business district. Everyone's safety is an issue at hand. This item will be heard for first reading only this evening.

Mayor Tack asked if there were any other members of the public who would like to comment. Seeing none, he asked for a motion.

COUNCIL ACTION: If deemed appropriate by the City Council, waive the first reading of an Ordinance amending Chapter 11, titled "City Administrative Hearing System," and creating Chapter 79, titled "Recreational Powered Devices," of the City Code, and grant final approval.

Alderman Notz made a motion to approve first reading of an Ordinance amending Chapter 11, titled "City Administrative Hearing System," and creating Chapter 79, titled "Recreational Powered Devices," of the City Code, seconded by Alderman Weber. The following voted "Aye": Alderman Novit, Waldeck, Notz, Powers, Preschlack, Weber and Walther. The following voted "Nay": none. 7-Ayes, 0-Nays, motion carried.

ADDITIONAL ITEMS FOR COUNCIL DISCUSSION/COMMENTS BY COUNCIL MEMBERS
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Alderman Waldeck noted that Lake Forest College ranked # 27 in the Wall Street Journal. Alderman Powers asked the community to help [kindly] educated the children who are riding their scooters in the Business District.

ADJOURNMENT

There being no further business Mayor Tack asked for a motion to adjourn. Alderman Walther made a motion to adjourn, seconded by Alderman Novit. Motion carried unanimously by voice vote at 7:31 p.m.

Respectfully Submitted,
Margaret Boyer, City Clerk

A video of the City Council meeting is available for viewing at the Lake Forest Library and on file in the Clerk's office at City Hall. You can also view it on the website by visiting www.cityoflakeforest.com. Click on I Want To, then click on View, then choose Archived Meetings Videos.

THE CITY OF LAKE FOREST

ORDINANCE NO. 2023-_____

**AN ORDINANCE AMENDING THE LAKE FOREST CITY CODE REGARDING
RECREATIONAL POWERED DEVICES**

Adopted by the City Council
of the City of Lake Forest
this ____ day of _____ 2023

Published in pamphlet form by direction
and authority of The City of Lake Forest
Lake County, Illinois
this ____ day of _____ 2023

THE CITY OF LAKE FOREST

ORDINANCE NO. 2023-_____

AN ORDINANCE AMENDING CHAPTER 11 CITY ADMINISTRATIVE HEARING SYSTEM AND
CREATING CHAPTER 79 RECREATIONAL POWERED DEVICES
OF THE LAKE FOREST CITY CODE

WHEREAS, The City of Lake Forest is a home rule, special charter municipal corporation; and

WHEREAS, The City of Lake Forest has enacted certain ordinances relating to the use of numerous types of vehicles; and

WHEREAS, from time to time, it is appropriate to review, update, and modify the City of Lake Forest Code to ensure that it appropriately reflects current practices and complies with state law; and

WHEREAS, The City of Lake Forest desires to update the current provisions of the City Code as set forth in this Ordinance; and

WHEREAS, the Mayor and City Council, having considered the recommendation for amendments to the Code as it relates to the regulation of vehicles in the Central Business District, have determined that adopting this Ordinance and creating Chapter 79 as hereafter set forth, will be in the best interests of the City and its residents;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, AND STATE OF ILLINOIS, AS FOLLOWS:

SECTION ONE: Recitals. The foregoing recitals are hereby adopted by this reference as the findings of the City Council and are hereby incorporated into this section as if fully set forth.

SECTION TWO: Amendments to City Code. Chapter 11, entitled "City Administrative Hearing System," is hereby amended and a new Chapter 79, entitled "Recreational Powered Devices," is hereby added to the Lake Forest City Code, as set forth in Exhibit A which is attached hereto and made a part hereof.

SECTION THREE: Effective Date. This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form in the manner provided by law.

Passed this ____ day of _____, 2023.

AYES:

NAYS:

ABSENT:

ABSTAIN:

Approved this __ day of _____, 2023.

Mayor

ATTEST:

City Clerk

Exhibit A

Proposed text is shown in **bold, double underlined**, stricken text in ~~strikethrough~~.

Section 100.02, entitled "Establishment of an Administrative Hearing System" of Chapter 11, entitled "City Administrative Hearing System," of the Lake Forest City Code is hereby amended as follows:

§ 11.02 ESTABLISHMENT OF ADMINISTRATIVE HEARING SYSTEM.

There is hereby established and created within the City a Code Hearing Unit (as more fully described in § 11.04) that will administer an administrative hearing system to enforce and adjudicate violations ("violations") of the following chapters of the city code, as amended from time to time (the "code"), and all subchapters within such chapters, as the same have been, and may from time to time hereafter be, amended:

(A) Title VII, Traffic (except for moving violations under this chapter);

(B) Chapter 75, Bicycles;

(C) Chapter 79, Recreational Powered Devices;

(D) Chapter 91, Animals and Fowl;

(E) Chapter 94, Fire Prevention;

(F) Sections 95.001, 95.110 through 95.112, 95.125 through 95.133, 95.145 through 95.147, 95.160, 95.161 and 95.195;

(G) Chapter 111, Alcoholic Beverages;

(H) Chapter 117, Peddlers, Solicitors and Canvassers;

(I) Title XIII, General Offenses;

(J) Chapter 150, Buildings; and

(K) Such other city ordinances and code provisions as the City Council may, from time to time, designate in accordance with applicable law.

A new Chapter 79, entitled "Recreational Powered Devices," is hereby added to the Lake Forest City Code, as follows:

Chapter 79 RECREATIONAL POWERED DEVICES

§ 79.01 Definitions:

For the purpose of this chapter, the following definition shall apply unless the context clearly indicates or requires a different meaning.

Recreational Powered Device- A device with one or more wheels that can be stood upon or sat upon while riding, that is powered by a motor or a combination of a motor and human power. Recreational powered devices are typically intended for one or two riders and may, or may not, have pedals or handlebars. This definition includes, but is not limited to, electric bicycles, electric scooters, and electric skateboards. "Recreational Powered Device" does not include mopeds, motor-driven cycles, motorcycles, or motor vehicles.

Central Business District- Such district shall include all streets, sidewalks, and public ways within the area bounded by, and including, the streets of Illinois Road on the south, Wisconsin Avenue on the north, Oakwood Avenue on the west, Western Avenue on the east, and the length of Western Avenue extending from Westminster Avenue north to Woodland Road

§ 79.02 It is unlawful for any person to do any act forbidden or fail to perform any act required in the chapter.

Penalty, see § 79.99

§ 79.03 Operation of Recreational Powered Devices

(A) Every person operating a recreational powered device in any street, sidewalk, or public way in the City shall be subject to the provisions of all state vehicle laws and all traffic ordinances. If there is a conflict between this chapter and a state law, the stricter regulation shall control. It shall be unlawful for any person operating a recreational powered device to fail or refuse to comply with any order, signal or direction of a police officer, or

to disobey the instructions of any official traffic sign, signal or other traffic control device.

(B) Use prohibited on sidewalks inside the central business district. It shall be unlawful for any person to operate a recreational powered device upon any sidewalk in the central business district. Recreational powered devices shall be walked only, in a dismounted manner, by those operators of recreational powered devices in the central business district.

(C) Only a licensed motor vehicle operator with a valid motor vehicle operator's license in their possession may operate a recreational powered device upon any street in the central business district.

(D) Due and proper care shall at all times be exercised by the recreational powered device operator for the pedestrian(s). Under all circumstances, recreational powered device operators riding or walking their recreational powered devices shall yield the right-of-way to pedestrians.

§ 79.04 Exceptions

(A) The restrictions contained in this chapter do not apply to any personal assistive mobility device or to any motorized wheelchair.

(B) The restrictions contained in this chapter do not apply to Police, Fire, or Public Works employees in the performance of their duties.

§ 79.99 Penalty

(A) Unless otherwise specified herein, any and all persons convicted of a violation of any provision of this chapter may be punished by a fine of not less than \$100, nor more than \$300, for each such offense. The Police Department may notify the parents or legal guardian of any minor who receives a warning or charge of violating any provision of this chapter. In addition, any cost of collection of fines or other amounts due to the City under this section may be assessed in accordance with § 10.99



Memorandum

TO: Catherine Czerniak, Director of Community Development

FROM: Matt Goodman, Building Inspection Supervisor/Code Enforcement Officer
Josh Hucker, Life Safety/Commercial Plan Reviewer and Inspector
Amias Turman, Plan Reviewer

DATE: September 25, 2023

RE: **Benefits of Adopting Updated Versions of State and National Building Codes**

The adoption of updated State and National Codes protect the health, safety and welfare of building occupants, protect property values and make communities more resilient and energy efficient. The initial design and construction decisions determine operational and maintenance costs for the life of the building. The adoption of the most recent Building and Life Safety Codes ensure that new products and practices make their way into building construction.

Advancing Safety

- Updated Codes are the most efficient and effective method for creating safe environments that protect health, safety, welfare, and the economic interests of the community.
- Communities with well-enforced, up-to-date codes generally fare better when faced with hazards according to the Insurance Services Office (ISO) National Building Code Assessment Report

Building Performance

- Up to date Energy Codes help reduce greenhouse gas emissions and other pollutants from buildings that affect our health and ecosystems. Energy efficiency simply means that buildings function well with less energy. This reduces the need for fossil fuel-generated power.
- The latest technologies help decrease costs related to heating and cooling, as well as overall maintenance costs.

Latest Technologies

- Minimizes liability of owners, design professionals and contractors by establishing design and construction standards as new materials, construction methods and technologies become available.
- Updated Codes Respond to new findings from building science research, field experience or changes in societal or community expectations.

Cost savings

- Cost savings can result from using the latest technology and practices such as plastic pipe for plumbing, trusses and engineered wood products.

- Provides certainty around Code compliance eliminating time and costs related to design professionals making the case to support new materials and technologies.
- Provides the opportunity for increased resiliency and response to emergencies and disasters, resulting in economic benefits to the community by decreasing damage to homes and businesses from natural disasters.

Overall

- Demonstrates that jurisdictions are forward thinking and responsive to changes that improve the lives of their citizens.
- Takes advantage of the continuous training that building inspectors and plan reviewers pursue.

THE CITY OF LAKE FOREST

ORDINANCE NO. 2023 - ____

**AN ORDINANCE AMENDING CHAPTERS 94 AND 150 OF THE CITY CODE
RELATING TO THE ADOPTION OF UPDATED STATE AND NATIONAL BUILDING
AND LIFE SAFETY CODES**

WHEREAS, The City of Lake Forest is a home rule, special charter municipal corporation; and

WHEREAS, the City has, in the past, adopted various State and National Building and Life Safety Codes for the purpose of protecting and preserving the health, life safety, welfare, property, and property values in the community; and

WHEREAS, from time to time it is appropriate for the City to adopt updated of the State and National entities to allow residents and property owners to benefit from updated standards that recognize new technologies, materials and methods; and

WHEREAS, established entities including State and Nationally recognized technical trade associations; the International Code Council, the National Fire Protection Association, and the Illinois Department of Public Health regularly review and update various Code to provide clarification and interpretation of existing provisions; and

WHEREAS, pursuant to Illinois Municipal Code, 65 ILCS 5/1-3-2, local governments may adopt by reference all or part of the provisions of any public record or published compilation of rules and regulations which have been prepared by nationally recognized associations, including, without limitation building, electrical, plumbing and life safety codes; and

WHEREAS, copies of each of the Codes have been on file in the Community Development Department and the office of the City Clerk for public use, inspection and examination for at least 30 days preceding the adoption of this ordinance as required by 65 ILCS 5/1-3-2;

WHEREAS, the City has determined that adopting up to date versions of the previously adopted State and National Building and Life Safety Codes benefits the health, environment and general welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, AS FOLLOWS:

SECTION ONE: **Recitals.** The foregoing recitals are hereby adopted by this reference as the findings of the City Council and are hereby incorporated into this Section as if fully set forth.

SECTION TWO: **Amendment to Section 94.01 entitled "Fire Code; Adopted".**

Sections 94.01 A(1) and A(2), entitled "Fire Code; Adopted," are hereby amended in part and shall hereafter be and read as follows:

(A) (1) For the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosions, the following codes and standards, as modified herein, are hereby adopted by reference and incorporated herein, and shall constitute and be deemed to be the Fire Prevention Code of The City of Lake Forest.

a) National Fire Protection Association Codes (NFPA)

i. 101 Life Safety Code ~~— 2018~~ 2121

ii. Fire Sprinkler Code - 13, 13D, 13R – ~~2016~~ 2019

iii. Fire Alarm Code – ~~2016~~ 2019

~~b) International Fire Prevention Code — 2018~~

iv. Fire Code, 2021

(2) Divisions A)(1) ~~and (A)(2)~~ above shall be called collectively, the Fire Prevention Code.

SECTION THREE: **Amendment to Section 150.020 entitled "Adoption of Mechanical Code.**

Section 150.020, entitled "Adoption of Mechanical Code," is hereby amended in part and shall hereafter be and read as follows:

For the purpose of prescribing the regulations governing the design, installation, maintenance, alteration and inspection of mechanical systems that are permanently installed and utilized to provide control of environmental conditions and related processes within buildings (except that the heating, ventilating, and air conditioning requirements for detached one and two family dwellings and

multi-family dwellings not more than three stories in height with a separate means of egress shall be governed by Section 150.021 of this Code), the following code, as modified herein, is hereby adopted by reference and incorporated herein, and shall constitute and be deemed to be the "The Mechanical Code of the City of Lake Forest."

International Mechanical Code, ~~2018~~ 2021 Edition, International Code Council, Inc.

Provided, however, that the adoption of this ordinance shall not be constructed as preventing the enforcement of or repealing the provision of any ordinance, regulation, standard, or code adopted by the City of Lake Forest that is more restrictive than the provisions of this Section. In the event that any provision of this Section shall be in conflict with any other ordinance, regulation, standard, or code adopted by the City of the Lake Forest, the more restrictive provision (as determined by the Director of Community Development) shall apply.

SECTION FOUR: Amendment to Section 150.185 entitled "Adoption of Residential Building Code.

Section 150.185, entitled "Adoption of Residential Building Code," is hereby amended in part and shall hereafter be and read as follows:

For the purpose of prescribing the regulations governing the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, removal and demolition of detached one and two family dwellings and multi-single-family dwellings not more than three stories in height with a separate means of egress and their accessory structures, the following code as it may be modified herein, is hereby adopted by reference and incorporated herein, and shall constitute and be deemed to be the "The Residential Building Code of the City of Lake Forest."

International Residential ~~Building~~ Code for One- and Two-Family Dwellings, ~~2018~~ 2021 Edition, International Code Council, Inc.

Provided, however, that the adoption of this section shall not be constructed as preventing the enforcement of or repealing the provision of any ordinance, regulation, standard, or code adopted by the city that is more restrictive than the provisions of this section. In the event that any provision of this section shall be in conflict with any other ordinance, regulation, standard, or code adopted by the city, the more restrictive provision (as determined by the Director of Community Development) shall apply.

SECTION FIVE: Amendment to Section 150.220 entitled "Adoption of Commercial Building Code.

Section 150.220, entitled "Adoption of Commercial Building Code," is hereby amended in part and shall hereafter be and read as follows:

For the purpose of prescribing the regulations governing the construction, alteration, movement, enlargement, replacement, repair, equipment, use and

occupancy, location, removal and demolition of every building or structure or any appurtenances connected or attached to such building or structures (except that detached one- and two-family dwellings and multi-single-family dwellings not more than three stories in height with a separate means of egress shall be governed by the Residential Building Code as adopted by reference in 150.185), the following code as it may be modified herein, is hereby adopted by reference and incorporated herein, and shall constitute and be deemed to be the "The Commercial Building Code of the City of Lake Forest."

International Building Code, 2018 2021 Edition, International Code Council, Inc.

Provided, however, that the adoption of this section shall not be constructed as preventing the enforcement of or repealing the provision of any ordinance, regulation, standard, or code adopted by the city that is more restrictive than the provisions of this section. In the event that any provision of this section shall be in conflict with any other ordinance, regulation, standard, or code adopted by the city, the more restrictive provision (as determined by the Director of Community Development) shall apply.

SECTION SIX: Amendment to Section 150.505 entitled "Adoption of International Fuel Gas Code."

Section 150.505, entitled "Adoption of Fuel Gas Code," is hereby amended in part and shall hereafter be and read as follows:

For the purpose of prescribing the regulations governing the design and installation of fuel gas systems and gas-fired appliances, the following code as it may be modified herein, is hereby adopted by reference and incorporated herein, and shall constitute and be deemed to be the "The Fuel Gas Code of the City of Lake Forest."

International Fuel Gas Code, 2018 2021 Edition, International Code Council, Inc.

Provided, however, that the adoption of this section shall not be constructed as preventing the enforcement of or repealing the provision of any ordinance, regulation, standard, or code adopted by the city that is more restrictive than the provisions of this section. In the event that any provision of this section shall be in conflict with any other ordinance, regulation, standard, or code adopted by the city, the more restrictive provision (as determined by the Director of Community Development) shall apply.

SECTION SEVEN: Amendment to Section 150.295 entitled "Adoption of Electrical Code."

Section 150.295, entitled "Adoption of Electrical Code," is hereby amended in part and shall hereafter be and read as follows:

For the purpose of prescribing the regulations governing the inspection of electrical systems; the investigation of fires caused by electrical installations; the review of construction plans, drawings and specifications for electrical systems; the design alteration, modification, construction, maintenance and testing of

electrical systems, and equipment; and the regulation and control of electrical installations at special occupancies, the following code as it may be modified herein, is hereby adopted by reference and incorporated herein, and shall constitute and be deemed to be the "The Electrical Code of the City of Lake Forest."

National Electric Code, ~~2018~~ 2020 Edition, International Code Council, Inc.

Provided, however, that the adoption of this section shall not be constructed as preventing the enforcement of or repealing the provision of any ordinance, regulation, standard, or code adopted by the city that is more restrictive than the provisions of this section. In the event that any provision of this section shall be in conflict with any other ordinance, regulation, standard, or code adopted by the city, the more restrictive provision (as determined by the Director of Community Development) shall apply.

SECTION EIGHT: **Effective Date.** This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form in the manner provided by law.

Passed this ____ day of ____, 2023

AYES:

NAYS:

ABSENT:

ABSTAIN:

Approved this ____ day of ____, 2023

Mayor

ATTEST:

City Clerk

N FIELD DR

W KENNEDY RD

S SAUNDERS RD

W KENNEDY DR

W KENNEDY DR

Area of Request
1825 Amberley Court

AMBERLEY CT

W NORTH POND LN

225

275

27



THE CITY OF LAKE FOREST

ORDINANCE NO. 2023- ____

AN ORDINANCE APPROVING REVISIONS TO PREVIOUSLY APPROVED PLANS
1825 AMBERLEY COURT

WHEREAS, McNaughton Development (Paul R. McNaughton 100%) ("**Owner**") is the owner of that certain real property commonly known as the 1825 Amberley Court, Lake Forest, Illinois, legally described in **Exhibit A**, attached hereto ("**Property**"); and

WHEREAS, the Property is located in the TD, Traditional Zoning District; and

WHEREAS, the Amberley Woods mixed use development of which the Courtyard Homes are a part, was originally approved by the City Council on April 20, 2006 consistent with the requirements of the TD Zoning District; and

WHEREAS, the Owner desires to make revisions to the previously approved plan including the addition of a single story sunroom on the rear of the house, modification of the roof form to accommodate a third bedroom on the second floor, addition of a dormer, and the addition of French doors and windows on the rear elevation ("**Improvements**") as depicted on the architectural drawings that are attached hereto as **Group Exhibit B ("Plans")**; and

WHEREAS, the Owner submitted an application ("**Application**") to permit the construction of the Improvements and was required to present revised Plans to the Building Review Board ("**BRB**") for its evaluation and recommendation; and

WHEREAS, pursuant to notice duly published, the BRB reviewed and evaluated the Plans at a public hearing held on September 6, 2023; and

WHEREAS, the BRB, having fully heard and having considered the evidence and testimony by all those attending the public hearing who wished to testify, made the following findings:

1. the Property is located within the TD, Traditional District under the City Code,
2. Owner proposes to construct the Improvements as depicted on the Revised Plans,
3. the evidence presented indicates that the construction of the Improvements, if undertaken in conformity with the recommended conditions and the Plans, will meet the design standards and requirements of Section 150.147 of the City Code,

and recommended that the City Council approve the Application and the Plans, subject to the terms and conditions hereinafter set forth; and

WHEREAS, the Mayor and City Council, having considered Owner's Application to construct the Improvements on the Property, and the findings and recommendations of the BRB, have determined that it is in the best interests of the City and its residents to grant approval to the Application, subject to the terms and conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LAKE FOREST, COUNTY OF LAKE, STATE OF ILLINOIS, as follows:

SECTION ONE: Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION TWO: Approval of Application. Pursuant to Section 150.147 of the City Code, and subject to the limitations therein and the conditions set forth in Section Three of this Ordinance, the City Council does hereby grant approval of

the Application to allow the construction of the Improvements on the Property, as more fully depicted on the Plans.

SECTION THREE: Conditions on Approval. The approval granted pursuant to Section Two of this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall, in the discretion of the Mayor and City Council, render void the approvals granted by this Ordinance:

- A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- B. Compliance with Laws. Chapters 150, regarding buildings and construction, 156, regarding subdivisions, and 159, regarding zoning, of the City Code, and all other applicable ordinances and regulations of the City shall continue to apply to the Property, and the development and use of the Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.
- C. Tree Preservation. The Owner will fully comply with Chapter 99 of the City Code, regarding trees, as it relates to the construction of the Improvements.
- D. Compliance with the Plans. The Improvements must be developed on the Property in substantial compliance with the Plans.
- E. Fees and Costs. The Owner shall be responsible for paying all applicable fees relating to the granting of the approvals set forth herein in accordance with the City Code. In addition, the Owners shall reimburse the City for all of its costs

(including without limitation engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or successful enforcement of this Ordinance. Any amount not paid within 30 days after delivery of a demand in writing for such payment shall, along with interest and the costs of collection, become a lien upon the Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

- F. Other conditions. The improvements shall be substantially in conformance with the Board's deliberations as reflected on **Exhibit C**, Notice of Action – Board Recommendation, attached hereto.

SECTION FOUR: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall, in the discretion of the City Council, be of no force or effect if the Owner has not (i) executed and (ii) thereafter filed with the City Clerk, within 90 days following the passage of this Ordinance, the unconditional agreement and consent, in the form attached hereto as **Exhibit D** and by this reference made a part hereof, to accept and abide by each and all of the terms, conditions, and limitations set forth herein.

PASSED THIS __ DAY OF _____, 2023.

AYES: ()

NAYS: ()

ABSENT: ()

ABSTAIN: ()

PASSED THIS __ DAY OF _____, 2023.

Mayor

ATTEST: _____
City Clerk

EXHIBIT A

Legal Description of Property

Legal Description:

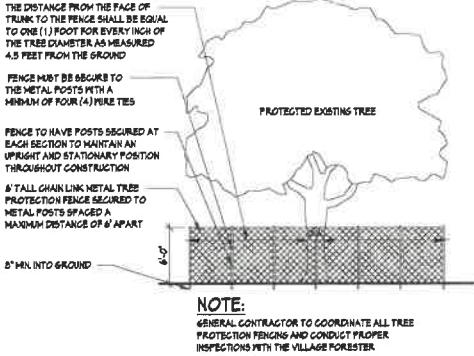
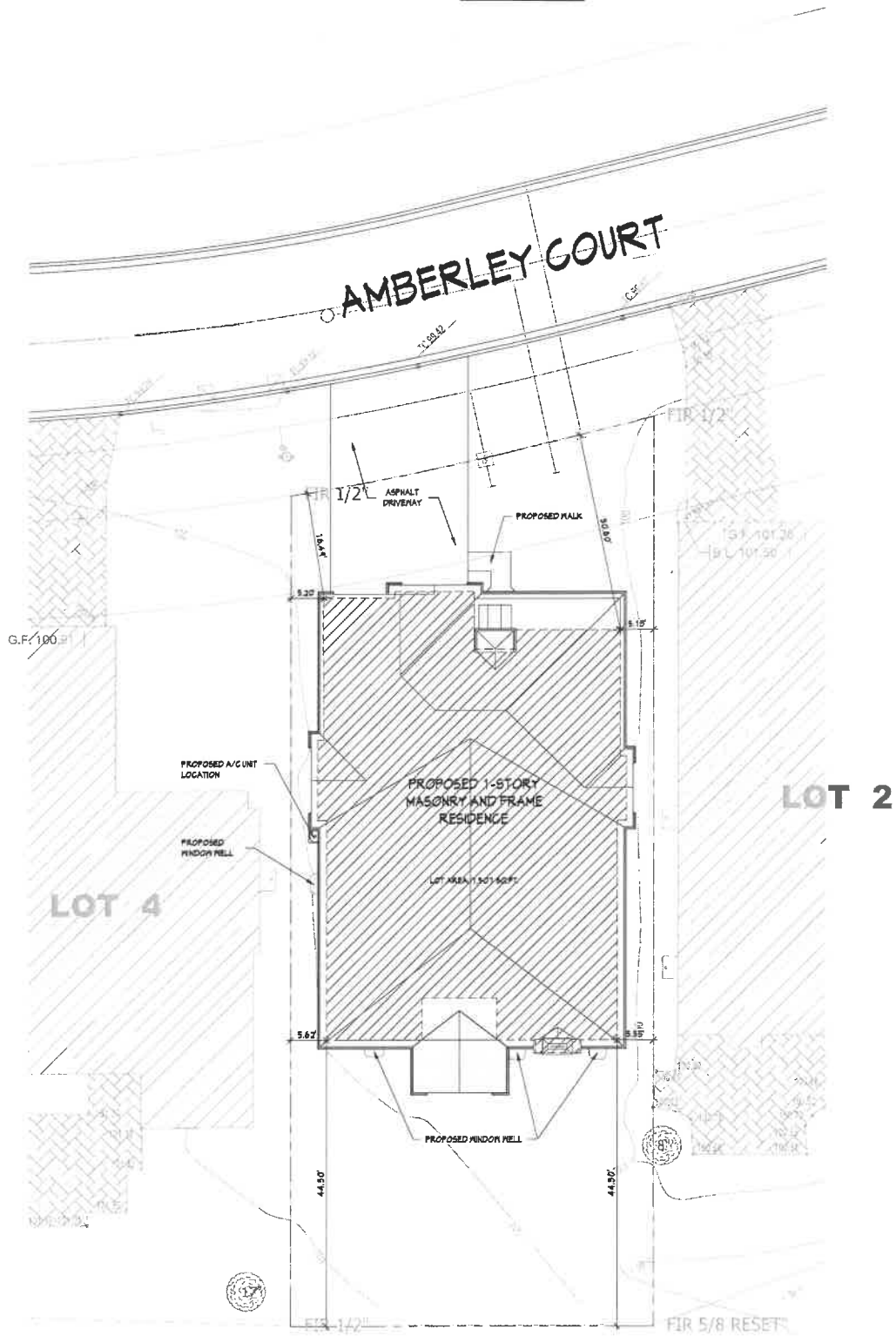
Lot 3 of Amberley Woods Subdivision

PIN: 15-01-205-029

Commonly known as: 1825 Amberley Court

GROUP EXHIBIT B

The Plans



2 TREE PRESERVATION

SCALE: N.T.S.

SITE NOTES:

FOR TREE PROTECTION, INSTALL AND MAINTAIN 4 FOOT HIGH FENCE LOCATED AT A DISTANCE FROM THE TRUNK OF THE TREE EQUAL TO 1 FOOT FOR EVERY INCH DIAMETER MEASURED AT BREAST HEIGHT (4.5' ABOVE GRADE).

PROVIDE AND MAINTAIN PORTABLE TOILET AT CONSTRUCTION SITE LOCATION OF PORTABLE TOILET SHALL BE MINIMUM 6 FEET FROM ALL PROPERTY LINES.

CONSTRUCTION DEBRIS AND REFUSE SHALL BE CONTAINED WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED DURING NON-WORK HOURS TO PREVENT WIND BLOWN DEBRIS.

PROVIDE SITE ADDRESS ON THE BUILDING USING MINIMUM 9 INCH HIGH NUMBERS.

HVAC UNITS BETWEEN THE PRINCIPAL BUILDING AND A STREET MUST BE SCREENED FROM THE STREET USING NON-DECIDUOUS LANDSCAPING OR CONFORMING FENCING.

1 PROPOSED SITE PLAN

SCALE: 1" = 10'-0"



DANIEL LESUS ARCHITECTS, P.C.
DESIGN • PLANNING • CONSULTING
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F: 847.550.1075
1033 Holly Circle
Lake Zurich, IL 60047
darchitects@pc.com

NEW RESIDENCE
1825 AMBERLEY CT. (LOT 03)
LAKE FOREST, ILLINOIS 60045

DATE:	MAY 31, 2025
DRAWN BY:	DVL
CHECKED BY:	DVL
PERMIT:	JULY 20, 2025
REVISION:	SEPT. 08, 2023
REVISION:	
REVISION:	
PROJECT NO.	25.846



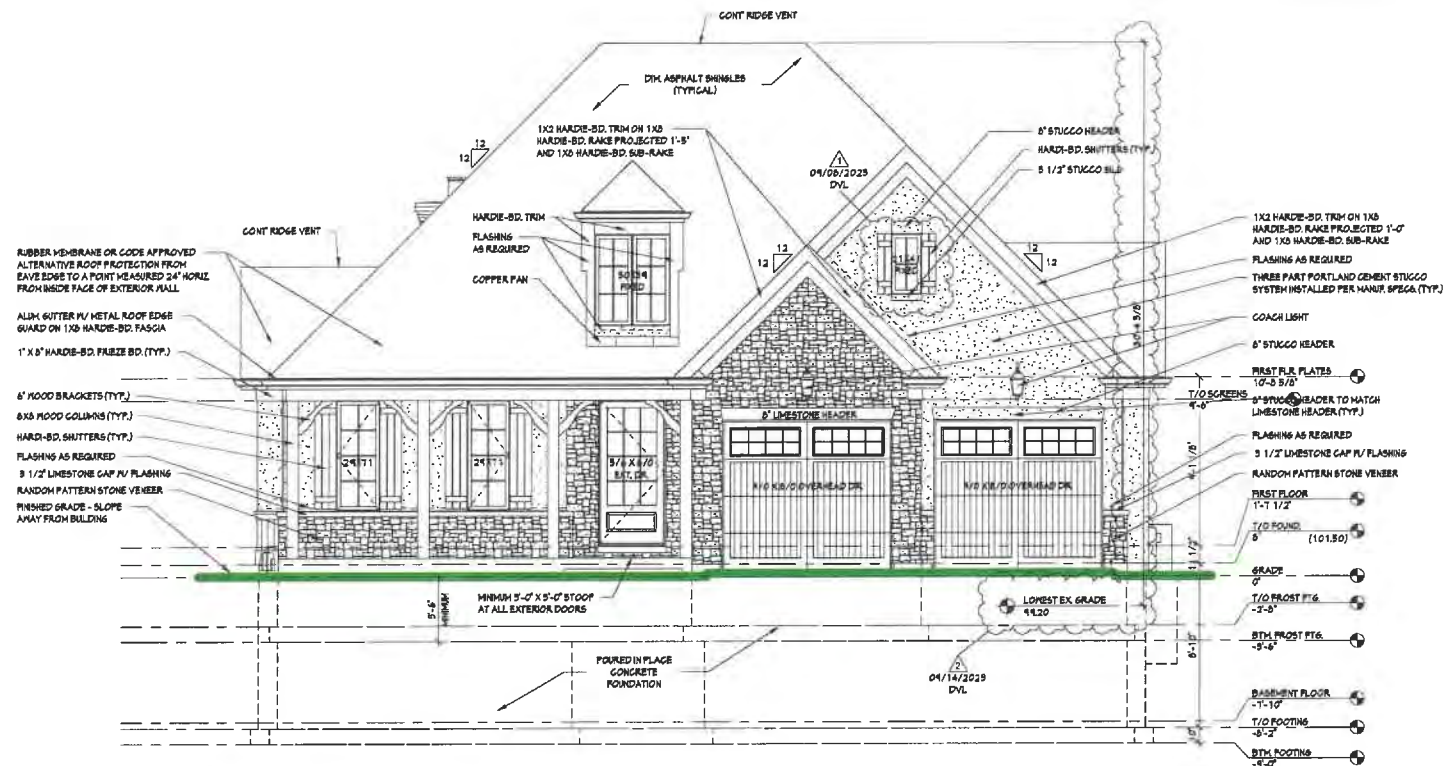
SHEET:
T1.2
SITE PLAN

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DANIEL LESUS ARCHITECTS, P.C.

GROUP EXHIBIT B

The Plans

9/13/2023 5:40:50 PM



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

FRAMING NOTE:

ALL DIMENSIONS ARE TO ROUGH FRAMING. WALLS ARE DIMENSIONED AS PRECUT STUDS WITH SINGLE BOTTOM PLATE AND DOUBLE TOP PLATE.

WINDOW NOTE:

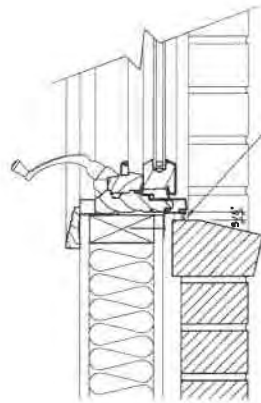
• ALL WINDOWS ARE ALUMINUM CLAD, WOOD MANUFACTURED BY "YELLA" LIFESTYLE OR EQUAL WITH A MAXIMUM GLAZING U-VALUE OF 0.30.
• WINDOW DIMENSION IS 8" UNIT SIZE IN INCHES. 24"X72" IS A 24" X 12" UNIT.
• ALL EXTERIOR DOOR/DOORWAYS IN SLEEPING ROOMS SHALL COMPLY WITH THE 2018 IRC, SECTION R310.1 AND ARE REQUIRED TO HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES.
• MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET WITH A MINIMUM NET CLEAR OPENING HEIGHT OF 24 INCHES AND A MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES.

GLAZING NOTES:

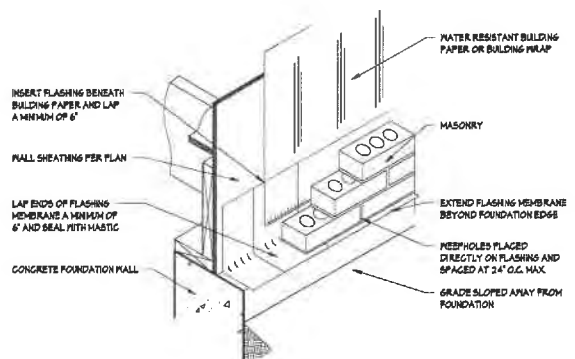
ALL GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH 2018 IRC, SECTION R308.4.

FLASHING NOTES:

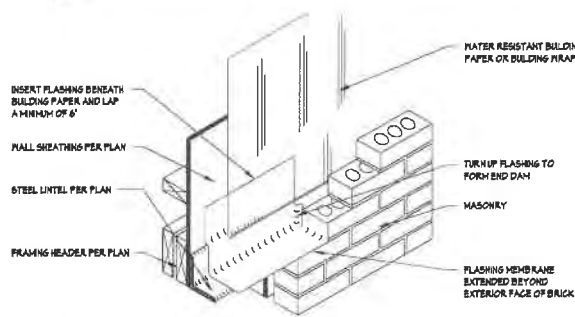
- ALL CONCRETE STOODS AND STEPS BEING POURED TO AN ELEVATION HIGHER THAN THE TOP OF FOUNDATION AND AGAINST A CARPENTER BUILT WALL OR NEW JOIST MUST FIRST BE FLASHED WITH 26 GAUGE SHEET METAL FLASHING PROJECTING 3 INCHES MINIMUM ABOVE THE TOP OF THE FINISHED STOOD (AND UNDER THE THRESHOLD) AT ANY DOOR UNIT AND BENT AS REQUIRED TO EXTEND 3 INCHES MINIMUM BELOW THE TOP OF FOUNDATION. THE TOP OF FOUNDATION MUST BE 6" ABOVE FINISHED GRADE, SIDEWALKS, PATIOS, OR DRIVEWAY.
- THE WEATHER RESISTANT BARRIER (TYVEK OR EQUAL) COVERING THE WALL SHEATHING MUST LAP OVER THE REQUIRED FLASHING.
- INSTALLATION OF ALL REQUIRED FLASHING MUST BE COMPLETED BEFORE THE START OF MASONRY VENEER WORK (IF ANY).
- THE PERFORMANCE AND LONGEVITY OF MASONRY WORK CAN BE DRAMATICALLY AFFECTED IF STANDARD METHODS AND PROCEDURES OF FLASHING ARE NOT APPLIED TO PREVENT ENTRANCE OF WATER, INCLUDING BUT NOT LIMITED TO THE FOLLOWING KEY AREAS:
 - ABOVE WALL OPENINGS (OR WHEREVER A STEEL ANGLE EXISTS).
 - BELOW WALL OPENINGS (SUCH AS WINDOW/DOOR SILLS).
 - AT ROOF/WALL INTERSECTIONS WHERE THE MASONRY CONTIGUES INSIDE THE STRUCTURE BELOW THE ROOF.
 - AT CHIMNEY CAPS OR MASONRY CHIMNEYS.
 - AT THE TOP BASE OF A WALL.
- TO HELP PREVENT THE PROBLEMS THAT CAN RESULT, THE MASON SHALL BE REQUIRED TO ADHERE TO ALL CURRENT GUIDELINES AND RECOMMENDATIONS AS SPECIFIED BY THE MASONRY ADVISORY COUNCIL AND THE BRICK INDUSTRY ASSOCIATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - CHIMNEY FLASHING AT ROOF INTERSECTIONS TO BE EXTENDED THROUGH MASONRY A MINIMUM OF 4 INCHES AND LAPPED UP THE WALL UNDER THE WEATHER RESISTANT BARRIER (TYVEK OR EQUAL).
 - MASONRY WALL FLASHING AT ROOF INTERSECTIONS TO BE EXTENDED THROUGH MASONRY A MINIMUM OF 4 INCHES AND LAPPED UP THE WALL UNDER THE WEATHER RESISTANT BARRIER (TYVEK OR EQUAL).
 - FLASHING MEMBRANE TO BE PROPERLY LAPPED AND ADHERED TO THE BUILDING FRAME.
 - FLASHING MEMBRANE TO BE EXTENDED BEYOND THE EXTERIOR FACE OF THE BUILDING.
 - FLASHING WITH END DAMS AT ALL LINTELS AND SILLS.
 - BASE, LINTEL, AND ROOF FLASHING TO BE LAPPED UNDER THE WEATHER RESISTANT BARRIER (TYVEK OR EQUAL).
 - KEEPHOLES MUST BE PROVIDED NO LESS THAN 24" ON CENTER DIRECTLY ABOVE ALL MASONRY BASE, LINTELS, AND ROOF FLASHING TO BE KEPT OPEN.



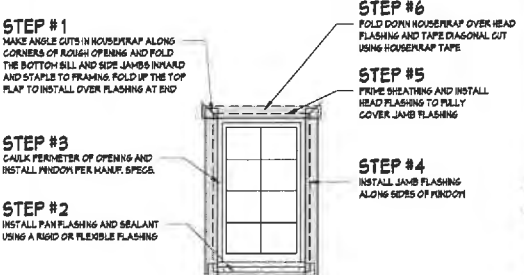
2 WINDOW/DOOR SILL DETAIL
SCALE: NTS



3 TYP. FOUNDATION FLASHING
SCALE: NTS




4 TYP. HEAD FLASHING
SCALE: NTS



5 TYP. WINDOW FLASHING
SCALE: 1/4" = 1'-0"

LINTEL SCHEDULE:	
CLEAR SPAN:	STEEL ANGLE:
4'-0" OR LESS	2" X 3" X 1/2" X 3/16"
5'-0"	2" X 3" X 1/2" X 3/16"
6'-0"	2" X 3" X 1/2" X 3/16"
7'-0"	2" X 3" X 1/2" X 3/16"
8'-0"	2" X 3" X 1/2" X 3/16"
9'-0"	2" X 3" X 1/2" X 3/16"
10'-0"	2" X 3" X 1/2" X 3/16"
11'-0"	2" X 3" X 1/2" X 3/16"
12'-0"	2" X 3" X 1/2" X 3/16"

ALL MASONRY OVER OPENINGS SHALL BE SUPPORTED BY STEEL



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F: 847.550.1075
darchitectpc.com

NEW RESIDENCE
1825 AMBERLEY CT (LOT 03)
LAKE FOREST, ILLINOIS 60045

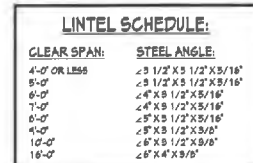
DATE: MAY 8, 2023
DRAWN BY: DVL
CHECKED BY: DVL
PERMIT: JULY 20, 2023
REVISION: SEPT. 08, 2023
REVISION: SEPT. 14, 2023
REVISION:
PROJECT NO. 23-946

STATE OF ILLINOIS
DANIEL V. LESUS
0001-016790
9/14/2023
11-30-24
EXPIRES

SHEET:
A3.0
FRONT ELEVATION
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E:\Projects\23896\1825 Amberley Court (Lot 03).rvt

The Plans



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

GLAZING NOTES:
ALL GLAZING IN HAZARDOUS LOCATIONS SHALL
COMPLY WITH 2010 IRC, SECTION R308.4

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NEW RESIDENCE
1825 AMBERLEY CT.(LOT 03)
LAKE FOREST, ILLINOIS 60045

DATE:	MAY 31, 2023
DRAWN BY:	DVL
CHECKED BY:	DVL
PERMIT:	JULY 20, 2023
REVISION:	SEPT. 08, 2023
REVISION:	
REVISION:	
PROJECT NO.	23.046

STATE OF ILLINOIS
DANIEL V. LESUS
0001-016790
09/08/2012
ILLINOIS DEPARTMENT OF PUBLIC SAFETY
11-30-24
expires

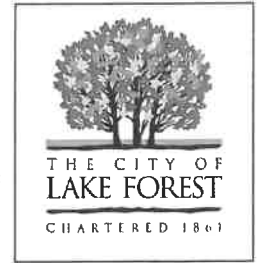
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DANIEL LESUS ARCHITECTS, P.C.

Appeal of Historic Preservation Commission Decision
333 WOODLAND ROAD

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The City of Lake Forest Guidelines for Appeals Before the City Council Appeal of a Denial



GENERAL INFORMATION

As authorized by the ordinance relating to the Historic Preservation Commission of The City of Lake Forest, the City Council will hear appeals of decisions as required. Unless otherwise specifically provided for in the relevant ordinance or code provision, the hearing of these appeals will be guided by the following principles:

1. Appeal of Denials: Following a final decision of the Commission denying a Certificate of Appropriateness (or approving such Certificate upon conditions unacceptable to the applicant), an applicant may, within 14-calendar days of the denial, file an appeal of such denial with the City Clerk on a form available at the Community Development Department. A copy of anything filed with the City Clerk shall also be filed with the Community Development Department.
2. Appellants shall recognize that appeals before the City Council are not public hearings. The City Council is bound only to review the decision of the Commission and to take the appropriate action. The Council is not required to take public testimony and does so at its discretion.
3. Appellants shall not re-present the entire case to the City Council. The City Council will have received and reviewed all relevant supporting materials that were previously provided to the Commission. The Council will have received the minutes from any relevant meetings.
4. Appellants shall not present any new testimony, evidence, or data, to the City Council.
5. Appellants shall summarize the project or issue, and then describe for the Council why they believe that the Commission erred in its decision based on the applicable Code criteria. The appellant shall focus on the decision of the Commission and explain why the Council should reverse, modify, or remand that decision.

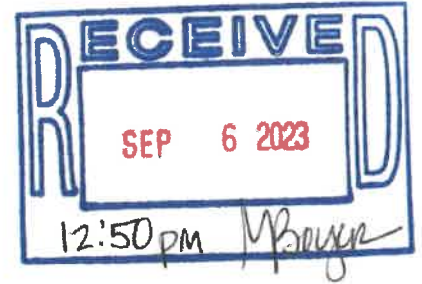
NOTICE OF APPELLANT OF THESE GUIDELINES

Whenever an appeal to the City Council is filed, the City Clerk shall notify the Appellant of these guidelines in writing, via regular mail or personal delivery, prior to the City Council meeting. Copies of these guidelines shall be made available at the meeting and during regular business hours at City Hall.

PRESENTATION ORDER AND TIMES

The following order and times are provided as guidelines for appeals to the City Council. This order and times are subject to be adjusted, shortened, or lengthened at the discretion of the City Council. The times presented are maximums. Therefore, for example, if an appellant has an attorney that wishes to speak before the Council, that presentation must be completed within the maximum time provided. Finally, as this is not public hearing, the City Council will hear public comment at its discretion.

Presentation Order	Time Maximum
1. Presentation by the party making the appeal (the "appellant").	5 Minutes
2. Presentation by the HPC Chairman or Chairman's Designee appeal.	5 Minutes
3. Public comment (per presenter)	2 Minutes
4. City Council questions of all parties	Open
5. Comment closed, City Council discussion	Open
6. City Council action	



THE CITY OF LAKE FOREST
APPEAL OF DECISION OF THE
HISTORIC PRESERVATION COMMISSION

PROJECT ADDRESS 333 E. Woodland Road

DATE OF DECISION HPC MEETING Aug 21, 2023 ; Decision Document Sept 1, 2023

PETITIONER'S STATEMENT

PLEASE SEE ATTACHED

PROPERTY OWNER INFORMATION

Mary Therese : Greg Williams
Owner of Property

333 E Woodland Rd
Owner's Street Address (may be different from project address)

Lake Forest, IL 60045
City, State and Zip Code

847-809-1437
Phone Number

Kraftwilliams23@gmail.com
Email Address

Mary Therese Williams
Owner's Signature

PETITIONER INFORMATION

Name and Title of Person Presenting Project

Name of Firm

Street Address

City, State and Zip Code

Phone Number

Email Address

Petitioner's Signature

Dear City Clerk,

Sept. 6, 2023

We would like to appeal to the City Council our petition for certificate of appropriateness and permit to replace our existing cedar roof with a comparable synthetic/composite roof material.

The reason for our decision for material change is outlined within our petition but driven by the following well-established facts within the construction, roofing and insurance industry:

- A nationwide shortage of Cedar which has resulted in suppliers utilizing young wood. Young cedar is more porous allowing for faster degradation of the wood and enhanced absorption of moss and moisture. This has resulted in increased maintenance, repair and shorter life span of cedar products.
- As a result, insurance companies, specifically ours for high value homes, over recent years have been limiting coverage for cedar roofs. Our insurance broker has been continually shopping and we have one insurance option, which is going to be at a premium and will not be full coverage.
- DaVinci and Brava composite manufacturers have evolved considerably over the past 5-7 years. Installation, End Caps and Ridges are exactly the same as Cedar. I have verified this with both companies, ABC roof supply and 2 Installers. Visual appeal is such that to the untrained eye, you cannot tell a difference.
- We need to replace our roof before the end of this year's roofing season (Oct/Nov weather dependant) due to age and interior damage being caused.
- We love our home and neighborhood. We are thoughtful about decisions we make to maintain it and would never do anything to devalue our property or the community around us.

We feel the Historic District Residents of Lake Forest have been failed by the governing bodies. Specifically, we are appealing the decision of the HPC for the lack of consistency in decision making and lack of commitment to evaluate synthetic materials without bias in a timely manner. Below are 3 specific examples as evidence and context:

1. Utilizing synthetic materials in the form of composite materials is not a new discussion within the historic district. It has been raised by residents several times. At the April 2021 HPC Meeting, 774 Washington was approved for composite siding. (I encourage you to view this meeting, recording link below or visit the HPC website)
https://us02web.zoom.us/rec/play/aVveybk-r02WPQRwa_Cec5oyZ4TwlkpkXmL2h2y_EW9YzQF_ozw5X7TRY000Q4Jmb138NLxUWDWKauT3.2Jd4RGdJzdJZiVvz?canPlayFromShare=true&from=share_recording_detail&startTime=1619650780000&componentName=rec-play&originRequestUrl=https%3A%2F%2Fus02web.zoom.us%2Frec%2Fshare%2FIRhQcNdKNa8Sd0yJaHYtt6m7qRq1lt6GvT5ku7U5_JqJ2liMqFI5oHn4CZPf7ym.4biUpew_NxyfCDVF%3FstartTime%3D1619650780000

Several significant points during this meeting were established and are relevant to our appeal:

- a. The Composite Material was approved without a set of guidelines for this new material and no examples in the greater community during the April 2021 HPC meeting. In our Aug 21 2023 HPC Meeting, Commissioners' discussion circled around composite guidelines and the need for them with regards to our petition. Much of the discussion focused around "what would other homeowners do". At our initial June 28, 2023 HPC meeting, the Commission voted to continue the petition so the commission could further explore and create guidelines. No further work had been done within the two months of our first and second meeting. Ultimately, at our Aug 21 2023 HPC meeting, the Commission felt they could not approve because no standards are in place and more time to create them was required, thus rendering the denial.
- b. Staff was specifically asked by a Commissioner about the impact of location of our home and precedence. Her(staff's) response at the April 2021 HPC Meeting was "Each petition is looked at for its unique factors that come within the petition." (29th minute of the video recording). The Commissioner asked if there should be concern for precedence and she again stated that "NO. Precedence is not a concern because petitions should be evaluated for unique factors of each petition." She went further to say that staff has had multiple conversations with contractors and architects and did research on the product. At our Aug 2023 HPC meeting, Staff was asked directly by a Commissioner about precedence and her response was in direct conflict to the April 2021 HPC response. It was: "YES your decision can set precedence". This undermines the pretense that all petitions are looked at in isolation and redirects the Commissioners' consideration for approval to a broader scale. In the 55th minute of the April 2021 HPC meeting the HPC Chairman reiterates this point of petitions being viewed in isolation, and rejects the idea of precedence.
- c. Staff makes several references to reaching out to contractors and researching the product (38 min: 36 sec) at the April 2021 HPC meeting as it relates to validating the composite material for 774 Washington. While we provided and even brought our contractor to a separately requested meeting, no exploratory questions were asked, there was no validation or request to better understand. Instead, false statements continued to be made including one at the June 21, 2023 composite material workshop held by the Development Office claiming the product was highly flammable (it is Class A fire rating-which is the highest flame retardant rating) and throughout the Staff report stating the product is not similar in shape, randomness and installation to Cedar. This is inaccurate. The specifications for our cedar roof and composite have the same specs, all of which are clearly articulated and available.

- d. Staff suggested to the Commission that the approval of composite material for the April 2021 HPC petition was "an opportunity to work with property owners to inspect in 3-5 years so we can build our database"(40min). In our petition and during the August 2023 HPC meeting, we attempted to ideate on how we could collaborate and work with HPC and the city to demonstrate the visual appeal of the product. No opportunity was presented.
2. During the April 2021 HPC meeting, a commissioner alluded to a Fall of 2020 request for a composite material workshop which was again requested during this April 2021 meeting. This workshop would establish a set of guidelines for all composite (roofs, siding etc.) This meeting did not happen until June 21, 2023(one week before our petition was heard). There is still no output or notes published from this workshop.
 - a. When the panel of architects at the June 21 historic materials workshop were asked if they would use cedar, all said NO. Nate of Northworth Architects* response: "I would never put a Cedar Roof on a house". Why was this ignored?
 3. Close to 200 homes in Lake Forest have submitted and received permits for a composite roof. One is within the Historic District, 561 Washington. The response by Staff to residents within a Historic District, when submitting a permit composite roof is : "NO it will not get approved. Do not petition". A clear demand and appropriateness in the Village has been demonstrated by our residents. Continuing to kick the discussion down the road demonstrates a bias. Telling residents to not petition is not doing us a "favor" it's negligence, neglect and an attempt to silence our voices.

The Staff Report and Recommendation and the HPC disagree with which of the 17 Historic District standards are not met. We also have strong opinions on report statements and if the standards are met or not. We are asking the City to accept our appeal to move forward with the proposed DaVinci Select Shake. We would like to answer your questions, provide evidence of long term visual appeal and appropriateness. And at the end of the day, collaborate with the City of Lake Forest, as other homeowners in Historic Districts across the United States have already done, to provide a historically appealing solution to a larger problem.

At the end of the day, for reasons stated above and in our petition, Cedar is not an option for our home. We must choose between DaVinci Shake or Asphalt (another synthetic material - which the HPC approves because it was once on our home). Asphalt shingles were first introduced in 1903. They are manufactured. They are made of a base mat or organic material (cellulose fibers) or inorganic material (glass fibers). The organic mat is saturated and coated with asphalt and then surfaced with ceramic-coated opaque mineral granules. They are not a natural material and will most certainly devalue our beautiful home.

Thank you for your consideration,
Mary Therese and Greg Williams
 333 E Woodland Road

Additional Materials to educate you on Composite Roofs:

Homes to view with recent installation (2022/2023):

- 561 Washington, Lake Forest - Brava Shake; Historic District by LF College
- Riva Ridge Development in Libertyville (Loatonia Ct, James Ct, Appletree LN, Suffolk Ct)
al DaVinci Mountain Select Shake (proposed for our home)

DaVinci : <https://www.davinciroofscapes.com/>

Please visit DaVinci, I continue to come back to them as the TOP producer. If you select Projects you will see over 50 examples of how their roofs have preserved homes, and not disrupted the visual appeal of the structure.

Historic Example with Select Shakes.

<https://www.davinciroofscapes.com/projects-inspiration/project-profiles/celebrating-commercial-synthetic-shake-roof-at-bilfmore-winery/>

I will bring live samples to the City Council Meeting.

**Please excuse potential error of Nafe's company, no notes from the June 21 2023 workshop are published.*

Maureen Eddy Grinnell
745 South Camelot Court
Lake Forest, Illinois 60045

September 21, 2023

Mayor Stanford "Randy" Tack
City of Lake Forest
220 East Deerpath Road
Lake Forest, IL 60045

Dear Mayor Tack,

I understand that an appeal of the Historic Preservation Commission's decision at the August 23, 2023 meeting on the roof replacement petition for 333 Woodland Road was filed by the petitioners, the Williams.

As I will be out-of-town, I hereby appoint Catherine Czerniak, Director of Community Development, as my designee and authorize her to appear before the City Council on October 2, 2023 on my behalf and present a report on the decision of the Commission and the findings on which it was based. I understand that the appeal is on the record created at the Commission and that no new evidence will be introduced.

Ms. Czerniak was present for the full proceedings and heard the deliberations, reasoning, and decisions of the Commission on this matter. I also understand that the minutes of the two meetings during which Ms. Williams presented her request, as well as the packets received by the Commission regarding this petition, will be made available to the City Council members for their review prior to the October 2 meeting.

Sincerely,



Maureen Eddy Grinnell
Chair, Historic Preservation Commission

Historic Preservation Commission Reports



Certificate of Appropriateness

On August 23, 2023, the City of Lake Forest Historic Preservation Commission considered the following petition.

Petition Address: 333 Woodland Road
Property Owners: Gregory and Mary Therese Williams
Representative: Mary Therese Williams

Project Description: Cedar Roof Replacement with Synthetic Material on a Residence in the Historic District

Commission voted unanimously to grant a Certificate of Appropriateness to allow the roof to be replaced with traditional materials, cedar or asphalt shingles, both of which were used historically on the residence. The Commission's determination was based on the reasons and findings attached as Exhibit A.

This approval is valid for a period of one year from the date of approval by the Historic Preservation Commission. Upon review of the final plans and a determination that the plans are consistent with the approvals and with all applicable Code provisions, a permit will be issued to allow work on the site to begin. A building permit must be obtained, and all applicable fees paid prior to the one year expiration date of this Certificate.

To facilitate the City review process and issuance of permits, please follow these procedures.

- ✓ All construction drawings submitted for permits should accurately reflect the approvals granted and respond to any conditions of approval.
- ✓ If the plans submitted for permit differ from the approvals, all changes including, but not limited to, changes to exterior materials, building massing, the site plan, grading, window or door placement or size, and architectural detailing need to be highlighted clearly on the plans.
- ✓ If the plans submitted differ from the approvals granted, further Board and City Council review of the project may be required.
- ✓ Please be aware that the City makes every effort to complete plan reviews within 15 to 20 working days after submittal of a complete application for building permit. The 15 to 20 days are active City review days. This time frame *excludes* periods during which the City is awaiting additional information from the applicant or contractor, submittal of revised plans, or the installation of tree protection or erosion control measures.
- ✓ Once permits are issued, construction must begin within 90 days and all construction must be consistent with the approved plans.
- ✓ Construction must proceed diligently once a project is started out of consideration for the neighboring residents.

If you have any questions or need additional information, please contact Jennifer Baehr, Planner, in the Community Development Department, 800 Field Drive, by phone 847.810.3520, or email, baehrj@cityoflakeforest.com

cc: Property Owner and Representative
Permit File

Exhibit A
Findings of Fact – 333 Woodland Road

Standards 1 through 6 are not applicable to this petition.

Standard 7 – Relationship of Materials and Texture - The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the structures to which it is visually related.

This standard is met. The existing roof on the residence is cedar shingle. City records document that historically, the residence had asphalt shingle roofing. Replacement of the existing roofing with cedar or asphalt shingle is visually compatible with the materials used on residence, on homes in the surrounding neighborhood, and with homes throughout the Historic District.

Standard 8 is not applicable to this petition.

Standard 9 – Walls of continuity – Facades, sites, and structures shall, when it is characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related.

This standard is met. The visual appearance, texture, finish, shadowing, and patina over time of cedar and asphalt shingle roofing is visually compatible with the neighborhood, with the historic residence, and with the Historic District. The existing roof is cedar shingles, and the home previously was historically roofed with asphalt shingles. Replacement of the existing roof with either cedar or asphalt shingle is compatible with the surrounding properties.

Standards 10 and 11 are not applicable to this petition.

Standard 12 – Preservation of Historic Material - The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed or adversely affected in a material way. The alteration of any historic material or distinctive architectural features should be avoided when possible.

This standard is met. Cedar and asphalt shingles were historically used on many homes in the City's Historic Districts and continue to be commonly found throughout the districts. Both cedar and asphalt roof shingles are traditional materials, appropriate for homes in the Historic District due to the consistent use of these materials through the decades. In this case, the roof is prominent from the streetscape and is a distinguishing feature of the residence. Both asphalt and cedar shingles were historically used on this residence, on nearby structures, and in the larger Historic District.

Standard 13 is not applicable to this petition.

Standard 14 – Compatibility of New Construction - In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for consistency with the chosen style.

This standard is met. As noted above this home previously had asphalt shingle roofing and currently has a cedar shingle roof, both of which are traditional roof materials for this architectural style. There are many examples of Colonial Revival style homes in the Historic District with both asphalt and cedar shingle roofs.

Construction of a replacement roof of either cedar or asphalt shingles is consistent with the architectural style of the residence and the period within which it was constructed.

Standard 15 – Repair to deteriorated features - Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

This standard is met. Both cedar and asphalt shingles will match the visual qualities of the existing cedar shingle roof or the earlier asphalt shingle roof. Either cedar or asphalt shingles will replicate the texture, finish, thickness, shadowing, edge treatments, and patina over time of the roof materials historically used on this residence, on surrounding residences, and on structures throughout the Historic District.

Standard 16 is not applicable to this petition.

Standard 17 – Reversibility of additions and alterations - Wherever possible, additions or alterations to historic properties shall be done in such manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would not be impaired.

This standard is met. The essential form and integrity of the historic property will not be negatively impacted by the installation of either cedar or asphalt shingles on the roof or future removal.



Historic Preservation Commission - Notice of Denial

Date of Action: August 23, 2023

Petition Address: 333 Woodland Road
Property Owners: Gregory and Mary Therese Williams
Representative: Mary Therese Williams

Project Description: Cedar Roof Replacement with Synthetic Material on a Residence in the Historic District

After conducting a public hearing over the course of two meetings, the Historic Preservation Commission voted 7 to 0 to deny a Certificate of Appropriateness to replace a cedar shingle roof with a synthetic roof material. The Commission's determination was based on the reasons and findings attached as Exhibit A. (Pending review and approval by the Commission, the minutes of the August 23, 2023 minutes will be attached as Exhibit B to this Notice.)

Date of Issuance: September 1, 2023

cc: Property Owner
Notebook

Exhibit A Findings of Fact – 333 Woodland Road

Standard 1 – Height

This standard is not applicable to the petition. No changes are proposed to the height of the house.

Standard 2 – Proportion of Front Façade

This standard is not applicable to the petition. No changes are proposed to the proportions of the front façade.

Standard 3 – Proportion of Openings

This standard is not applicable to the petition. No changes are proposed to the proportions of the openings.

Standard 4 Rhythm of Solids to Voids

This standard is not applicable to the petition. No changes are proposed to the rhythm of solids to voids.

Standard 5 – Spacing on the Street

This standard is not applicable to the petition. No changes are proposed to the size or mass of the home, there is no change to the spacing of structures on the streetscape.

Standard 6 – Rhythm of Entrance Porches

This standard is not applicable to the petition. No changes are proposed to the entrance to the home.

Standard 7 – Relationship of Materials and Texture - The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the structures to which it is visually related.

This standard is not met. Based on available information, the proposed synthetic product will stand out as visually different from the exterior materials on the residence and on other structures in the Historic District. The visual qualities of the proposed synthetic product including the texture, finish(sheen), thickness, end and ridge caps, how the material will patina over time, and the lack of randomness and variation differ from the characteristics of natural, historic, and traditionally used exterior products such as asphalt and cedar shingles. The synthetic material attempts to imitate the appearance of natural wood with an overly textured unnatural wood grain appearance. The ridge and edge caps of the synthetic material present a detail that is distinctly different appearance, thicker and heavier, than traditional roof materials.

Standard 8 – Roof Shapes.

This standard is not applicable to the petition. No changes are proposed to the roof shapes of the home.

Standard 9 – Walls of continuity – Facades, sites, and structures shall, when it is characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related.

This standard is not met. The proposed synthetic roof product will visually stand out and be

distinguishable as a manufactured product that is incompatible with other facades and structures that are characteristic of the area along the streetscape, within the Historic District, and to other structures to which it is visually related. The visual characteristics of the synthetic material differ in texture, profile, thickness, finish (sheen), and randomness from exterior materials traditionally found throughout the Historic District such as asphalt and cedar. No evidence has been presented to date to demonstrate how the synthetic roof product will age over time and whether it will, on an ongoing basis, appear “new” creating an incompatible relationship with traditional and historic materials used on visually related properties, which age and patina over time.

Standard 10 – Scale

This standard is not applicable to the petition. No changes are proposed to the size or height of the home.

Standard 11 – Directional Expression of Front Elevation

This standard is not applicable to the petition. No changes are proposed to the directional expression of the front elevation.

Standard 12 – Preservation of Historic Material - The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed or adversely affected in a material way. The alteration of any historic material or distinctive architectural features should be avoided when possible.

This standard is not met. The residence was constructed in 1928 in the Colonial Revival style on Lot 1 of the C.H. Lawrence Subdivision. The residence is identified as a Contributing Structure to the Historic District not only because of its age, but also due to the high quality of the overall design, the materials used in construction, and the level of craftsmanship.

In 1964, an asphalt shingle replacement roof was installed on the residence. Based on City records, the residence, as constructed in 1928, originally had an asphalt roof similar to other homes in the immediate neighborhood and within the Historic District. Asphalt shingles were historically used on many homes in the City’s historic districts and is considered a traditional material, appropriate for homes in the Historic District due to consistent use through the decades.

Based on City records, in 2001, a cedar shingle roof was installed to replace the asphalt shingle roof that was on the home at that time. Cedar shingles, like asphalt shingles, are a traditional roof product found throughout the Historic District and on the structures to which the house is visually related.

The roof on the residence in this petition is prominent from the streetscape within the Historic District and is a distinguishing feature of the residence. The use of a synthetic roof product will adversely impact the visual appearance and the historic integrity of the residence by altering a distinguishing feature of the residence. Applying a non-historic, non-traditional product to the roof will create inconsistency and incompatibility with the existing historic and traditional materials on the residence. Both asphalt and cedar shingles were historically used on the residence and on nearby structures in the Historic District.

Standard 13 – Preservation of natural resources

This standard is not applicable to this petition. No tree or vegetation removal is proposed as part of this request.

Standard 14 – Compatibility of New Construction - In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for consistency with the chosen style.

This standard is not met. In considering new construction, in this case, the installation of new materials on the roof, consideration must be given to consistency with the architectural style of the structure. Historically, the roof materials of the residence have been asphalt and cedar shingles, materials that are consistent with and traditionally used on Colonial Revival residences. There are many examples of Colonial Revival style homes in the Historic District with both asphalt and cedar shingle roofs. The visual characteristics and qualities of the proposed synthetic roof product are not compatible with the architectural style of the historic residence or with the nearby structures or those in the surrounding Historic District.

Standard 15 – Repair to deteriorated features - Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

This standard is not met. The proposed synthetic roof product attempts to imitate natural wood shingle however, it falls short. There are significant visual differences between natural wood shingle and the synthetic product including texture, uniformity, rigidity, thickness, profile, detailing (end and ridge caps), patina, and finish (sheen). The proposed synthetic material is not consistent in visual character and does not match the roof material currently on the historic residence or the material historically found on the residence.

Standard 16 – Surface cleaning.

This standard is not applicable to this request. Cleaning of the existing cedar roof shingles, which, according to City records were installed in 2001 is not proposed or appropriate due to the deteriorating condition of the shingles. Lack of regular maintenance by prior owners of the property may in part have contributed to the current condition of the cedar shingles.

Standard 17 – Reversibility of additions and alterations - Wherever possible, additions or alterations to historic properties shall be done in such manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would not be impaired.

Sufficient information is not yet available to determine whether or not this standard is met. Details of short and long term impacts, if any, on the essential form and historic integrity of the structure and property.



Notice of Action

On June 28, 2023, the City of Lake Forest Historic Preservation Commission considered the following petition:

Petition Address: 333 Woodland Road
Property Owner: Mary Therese and Greg Williams
Representative: Mary Therese Williams

Project Description: Roof Replacement with Synthetic Material

No action was taken on the petition for the reasons detailed below. The petition was continued.

1. The Commission historically has determined that natural or traditional materials, as opposed to synthetic exterior materials, satisfy the applicable standards which the Commission is charged with applying.
2. The Commission is currently in the process of conducting a detailed study of synthetic materials in general including, but not limited to, considering whether synthetic materials which have specific characteristics or meet certain requirements could be found to meet the Commission's standards and if so, determining what the specific characteristics or requirements should be.
3. Whether a distinction should be made on the use of synthetic materials that have specific characteristics or meet certain requirements for new construction versus renovation, additions, or alterations to historic structures.
4. Based on initial review, the Commission found that synthetic roof products have not yet evolved to the extent some siding and trim materials have evolved.
5. Synthetic roof products to date attempt to imitate natural materials as opposed to stand on their own as a new product with its own characteristics.
6. The Commission intends to continue to study this topic and requested that staff provide samples that allow a comparison between various natural/traditional and synthetic materials, that a tour of existing development be considered, and that staff investigate and obtain samples of ridge and end caps used in conjunction with some synthetic roof products.
7. The Commission encouraged consideration of other roofing materials that are more in keeping with the character of the historic residence and the Historic District.

If you have any questions or need additional information, please contact Jennifer Baehr, Planner, in the Community Development Department, 800 Field Drive, by phone 847.810.3520, or email, baehrj@cityoflakeforest.com

cc: Property Owner
Representative
Notebook
Building Permit Application File

Historic Preservation Commission Meeting – August 23, 2023

Agenda Item 6
333 Woodland Road
Roof Replacement with Synthetic Material

Staff Report
Vicinity Map
Air Photo

Materials Submitted by Petitioner

Application
Statement of Intent
Images of Existing Residence
Proposed Synthetic Material Specifications
Images of Existing Roof and Proposed Synthetic Material
Proposed Synthetic Material Information – Mountain Color
Proposed Synthetic Material Information – Black Oak Color
Historic Homes with Synthetic Roofing from Manufacturer Website
Images of Homes with Synthetic Roofing
List of Homes in Lake Forest with Synthetic Roofing

Materials shown in italics are included in the Commission packet only. A complete copy of the packet is available from the Community Development Department.



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	August 23, 2023
FROM:	Catherine Czerniak, Director of Community Development Jennifer Baehr, Planner
SUBJECT:	333 Woodland Road – Proposed Roof Replacement with Non-Historic Synthetic Material

Petitioners

Mary Therese and Greg Williams
333 Woodland Road
Lake Forest, IL 60045

Property Location

333 Woodland Road

Historic Districts

East Lake Forest Local &
National Register Historic District

Project Representative

Mary Therese Williams, property owner

Summary of the Petition

The petitioners are requesting a Certificate of Appropriateness to allow replacement of the existing cedar shingle roof on a Contributing Structure in the Historic District with a synthetic material.

Background

The Historic Preservation Commission was established in 1998 for the purpose of preserving, protecting, and enhancing properties and structures having historical value to the community and for other purposes as detailed in Chapter 155 of the City Code. The Commission focuses on preserving the integrity of the City's Historic Districts and Local Landmarks by evaluating petitions that come before it against the 17 Standards set forth in Chapter 155 of the City Code. The City also evaluates petitions for consistency with the Residential Design Guidelines which are incorporated into the Code by reference.

To preserve the historic integrity of the community, the Commission has consistently determined that the use of natural, historic, and traditional exterior materials is necessary to satisfy the 17 Standards. However, recognizing that exterior materials and construction methods evolve over time, the Commission, on an ongoing basis, considers information about and examines samples of new materials and methods and evaluates them against the 17 Standards to determine whether as a result of improvements and developments over time in composition, character, texture, and visual quality, the non-historic materials/methods rise to the level of satisfying the 17 Standards. Specifically, in response to the present request, the Commission has conducted recent due diligence around synthetic roof products and has expressed an interest in continuing to investigate options for roof products that may satisfy the applicable standards as these products evolve over time.

On June 21, 2023, the Commission held a publicly noticed workshop as part of recent due diligence on new materials and methods. A panel of six architects participated in the workshop and offered opinions on synthetic exterior materials including specifically on currently available synthetic roof

products. The architects advised that the synthetic roof products currently available are not visually compatible with historic structures or appropriate for use in historic districts due to appearance, finish, texture, profile, installation requirements such as ridge and end caps, and because they attempt to imitate the natural and traditional roof products unsuccessfully. Some of the architects acknowledged that they have used synthetic roof products outside of historic districts, others took a strong stance that they do not intend to use the synthetic roof products as currently available.

Understanding the continuing interest on the part of some in the synthetic roof product, the Commission has committed to continued study and monitoring of the evolving products. The Commission has directed staff to continue to conduct research and the Commission is scheduled to have a follow up workshop which will involve a bus tour throughout the community to observe installations of various roof products both in the Historic District and outside of the District to continue to consider compatibility and visual appearance in the context of the structures themselves and the surrounding neighborhood and larger Historic District if applicable.

Commission Consideration to Date on this Petition

The Commission considered this petition at the June 28, 2023, meeting. At the meeting, the Commission raised various concerns and questions about the proposed synthetic roof product and its use in the Historic District. The Commission ultimately voted to continue consideration of the petition concluding that based on the information available, and the questions raised, findings could not yet be made on whether or not the petition satisfied the applicable Standards.

The following points highlight some of the questions and concerns that were raised by the Commission about the proposed use of the synthetic roof material on a Contributing Structure located in the Historic District, its visual qualities and compatibility.

- How is the installation of synthetic roof shingles different from or similar to the installation of natural and traditional roof materials and how does the required installation change the visual character of the roof?
 - When are the ridge and end caps needed for synthetic roofing?
 - How does the use of ridge and end caps affect the overall appearance of the roof?
- Are the ridge and caps used on synthetic installations consistent with the historic form, proportions, and aesthetics of a natural product, an historic or traditional roof?
- How does the synthetic shingle visually compare to natural and traditional roofing materials historically used in the Historic District?
 - What are the specific visual differences or similarities?
- Does the synthetic product attempt to imitate a natural, historic, or traditional product or does it stand on its own as a “new” material, with distinct characteristics?
- Is the thickness of synthetic roofing visually compatible with natural and traditional materials?
- Is the synthetic product visually compatible and compatible in character with natural, historic, and traditional materials used elsewhere on the structure?
- Is the texture of the synthetic roof product visually compatible with natural and traditional materials?
- Is there variation and randomness to the proposed synthetic product or does the product have a distinguishable production-type appearance?

- Does the synthetic roofing material age over time or patina consistent with historically used materials? Does it fade or change color over time? Does the finish/sheen wear off or become more pronounced?
- What is the visual relationship between how synthetic materials would appear over time in comparison to how other elements of the historic structure patina overtime?
- Does the synthetic product call attention to itself and detract from the overall historic integrity of the structure, nearby historic structures and the overall Historic District?

Since the June meeting, the Chairman of the Commission and staff met with the petitioner to review the concerns raised and clarified that the use of cedar shingles or asphalt shingles are permitted as replacement roof materials given the previous use of both on the residence and the fact that both materials are traditionally and commonly found throughout the Historic District.

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

The property is located on the south side of Woodland Road, just east of the point where Edgewood Road intersects Woodland Road. This property represents a transition between the smaller and narrower lots to the west and the more expansive lots to the east. This property has a strong streetscape presence in the Historic District and the residence, in particular, the front elevation and expansive roof, are highly visible and prominent.

Historically, the residence is known as the V. P. Straw House. The residence was constructed in 1928 in the Colonial Revival style on Lot 1 of the C.H. Lawrence Subdivision. The residence is identified as a Contributing Structure to the Historic District not only because of its age, but also due to the high quality of the overall design, the materials used in construction, and the level of craftsmanship.

- The residence underwent significant repairs and restoration of both the interior and exterior after a fire in 1959.
- In 1964, a permit was issued to re-roof the house with asphalt shingles. Based on the fact that the permit did not specify a change in roofing material, the pre-existing roof material at that time was asphalt. Historically, asphalt shingles were used on many homes in the Historic District and continue to be used today. Asphalt shingles are a traditional material that exists throughout the Historic District in the area surrounding this home.
- In 2000, a previous owner added low stone walls to the front of the house and re-landscaped the grounds removing several large trees from the northeast corner of the lot.
- In June 2001, a permit was issued to replace the asphalt roof with a cedar shingle roof, the roof proposed for replacement in this petition. Cedar shingles are also a traditional material that exists throughout the Historic District and in the area surrounding this home.

STAFF EVALUATION

In considering applications for a Certificate of Appropriateness, the Commission is charged with applying the 17 Standards in the Historic Preservation chapter of the City Code. In the case of this petition, only a limited number of the Commission's standards apply. The applicable standards are highlighted below.

Findings

A staff review of the Historic Preservation standards in the City Code is provided below. As appropriate, findings in response to the standards are offered for the Commission's consideration.

Standard 1 – Height

This standard is not applicable to the petition. No changes are proposed to the height of the house.

Standard 2 – Proportion of Front Façade

This standard is not applicable to the petition. No changes are proposed to the proportions of the front façade.

Standard 3 – Proportion of Openings

This standard is not applicable to the petition. No changes are proposed to the proportions of the openings.

Standard 4 Rhythm of Solids to Voids

This standard is not applicable to the petition. No changes are proposed to the rhythm of solids to voids.

Standard 5 – Spacing on the Street

This standard is not applicable to the petition. No changes are proposed to the size or mass of the home, there is no change to the spacing of structures on the streetscape.

Standard 6 – Rhythm of Entrance Porches

This standard is not applicable to the petition. No changes are proposed to the entrance to the home.

Standard 7 – Relationship of Materials and Texture - The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the structures to which it is visually related.

This standard is not met. Based on available information, the proposed synthetic product will stand out as visually different from the exterior materials on the residence and on other structures in the Historic District. The visual qualities of the proposed synthetic product including the texture, finish(sheen), thickness, and lack of randomness and variation differ from the characteristics of natural, historic, and traditionally used exterior products such as asphalt and cedar. The synthetic material attempts to imitate the appearance of natural wood with an overly textured wood grain appearance.

Standard 8 – Roof Shapes.

This standard is not applicable to the petition. No changes are proposed to the roof shapes of the home.

Standard 9 – Walls of continuity – Facades, sites, and structures shall, when it is characteristic of the area, form cohesive walls of enclosure along a street, to ensure visual compatibility with the properties, structures, sites, public ways, objects and places to which such elements are visually related.

This standard is not met. The proposed synthetic roof product will visually stand out and be distinguishable as a manufactured product along the streetscape, in the Historic District, and in comparison to other structures to which it is visually related. The visual characteristics of the

synthetic material differ in texture, profile, thickness, finish (sheen), and randomness from exterior materials traditionally found throughout the Historic District such as asphalt and cedar. There is no evidence as to how the proposed synthetic material will age and whether it will, on an ongoing basis, appear “new” creating an incompatible relationship with traditional materials used on visually related properties, which age and patina over time.

Standard 10 – Scale.

This standard is not applicable to the petition. No changes are proposed to the size or height of the home.

Standard 11 – Directional Expression of Front Elevation

This standard is not applicable to the petition. No changes are proposed to the directional expression of the front elevation.

Standard 12 – Preservation of Historic Material - The distinguishing original qualities or character of a property, structure, site or object and its environment shall not be destroyed or adversely affected in a material way. The alteration of any historic material or distinctive architectural features should be avoided when possible.

This standard is not met. As noted above, in 1964, an asphalt shingle roof was installed on the residence. Based on permit records, the asphalt roofing was installed to replace an existing asphalt shingle roof. Based on City records, the residence likely originally had an asphalt roof similar to other homes in the immediate neighborhood and within the Historic District. Asphalt shingles were historically used on many homes in the City’s historic districts and is considered a traditional material, appropriate for homes in the Historic District due to consistent use through the decades.

Based on City records, in 2001, a cedar shingle roof was installed to replace the asphalt shingle roof that was on the home at that time. Cedar shingles, like asphalt shingles are traditional roof products and are both found throughout the Historic District in the area surrounding this home.

The roof is a distinguishing quality of the residence, very prominent from the streetscape. The proposed use of a synthetic roof product will adversely impact the historic integrity of the residence by altering a distinguishing feature of the residence. Applying a non-historic, non-traditional product to the roof will create inconsistency and incompatibility with the existing historic and traditional materials on the residence. Both asphalt and cedar shingles were historically used on the residence and on nearby structures in the Historic District.

Standard 13 – Preservation of natural resources

This standard is not applicable to this petition. No tree or vegetation removal is proposed as part of this request.

Standard 14 – Compatibility of New Construction - In considering new construction, the Commission shall not impose a requirement for the use of a single architectural style or period, though it may impose a requirement for consistency with the chosen style.

This standard is not met. In considering new construction, in this case, the installation of new materials, the Commission considers the architectural style of the home. As noted above this home previously had asphalt shingle roofing and currently has a cedar shingle roof, both of which are traditional roof materials for this architectural style. There are many examples of Colonial Revival

style homes in the Historic District with both asphalt and cedar shingle roofs. The visual characteristics and qualities of the proposed synthetic roof product are not compatible with the historic residence and the surrounding Historic District.

Standard 15 – Repair to deteriorated features - Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

This standard is not met. The proposed synthetic roof product attempts to imitate natural wood shingle but there are significant visual differences between natural wood shingle and the synthetic product including texture, uniformity, rigidity, thickness, profile, detailing (end and ridge caps), and finish (sheen). The proposed synthetic material is not consistent in visual character and does not match the material being replaced on the historic residence.

Standard 16 – Surface cleaning.

This standard is not applicable to this request. Cleaning of the existing cedar roof shingles, which, according to City records were installed in 2001 is not proposed or appropriate due to the deteriorating condition of the shingles. Lack of regular maintenance by prior owners of the property may in part have contributed to the current condition of the cedar shingles.

Standard 17 – Reversibility of additions and alterations - Wherever possible, additions or alterations to historic properties shall be done in such manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the historic property would not be impaired.

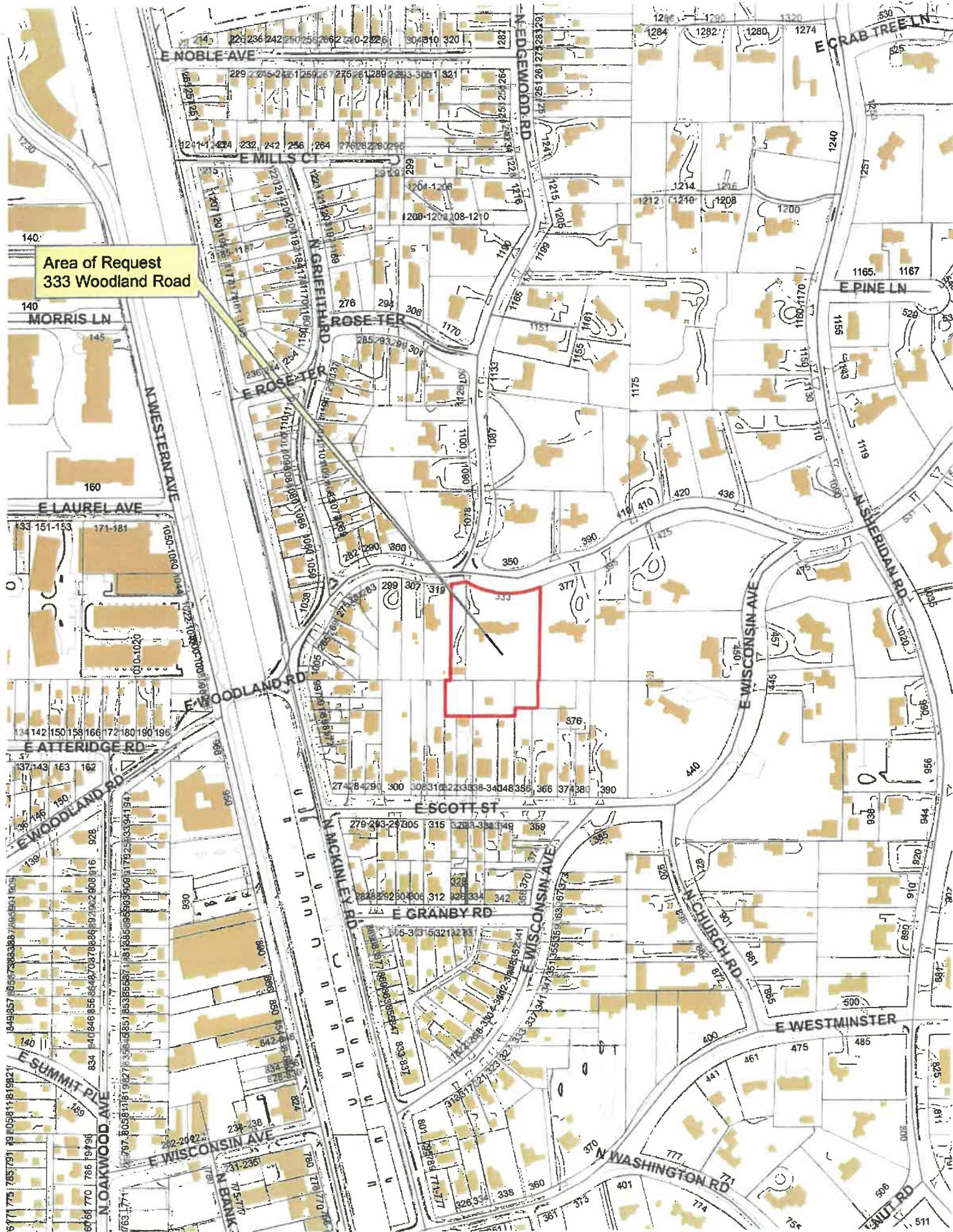
This standard is not fully met. The roof material can be removed in the future without impacting the essential form of the historic property. However, given the visual differences between the synthetic product and traditional, historic, and natural materials used on the home and in the surrounding neighborhood, the visual character of the property and its essential form and historic integrity will be impaired.

PUBLIC COMMENT

Public notice of this petition was provided in accordance with City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and residents and the agenda for this meeting was posted at various public locations and on the City's website. Prior to the July meeting, testimony was provided to the Commission in opposition to the request. As of the date of this writing, no additional correspondence was received regarding this request.

RECOMMENDATION

(1) Grant a Certificate of Appropriateness to allow the existing roof to be replaced with historical materials, either cedar shingles or asphalt; (2) Deny the request for a Certificate of Appropriateness to change the roofing material to a synthetic product; and (3) adopt the above findings as the Commission's written findings of fact and reasons for its determination.



Area of Request
333 Woodland Road



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333 Woodland Road

**MATERIALS PREVIOUSLY SUBMITTED BY
PETITIONER FOR JUNE MEETING**



LAKE FOREST

THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

PROJECT ADDRESS 333 E. Woodland Road

APPLICATION TYPE

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
<input type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input type="checkbox"/> New Building	<input type="checkbox"/> Landscape/Parking
<input type="checkbox"/> New Accessory Building	<input type="checkbox"/> Demolition Partial	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Lighting
<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Signage or Awnings
<input type="checkbox"/> Building Scale Variance	<input checked="" type="checkbox"/> Other - <u>Roof Replacement</u>	<input type="checkbox"/> Other	

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

- ☒ East Lake Forest District ☐ Green Bay Road District ☐ Vine/Oakwood/Green Bay Road District
☐ Local Landmark Property or District ☐ Other

PROPERTY OWNER INFORMATION

Mary Therese & Greg Williams
Ownership Property

333 E. Woodland Road
Owner's Street Address (may be different from project address)

Lake Forest, IL 60045
City, State and Zip Code

847. 809 1437
Phone Number Fax Number

Kraftwilliams23@gmail.com
Email Address

Maria Williams
Owner's Signature

ARCHITECT/BUILDER INFORMATION

Jason Chase JNJ Restoration
Name and Title of Person Presenting Project

JNJ Restoration
Name of Firm

1603 Clinton Ave
Street Address

Lake Forest, IL 60045
City, State and Zip Code

317 908 3091
Phone Number Fax Number

Jason@jnjrestoration.com
Email Address

Jason Chase
Representative's Signature (Architect/Builder)

The staff report is available the Friday before the meeting, after 3:00pm.

Please email a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

I will pick up a copy of the staff report at
the Community Development Department

☐ OWNER ☐ REPRESENTATIVE

Mary Therese & Gregory Williams
333 E Woodland Road
Lake Forest, IL 60045
847-809-1437 Kraftwilliams23@gmail.com

Chair and Members of the Lake Forest Historic Preservation Commission
and Community Development Members,

Thank you for your time in reviewing our certificate of appropriateness application. It is important to note that this home and our neighborhood is our treasure. For 18 months we pursued the purchase, watching countless youtube video tours and doing endless drive-bys. In the late fall of 2016, ownership became a reality, and our family of 7 (our 5 children between the ages of 2-10 at the time and us) moved in. Our home is well lived in, we are blessed to have a revolving door of children, family and friends helping us to make it a warm, inviting place to call home. And apparently, our family is not the first, we constantly have Lake Forest friends telling us how many times they spent the night or snuck in or out of our house as a kid.

We respect our home. And do not take any expense for it lightly. We've gone to great expense to repair stonewalls, landscaping, etc. It should not be a surprise that our roof would be no exception.

When purchasing the home we had a roof inspection done, it was determined that we could probably continue with typical cedar maintenance plan (de-mossing, treating, replacing shingles) for a few years but eventually it would need to be replaced. We utilized Etruscan and CRC to service, each coming out 2-4 times over the next 4 years. It became apparent that we are not typical home, the location of aging, shade-providing trees creates extensive moss build up and critter access. In 2018, after replacing a section of shingles on our garage, a family of racoons figured out how to climb the adjacent tree and burrow into the roof.

From 2017 to the present, I have been getting estimates on Cedar Roofs. Since then, the cost to replace our roof has doubled. It started at \$65,000 in 2017 then a trade tariff was put on Canadian Imports, followed shortly after by the pandemic, driving supply down and prices up. We tried to wait it out paying close to \$10,000 in maintenance. In Jan of 2021 the price jumped to \$91,200 and today the cost is \$124,000. In addition, the quality of the cedar product has deteriorated, with young porous wood being sold to meet the demand. Leaving us to not only pay a premium for the materials but continue to be shackled with high annual maintenance costs on a product whose life span has been shortened.

It is no wonder why I have been researching a better solution. My path started with our contractor who specializes in historic homes. Casey Brey with Euro Construction. He connected me to Gosia Worbel with ABC Supply Co. to explore all roofing options, but tipped me off to synthetics, saying more and more of his customers are installing these "composite based roofs". Gosia and I narrowed it down to Davinci the leading manufacturer in the space. She put me in contact with the regional representative for Davinci who then gave me 3 installers with stellar

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333 E Woodland Road
Lake Forest, IL 60045
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reputations. After submitting bids, talking through pros and cons, I landed on Jason with JnJ Restorations. (bid attached).

DaVinci synthetic roofs offer several benefits over cedar shake roofs. Here are some advantages:

1. **Durability:** DaVinci synthetic roofs are known for their exceptional durability. They are engineered to withstand extreme weather conditions, including high winds, hail, and heavy rain. Unlike cedar shake roofs, which are susceptible to cracking, splitting, and rotting over time, DaVinci roofs offer long-lasting performance.
2. **Low Maintenance:** DaVinci roofs require minimal maintenance compared to cedar shake roofs. They do not require regular treatments or coatings to protect against pests, mold, or moisture damage. Additionally, DaVinci roofs are resistant to UV rays and fading, so they maintain their appearance without the need for frequent maintenance.
3. **Fire Resistance:** Unlike cedar shake roofs, which are highly flammable, DaVinci synthetic roofs have a Class A fire rating. They are made from non-combustible materials, such as engineered polymers and fire-retardant additives, making them an excellent choice for areas prone to wildfires or with strict fire safety regulations.
4. **Wide Range of Styles and Colors:** DaVinci offers a wide variety of styles and colors to choose from, allowing homeowners to achieve the desired aesthetic for their homes. Whether you prefer the look of natural slate, hand-split cedar shakes, or other architectural styles, DaVinci synthetic roofs can mimic the appearance of various roofing materials while providing superior performance.
5. **Sustainability:** DaVinci roofs are environmentally friendly. They are made from recycled materials, reducing the demand for new resources. They are produced from virgin resins fortified with UV stabilizers to protect color. Moreover, they have a longer lifespan compared to cedar shake roofs, which helps reduce waste over time.
6. **Cost-Effective:** Although the upfront cost of a DaVinci synthetic roof may be higher than that of a cedar shake roof, it offers long-term cost savings. With its durability and low maintenance requirements, homeowners can save on repair and replacement costs over the life of the roof.

There are many benefits to synthetic roofs. And it is acknowledged by the over 100 residents of Lake Forest who have Davinci, and likely 100 more who have an alternative brand. Synthetic roofs have come a long way, even in 6 years. I did not even consider them in 2017 because they looked overly manufactured. That is not the case now. The marketplace has blossomed, with multiple high-end manufacturers and more knowledgeable installers. In speaking with residents that installed a Davinci in August of 2021 on South Sheridan Road, the husband and wife's comment was "after we did the research, our only conclusion was that it would be irresponsible to NOT install Davinci."

I agree.

I would also like to highlight the provision outlined below as it's interpretation is important to this matter:

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(15) *Repair to deteriorated features.* Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

According to the standards for review, our deteriorating roof, which needs to be replaced, need not be identical. We feel the Davinci Select Shake we have chosen DOES match composition (10 inches), design (grain treatment and thickness), texture and visual qualities. In fact, I'd like you to please drive the neighborhood North of Northwestern Hospital, off Waukegan Road: Carroll Rd and Symphony Rd. It is a great example of how synthetic actually maintains the prestigious and clean look of a home. This neighborhood has a mix of synthetic styles and cedar. Jason, our installer and I would argue, some homes look great and a couple demonstrate poor installation. The shakes should overlap, just like a cedar roof. The installation process of Cedar and Synthetic should be the same. And must be done by a reputable roofer. Also note, a couple homes in this neighborhood are Cedar. They have mismatched, broken shakes and really do not have as strong an appeal.

I would also encourage you to drive by the Gloucester Crossing neighborhood, just past Sunset Foods, behind the parking lot of St Pat's Church. Here you will find a neighborhood of Davinci.

If you did not know snow guards are recommended for composite roofs because they have a non-porous surface similar to slate, it would be very hard to tell which home is cedar and which is synthetic.

Key Points for Consideration:

- I encourage the Commissioners to re-view the 774 Washington Road petition at the 4/28/21 HPC meeting (https://www.cityoflakeforest.com/government/boards_and_commissions/historic_preservation_commission.php) As you know the petitioners, were granted certificate of appropriateness for synthetic siding. Here are some key take-aways as it relates to our petition:
 - o As noted by a couple Commissioners, there was no history of synthetic *siding* use in the City of Lake Forest at that time and therefore the Commission could not substantiate the material claims. There are hundreds of Lake Forest homes with Davinci Roofs going as far back as 2013. They all met the LF building/roofing codes and are easy to view for integrity today.
 - o Neighborhood continuity. Our historic district has no dominate roofing material. It is a mixture of Wood, Slate and Synthetic (asphalt) currently.

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- The majority of Commissioners, approved the composite synthetic material as one that can mimic visual qualities of wood.
- Multiple Commissioners rejected the Council's point of view that street presence of a home is an allowable consideration for certificate discussion.
- Materials and methods evolve overtime, due diligence should be placed not on specific materials, but the elements of composition, design, color, texture and visual appeal.
- The non-natural material(synthetic) is limited to only the roof.
- Davinci is the top selling manufacturer. I have provided a link to Historic homes (eg.Frank Lloyd Wright in WI) across the country using Davinci Roofs. It includes commentary on how and why other HPCs made the decision to approve.
- Financially. There is a financial benefit, while marginal at installation, the close to \$5,000 spent every 2 years to de-moss, treat and repair Cedar along with the reduction of \$500 in annual insurance costs because Davinci is an Impact Resistant roofing material is considerable. Over the lifespan of a Cedar Roof (16 yrs) that's a savings of \$56,000. (this does not include unforeseen acts such as animals and hail/high winds)
- We would welcome the input of the Commission on the Davinci Shake style and color. The Davinci Select Shake in Mountain is most used by our Style home (White Cape Cod with black shutters), but we also talked about the Black Oak to accomplish some color differentiation.

Thank you for joining me in this discussion. I hope the Commission will recognize the progress of synthetic materials over the past 5 years not only visually, but environmentally and structurally. We love our home and with our youngest being 8, we plan to spend many more years enjoying the coastal, sophisticated vibe it proudly displays. We feel confident that synthetic brands like Davinci will continue to penetrate Historic Districts. They are already growing at a rapid rate outside of them and our town is just one small example.

Sincerely,

Mary Therese and Greg Williams



RESTORATION

SCOPE OF WORK / ROOF REPLACEMENT

1603 Orrington Ave. Ste 600, Evanston IL 60202

P 847-531-4847 F 847-531-4986

www.jnjrestoration.com

Mary Therese Williams
333 E Woodland Way
Lake Forest, IL 60045

The following specifications and estimates for the following:

- Tear off and remove 1 layer of existing Roofing material Cedar Shakes along with any accessories on the roof. Tarps and Plywood will be used as needed to protect home and landscaping during construction process. A magnetic sweep of the yard will be implored throughout the job.
- Supply & Install new **Davinci Select Shake (Color TBD)**
- Install new layer of synthetic underlayment on entire roof deck prior to shingle installation. Hydra Synthetic breathable underlayment used & rated for metal, tile and slate roof installation
- Install Grace Select Ice and Water shield in all eaves (2 courses) & in valleys. and run 1/2 course of ice and water shield on all rakes of roof and in all roof to wall transitions. Low slope roof areas to be covered in Ice and Water shield.
- Install Grace Select ice & Water shield around all openings on roof, pipe jacks, vents, chimney & roof to wall transitions to provide a water tight structure.
- Install a starter course of Davinci starter course in all eaves of home for proper shingle installation.
- Davinci shingle installation to be installed with stainless steel nails / Synthetic Felt to be installed using Stinger Plastic Cap coil nails
- Install new Double Crimped Valleys on home (Kynar Coated Steel/color match) Each side of valley to be covered with Ice and Water shield prior to New Davinci installation.
- Install new 1 piece Davinci Hip and ridge on home
- Install New Ridge vent system on home to ensure proper roof venting of roof structure.
- Replace all Pipe Jacks with new lead boots for all pipe jacks on roof.
- Install new flashing on roof to replace old. All step flashing to be installed with custom made davinci Step flashing. All Roof to wall transitions to be custom bent on site to replace old. (kynar coated Steel/color match)
- All trash debris and roof waste to be removed from property along with proper cleanup of property during and after roof construction.
- Install Snow guards over garage doors
- Provide Permit – All Village inspections will be coordinated by JnJ Restoration

Roof Total: \$73,998.53

** Garage Roof Option: \$19,594.66

Prices above Include permit fee of 1.5%

Customer Acceptance

Date

Customer Acceptance

Date



Mary Therese and Gregory Williams
Certificate of Appropriateness Review
May 2023

333 E Woodland Road, Our Home



Moss build-up and tree proximity



Select Shake Specs



PROJECT INFORMATION

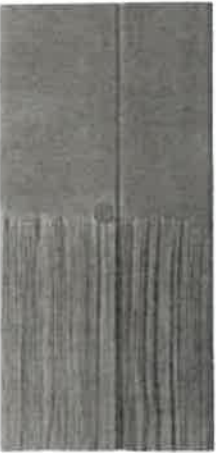
DAVINCI JUST MADE A GREAT THING GREATER

With the DaVinci reputation of durability and effortless upkeep, our Select Shake tiles imitate authentic cedar shake better than any product on the market. DaVinci Select Shake molds are taken from real wood profiles, making them perfect for projects where a traditional cedar look is desired. DaVinci doesn't stop at beauty—the product design of our Select Shake allows for faster installation and will withstand whatever Mother Nature brings to the exterior of your home. When you're looking for the beauty of real cedar shake with the lasting elegance of DaVinci, our Select Shake has your home covered.

- Available in 8" and 10" widths
- The 10" pieces have a simulated keyway to give the look of 4" and 6" shakes to create a multi-width appearance.
- Finished look creates appearance of 4", 6", 8", and 10" shakes
- 5/8" tile thickness
- DaVinci Select Shake is created from authentic wood profiles, making it the most realistic roofing product on the market.
- Can be installed at 9" or 10" exposure
- Resistant to fading, rotting, cracking, and pests
- Lifetime Limited Material Warranty
- Tiles arrive at the job site bundled and pre-sorted by color, eliminating sorting and guesswork at the site



8"



10"

Link: <https://www.davinciroofscapes.com/products/shake/select-shake/>

Why Davinci?

Link:

<https://www.newenglandmetalroof.com/composite-roof-shingles-brands/>

PROS

- Transferable warranties
- Class 4 impact rated
- Multiple Energy Star colors
- Seven lines of shingles

CONS

- Warranty prorated after 10 years
- Transfers are limited to the first 10 years

Davinci Roofscapes - Best Overall

Davinci Roofscapes offers seven lines of composite roofing made from virgin resins treated with UV stabilizers to ensure color retention.

- Wide Selection

The most significant advantage of Davinci is the vast product lineup, consisting of seven different lines of composite shingles that look like cedar shakes and slate tiles. The Bellaforté is the signature line and comes in shake or slate in various colors and sizes.

- EcoBlend Colors

DaVinci also has a selection of Cool Roof colors that pass regulations set by California Title 24/LA County, EnergyStar, and LEED green building requirements. Each line of composite shingles has one or more Energy Star colors.

- Superior Performance

Because all of DaVinci's products are Class 4 impact rated and 110-mph wind rated, they have superior performance against hail, debris, and storm damage.

- Transferable Warranties

A noteworthy feature of DaVinci products is the Lifetime limited warranty, transferable twice in the first 10 years. After 10 years, the warranty becomes prorated for the next 40 years, making the lifetime warranty the same as a 50-year warranty.

- Price Analysis

Davinci roofing can run from \$5.75 to \$10.50 a square foot, with \$4 to \$6.50 for materials and labor costing between \$1.75 and \$4 per square foot. For a roofing square - 100 square feet - the price will range between \$175 and \$300.

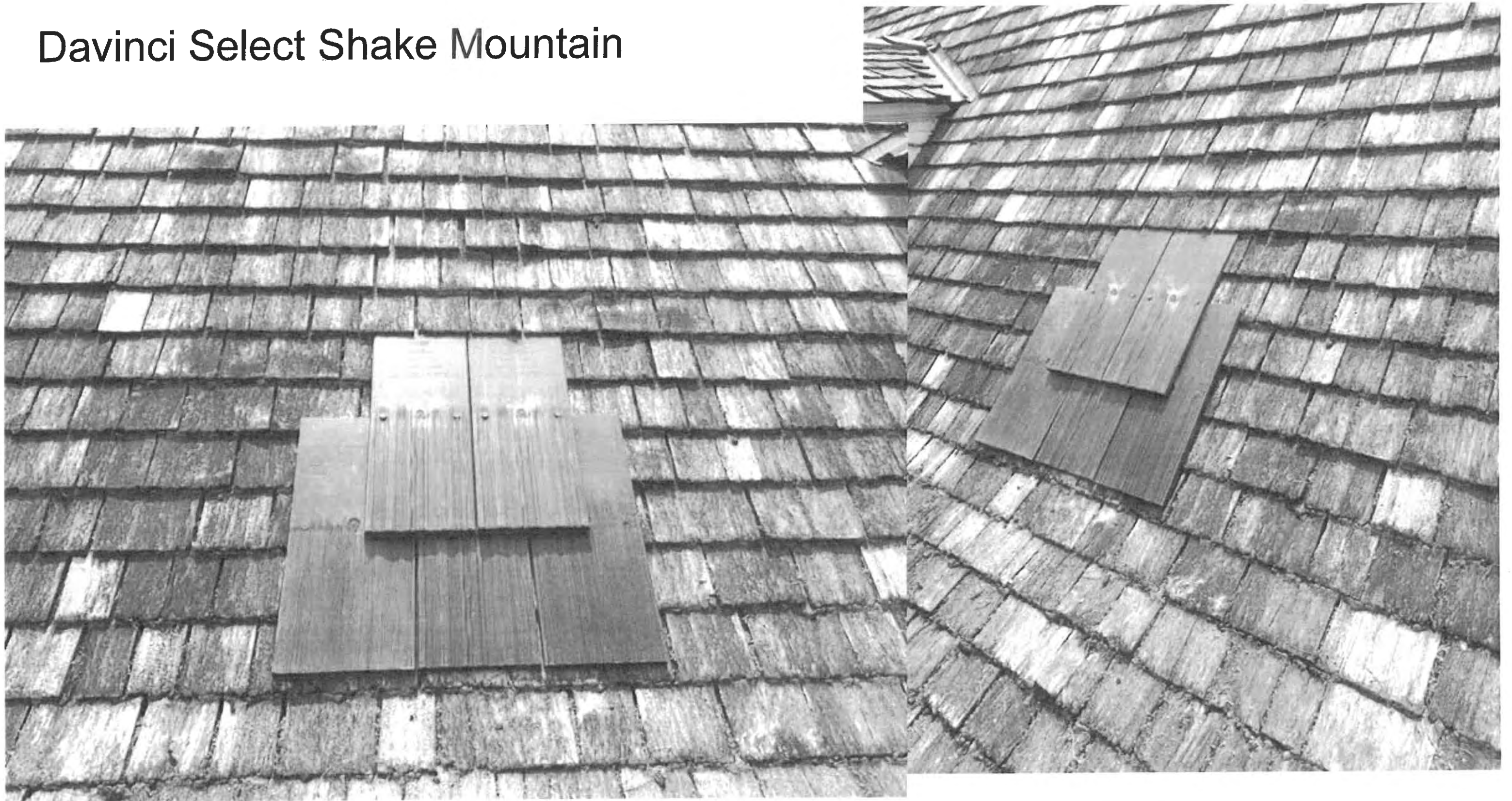
Proposed Select Shake Mountain
is same dimension as cedar
shake alternative and original
cedar roof (10 inches)



Materials will be provided at meeting.



Davinci Select Shake Mountain



Davinci Select Shake - Mountain



DaVinci Mountain

Main Color

Origami White SW 7636
Origami White SW 7636

Trim

■ Deep Forest Brown SW 9175

Accent



Black Oak Shake

Alternative option for our home style.



DaVinci Black Oak



Dhurrie Beige SW 7524
Kestrel White SW 7516



Rockweed SW 2735
Cascades SW 7623

Reroofing a Frank Lloyd Wright Home

<https://www.davinciroofscapes.com/projects-inspiration/project-profiles/reroofing-a-frank-lloyd-wright-home/>



Product: Single-Width Shake in the natural Aged Cedar



NPS Chooses DaVinci Shake for Historic Mansion

Per the rules of the National Park Service, any preservation work performed on a national landmark must provide the same look as the original construction. This is to maintain the historical accuracy of the property. While the Carnegie family commissioned a real cedar roof, the harsh climate of Coastal Georgia makes it impractical to continually replace.

The Synthetic Shake Solution

Fortunately, the team at Register Roofing had a different idea. Their team recommended a composite roofing solution from DaVinci Roofscapes. It perfectly matches the traditional cedar shake roof in appearance. However, it far exceeds the natural cedar in performance. With Class 4 impact and Class A fire ratings, synthetic shake resists coastal weather, including standing up to high winds and nearby ocean conditions.

Link:

<https://www.davinciroofscapes.com/projects-inspiration/project-profiles/synthetic-shake-that-resists-coastal-weather-approved-for-historic-mansion/>



DaVinci Impact-Resistant Slate Roof Brings Curb Appeal to a Lakefront Home

Product: Terry Haseman's lakefront home was originally built in 1904 as a yacht club. Then it was transitioned into a hotel. Now it's a private residence that's for sale for 1.5 million dollars. What roof did Haseman have added to the expansive house to add curb appeal before he put it on the market? A Bellaforté Slate composite roof in an attractive European blend of four colors.

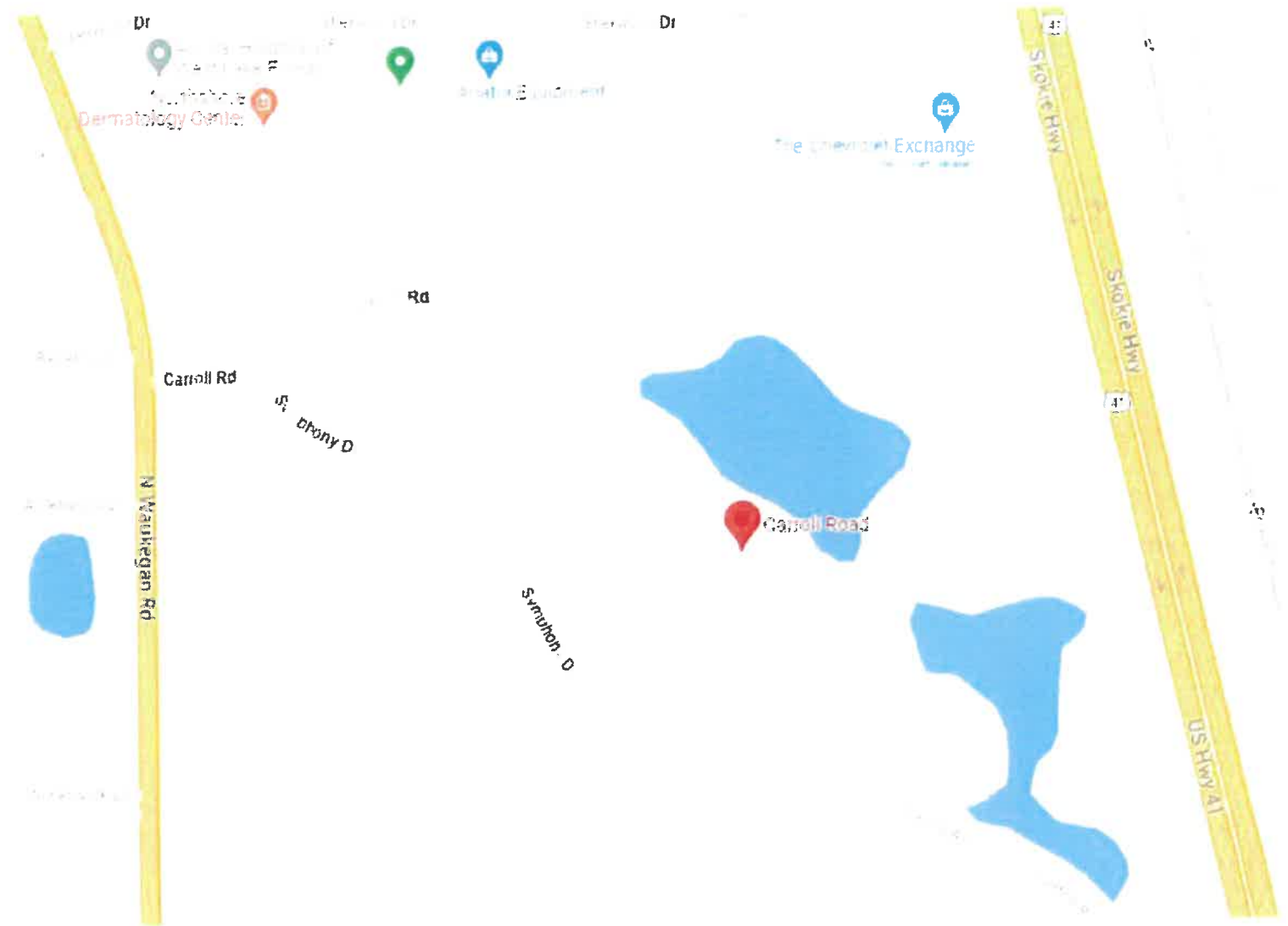
<https://www.davinciroofscapes.com/projects-inspiration/project-profiles/davinci-impact-resistant-slate-roof-brings-curb-appeal-lakefront-home/>



Examples Around Town

Carroll & Symphony Road In Lake Forest

The majority of homes in this development are synthetic. It is a good example of seeing the Synthetic vs Cedar next door.



Synthetic



Cedar



Cedar



Synthetic



LIST OF HOUSES IN LAKE FOREST WITH SYNTHETIC ROOFING

Close Date	Install Street	Install City	Install State	Install Zip/Postal	Primary Product	Color/Blend
10/13/2022	1467 N McKinley Rd	Lake Forest	IL	60045	Bellaforte Shake	Mountain
10/27/2021	130 Pembroke Dr	Lake Forest	IL	60045	Bellaforte Shake	Chesapeake
7/14/2020	80 W Minster Ave	Lake Forest	IL	60045	Bellaforte Shake	Mountain
8/4/2021	850 Symphony St	Lake Forest	IL	60045	Select Shake	Black Oak
6/5/2021	881 Carrol Rd	Lake Forest	IL	60010	Select Shake	Aged Cedar
10/31/2021	1051 Inverlieth Rd	Lake Forest	IL	60045	Select Shake	Aged Cedar
8/1/2021	1100 Keswick Ln	Lake Forest	IL	60045	Bellaforte Shake	Mountain
5/14/2021	110 S Suffolk Ln	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
11/4/2021	45 E Sandpiper Ln	Lake Forest	IL	60045	Bellaforte Shake	Mountain
5/17/2022	185 Wallace Rd	Lake Forest	IL	60045	Bellaforte Shake	Chesapeake
11/8/2022	845 McCormick Dr	Lake Forest	IL	60045	Bellaforte Shake	Mountain
12/15/2015	1340 N. Waukegan Lake	Lake Forest Park	IL		Multi Width Shake	Mountain
4/28/2016	1340 N. Waukegan Road	Lake Forest	IL	60045	Multi Width Shake	Mountain
7/14/2020	730 Hunter Lane	Lake Forest	IL	60045	Bellaforte Shake	Mountain
6/15/2020	791 Hunter Lane	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
10/4/2022	481 Yorktowne Ln	Lake Forest	IL	60045	Select Shake	Mountain
10/4/2021	861 Hunter Ln	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
1/27/2022	787 Coventry Dr	Lake Forest	IL	60045	Bellaforte Shake	Mountain
9/1/2020	790 Coventry Dr	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
3/26/2019	860 â€” 862 Gloucester Crossing	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
8/7/2019	851 - 853 GLOUCESTER CROSSING	LAKE FOREST	IL	60045	Bellaforte Shake	Tahoe
10/4/2019	870 - 880 Gloucester Crossing	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
9/24/2019	884 - 888 Gloucester Crossing	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
6/20/2019	827 - 829 KNIGHTSBRIDGE COURT	LAKE FOREST	IL	60045	Bellaforte Shake	Tahoe
11/27/2019	900 - 906 Gloucester Crossing	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
7/10/2019	831 - 833 KNIGHTSBRIDGE COURT	LAKE FOREST	IL	60045	Bellaforte Shake	Tahoe
9/24/2019	891 - 893 Gloucester Crossing	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
12/30/2019	908 - 910 Gloucester Crossing	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
11/21/2019	930 - 940 Gloucester Crossing	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
7/29/2019	881 KNIGHTSBRIDGE COURT	LAKE FOREST	IL	60045	Bellaforte Shake	Tahoe
9/13/2019	850-852 Knightsbridge Ct.	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
4/19/2022	900 W Everett Rd	Lake Forest	IL	60045	Select Shake	Aged Cedar

RIVERWOODS

7/16/2018 27820 N IRMA LEE CIRCLE	Lake Forest	IL	60045 Bellaforte Shake	Mountain
10/21/2021 1401 Harlan Ln	Lake Forest	IL	60045 Bellaforte Shake	Mountain
10/3/2022 1270 Kathryn Ln	Lake Forest	IL	60045 Select Shake	Chesapeake
4/29/2021 855 Jennifer Court	Lake Forest	IL	60045 Select Shake	Weathered Gray
9/17/2020 1369 Kathryn Lane	Lake Forest	IL	60045 Bellaforte Shake	Tahoe
7/13/2013 1330 Kurtis Lane Lake	Lake Forest	IL	Bellaforte Shake	Tahoe
11/17/2021 1400 Kurtis Ln	Lake Forest		60045 Select Shake	Aged Cedar
7/26/2021 1410 Lawrence Ave	Lake Forest	IL	60045 Bellaforte Shake	Weathered Gray
4/9/2021 1630 Aspen Dr	Lake Forest	IL	60045 Bellaforte Shake	Mountain
1/7/2021 1681 Aspen Drive	Lake Forest	IL	60045 Bellaforte Shake	Chesapeake
11/6/2018 1306 Oak Knoll Dr	Lake Forest	IL	60045 Bellaforte Shake	Tahoe
7/1/2017 920 Goldenrod	Lake Forest	IL	60045 Bellaforte Shake	Mountain
3/30/2018 1680 Lowell Ln Lake	Lake Forest	IL	60045 Multi Width Shake - Pre	Aged Cedar
2/23/2022 1630 Alexis Ct	Lake Forest	IL	60045 Bellaforte Shake	Weathered Gray
3/10/2021 216 Brampton Ln	Lake Forest	IL	60045 Select Shake	Mountain
4/7/2022 217 Brampton Ln	Lake Forest	IL	60045 Multi Width Shake - Pre	Aged Cedar
4/10/2018 226 Brampton Lane Lake	Lake Forest	IL	Bellaforte Shake	Tahoe

Close Date	Install Street	Install City	Install State	Install Zip/Postal Code	Primary Product	Color/Blend
4/2/2019	51 Pembroke Dr Lake	Lake Forest	IL	60045	Multi Width Slate	European
9/29/2020	250 Ahwahnee Lane	Lake Forest	IL	60045	Bellaforte Slate	Slate Gray
8/13/2020	600 N Westmoreland Rd	Lake Forest	IL	60045	Multi Width Slate	European
5/18/2021	365 Chiltern Dr	Lake Forest	IL	60045	Single Width Slate	Slate Gray
8/30/2021	30 S Sheridan Rd	Lake Forest	IL	60045	Single Width Slate	European
6/20/2018	60 W Honeysuckle Rd	Lake Forest	IL	60045	Bellaforte Slate	European
1/12/2007	1080 Winwood Dr.	Lake Forest	IL	60045	Multi Width Slate	European
11/14/2022	1120 Emmons Ct	Lake Forest	IL	60045	Province Slate	Brownstone
3/4/2019	990 W Deerpath Rd	Lake Forest	IL	60045	Bellaforte Slate	Brownstone
7/12/2022	899 Ringwood Rd	Lake Forest	IL	60045	Multi Width Slate	European
6/3/2022	21 South Suffolk Ln	Lake Forest	IL	60045	Bellaforte Slate	Castle Gray
11/11/2019	465 Hunter Lane	Lake Forest	IL	60045	Bellaforte Slate	European
11/15/2015	1181 Melody	Lake Forest	IL	60045	Multi Width Slate	
11/15/2022	870 Holden Ct	Lake Forest	IL	60045	Province Slate	Slate Black
10/31/2017	1310 Long Meadow Lane	Lake Forest	IL	60045	Multi Width Slate	European
5/6/2021	230 Wallace Rd	Lake Forest	IL	60045	Single Width Slate	Slate Black
8/23/2021	777 Hunter Ln	Lake Forest	IL	60045	Bellaforte Slate	Slate Gray
1/27/2022	471 Yorktowne Ln	Lake Forest	IL	60045	Single Width Slate	European
12/8/2020	651 W Northcroft Ct	Lake Forest	IL	60045	Multi Width Slate	Slate Gray
1/8/2007	851 Hunter Lane Lake	Lake Forest	IL		Multi Width Slate	European
9/1/2012	1000 New Castle Drive	Lake Forest	IL	60045	Single Width Slate	European
10/31/2017	560 Newcastle Dr Lake	Lake Forest	IL	60045	Bellaforte Slate	European
9/5/2018	671 New Castle Dr	Lake Forest	IL	60045	Bellaforte Slate	Slate Gray
9/4/2018	721 New Castle Drive	Lake Forest	IL	60045	Bellaforte Slate	European
5/4/2021	1275 Gavin Ct	Lake Forest	IL	60045	Single Width Slate	Canyon
6/21/2022	415 Oak Knoll Dr	Lake Forest	IL	60045	Bellaforte Slate	Brownstone
7/14/2014	886 Morningside Dr. Lake	Lake Forest	IL		Multi Width Slate	Castle Gray
6/15/2022	450 Oak Knoll	Lake Forest	IL	60045	Single Width Slate	European
2/23/2017	720 Jennifer Ct. Lake	Lake Forest	IL	60045	Single Width Slate	Slate Black
9/15/2016	711 Jennifer Court	Lake Forest	IL	60045	Multi Width Slate	European
9/21/2022	950 Lakewood Dr	Lake Forest	IL	60045	Bellaforte Slate	European
10/19/2020	1491 Kathryn Lane	Lake Forest	IL	60045	Multi Width Slate	European

6/15/2020	1470 Kurtis Lane	Lake Forest	IL
9/24/2022	1661 Aspen Dr	Lake Forest	IL
4/22/2021	1481 S Estate Ln	Lake Forest	IL
9/28/2021	1743 Lowell Ln	Lake Forest	IL
3/24/2021	1735 Paddock Lane	Lake Forest	IL
3/4/2020	1830 Telegraph Road	Lake Forest	IL
7/9/2021	1730 Paddock Ln	Lake Forest	IL
2/22/2016	1850 Windridge	Lake Forest	IL
8/8/2018	1866 Windridge Dr Lake	Lake Forest	IL
10/13/2013	1925 Wedgewood Dr Lake	Lake Forest	IL

60045	Multi Width Slate	Castle Gray
60045	Bellaforte Slate	Canyon
60045	Bellaforte Slate	Slate Black
60045	Single Width Slate	Slate Black
60045	Multi Width Slate	European
60045	Bellaforte Slate	European
60045	Multi Width Slate	European
60045	Multi Width Slate	European
60045	Bellaforte Slate	Smokey Gray
	Single Width Slate	Brownstone

AGENDA ITEM 6
333 WOODLAND ROAD
ADDITIONAL MATERIALS
PROVIDED BY STAFF



MEMORANDUM

To: Chairman Grinnell and members of the Historic Preservation Commission

From: Catherine Czerniak, Director of Community Development
Jennifer Baehr, Planner

Date: July 28, 2023 (*Updated August 3, 2023*)

Subject: Synthetic Roof Products Review Follow Up

The Commission has considered various exterior materials on an ongoing basis since it was established in 1998. Given that new materials and construction materials are continuously evolving, the Commission's consideration will be ongoing always with a focus on preserving the integrity of the City's Historic Districts and adherence to the 17 Standards.

On June 21, 2023, the Commission held a workshop and heard from a panel of established architects about their experience with, and assessment of, various synthetic exterior materials. The various architects offered opinions on the appropriateness, or lack thereof, regarding the use of synthetic materials generally and specifically on historically significant structures and in the Historic District.

At the June 28, 2023 meeting of the Historic Preservation Commission, the Commission heard the first ever request to replace a cedar shingle roof with a synthetic material that attempts to imitate cedar. The Commission raised various concerns and questions about the proposed product and its use in the Historic District, on a prominent, historic home. The Commission ultimately voted to continue consideration of the petition concluding that based on the limited information available, and the many questions raised, findings could not yet be made on whether or not the petition satisfied the applicable Standards. The Commission directed staff to conduct further research and evaluation. That work is now underway.

Summarized below are the questions and comments raised by the Commission to date. Commission review is requested. Please provide any additions or corrections to Jen Baehr at your earliest convenience so they can be incorporated into the due diligence work that is underway. Staff is working to schedule a follow up workshop for the Commission which will include a bus tour to allow the Commission to observe various roof products as installed throughout the community and review additional information that is being gathered in an effort to fully respond to the questions raised to date. Staff will be in touch to poll for Commission availability in August and September.

Summary of Commission Questions

- How is the installation of synthetic roof shingles different to or similar than the installation of natural and traditional roof materials?
 - When are the ridge and end caps needed for synthetic roofing?
- Are the ridge and caps used on synthetic installations consistent with the historic form, proportions, and aesthetics of a natural or traditional roof?

- How does the synthetic shingle visually compare to natural and traditional roofing materials historically used in the Historic District?
 - What are the specific visual differences or similarities?
- Does the synthetic product attempt to imitate a natural or traditional product or does it stand on its own as a “new” material, with distinct characteristics?
- Is the thickness of synthetic roofing visually compatible with natural and traditional materials?
- Is the synthetic product visually compatible in character with natural and traditional materials used elsewhere on the structure?
- Is the texture of synthetic roofing visually compatible with natural and traditional materials?
- Is the finish of synthetic roofing visually compatible with natural and traditional materials?
- Is there variation and randomness to the proposed synthetic product or does the product have a distinguishable production-type appearance?
- Does the synthetic roofing material age over time, fade, change color or does the finish/sheen wear off or become more pronounced?
- What is the visual relationship between how natural and traditional materials patina in comparison to how other elements of the structure patina overtime?
- Does the synthetic product call attention to itself and detract from the overall historic integrity of the structure?

Summary of Commission Comments

- To date, the Commission has found that natural or traditional materials satisfy the applicable standards which the Commission is charged with applying with limited exceptions after careful study. Synthetic roof products have not yet been approved by the Commission for use in the Historic District.
- Synthetic roof materials do not appear to have evolved to the point where they can be found to satisfy the applicable standards which the Commission is charged with using to evaluate projects in the Historic Districts.
- Should more leniency with respect to synthetic exterior materials be allowed for new structures in the Historic District as opposed to the use of synthetic materials to replace, repair, or restore features of historic structures in Historic Districts or structures designated as Local Historic Landmarks.
- The Commission is currently in the process of conducting a detailed study of synthetic materials in general including, but not limited to, considering whether synthetic materials which have specific characteristics or meet certain requirements could be found to meet the Commission’s standards and if so, determining what the specific characteristics or requirements should be, installation methods, and areas of use.
- Synthetic roof products to date attempt to imitate natural materials as opposed to stand on their own as a new product with its own characteristics.
- Ongoing study is needed as products continue to evolve and improve.
- Samples of all components, including ridge caps and end caps are needed to allow thorough review. (These materials are being collected.)
- A tour of existing developments to allow observation of various natural/traditional roof materials and synthetic materials should be considered. (This is being scheduled.)

IMAGES OF SUBJECT PROPERTY AND SURROUNDING HOMES

SUBJECT PROPERTY















MATERIAL SAMPLE IMAGES

HEAVY SHAKES
S&W BUREAU

HEAVY SHAKES
S&W BUREAU

HEAVY SHAKES
S&W BUREAU

DAVINCI SELECT
SHAKE
BLEND MOUNTAIN

DAVINCI SELECT
SHAKE
BLEND MOUNTAIN

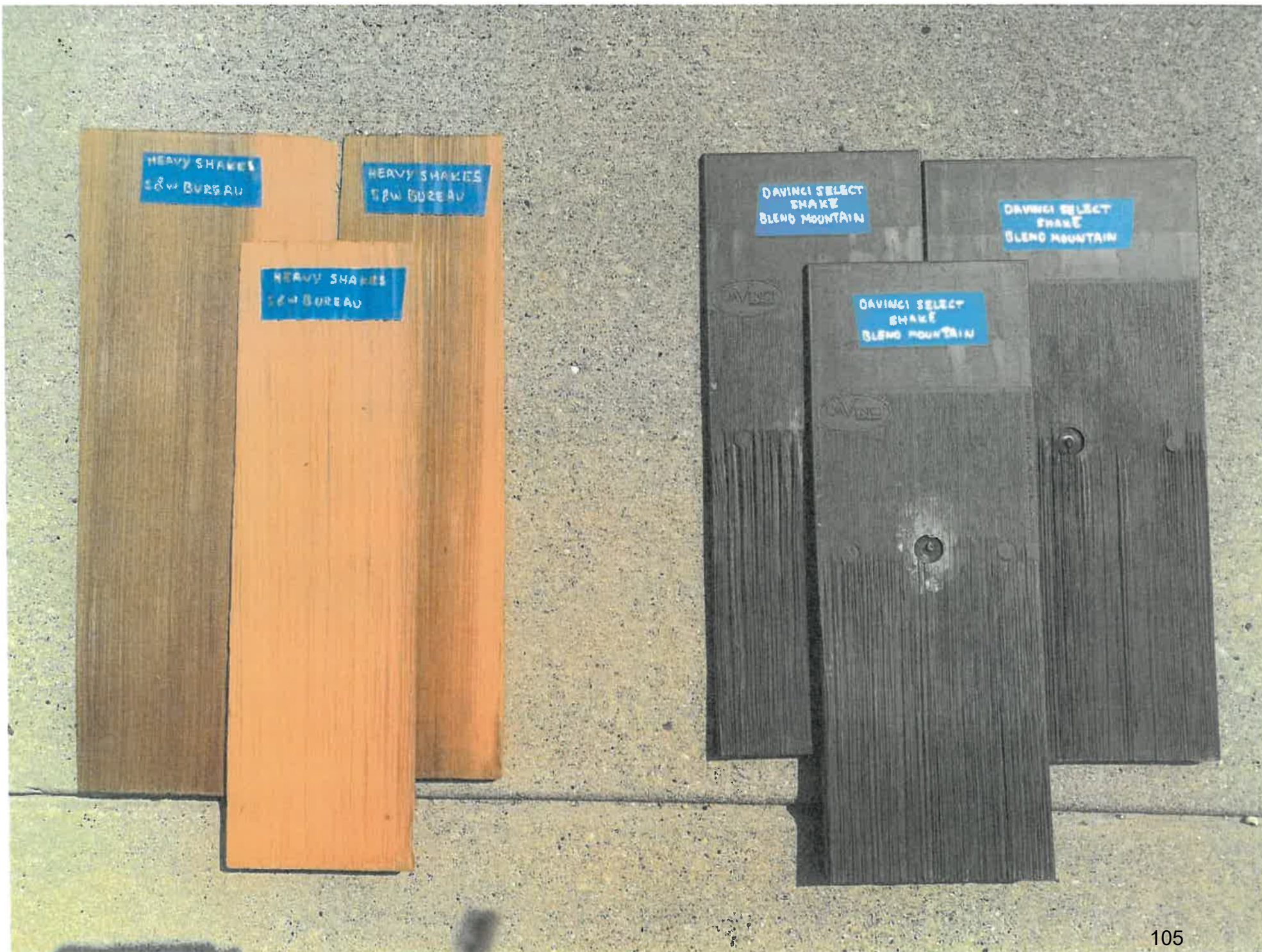
DAVINCI SELECT
SHAKE
BLEND MOUNTAIN

DAVINCI
SELECT

DAVINCI
SELECT

INDICADORES DE CLAVOS PARA USO EN PAREDES

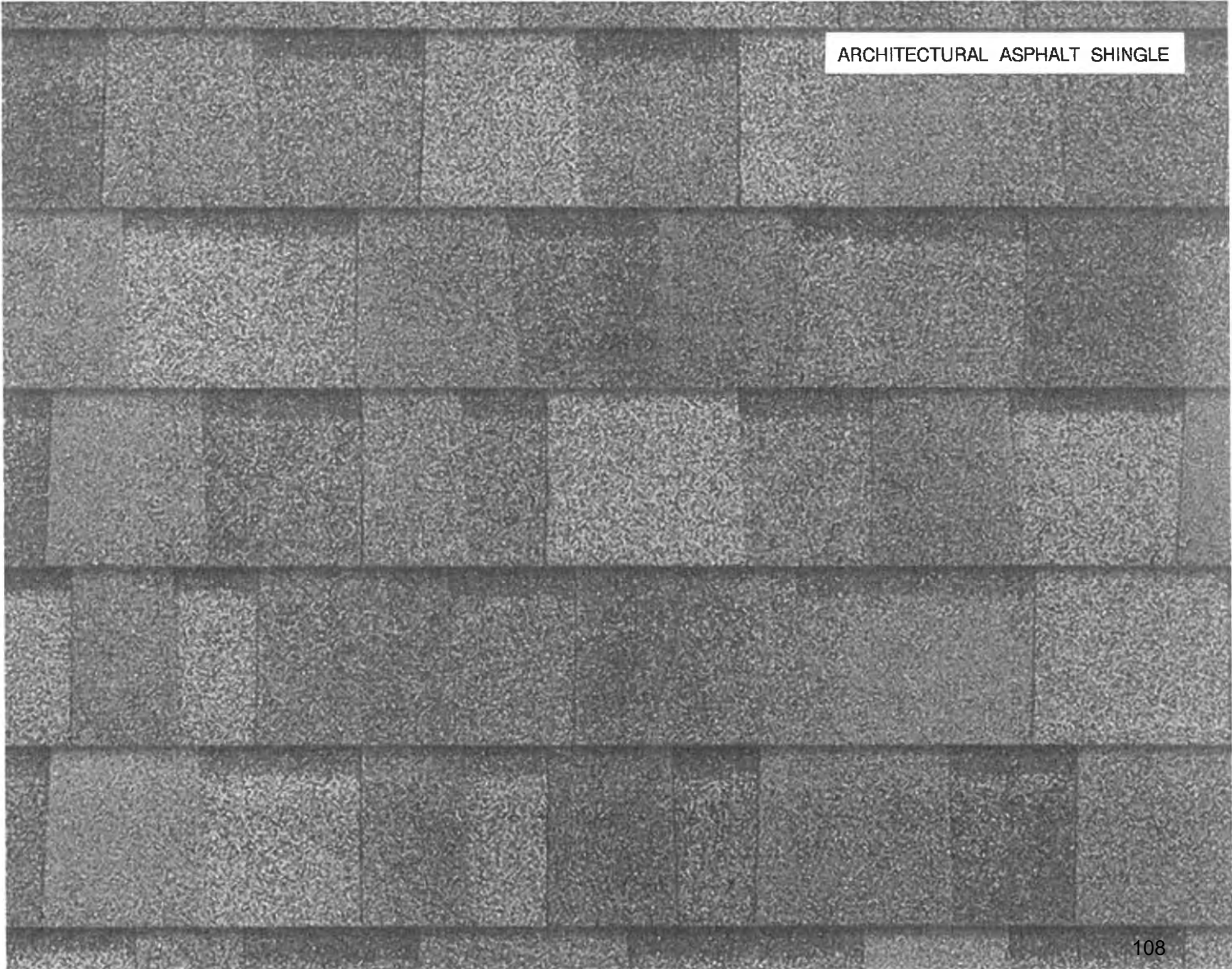
INDICADORES DE CLAVOS PARA USO EN PAREDES







INDICADORES DE CLAVO NO PARA USO EN PAREDES

A close-up, black and white photograph of architectural asphalt shingles. The shingles are arranged in a staggered, overlapping pattern, creating a textured surface. The lighting highlights the granular texture of the shingles. A white rectangular label is positioned in the upper right corner.

ARCHITECTURAL ASPHALT SHINGLE

CORRESPONDENCE – AUGUST MEETING



**THE LAKE FOREST PRESERVATION FOUNDATION'S
STATEMENT REGARDING PETITIONS SET TO BE HEARD
BY THE HPC AT ITS MEETING SCHEDULED FOR AUGUST 23, 2023**

August 23, 2023

The Lake Forest Preservation Foundation (the "LFPF") is a non-profit organization, having over 500 members and supporters, almost all of whom are residents of Lake Forest. For over four decades, the LFPF has been dedicated to the stewardship, safeguarding, and endurance of Lake Forest's exceptional architectural and landscape legacy for succeeding generations, through public education, historic preservation and advocacy. Among the LFPF's key beliefs are the preservation of the historic visual character of Lake Forest and thoughtful development that is sensitive to that character. The LFPF submits this statement with regard to the petitions set to be heard by the HPC at its August 23rd meeting.

845 Maplewood Rd.

The LFPF again commends Petitioners for their thoughtful plans which appear visually compatible with the nearby homes in this historic district. The LFPF agrees with the recommendations of the City Staff for approval of a Certificate of Appropriateness, subject to the conditions identified in the Staff report.

105 Mayflower Rd.

The LFPF agrees with the recommendations of the City Staff for a Certificate of Appropriateness, subject to the conditions identified in the Staff report, for the small pool house and pergola, which with appropriate and mature landscaping will not be visible from the streetscape and are consistent with the style of the single-family residence. For this application, it is important to ensure that the landscaping plan is executed as depicted.

333 Woodland Rd.

The LFPF thanks the Petitioner for their stewardship of this contributing structure in the East Lake Forest Historic District. It is plain from their submission that they care deeply for their home and value its historic character.

However, with regard to Petitioner's request to replace the current cedar shingle roof with a synthetic shake roof, the LFPF agrees with the Staff report and recommendation to deny this petition, because it does not satisfy Standards 7, 9, 12, 14, and 15. The LFPF focuses on Standards 7 (the "Relationship of materials and texture") and 15 ("Repair to deteriorated features").

Standard 7 requires that “the relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the structures to which it is visually related.” And while Standard 17 does not require replacement materials to be identical to existing materials, it provides that they “should match the material being replaced in composition, design, color, texture and other visual qualities.”

In this instance, though the proposed synthetic product attempts to mimic a natural shake material, it does not match the cedar shingles being replaced in composition, design, color, texture and other visual qualities. As the staff points out, the finish, texture, thickness, and color uniformity of the proposed replacement material not only does not match the existing cedar shingles, but matches nothing in the structures to which it visually relates in the East Lake Forest Historic District.

Notably, in the workshop conducted by the HPC a panel of six architects concluded that synthetic roof products currently available are not visually compatible with historic structures and are not appropriate for historic districts due to appearance. This visual incompatibility is exacerbated in this proposed application because the house currently has cedar shingles – not shakes. The smaller dimensions of the cedar shingles make the roof appear lighter and more refined, complementing the architectural features and design elements of the house. In contrast, the proposed synthetic shakes are heavier in appearance than natural cedar shakes, let alone cedar shingles, and will change that appearance.

The Petitioner correctly points out that many houses in Lake Forest have synthetic roofs. None of these houses, however, are in the East Lake Forest Historic District and are not subject to the 17 standards. Those standards make clear that the relevant comparison is to the houses to which the subject house visually relates in the historic district. These houses do not have synthetic roofs. In addition, unlike synthetic siding, which like wood siding is intended to be covered by paint and has the same size, dimensional properties and overall appearance of the natural historic product, cedar roofing is different. The natural cedar has variation, ages, and changes based on the properties of the cedar. A synthetic material will not have the natural variation or behave the same over time, which is of concern for a historic structure that contributes to the district.

Finally, the LFPF fully appreciates that the cost of a cedar roof has increased dramatically and has associated maintenance costs, though apparently the cost of the proposed synthetic material is not dissimilar, save the maintenance costs. Another historically appropriate and less expensive material found in the East Lake Forest Historic District and previously used on this house is an asphalt shingle. In general, such a product would be visually compatible with the style of the house and the structures to which it visually relates in the district.

From: [Kris Drotning](#)
To: [Baehr, Jennifer](#)
Subject: Written testimony- 333 E Woodland Rd Lake Forest Illinois 6045
Date: Wednesday, August 23, 2023 12:46:20 PM

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Hello and good day Historic Preservation Commission,

My name is Kris Drotning and I reside at 299 East Woodland Road. Mary and Greg Williams are my neighbors. Unfortunately, I couldn't be there as I am working. I believe a certificate of appropriateness is a valid consideration to allow the Williams' to have a new roof made of synthetic material. From the bit of research I conducted, synthetic roofing is sturdier, longer lasting, and a better overall investment for your home. I understand that the concern is to preserve the historical nature of the home and I am not well versed on what the stipulations are when you purchase a historical home, but it is their home and as long as the new roof doesn't drastically change the look and is aesthetically pleasing then the Williams should be able to have a roof that not only will increase the value of their home but also last a long time. I hope this helps.

Sincerely, Kris Drotning

From: [ALICE MOULTON-ELY](#)
To: [Baehr, Jennifer](#)
Cc: [ROBERT MOULTON-ELY](#)
Subject: HPC MEETING 8.23.23, 333 NORTH WOODLAND ROAD
Date: Wednesday, August 23, 2023 12:46:19 PM

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

TO: THE HISTORIC PRESERVATION COMMISSION VIA JEN BAEHR
RE: PETITION FOR 333 WOODLAND ROAD, MARY THERESE AND GREG WILLIAMS
FROM: ALICE MOULTON-ELY

FOR CONSIDERATION AT THE HPC MEETING ON WEDNESDAY, AUGUST 23, 2023

I strongly support the Williams' petition to re-roof their house with the Davinci roof shingle. My husband and I went to look at this type of synthetic shingle on two houses in Lake Forest, one on Symphony Street and the other on Carroll Road. We could not see the difference between them and what we assumed were actual wood shingles of nearby houses.

Their project caught my eye during a routine review of upcoming City agendas. From 1986 to 1995, my husband and I lived in a 1730 house in Basking Ridge, New Jersey (with original windows!). It had a wood shingle roof, done the right way--meaning that the shingles were nailed to horizontal shingle lath or sheathing boards, spaced several inches apart. How often do you see that kind of construction being done around here, today? I asked Jesse Schatz, project manager at Cedar Roofing, that question in October 2004 when having some gutter work done at our house. He said that the long-lasting, heartwood shingles from years ago are not available anymore unless they are special ordered from northern Canada and even then, are in short supply. This confirmed everything I had read and studied over the years in the U.S. Department of Interior "Preservation Briefs," issues of "The Old House Journal," and my civil engineer father's book "Construction: Principles, Materials and Methods." Cedar Roofing uses sheets of plywood under the shingles to help prevent water leaks. What should be a 40 to 60 year roof now is 15-20 years because the wood needs to dry out and can't if it's not open to air underneath. How can the Williamses be expected to use an inferior product with a questionable installation method that will cause their roof to fail "prematurely?"

And then there's the suggestion from the City of asphalt shingles. We had a GAF Timberline 30-year asphalt roof put on our detached garage built in 1997 by Westergard Builders. The shingles began cracking, with some falling off, within ten years. There was a recall of GAF shingles. Regardless of durability, an asphalt roof would not look right on the Williams' Colonial Revival house. It is not an historic material. Wood shingles would look appropriate and have been used extensively since the 17th century in the United States. The best solution to a durable, long-lasting and appropriate-looking roof is a synthetic one that looks like wood shingles, like the one exhaustively researched by the Williamses.

By way of background, my husband Bob and I are ardent historic preservationists. He submitted a letter of his own regarding a mid-19thC. church that he adaptively restored in Missouri. Until a few years ago, I was on the Lake Forest Preservation Foundation Board having served as secretary, treasurer, and president.

I urge you to support the Williams' petition to preserve their beautiful house in the best way possible--with the Davinci shingle!

Thank you, Alice Moulton-Ely, 420 East Woodland Road, LF

From: [Peter Nevin](#)
To: [Baehr, Jennifer](#)
Cc: Nevin4@msn.com
Subject: PETITION: 333 WOODLAND ROAD-MEETING, WEDNESDAY 08/23/2023
Date: Wednesday, August 23, 2023 11:27:07 AM

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Dear Members of the HPC:

As neighbors located at 436 Woodland Road, we are writing to express our support for the petition of 333 Woodland Road to replace their cedar roof with Davinci Select synthetic composite.

Per our due diligence, it seems similar composite roof products have already been used on some 80 plus homes within Lake Forest. Additionally, synthetic asphalt shingles have been approved and utilized as a roofing material for some time within the LF historic neighborhood. It makes complete sense to provide residents living within the historic neighborhood with an aesthetically pleasing composite alternative to synthetic asphalt shingles.

This alternative product provides, in our opinion, the nicer cedar roof look as compared to a standard synthetic asphalt shingles roof. It also provides an alternative to the farm raised "subpar" cedar shingles/shakes of today, this is not the same hard, dense cedar of yesteryears. It provides an environmentally friendly, sustainable, and long-lasting option for homeowners. These products did not exist years ago when synthetic asphalt shingles were approved within the historic neighborhood, we need to be open-minded to supporting newer more aesthetically pleasing and environmentally friendly options.

Thank you for your time and consideration.

Kristi and Pete Nevin

From: martha_zeemanfamily.com
To: [Baehr, Jennifer](#)
Cc: [Mary Therese Williams](#)
Subject: 333 Woodland Rd - Roof Replacement
Date: Monday, August 21, 2023 12:09:25 PM

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

To Whom It May Concern:

We live at 395 E. Woodland Rd and we fully support the petition to approve the roof replacement at 333 Woodland Rd with synthetic material. The Williams Family own a beautiful home on Woodland and they are fantastic neighbors. Their property is meticulously maintained. We are confident that they will use quality materials for their roof. Synthetic cedar shake is longer lasting and more durable and uses recycled materials. Natural cedar shake will show more signs of wear and tear and will need to be replaced sooner at additional costs to the homeowner. As a resident in the historic district I understand the desire of the city and the historic preservation commission to review requests for non cedar shake roof replacements, however I feel it is unreasonable to deny this request and put an additional financial burden on the residents when they are making a reasonable request.

As stated earlier, this property is meticulously maintained and there is no reason to suspect that this would change in the future. We fully support this petition and request that the city approve this request.

Sincerely,

Martha Zeeman
395 E. Woodland Rd
Lake Forest, IL 60045

From: [ROBERT MOULTON-ELY](#)
To: [Baehr, Jennifer](#)
Subject: PETITION: 333 WOODLAND ROAD
Date: Friday, August 18, 2023 2:35:12 PM

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Dear Members of the HPC:

I support replacing the cedar roof with DaVinci Select synthetic composite.

I have had bad experiences with cedar roofs. In one case, racoons lifted up shingles to access our attic. It is difficult/impossible to find good, dense cedar shingles that expand horizontally rather than cup when wet. That is why roofers now put shingles on plywood rather than traditional furring strips which allowed the shingles to breath. I would never put a cedar roof on any property again.

I am qualified to comment on this project. I have been active in for-profit historic preservation. On May 29, 2008, I received a "Rehabilitation Award" from the Saint Joseph Landmark Commission (Saint Joseph, Missouri) for a project. In 2013, I received a "Preserve Missouri Award" from the State of Missouri for the restoration and adaptive reuse of a 1844 Italianate Church in LaGrange, Missouri (see below and attached).

Importantly, on August 28, 2012, the church was listed on the National Park Service's National Register of Historic Places even though I replaced the cedar roof with asphalt shingle. I would have used DaVinci Select if it had been available.

Thank you,

Robert Moulton-Ely
420 E Woodland Rd
Lake Forest IL 60045
+1 847 295 0198 (office)
+1 847 331 8027 (mobile)

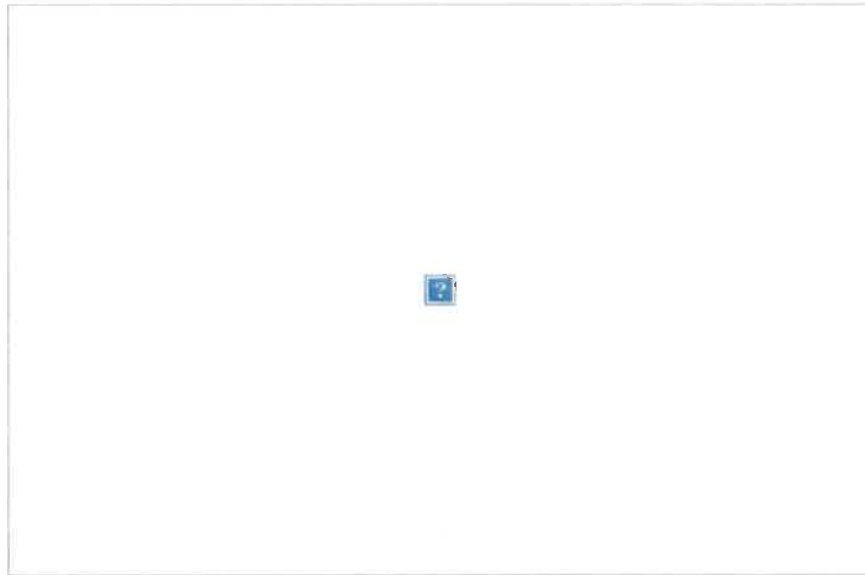
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Preserve Missouri Award

First Presbyterian Church*

La Grange, Lewis County

Robert Moulton-Ely



Old churches can be difficult buildings to preserve. How to reuse the large open sanctuary poses a conundrum to many would be owners. Bob Moulton-Ely had the vision to house the office of his newspaper business in the church, taking advantage of the open floor plan. With the minimal addition of small restrooms and a kitchenette, the project restored the long abandoned church. Surviving fragments of finishes were preserved giving the building a unique flavor. The windows and cornice were restored using archival evidence; original doors were restored; and old brick walls were sensitively repointed. This project was clearly a labor of love and hopefully the first of many restoration projects to come in La Grange.





Historic Preservation Commission
Proceedings of the August 23, 2023 Meeting

A meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, August 23, 2023, at 6:30 p.m. at the City of Lake Forest City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Historic Preservation Commissioners present: Chairman Maureen Grinnell and Commissioners Lloyd Culbertson, Elizabeth Daliere, Tina Dann-Fenwick, Geoffrey Hanson, Robin Petit and Leif Soderberg.

Commissioners absent: None

City staff present: Catherine Czerniak, Director of Community Development
Jennifer Baehr, Planner

6. Continued consideration of a request for a Certificate of Appropriateness to allow the existing cedar shingle roof to be replaced with a synthetic material on the residence located at 333 Woodland Road.

Property Owners: Mary Therese and Greg Williams

Project Representative: Mary Therese Williams

Chairman Grinnell asked the Commission for any Ex Parte contacts or conflicts of interest. Hearing none, she invited a presentation from the petitioner.

Ms. Williams stated that she and her husband purchased the home several years ago with the knowledge that the roof needed to be replaced. She stated that over the past four years she has researched different roofing options and ways to address moss accumulation and rodent invasion. She stated that she also consulted a contractor who works on historic homes and her insurance broker. She stated that she concluded that replacing the roof with another cedar shingle roof is not an option she wants to pursue. She explained that the DaVinci roof product she is proposing is in keeping with the beauty the home and will not adversely impact the neighborhood. She stated that replacing the cedar shingle roof with asphalt shingle in her opinion, will not add to the appearance of her home. She reviewed the questions and comments raised by the Commission about the roof product at the last meeting. She presented images of a newer hotel in Montana with a DaVinci roof noting that the roof blends in well. She pointed out the keyways, end caps, and the roof cap in the images. She noted that the images reflect how the DaVinci roof product can be installed in three tiers to have the appearance of randomness. She noted that composite roofs were installed on homes on Symphony Street in Lake Forest but were not installed properly and as a result, present an even look that does not look natural. She stated that she contacted roof supply companies across the

Country, and they stand behind the DaVinci synthetic product. She noted that she learned about another composite roof product, CeDUR and stated that she was told by three supply companies that CeDUR is a bad product. She stated that three years ago, she replaced a portion of the garage roof with cedar shingles and noted that the shingles are very thin and are lifting already. She presented images of homes in the community with cedar shingle roofs and composite roofs and acknowledged that there is a distinguishable difference but stated that the integrity of the surrounding neighborhood is not negatively impacted. She noted that as a cedar shingle roof ages, it changes colors. She stated that the proposed roof product looks like an aged wood shingle. She explained that the DaVinci brand roof product has more dimensionality and character than an asphalt shingle roof. She stated that she needs to replace the roof by October and will be disappointed to replace it with asphalt shingles. She stated that her hope that is that the Commission can reach a decision now and noted that the Commission originally heard her request at the end of June,

Ms. Czerniak stated that the Commission has identified this issue as an important one and to date, has devoted time to it and has committed to continued consideration and study. She noted that this is not the first time that the Commission has been faced with evaluating new materials for consistency with the Commission's standards adding that each time, the Commission has very diligently and thoughtfully considered whether the new products warrant moving away from the requirements for traditional and historic materials in the Historic Districts. She reviewed that there was a time when the Commission required true divided lite windows and after much study, due diligence, and after the evolution of simulated divided lite products to an acceptable quality and character, the Commission approved the use simulated divided lite windows going forward. She noted that the Commission concluded that the quality of simulated divided lite windows evolved to a point that they offer shadow, depth, and profiles that all closely match the quality and historic appearance of true divided lite windows. She explained that the same due diligence occurred before the Commission ultimately moved away from requiring all wood windows to approving aluminum clad wood windows after the product evolved to a point where it satisfied the applicable standards. She reviewed that the Commission held a workshop in June to get information about the various synthetic/composite products now available for siding, trim and roofs. She stated that the Commission invited six architects who frequently work in the Historic Districts in Lake Forest and other North Shore communities to talk about their experiences with and opinions of the different products available in the context of historic districts. She reviewed that the Commission has committed to continuing to evaluate new materials that become available and to conduct a follow up workshop to view various roof installations in the context of different neighborhoods. She stated that the Commission has discussed the possibility of identifying characteristics of different roof products that could satisfy the 17 Standards. She stated that to date, the Commission has raised concerns that the synthetic roof products have not evolved to a point where they meet the applicable standards. She noted that the Commission raised concerns about the product attempting to imitate a natural product instead of having a texture and finish that create a distinct material with characteristics that are

compatible with the Historic District. She reviewed that the petition was previously considered by the Commission at the June meeting and was continued to allow further study. She stated that the petition is back before the Commission now, before the Commission completes further study, at the request of the petitioner. She provided background on the house that is the subject of this petition noting that the home was originally roofed with asphalt shingle and was reroofed with asphalt shingle in 1964. She added that in 2001, a previous owner removed the asphalt shingle roof and replaced it with cedar shingles. She noted that either asphalt or cedar shingles are appropriate and commonly used on residences of this architectural style. She added that both asphalt and cedar shingles have traditionally been used in the Historic Districts and that both roof types are found on homes surrounding the petitioner's home, on the same block. She noted that the Commission has acknowledged that because old growth wood is not readily available for cedar shingles and despite the fact that many homes are still being reroofed and built with cedar shingle roofs, it is timely for the Commission to spend additional time studying and evaluating the various alternative roof products that are available. She noted that cedar roofs require maintenance as with any element of an historic home. She stated that there is a recommendation in the staff report to grant a Certificate of Appropriateness approving replacement of the roof with cedar or asphalt shingles and a recommendation to deny the request for a Certificate of Appropriateness to allow a synthetic roof to be installed based on the information reviewed to date by the Commission and pending further study by the Commission.

Commissioner Dann-Fenwick noted that she visited homes outside of the Historic District with synthetic roofing and found that many of the homes have a more modern look or are new construction. She noted that there is a significant difference between the areas in which synthetic roof products have been installed and the Historic District. She noted that cedar shingles are thinner and less durable than cedar shakes and suggested that the problems experienced by the petitioner with the current cedar roof likely revolve around past maintenance practices and the expected longevity of cedar shingles.

In response to questions from Commissioner Dann-Fenwick, Ms. Williams stated that she considered various types of cedar roof products. She stated that has learned that many insurance providers no longer insure cedar roofs. She stated that her roof contractor told her that about 40 percent of the roofs he installs are composite roofs. She stated that in her opinion, either cedar shingles or shakes are an inferior product adding that the longevity of wood cannot be guaranteed.

Commissioner Dann-Fenwick stated that she recently replaced her roof and prior to doing so, did quite a bit of research. She stated that certified cedar shingles are available and noted that cedar shingles are available in thicknesses up to three quarters of an inch which protects against level four hail damage.

In response to questions from Commissioner Culbertson, Ms. Czerniak stated that to date, the Commission has not approved the use of synthetic roofing. She noted that

recently, the City issued a permit for a cedar roof replacement however, the roofer used a synthetic product instead. She stated that as in any case where work is not consistent with the approval granted, the matter is being pursued from an enforcement perspective. She noted that prior to approving the use of a synthetic siding product on a new house in the Historic District, the Commission viewed a side by side mock-up of natural and synthetic products and identified characteristics of the synthetic product that aligned with the Commission's standards and noted that the product did not attempt to imitate a natural material. She stated that the Commission does not specify specific manufacturers of products, but instead identifies characteristics of products and determines whether or not given the characteristics, the standards are satisfied. She noted that given the fact that there are varying qualities of products, identifying key characteristics could clarify what types of new products may be acceptable to the Commission based on the standards that must be applied.

Commissioner Petit noted that the Commission previously expressed concern about the treatment at the edges of the synthetic product and noted that the Williams' home has front facing gables which will display that edge, which is distinctly different from the profile of a cedar roof, prominently to the street. She noted that the images of cedar roofs presented by the petitioner are primarily hip roofs, without prominent front facing edges. She expressed concern about the Commission establishing guidelines or identifying characteristics until there is a better understanding of the product and its performance. She expressed concern about a decision that could allow an inferior product to be used.

In response to questions from Commissioner Hanson, Ms. Williams noted that the randomness found on a cedar roof can be achieved with a synthetic product through installation methods such as layering. She stated that her selected product, DaVinci, has a more random multi-width product than other similar products but noted that in her opinion, the random product appears engineered. She confirmed that the synthetic shingles are available in various widths, four, six, eight and ten inches. She stated that her roof contractor is recommending the eight and ten inch widths which is a standard installation.

In response to questions from Commissioner Daliere, Ms. Williams confirmed that the garage will also be reroofed.

Commissioner Daliere noted that many of the images shown in the petitioner's presentation are of newer buildings, rather than historic buildings.

In response to questions from Commissioner Daliere, Ms. Williams stated that there are many historic districts that allow synthetic roof products. She stated that she has seen the CeDUR product and thought it looked great however she noted that she has heard from roofers that they believe that manufacturer produces an inferior product.

Commissioner Daliere reiterated that the Commission cannot dictate a specific manufacturer but can identify visual characteristics that need to be met.

Ms. Williams noted that the Commission has the ability to consider each petition on its own merits regardless of previous approvals without concern for setting a precedent.

in response to questions from Commissioner Soderberg, Ms. Czerniak explained that the Commission could choose to identify particular physical or visual characteristics that potentially could allow a synthetic roof product with certain visual qualities to satisfy the 17 standards. She noted that the visual qualities could include sheen, finish, texture, thickness, or the fact that the product does not imitate a natural material. She noted that the Commission may determine that certain products may be appropriate on new construction in the Historic District, but not on historic structures. She stated that it is important that the Commission maintain some consistency in how petitions are evaluated. She confirmed that if a homeowner proposes to replace a cedar shingle roof with another cedar shingle roof, no Commission review is required. She stated that as part of the permitting process, specifications of the proposed material are considered and after installation, the roof is inspected to verify that installation occurred consistent with the approved plans and the permit that was issued. She stated that if a significant change is proposed, staff refers the petition to the Commission. She suggested that after the Commission determines that it has enough information to do so, the Commission will need to take a position on the use of various types of synthetic products. She noted that this topic will not go away.

In response to questions from Commissioner Culbertson, Ms. Czerniak confirmed that natural slate has been approved on some historic houses even if it was not the original roof material. She noted that the Commission consistently requires that the elements of a structure, fenestration, entrances, pillars, roof forms, or exterior materials, are consistent with and appropriate for the architectural style of the structure.

In response to questions from Commissioner Culbertson, Ms. Williams stated that natural slate is not an option due to cost.

In response to questions from Commissioner Dann-Fenwick, Ms. Czerniak stated that she believes that the cedar roofs in the vicinity of the Williams' home are primarily shingles rather than shakes.

In response to questions from Commissioner Dann-Fenwick, Ms. Williams stated that the ridge caps and end caps for the synthetic roof can be cut on site, so the edges are clean.

Commissioner Dann-Fenwick noted that the synthetic roof products are thin and hollow underneath and as a result, an end piece is needed at the gable ends to cover the exposed edge of the synthetic shingle. She stated that a significant concern with the synthetic product is how the ends are finished. She noted that the

cedar shingles overlap slightly and have a thickness that is not found and is visually different than the synthetic product. She stated that it is unclear to her how the synthetic product manufacturers will manage to eventually overcome the problem at the edges without adding the extra end cap.

Commissioner Soderberg stated that many of the homes in the Gloucester Crossing development were reroofed with a DaVinci synthetic roof product and have end caps. He stated that he is unsure if the end cap is required for installation reasons, or if the end cap is required for certain types of shingles. He observed that different products have different styles and may use different technologies and installation methods.

Ms. Williams stated that she is unsure if the product she is proposing is hollow underneath.

Commissioner Petit noted that when the Commission considered a synthetic siding product the petitioner prepared a side by side mock up on the site and effectively demonstrated the visual qualities after installation of both the natural product and the synthetic product. She suggested that a mock up could be helpful in allowing the Commission to evaluate roof products adding that it is difficult to review the product based on pictures.

Commissioner Daliere suggested that the petitioner allow the Commission to complete its study of roof materials and then return to the Commission for a decision.

Commissioner Culbertson noted that it is his understanding that the petitioner wants to replace the roof before October.

Chairman Grinnell noted that the Commissioners are hesitant to act quickly on an important issue that will have broad implications. She stated that the Commission wants to do the right thing. She noted that the Commission recognizes that the petitioner has concerns about cedar shingles and has found a solution that seems to her to address those concerns. She explained that the Commission is obligated to consider the request based on the 17 Standards and stated that the Commission's evaluation has identified several Standards that are not met which is a concern. She pointed out that the home originally had an asphalt roof and noted that asphalt is an appropriate material for the style of home.

In response to a question from Commissioner Hanson, Ms. Czerniak stated that the Commission considers color palettes for new construction but noted that for a roof replacement, unless the color is determined to be incompatible with the house or neighborhood, the project would be approved administratively by staff.

Hearing no further questions from the Commission, Chairman Grinnell invited public comments.

Bob Moulton-Ely, 420 Woodland Road, stated that the quality of the DaVinci product has already been addressed since it has already been installed in the community outside of the Historic District. He stated that the CeDUR roof product has negative reviews. He stated that unless the City is willing to subsidize the installation and maintenance of cedar and slate roofs, asphalt or synthetic roofs manufactured by DaVinci are the options. He stated that he would rather see a DaVinci roof product than an asphalt roof on the home. He stated that his home is also in the Historic District and stated that he would prefer the DaVinci product over an asphalt product.

Alice Moulton- Ely, 420 Woodland Road, stated that she and her husband strongly support the petition to reroof the home with DaVinci brand roof shingle. She explained that she visited homes in the community with synthetic roofing and stated that she could not tell the difference between the synthetic roofing and natural cedar shingle roofs. She stated that she and her husband lived in a 1730 house in New Jersey, and it had original windows and a wood shingle roof that was installed correctly, meaning that the shingles were nailed to horizontal laths or sheathing boards spaced several inches apart. She stated that she asked a roofing contractor about cedar shingle roofing, and he said that long lasting heartwood shingles are not available except as special orders from Canada and even then, they are in short supply. She stated that she has confirmed this fact through research. She stated that today, cedar shingles are installed with sheets of plywood underneath to prevent water leaks, but as a result, the wood shingles do not dry out. She questioned how the petitioner can be expected to use cedar shingles, which are, in her opinion, an inferior product that will be installed using a questionable method which will cause the roof to fail prematurely. She stated that she installed 30 year asphalt shingles on her garage, and they started cracking and falling off within ten years. She stated that the particular asphalt shingle product she used was later recalled. She stated that regardless of durability, in her opinion, an asphalt shingle roof would not look right on a Colonial Revival home. She stated that asphalt shingle is not a historic material. She stated that that the best solution to a durable, long lasting and appropriate roof is a synthetic product that looks like wood shingles like the one exhaustively researched by the petitioners. She stated that she and her husband are ardent historic preservationists adding that her husband fully restored a mid-19th Century church in Missouri. She noted that until a few years ago she was on the Lake Forest Preservation Foundation Board and served as secretary, treasurer and president. She urged the Commission to support the petition.

Jason Ackerman, 1087 Edgewood Road, stated support for the petition. He stated that both the Commission and the petitioner are in unenviable positions. He stated that the petitioner has done exhaustive research to find the right solution for the home. He commented that unfortunately the petitioner is the first to bring this issue before the Commission but noted that moving to synthetic products appears to be the direction the industry is moving. He recognized that this is an opportunity for the Commission to decide whether to pivot and change with the evolution of a new product. He stated that the Commission has studied and approved new products in the past and acknowledged that maybe synthetic roof products have not evolved

enough or maybe it has. He stated that someone has to be first and commended the petitioner for the research that was completed and for bringing the issue forward. He added commended the Commission for going through the process of trying to find the right solution and acknowledged that it is not easy. He encouraged the Commission to make a decision so the petitioner can move forward one way or another. He added that if synthetic roof products are not approved, it would be disappointing as a neighbor and homeowner. He encouraged the Commission to complete its study and if appropriate develop characteristics or standards under which synthetic roof products could be acceptable. He encouraged a decision sooner, rather than later.

Marcy Kerr, Executive Director, Lake Forest Preservation Foundation, noted that the Foundation provided written correspondence to the Commission. She thanked the petitioner for the stewardship of the beautiful residence noting that it contributes to the Historic District. She stated that it is obvious that the petitioner cares deeply about the home and its historic character. She stated that the Foundation believes that the proposal does not adhere to the Commission's Standards. She urged the Commission to think carefully about making a commitment to accept synthetic roof products noting that once the Commission grants approval, it will be difficult to regulate the various types of synthetic products that are available. She acknowledged the need to be progressive when considering projects in the Historic Districts but noted that decisions require careful thought and consideration. She acknowledged that guidelines on synthetic materials could be helpful in evaluating future requests and providing direction to petitioners. She thanked the Commission and the petitioners for the efforts and study to date. She stated that the Foundation agrees that there needs to be more research and asked the Commission to continue the petition.

Jan Gibson, 59 Franklin Place, acknowledged that the petitioner has done quite a bit of research but stated that more research is needed. She noted that the National Park Service outlines four circumstances that warrant the consideration of substitute materials and suggested that those be considered in evaluating this request. She stated that the first circumstance is important and relates to this petition because speaks to whether the historic material is unavailable. She noted that if the historic material is not available, then other materials can be considered. She acknowledged that Redwood forests which were once plentiful are now depleted but noted that Alaskan Yellow Cedar trees are prevalent in the Northwest and provide wood for cedar shingles. She stated that the second circumstance that warrants consideration of substitute materials is whether or not craftsmen are available to work with the historic materials. She noted that the third circumstance under which substitute materials are allowed is if there are inherent flaws in the original materials. She stated that the fourth circumstance under which substitute materials are allowed is if the building codes require different materials. She noted that it is very important that cedar shingles be installed properly with strapping underneath and proper nails. She stated that asphalt shingle would be acceptable in this case because of the use on the original home, or cedar shingles. She stated

that based on the discussion, it does not seem like the Commission is ready to approve synthetic roofing.

Hearing no further requests to speak, Chairman Grinnell invited final questions.

In response to questions from Commissioner Culbertson, Ms. Williams stated that cedar shingles are not an option and stated that asphalt shingles do not offer the character or the look she wants to achieve.

In response to questions from Chairman Grinnell, Ms. Williams stated that the roofing season ends in October. She asked how a mock up could be done. She stated that when she looked at the synthetic roof product up close, it does not look good, but noted that it looks better up on the roof, at a distance.

In response to questions from Commissioner Daliere, Ms. Czerniak stated that if the Commission decides to establish standards on which synthetic roof products would be evaluated, staff will draft the standards based on the Commission's discussion and direction and present them for review. She noted that the Commission has requested a tour to view various roof products as installed adding that the Commission could, as part of that workshop, discuss standards or desired characteristics that would be needed in a synthetic product.

Chairman Grinnell stated that the Commission's challenge is the desire to make the best possible decision, as quickly as possible, but noted that there are a number of repercussions when the Commission starts approving non-traditional materials in the Historic Districts. She stated that approving non-traditional materials will be a big change for the Commission and for the properties in the Historic Districts.

In response to questions from Commissioner Petit, Ms. Czerniak stated that approval of synthetic roofing in this case could set a precedent for future Commission considerations. She stated that in issuing a Certificate of Appropriateness, the Commission must make findings in support of the decision. She stated that although the Commission considers the specific facts of each petition individually, there is consistency in the Commission's decisions overall. She stated that it is important that the Commission is clear on what is being approved and how the standards are satisfied.

Hearing no further questions from the Commission, Chairman Grinnell invited final comments from the Commission.

Commissioner Dann-Fenwick stated that she understands that synthetic roof material is intended to last for 40 years but noted that plastics degrade over time. She noted that at this time, it is unknown for instance how the plastic material will be affected by prolonged exposure to the sun. She noted that the oldest synthetic roof referenced in the materials provided by the petitioner was installed in 2013. She stated that the end caps and ridge caps are distinctly different in appearance from a cedar roof and

noted that it is unclear how those elements will affect the overall appearance of the house particularly on the front facing gables.

Commissioner Soderberg stated that he believes that synthetic products are becoming more widely available but questioned how the Commission can embrace this direction to the satisfaction of all constituencies and from a balanced point of view. He stated concern about the unknowns related to the aging of the synthetic product and the precedent being set with approval at this time. He acknowledged that there may be data demonstrating how the product ages but noted that the Commission has not yet seen that information. He stated that the Commission has to be prepared to stand behind the decision because more petitions will come forward. He questioned the visual compatibility of a synthetic roof product on older homes and on homes of different architectural styles. He questioned whether, at this time, the Commission is confident that the right framework is in place in terms of being able to evaluate synthetic roof products each time this type of request comes before the Commission. He stated that in his opinion there is more work to be done to be able to evaluate synthetic roof materials in a disciplined fashion.

Ms. Williams stated that with respect to the question about how the synthetic roof product ages, she stated that a coating of some type can be applied.

Commissioner Daliere thanked the petitioner for bringing the topic forward and initiating the Commission's deliberations. She stated that to date, the Commission has not yet developed a list of characteristics that may make a synthetic roof product acceptable. She referenced Standards 7 and 9 noting that in her opinion, the product presented does not satisfy those standards. She stated that going forward, synthetic roof manufacturers may be able to address the end caps and ridge caps which appear to be visually incompatible with the historic home. She agreed that little is known about how the product may degrade over time. She noted that Standard 15 refers to replacement of historic materials adding that originally, the house was roofed with asphalt shingles.

Commissioner Hanson stated that the materials provided by the petitioner were well written and well researched. He noted that there are homes in his neighborhood with synthetic roof products and stated that he approached the petition with a bias toward finding reasons to approve the petition and in the spirit of approaching the petition with an open mind. He stated that his opinion changed when he visited various homes with synthetic roofs. He stated that he was disappointed with what he observed. He stated that the synthetic product was clearly distinguishable as such. He stated that one of the hurdles that the Commission has to overcome is more procedural in nature, setting a precedent with this decision with respect to future requests to use synthetic products in the Historic District. He explained that the Commission has to parameters and set predictable standards for use of new materials so that residents are informed as they make plans to improve their homes. He stated that in his observations, there is real visual difference between the synthetic product and traditional roof products with respect to two attributes, uniformity and sheen. He

stated that in the Historic District, there is a higher standard. He explained that as much as he would have liked to approve the petition, Standards 7 and 12, are clearly not met. He stated that he cannot support the petition.

Commissioner Culbertson commended the Commissioners for offering excellent comments which speak to the complexity and difficulty of the issue. He stated that he lives in a neighborhood, outside of the Historic District, with some homes that have synthetic roofs that were original to the homes when they were built several years ago and commented that in his opinion, the roofs do not look very good. He acknowledged that synthetic roof products have likely evolved since those homes were constructed. He stated that in his opinion, the synthetic roof products do not match up visually to natural cedar. He stated that the synthetic roof products may ultimately evolve to a point where they could be acceptable in Historic Districts. He stated that the Commission is required to apply the Standards in the Code. He stated that it is difficult to imagine finding that a synthetic roof on an historic David Adler home would satisfy the standards. He reiterated that the synthetic roof product may evolve to a point where it meets the standards but noted that it is not there yet to allow use in the Historic District.

Commissioner Dann-Fenwick stated that Standard 15 is the most relevant to this petition in her opinion because what is proposed is a repair/replacement of a deteriorated feature, so the Commission is bound by this Standard. She pointed out that Standard 15 states that in the event that replacement is necessary, the new material need not be identical, but should match the material being replaced in composition, color, texture, and other visual qualities. She stated that the synthetic roof product does not meet the standard. She also acknowledged that the product may evolve in the future.

In response to questions from Commissioner Culbertson, Ms. Czerniak confirmed that the Commission could take two votes if desired, one to grant a Certificate of Appropriateness for either a cedar or asphalt shingle roof and a second vote on the request for a synthetic product. She acknowledged that the Commission has the ability to continue the petition to allow time for continued study but noted that the petitioner has requested clear direction.

Commissioner Culbertson stated that he is not sure that the Commission will be able to come to a resolution on whether or not the use of synthetic roof products is consistent with the standards before October when the petitioner wants to replace the roof.

Commissioner Soderberg stated interest in a mock up but acknowledged that based on the products currently available, he does not believe a mock up will change his evaluation. He stated that the Commission has visited many homes with synthetic roofs outside of the Historic District over the past couple months.

In response to a question from Commissioner Culbertson, Ms. Williams stated that she does not want the petition to be continued.

Hearing no further comments from the Commission, Chairman Grinnell invited a motion.

Commissioner Culbertson made a motion to grant a Certificate of Appropriateness approving the replacement of the existing roof at 333 Woodland Road with either cedar or asphalt shingles.

The motion was seconded by Commissioner Daliere and approved by a vote of 7 to 0.

Commissioner Culbertson made a motion to deny a Certificate of Appropriateness for the installation of a synthetic roof at 333 Woodland Road at this time.

The motion was seconded by Commissioner Soderberg and was approved by a vote of 7 to 0.

Historic Preservation Commission Meeting – June 28, 2023

Agenda Item 6
333 Woodland Road
Synthetic Roofing Material

Staff Report
Vicinity Map
Air Photo

Materials Submitted by Petitioner

Application

Statement of Intent

Images of Existing Residence

Proposed Synthetic Material Specifications

Images of Existing Roof and Proposed Synthetic Material

Proposed Synthetic Material Information – Mountain Color

Proposed Synthetic Material Information – Black Oak Color

Historic Homes with Synthetic Roofing From Manufacturer Website

Images of Homes with Synthetic Roofing

List of Homes in Lake Forest with Synthetic Roofing

Materials shown in italics are included in the Commission packet only. A complete copy of the packet is available from the Community Development Department.



STAFF REPORT AND RECOMMENDATION

TO:	Chairman Grinnell and members of the Historic Preservation Commission
DATE:	June 28, 2023
FROM:	Jennifer Baehr, Planner
SUBJECT:	333 Woodland Road – Roof Replacement with Synthetic Material

PETITIONERS

Mary Therese and Greg Williams
333 Woodland Road
Lake Forest, IL 60045

PROPERTY LOCATION

333 Woodland Road

HISTORIC DISTRICTS

East Lake Forest Local &
National Register Historic District

PROJECT REPRESENTATIVES

Mary Therese Williams, property owner
Jason Chase, JNJ Restoration

DESCRIPTION OF PROPERTY AND SURROUNDING AREA

The property is located on the south side of Woodland Road, just east of the point where Edgewood Road intersects Woodland Road. This property represents a transition between the smaller and narrower lots to the west and the more expansive lots to the east. This property also is the transition between more open streetscape appearances of properties to the west and a more wooded, natural streetscape appearance on the lots moving to the east. This property is highly visible and prominent from the streetscape.

The residence located at 333 Woodland Road is historically known as the V. P. Straw House. This residence was constructed in 1928 in the Colonial Revival style on Lot 1 of the C.H. Lawrence Subdivision. This residence is identified as a Contributing Structure to the Historic District not only because of its age, but also due to the high quality of the overall design, the materials used in construction and the level of craftsmanship. This historic residence underwent significant repairs and restoration of both the interior and exterior after a fire in 1959. In 2000, a previous owner added the low stone walls to the front of the house and re-landscaped the grounds including the removal of several large trees.

SUMMARY OF THE PETITION

The petitioners are requesting a Certificate of Appropriateness to replace the existing cedar shake roof with a synthetic material that imitates natural cedar shake. The petitioner is considering two different colors for the synthetic material. The two color options being considered are included in the Commission's packet.

Historically, the Commission has supported the use of natural and traditional materials in accordance with the Standards in the Historic Preservation Ordinance and based on the City's Residential Design Guidelines. The Commission is currently in the process of learning about and evaluating various types of alternate materials in light of the availability of more synthetic products and in some cases, significant improvement in the quality and character of these products that has

occurred over time with respect to some of the products. The Commission is appropriately giving very careful consideration before moving away from long held traditions that have proven successful in preserving the quality, character, and property values in the City's Local Historic Districts and for Local Landmark properties.

This is the first petition to come to the Commission with a request to install a synthetic roof material. In the past, the Commission has reviewed petitions that requested approval of composite siding, specifically, the Boral siding product. The Commission carefully reviewed the quality and characteristics of the product over the course of two meetings and gathered information from a large side by side on site mock up of the proposed synthetic material and natural cedar. To date, the Commission has approved the use of composite siding on one new single family home in the East Lake Forest Historic District. The Commission's approval of the composite siding was based on the following:

- The project was new construction, not an historic home or a Contributing Structure to the Historic District.
- The composite siding does not imitate or attempt to appear as a natural product. The approved product did not have heavy texture or wood grain.
- The thickness of the composite siding provided depth and shadow.
- The composite siding is painted, avoiding the sheen and glossy finish that is found on many manufactured products.

Although the current request is for a synthetic roofing material, not a composite siding product, the information above is included to reflect the Commission's careful deliberations to date around this issue and to provide information and background.

Based on discussions at a recent Commission workshop, more due diligence and discussion of synthetic roof materials by the Commission is pending. The following points highlight some of the questions and concerns that were raised regarding the visual qualities and potential impacts of the proposed synthetic roof material in the Historic District.

- Texture – Does the synthetic material appear overly textured because it is trying to imitate natural cedar or slate? The composite siding that was previously approved for a new residence did not attempt to imitate a natural or traditional material. Are there products available that do not attempt to imitate natural or traditional products but instead, stand on their own visually as a distinct material?
- Color and Finish – The synthetic product promotes the fact that it does not fade, will the “brand new” look of the synthetic material stand out in relation to the rest of the home and in the surrounding neighborhood as natural or traditional materials age?
- Thickness – Does the thickness of the synthetic product provide depth and shadow comparable to natural or traditional roof products?
- Pattern – Does the synthetic product appear too uniform? Is there enough variation and randomness to avoid a stark and rigid appearance?
- Edges and Ridges – Are the synthetic end caps and ridge caps appropriately proportioned, do they impact the historic integrity of a Contributing Structure?

STAFF EVALUATION

The statement of intent and supporting materials submitted by the petitioner are included in the Commissioners' packets and provide additional details about the project. The petitioner also provided a list of homes in Lake Forest with synthetic roofing. It is important to note that the homes with synthetic roofing are outside of the Historic District and were not approved by the Commission.

In evaluating this request, a limited number of standards apply. These standards are highlighted below.

Findings

A staff review of the Historic Preservation standards in the City Code is provided below. As appropriate, findings in response to the standards are offered for the Commission's consideration.

Standard 1 - Height:

This standard is not applicable to the petition. No changes are proposed to the height of the house.

Standard 2 – Proportion of Front Façade:

This standard is not applicable to the petition. No changes are proposed to the proportions of the front façade.

Standard 3 – Proportion of openings:

This standard is not applicable to the petition. No changes are proposed to the proportions of the openings.

Standard 4 Rhythm of Solids to Voids:

This standard is not applicable to the petition. No changes are proposed to the rhythm of solids to voids.

Standard 5 – Spacing on the Street:

This standard is not applicable to the petition. No changes are proposed to the size or mass of the home that would impact the spacing of structures on the streetscape.

Standard 6 – Rhythm of Entrance Porches:

This standard is not applicable to the petition. No changes are proposed to the entrance to the home.

Standard 7 – Relationship of Materials and Texture:

This standard is not met. The synthetic material attempts to imitate the appearance of natural wood with what appears to be an overly textured wood grain appearance. Because the synthetic material is a manufactured product, it does not present the natural variation and random appearance of cedar shake. The uniformity and rigidity of the synthetic product may stand out in comparison to the rest of the home. It is important to note that the synthetic product is relatively new on the market and there is still some question about its appearance and durability over time.

Standard 8 – Roof Shapes:

This standard is not applicable to the petition. No changes are proposed to the roof shapes of the home.

Standard 9 – Walls of continuity:

Not enough information to determine if this standard is met. There is concern that the synthetic product has not been on the market long enough to know how it ages. As noted above, the synthetic product promotes the fact that it does not fade in color or weather, but has this synthetic product been available for enough time for this to be proven? Or, if this synthetic product does not fade in color as the manufacturer claims, will the synthetic product stand out because it will always look “brand new” in relation to the aging materials on the rest of the historic home?

Standard 10 - Scale:

This standard is not applicable to the petition. No changes are proposed to the size or height of the home.

Standard 11 – Directional Expression of Front Elevation:

This standard is not applicable to the petition. No changes are proposed to the front elevation.

Standard 12 – Preservation of Historic Material:

This standard is not met. The proposed work does not directly impact original material on the residence however the change proposed presents a material that has different characteristics and a different appearance than the historic material originally used on the residence.

Standard 13 – Preservation of natural resources:

This standard is not applicable to the petition. No tree or vegetation removal is proposed as part of this request.

Standard 14 – Compatibility:

This standard is not met. The visual qualities of the synthetic material are not compatible with the historic home and the surrounding homes. Synthetic roofing products continue to evolve, however there significant differences in the visual characteristics of the synthetic material in comparison to natural cedar shake.

Standard 15 – Repair to deteriorated features:

This standard is not met. This standard states that when replacement of deteriorated architectural features is necessary, the new material *need not be identical* but should match the material being replaced in composition, design, color, texture and other visual qualities.

The synthetic product attempts to imitate natural wood shakes but there are obvious visual differences between natural cedar shake and the synthetic material. Because of the imitated texture, uniformity, rigidness and the fact that the synthetic material does not fade in color, the synthetic material is not consistent in visual character and does not “match” the material being replaced on the historic residence.

Standard 16 – Surface cleaning:

This standard is not applicable to this request.

Standard 17 – Integrity of historic property:

At this time, not enough information is available to determine if this standard can be met with some type of a synthetic roof product. From staff's perspective, there are many questions and unknowns

about the visual qualities and durability of the synthetic material, long-term, to fully evaluate how the synthetic material may or may not impact the integrity of the historic property.

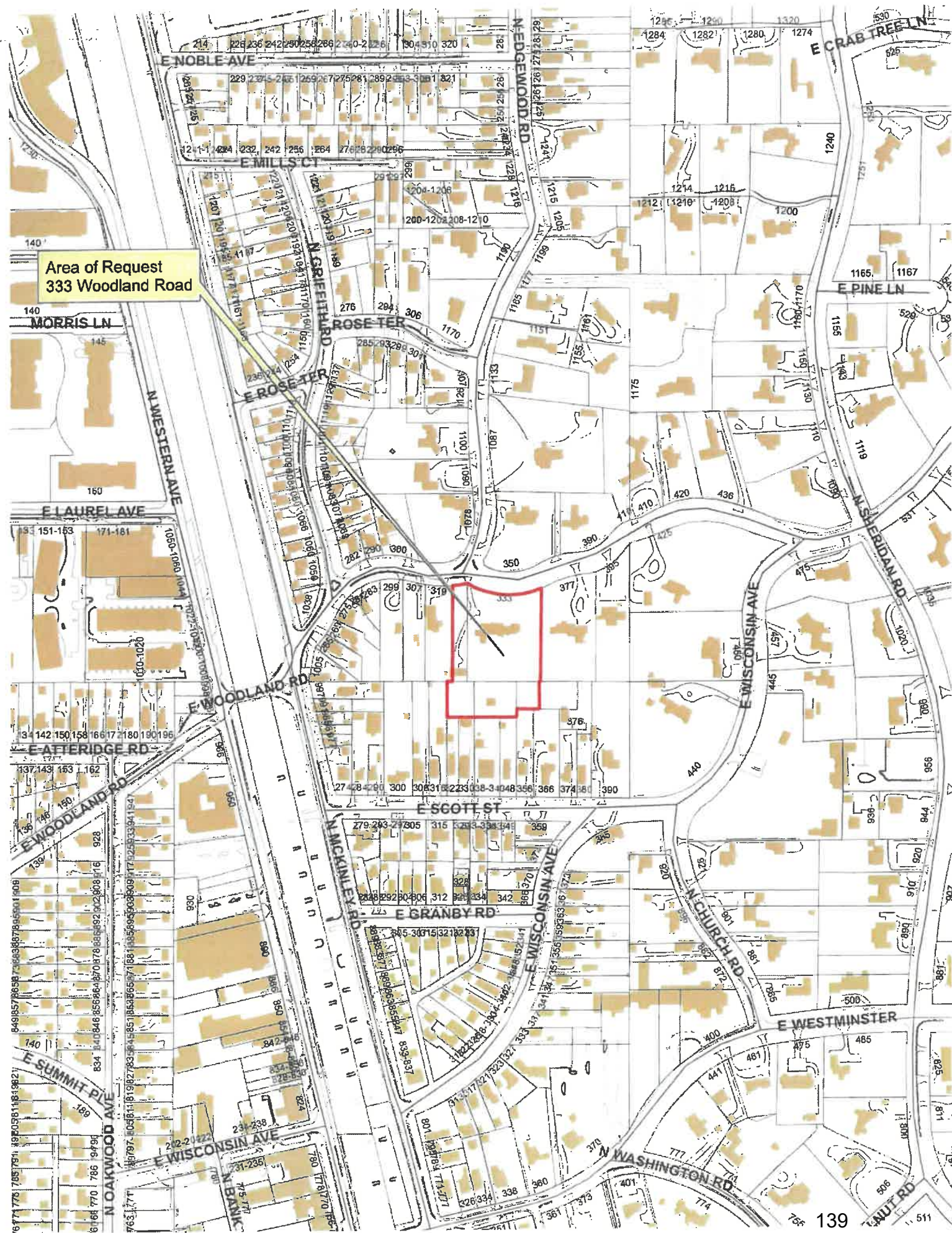
PUBLIC COMMENT

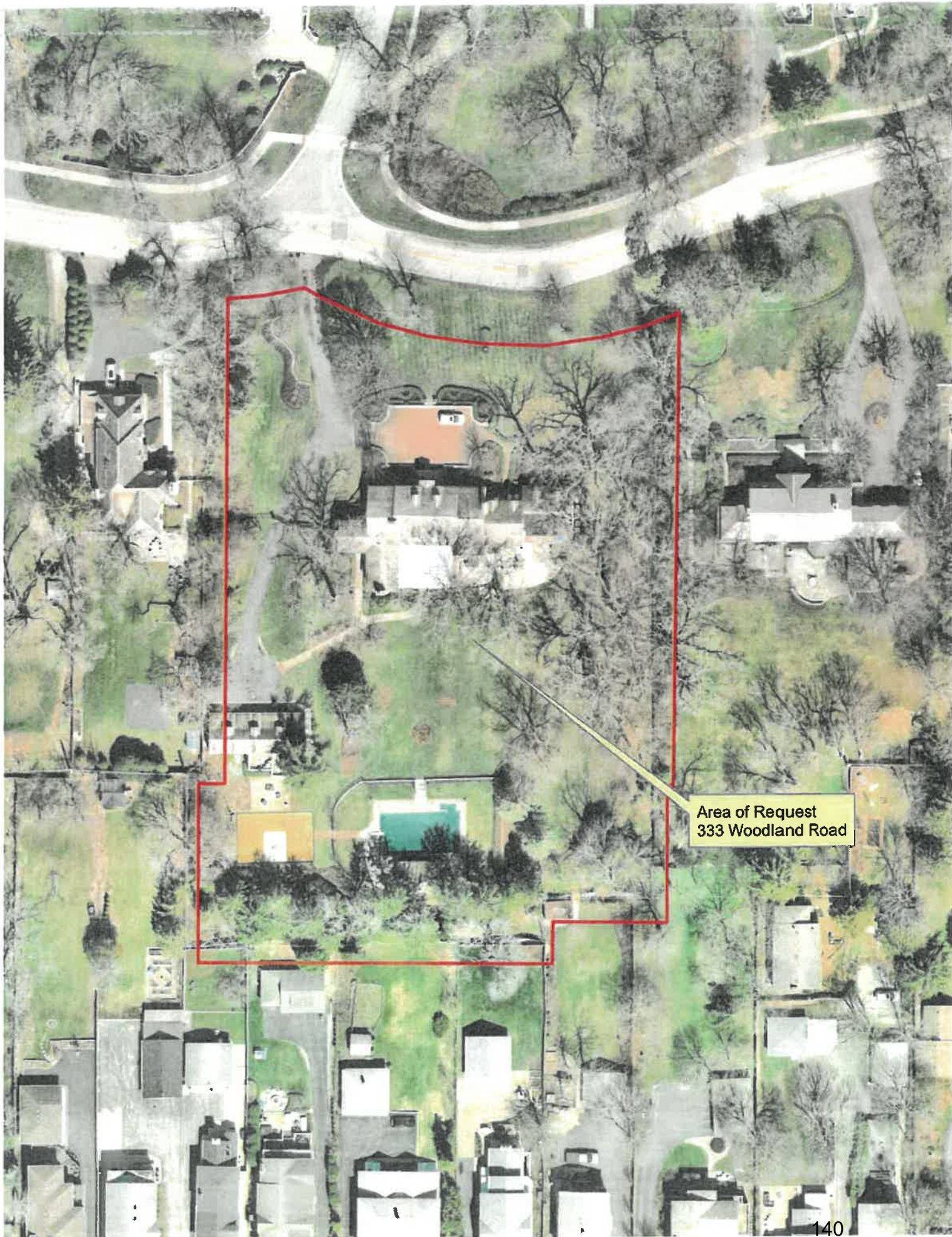
Public notice of this petition was provided in accordance with City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and residents and the agenda for this meeting was posted at various public locations and on the City's website. As of the date of this writing, no correspondence was received regarding this request.

RECOMMENDATION

Continue consideration of the request to replace the natural cedar shake roof with a synthetic material based on the following.

1. The Commission historically has supported natural materials and there is a strong precedent for natural materials in the Historic Districts and for Local Landmark properties. The Commission is currently in the process of studying this issue and the potential impacts, or lack thereof, on the integrity of the Historic District before departing from the long-standing precedent of the use of natural and traditional roof products in the Historic District.
2. The petitioner is encouraged to consider other roofing materials that are more in keeping with the character of the historic residence and the Historic District.





Area of Request
333 Woodland Road



LAKE FOREST

**THE CITY OF LAKE FOREST
HISTORIC PRESERVATION COMMISSION APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS**

PROJECT ADDRESS 333 E. Woodland Road**APPLICATION TYPE**

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
<input type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input type="checkbox"/> New Building	<input type="checkbox"/> Landscape/Parking
<input type="checkbox"/> New Accessory Building	<input type="checkbox"/> Demolition Partial	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Lighting
<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Signage or Awnings
<input type="checkbox"/> Building Scale Variance	<input checked="" type="checkbox"/> Other - <u>Roof Replacement</u>	<input type="checkbox"/> Other	

HISTORIC DISTRICT OR LOCAL LANDMARK (leave blank if unknown)

- ☒ East Lake Forest District ☐ Green Bay Road District ☐ Vine/Oakwood/Green Bay Road District
☐ Local Landmark Property or District ☐ Other

PROPERTY OWNER INFORMATIONMary Therese & Greg Williams
Ownership of Property333 E. Woodland Road
Owner's Street Address (may be different from project address)Lake Forest, IL 60045
City, State and Zip Code847.809.1437
Phone Number Fax NumberKraftwilliams20@gmail.com
Email AddressMary Therese Williams
Owner's Signature**ARCHITECT/BUILDER INFORMATION**Jason Chase JNJ Restoration
Name and Title of Person Presenting ProjectJNJ Restoration
Name of Firm1603 Clinston Ave
Street AddressLake Forest, IL 60045
City, State and Zip Code317 908 3091
Phone Number Fax NumberJASON@JNJRESTORATION.COM
Email AddressJason Chase
Representative's Signature (Architect/Builder)

The staff report is available the Friday before the meeting, after 5:00pm.

Please email a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER ☐ REPRESENTATIVEI will pick up a copy of the staff report at
the Community Development Department☐ OWNER ☐ REPRESENTATIVE

Mary Therese & Gregory Williams
333 E Woodland Road
Lake Forest, IL 60045
847-809-1437 Kraftwilliams23@gmail.com

Chair and Members of the Lake Forest Historic Preservation Commission
and Community Development Members,

Thank you for your time in reviewing our certificate of appropriateness application. It is important to note that this home and our neighborhood is our treasure. For 18 months we pursued the purchase, watching countless youtube video tours and doing endless drive-bys. In the late fall of 2016, ownership became a reality, and our family of 7 (our 5 children between the ages of 2-10 at the time and us) moved in. Our home is well lived in, we are blessed to have a revolving door of children, family and friends helping us to make it a warm, inviting place to call home. And apparently, our family is not the first, we constantly have Lake Forest friends telling us how many times they spent the night or snuck in or out of our house as a kid.

We respect our home. And do not take any expense for it lightly. We've gone to great expense to repair stonewalls, landscaping, etc. It should not be a surprise that our roof would be no exception.

When purchasing the home we had a roof inspection done, it was determined that we could probably continue with typical cedar maintenance plan (de-mossing, treating, replacing shingles) for a few years but eventually it would need to be replaced. We utilized Etruscan and CRC to service, each coming out 2-4 times over the next 4 years. It became apparent that we are not typical home, the location of aging, shade-providing trees creates extensive moss build up and critter access. In 2018, after replacing a section of shingles on our garage, a family of racoons figured out how to climb the adjacent tree and burrow into the roof.

From 2017 to the present, I have been getting estimates on Cedar Roofs. Since then, the cost to replace our roof has doubled. It started at \$65,000 in 2017 then a trade tariff was put on Canadian Imports, followed shortly after by the pandemic, driving supply down and prices up. We tried to wait it out paying close to \$10,000 in maintenance. In Jan of 2021 the price jumped to \$91,200 and today the cost is \$124,000. In addition, the quality of the cedar product has deteriorated, with young porous wood being sold to meet the demand. Leaving us to not only pay a premium for the materials but continue to be shackled with high annual maintenance costs on a product whose life span has been shortened.

It is no wonder why I have been researching a better solution. My path started with our contractor who specializes in historic homes. Casey Brey with Euro Construction. He connected me to Gosia Worbel with ABC Supply Co. to explore all roofing options, but tipped me off to synthetics, saying more and more of his customers are installing these "composite based roofs". Gosia and I narrowed it down to Davinci the leading manufacturer in the space. She put me in contact with the regional representative for Davinci who then gave me 3 installers with stellar

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reputations. After submitting bids, talking through pros and cons, I landed on Jason with JnJ Restorations. (bid attached).

DaVinci synthetic roofs offer several benefits over cedar shake roofs. Here are some advantages:

1. **Durability:** DaVinci synthetic roofs are known for their exceptional durability. They are engineered to withstand extreme weather conditions, including high winds, hail, and heavy rain. Unlike cedar shake roofs, which are susceptible to cracking, splitting, and rotting over time, DaVinci roofs offer long-lasting performance.
2. **Low Maintenance:** DaVinci roofs require minimal maintenance compared to cedar shake roofs. They do not require regular treatments or coatings to protect against pests, mold, or moisture damage. Additionally, DaVinci roofs are resistant to UV rays and fading, so they maintain their appearance without the need for frequent maintenance.
3. **Fire Resistance:** Unlike cedar shake roofs, which are highly flammable, DaVinci synthetic roofs have a Class A fire rating. They are made from non-combustible materials, such as engineered polymers and fire-retardant additives, making them an excellent choice for areas prone to wildfires or with strict fire safety regulations.
4. **Wide Range of Styles and Colors:** DaVinci offers a wide variety of styles and colors to choose from, allowing homeowners to achieve the desired aesthetic for their homes. Whether you prefer the look of natural slate, hand-split cedar shakes, or other architectural styles, DaVinci synthetic roofs can mimic the appearance of various roofing materials while providing superior performance.
5. **Sustainability:** DaVinci roofs are environmentally friendly. They are made from recycled materials, reducing the demand for new resources. They are produced from virgin resins fortified with UV stabilizers to protect color. Moreover, they have a longer lifespan compared to cedar shake roofs, which helps reduce waste over time.
6. **Cost-Effective:** Although the upfront cost of a DaVinci synthetic roof may be higher than that of a cedar shake roof, it offers long-term cost savings. With its durability and low maintenance requirements, homeowners can save on repair and replacement costs over the life of the roof.

There are many benefits to synthetic roofs. And it is acknowledged by the over 100 residents of Lake Forest who have Davinci, and likely 100 more who have an alternative brand. Synthetic roofs have come a long way, even in 6 years. I did not even consider them in 2017 because they looked overly manufactured. That is not the case now. The marketplace has blossomed, with multiple high-end manufacturers and more knowledgeable installers. In speaking with residents that installed a Davinci in August of 2021 on South Sheridan Road, the husband and wife's comment was "after we did the research, our only conclusion was that it would be irresponsible to NOT install Davinci."

I agree.

I would also like to highlight the provision outlined below as it's interpretation is important to this matter:

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(15) *Repair to deteriorated features.* Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

According to the standards for review, our deteriorating roof, which needs to be replaced, need not be identical. We feel the Davinci Select Shake we have chosen DOES match composition (10 inches), design (grain treatment and thickness), texture and visual qualities. In fact, I'd like you to please drive the neighborhood North of Northwestern Hospital, off Waukegan Road: Carrol Rd and Symphony Rd. It is a great example of how synthetic actually maintains the prestigious and clean look of a home. This neighborhood has a mix of synthetic styles and cedar. Jason, our installer and I would argue, some homes look great and a couple demonstrate poor installation. The shakes should overlap, just like a cedar roof. The installation process of Cedar and Synthetic should be the same. And must be done by a reputable roofer. Also note, a couple homes in this neighborhood are Cedar. They have mismatched, broken shakes and really do not have as strong an appeal.

I would also encourage you to drive by the Gloucester Crossing neighborhood, just past Sunset Foods, behind the parking lot of St Pat's Church. Here you will find a neighborhood of Davinci.

If you did not know snow guards are recommended for composite roofs because they have a non-porous surface similar to slate, it would be very hard to tell which home is cedar and which is synthetic.

Key Points for Consideration:

- I encourage the Commissioners to re-view the 774 Washington Road petition at the 4/28/21 HPC meeting (https://www.cityoflakeforest.com/government/boards_and_commissions/historic_preservation_commission.php) As you know the petitioners, were granted certificate of appropriateness for synthetic siding. Here are some key take-aways as it relates to our petition:
 - o As noted by a couple Commissioners, there was no history of synthetic *siding* use in the City of Lake Forest at that time and therefore the Commission could not substantiate the material claims. There are hundreds of Lake Forest homes with Davinci Roofs going as far back as 2013. They all met the LF building/roofing codes and are easy to view for integrity today.
 - o Neighborhood continuity. Our historic district has no dominate roofing material. It is a mixture of Wood, Slate and Synthetic (asphalt) currently.

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- The majority of Commissioners, approved the composite synthetic material as one that can mimic visual qualities of wood.
- Multiple Commissioners rejected the Council's point of view that street presence of a home is an allowable consideration for certificate discussion.
- Materials and methods evolve overtime, due diligence should be placed **not** on specific materials, but the elements of composition, design, color, texture and visual appeal.
- The non-natural material(synthetic) is limited to only the roof.
- Davinci is the top selling manufacturer. I have provided a link to Historic homes (eg.Frank Lloyd Wright in WI) across the country using Davinci Roofs. It includes commentary on how and why other HPCs made the decision to approve.
- Financially. There is a financial benefit, while marginal at installation, the close to \$5,000 spent every 2 years to de-moss, treat and repair Cedar along with the reduction of \$500 in annual insurance costs because Davinci is an Impact Resistant roofing material is considerable. Over the lifespan of a Cedar Roof (16 yrs) that's a savings of \$56,000. (this does not include unforeseen acts such as animals and hail/high winds)
- We would welcome the input of the Commission on the Davinci Shake style and color. The Davinci Select Shake in Mountain is most used by our Style home (White Cape Cod with black shutters), but we also talked about the Black Oak to accomplish some color differentiation.

Thank you for joining me in this discussion. I hope the Commission will recognize the progress of synthetic materials over the past 5 years not only visually, but environmentally and structurally. We love our home and with our youngest being 8, we plan to spend many more years enjoying the coastal, sophisticated vibe it proudly displays. We feel confident that synthetic brands like Davinci will continue to penetrate Historic Districts. They are already growing at a rapid rate outside of them and our town is just one small example.

Sincerely,

Mary Therese and Greg Williams



RESTORATION

SCOPE OF WORK / ROOF REPLACEMENT

1603 Orrington Ave. Ste 600, Evanston IL 60202

P 847-531-4847 F 847-531-4986

www.jnjrestoration.com

Mary Therese Williams
333 E Woodland Way
Lake Forest, IL 60045

The following specifications and estimates for the following:

- Tear off and remove 1 layer of existing Roofing material Cedar Shakes along with any accessories on the roof. Tarps and Plywood will be used as needed to protect home and landscaping during construction process. A magnetic sweep of the yard will be implored throughout the job.
- Supply & Install new **Davinci Select Shake (Color TBD)**
- Install new layer of synthetic underlayment on entire roof deck prior to shingle installation. Hydra Synthetic breathable underlayment used & rated for metal, tile and slate roof installation
- Install Grace Select Ice and Water shield in all eaves (2 courses) & in valleys. and run 1/2 course of ice and water shield on all rakes of roof and in all roof to wall transitions. Low slope roof areas to be covered in Ice and Water shield.
- Install Grace Select ice & Water shield around all openings on roof, pipe jacks, vents, chimney & roof to wall transitions to provide a water tight structure.
- Install a starter course of Davinci starter course in all eaves of home for proper shingle installation.
- Davinci shingle installation to be installed with stainless steel nails / Synthetic Felt to be installed using Stinger Plastic Cap coil nails
- Install new Double Crimped Valleys on home (Kynar Coated Steel/color match) Each side of valley to be covered with Ice and Water shield prior to New Davinci installation.
- Install new 1 piece Davinci Hip and ridge on home
- Install New Ridge vent system on home to ensure proper roof venting of roof structure.
- Replace all Pipe Jacks with new lead boots for all pipe jacks on roof.
- Install new flashing on roof to replace old. All step flashing to be installed with custom made davinci Step flashing. All Roof to wall transitions to be custom bent on site to replace old. (kynar coated Steel/color match)
- All trash debris and roof waste to be removed from property along with proper cleanup of property during and after roof construction.
- Install Snow guards over garage doors
- Provide Permit – All Village inspections will be coordinated by JnJ Restoration

Roof Total: \$73,998.53

** Garage Roof Option: \$19,594.66

Prices above Include permit fee of 1.5%

Customer Acceptance

Date

Customer Acceptance

Date
146



Mary Therese and Gregory Williams
Certificate of Appropriateness Review
May 2023

333 E Woodland Road, Our Home



Moss build-up and tree proximity



Select Shake Specs



Home » Products » Synthetic Materials » Select Shake Tiles » 8" and 10" Select Shake Tiles

DAVINCI JUST MADE A GREAT THING GREATER

With the DaVinci reputation of durability and effortless upkeep, our Select Shake tiles imitate authentic cedar shake better than any product on the market. DaVinci Select Shake molds are taken from real wood profiles, making them perfect for projects where a traditional cedar look is desired. DaVinci doesn't stop at beauty—the product design of our Select Shake allows for faster installation and will withstand whatever Mother Nature brings to the exterior of your home. When you're looking for the beauty of real cedar shake with the lasting elegance of DaVinci, our Select Shake has your home covered.

- Available in 8" and 10" widths
- The 10" pieces have a simulated keyway to give the look of 4" and 6" shakes to create a multi-width appearance.
- Finished look creates appearance of 4", 6", 8", and 10" shakes
- 5/8" tile thickness
- DaVinci Select Shake is created from authentic wood profiles, making it the most realistic roofing product on the market
- Can be installed at 9" or 10" exposure
- Resistant to fading, rotting, cracking, and pests
- Lifetime Limited Material Warranty
- Tiles arrive at the job site bundled and pre-sorted by color, eliminating sorting and guesswork at the site



8"



10"

Link: <https://www.davinciroofscapes.com/products/shake/select-shake/>

Why Davinci?

Link:

<https://www.newenglandmetalroof.com/composite-roof-shingles-brands/>

PROS

- Transferable warranties
- Class 4 impact rated
- Multiple Energy Star colors
- Seven lines of shingles

CONS

- Warranty prorated after 10 years
- Transfers are limited to the first 10 years

Davinci Roofscapes - Best Overall

Davinci Roofscapes offers seven lines of composite roofing made from virgin resins treated with UV stabilizers to ensure color retention.

- Wide Selection

The most significant advantage of Davinci is the vast product lineup, consisting of seven different lines of composite shingles that look like cedar shakes and slate tiles. The Bellaforte is the signature line and comes in shake or slate in various colors and sizes.

- EcoBlend Colors

DaVinci also has a selection of Cool Roof colors that pass regulations set by California Title 24/LA County, EnergyStar, and LEED green building requirements. Each line of composite shingles has one or more Energy Star colors.

- Superior Performance

Because all of DaVinci's products are Class 4 impact rated and 110-mph wind rated, they have superior performance against hail, debris, and storm damage.

- Transferable Warranties

A noteworthy feature of DaVinci products is the Lifetime limited warranty, transferable twice in the first 10 years. After 10 years, the warranty becomes prorated for the next 40 years, making the lifetime warranty the same as a 50-year warranty.

- Price Analysis

Davinci roofing can run from \$5.75 to \$10.50 a square foot, with \$4 to \$6.50 for materials and labor costing between \$1.75 and \$4 per square foot. For a roofing square - 100 square feet - the price will range between \$175 and \$300.

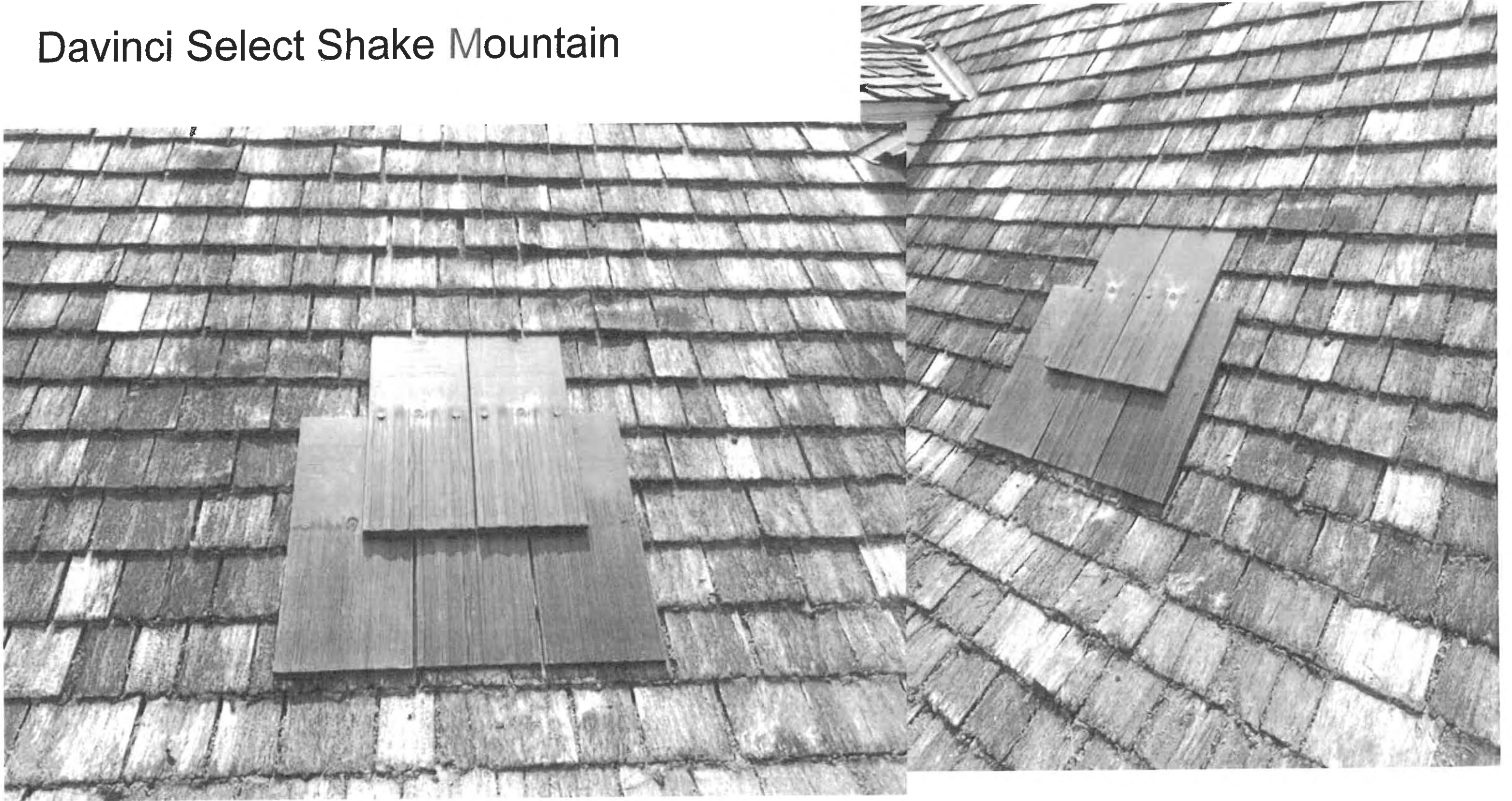
Proposed Select Shake Mountain
is same dimension as cedar
shake alternative and original
cedar roof (10 inches)



Materials will be provided at meeting.



Davinci Select Shake Mountain



Davinci Select Shake

- Mountain



DaVinci Mountain

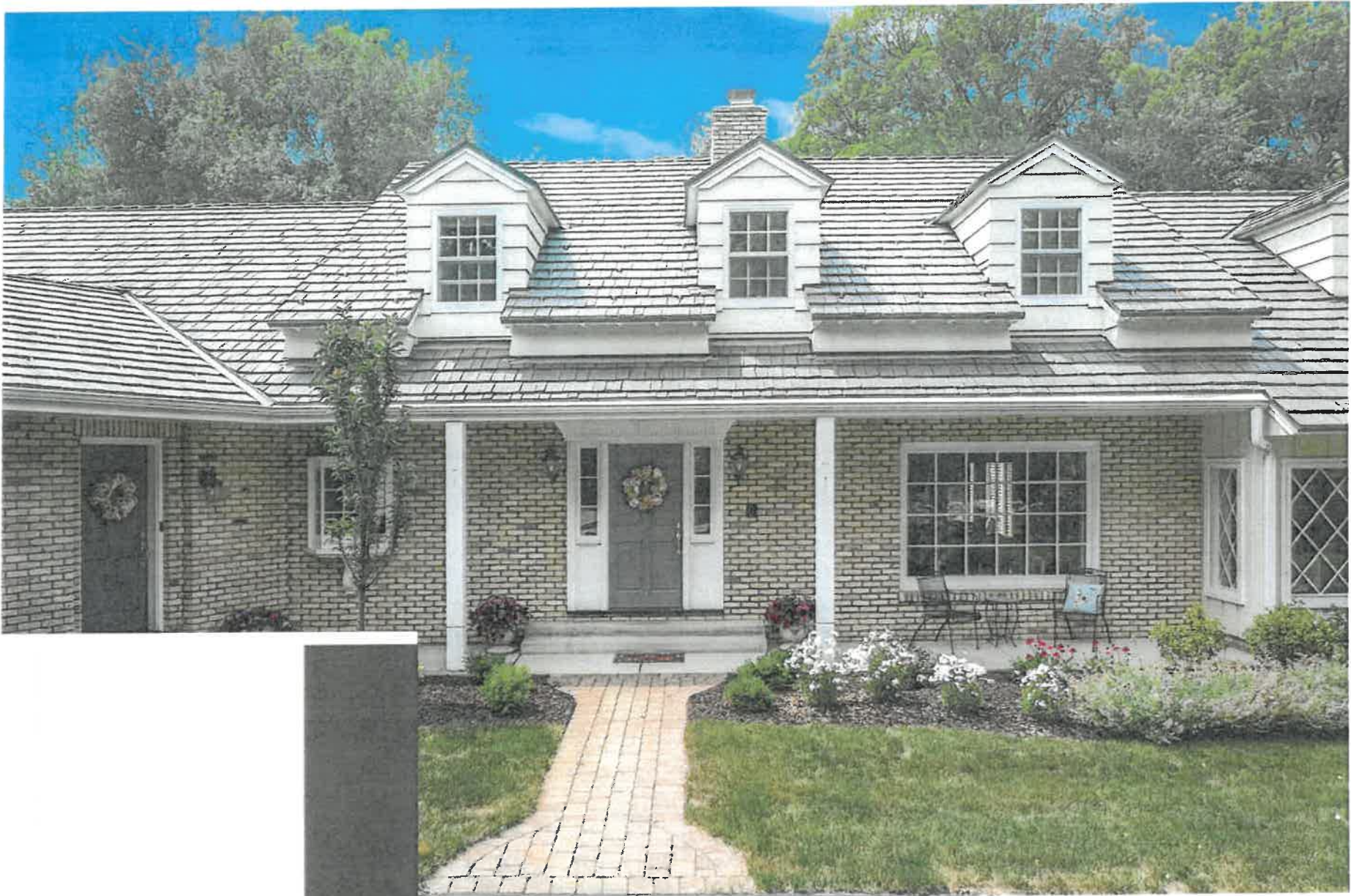
Main Color

Origami White SW 7636
Origami White SW 7636

Trim

■ Deep Forest Brown SW 9175

Accent

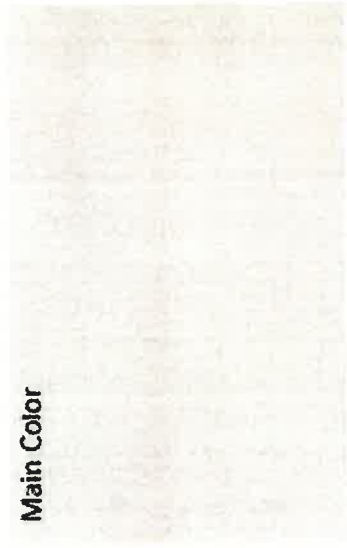


Black Oak Shake

Alternative option for our home style.



DaVinci Black Oak



Dhurrie Beige SW 7524
Kestrel White SW 7516



Rockweed SW 2735
Cascades SW 7623

Reroofing a Frank Lloyd Wright Home

<https://www.davinciroofscapes.com/projects-inspiration/project-profiles/reroofing-a-frank-lloyd-wright-home/>



Product: Single-Width Shake in the natural Aged Cedar



NPS Chooses DaVinci Shake for Historic Mansion

Per the rules of the National Park Service, any preservation work performed on a national landmark must provide the same look as the original construction. This is to maintain the historical accuracy of the property. While the Carnegie family commissioned a real cedar roof, the harsh climate of Coastal Georgia makes it impractical to continually replace.

The Synthetic Shake Solution

Fortunately, the team at Register Roofing had a different idea. Their team recommended a composite roofing solution from DaVinci Roofscapes. It perfectly matches the traditional cedar shake roof in appearance. However, it far exceeds the natural cedar in performance. With Class 4 impact and Class A fire ratings, synthetic shake resists coastal weather, including standing up to high winds and nearby ocean conditions.

Link:

<https://www.davinciroofscapes.com/projects-inspiration/project-profiles/synthetic-shake-that-resists-coastal-weather-approved-for-historic-mansion/>



DaVinci Impact-Resistant Slate Roof Brings Curb Appeal to a Lakefront Home

Product: Terry Haseman's lakefront home was originally built in 1904 as a yacht club. Then it was transitioned into a hotel. Now it's a private residence that's for sale for 1.5 million dollars. What roof did Haseman have added to the expansive house to add curb appeal before he put it on the market? A Bellaforté Slate composite roof in an attractive European blend of four colors.

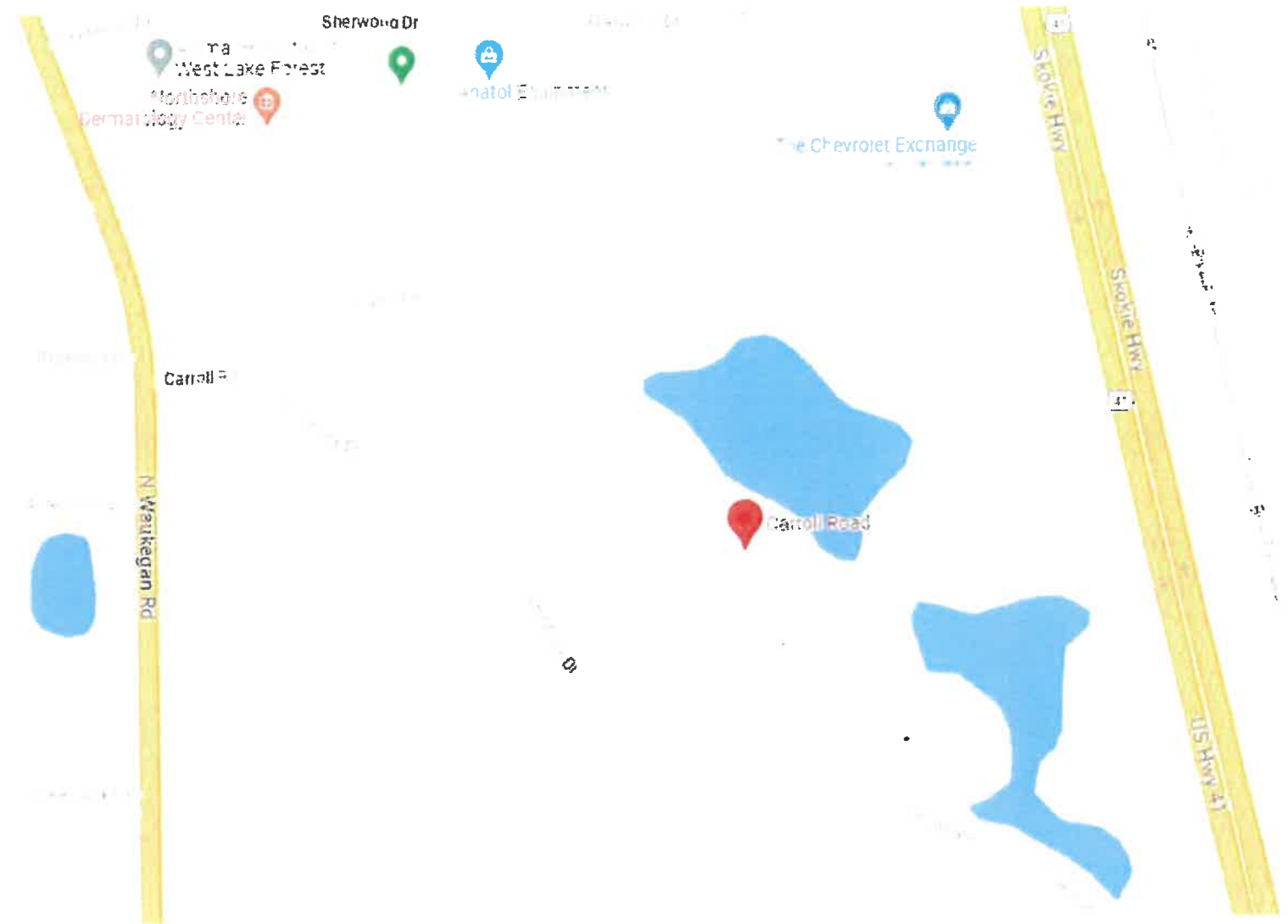
<https://www.davinciroofscapes.com/projects-inspiration/project-profiles/davinci-impact-resistant-slate-roof-brings-curb-appeal-lakefront-home/>



Examples Around Town

Carroll & Symphony Road In Lake Forest

The majority of homes in this development are synthetic. It is a good example of seeing the Synthetic vs Cedar next door.



Synthetic



Cedar



Cedar



Synthetic



LIST OF HOUSES IN LAKE FOREST WITH SYNTHETIC ROOFING

Close Date	Install Street	Install City	Install State	Install Zip/Postal	Primary Product	Color/Blend
10/13/2022	1467 N McKinley Rd	Lake Forest	IL	60045	Bellaforte Shake	Mountain
10/27/2021	130 Pembroke Dr	Lake Forest	IL	60045	Bellaforte Shake	Chesapeake
7/14/2020	80 W Minster Ave	Lake Forest	IL	60045	Bellaforte Shake	Mountain
8/4/2021	850 Symphony St	Lake Forest	IL	60045	Select Shake	Black Oak
6/5/2021	881 Carrol Rd	Lake Forest	IL	60010	Select Shake	Aged Cedar
10/31/2021	1051 Inverlieth Rd	Lake Forest	IL	60045	Select Shake	Aged Cedar
8/1/2021	1100 Keswick Ln	Lake Forest	IL	60045	Bellaforte Shake	Mountain
5/14/2021	110 S Suffolk Ln	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
11/4/2021	45 E Sandpiper Ln	Lake Forest	IL	60045	Bellaforte Shake	Mountain
5/17/2022	185 Wallace Rd	Lake Forest	IL	60045	Bellaforte Shake	Chesapeake
11/8/2022	845 McCormick Dr	Lake Forest	IL	60045	Bellaforte Shake	Mountain
12/15/2015	1340 N. Waukegan Lake	Lake Forest Park	IL		Multi Width Shake	Mountain
4/28/2016	1340 N. Waukegan Road	Lake Forest	IL	60045	Multi Width Shake	Mountain
7/14/2020	730 Hunter Lane	Lake Forest	IL	60045	Bellaforte Shake	Mountain
6/15/2020	791 Hunter Lane	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
10/4/2022	481 Yorktowne Ln	Lake Forest	IL	60045	Select Shake	Mountain
10/4/2021	861 Hunter Ln	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
1/27/2022	787 Coventry Dr	Lake Forest	IL	60045	Bellaforte Shake	Mountain
9/1/2020	790 Coventry Dr	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
3/26/2019	860 â€” 862 Gloucester Crossing	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
8/7/2019	851 - 853 GLOUCESTER CROSSING	LAKE FOREST	IL	60045	Bellaforte Shake	Tahoe
10/4/2019	870 - 880 Gloucester Crossing	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
9/24/2019	884 - 888 Gloucester Crossing	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
6/20/2019	827 - 829 KNIGHTSBRIDGE COURT	LAKE FOREST	IL	60045	Bellaforte Shake	Tahoe
11/27/2019	900 - 906 Gloucester Crossing	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
7/10/2019	831 - 833 KNIGHTSBRIDGE COURT	LAKE FOREST	IL	60045	Bellaforte Shake	Tahoe
9/24/2019	891 - 893 Gloucester Crossing	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
12/30/2019	908 - 910 Gloucester Crossing	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
11/21/2019	930 - 940 Gloucester Crossing	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
7/29/2019	881 KNIGHTSBRIDGE COURT	LAKE FOREST	IL	60045	Bellaforte Shake	Tahoe
9/13/2019	850-852 Knightsbridge Ct.	Lake Forest	IL	60045	Bellaforte Shake	Tahoe
4/19/2022	900 W Everett Rd	Lake Forest	IL	60045	Select Shake	Aged Cedar

RIVERWOODS

7/16/2018 27820 N IRMA LEE CIRCLE	Lake Forest	IL
10/21/2021 1401 Harlan Ln	Lake Forest	IL
10/3/2022 1270 Kathryn Ln	Lake Forest	IL
4/29/2021 855 Jennifer Court	Lake Forest	IL
9/17/2020 1369 Kathryn Lane	Lake Forest	IL
7/13/2013 1330 Kurtis Lane Lake	Lake Forest	IL
11/17/2021 1400 Kurtis Ln	Lake Forest	
7/26/2021 1410 Lawrence Ave	Lake Forest	IL
4/9/2021 1630 Aspen Dr	Lake Forest	IL
1/7/2021 1681 Aspen Drive	Lake Forest	IL
11/6/2018 1306 Oak Knoll Dr	Lake Forest	IL
7/1/2017 920 Goldenrod	Lake Forest	IL
3/30/2018 1680 Lowell Ln Lake	Lake Forest	IL
2/23/2022 1630 Alexis Ct	Lake Forest	IL
3/10/2021 216 Brampton Ln	Lake Forest	IL
4/7/2022 217 Brampton Ln	Lake Forest	IL
4/10/2018 226 Brampton Lane Lake	Lake Forest	IL

60045 Bellaforte Shake	Mountain
60045 Bellaforte Shake	Mountain
60045 Select Shake	Chesapeake
60045 Select Shake	Weathered Gray
60045 Bellaforte Shake	Tahoe
Bellaforte Shake	Tahoe
60045 Select Shake	Aged Cedar
60045 Bellaforte Shake	Weathered Gray
60045 Bellaforte Shake	Mountain
60045 Bellaforte Shake	Chesapeake
60045 Bellaforte Shake	Tahoe
60045 Bellaforte Shake	Mountain
60045 Multi Width Shake - Pre	Aged Cedar
60045 Bellaforte Shake	Weathered Gray
60045 Select Shake	Mountain
60045 Multi Width Shake - Pre	Aged Cedar
Bellaforte Shake	Tahoe

Close Date	Install Street	Install City	Install State	Install Zip/Postal Code	Primary Product	Color/Blend
4/2/2019	51 Pembroke Dr Lake	Lake Forest	IL	60045	Multi Width Slate	European
9/29/2020	250 Ahwahnee Lane	Lake Forest	IL	60045	Bellaforte Slate	Slate Gray
8/13/2020	600 N Westmoreland Rd	Lake Forest	IL	60045	Multi Width Slate	European
5/18/2021	365 Chiltern Dr	Lake Forest	IL	60045	Single Width Slate	Slate Gray
8/30/2021	30 S Sheridan Rd	Lake Forest	IL	60045	Single Width Slate	European
6/20/2018	60 W Honeysuckle Rd	Lake Forest	IL	60045	Bellaforte Slate	European
1/12/2007	1080 Winwood Dr.	Lake Forest	IL	60045	Multi Width Slate	European
11/14/2022	1120 Emmons Ct	Lake Forest	IL	60045	Province Slate	Brownstone
3/4/2019	990 W Deerpath Rd	Lake Forest	IL	60045	Bellaforte Slate	Brownstone
7/12/2022	899 Ringwood Rd	Lake Forest	IL	60045	Multi Width Slate	European
6/3/2022	21 South Suffolk Ln	Lake Forest	IL	60045	Bellaforte Slate	Castle Gray
11/11/2019	465 Hunter Lane	Lake Forest	IL	60045	Bellaforte Slate	European
11/15/2015	1181 Melody	Lake Forest	IL	60045	Multi Width Slate	
11/15/2022	870 Holden Ct	Lake Forest	IL	60045	Province Slate	Slate Black
10/31/2017	1310 Long Meadow Lane	Lake Forest	IL	60045	Multi Width Slate	European
5/6/2021	230 Wallace Rd	Lake Forest	IL	60045	Single Width Slate	Slate Black
8/23/2021	777 Hunter Ln	Lake Forest	IL	60045	Bellaforte Slate	Slate Gray
1/27/2022	471 Yorktowne Ln	Lake Forest	IL	60045	Single Width Slate	European
12/8/2020	651 W Northcroft Ct	Lake Forest	IL	60045	Multi Width Slate	Slate Gray
1/8/2007	851 Hunter Lane Lake	Lake Forest	IL		Multi Width Slate	European
9/1/2012	1000 New Castle Drive	Lake Forest	IL	60045	Single Width Slate	European
10/31/2017	560 Newcastle Dr Lake	Lake Forest	IL	60045	Bellaforte Slate	European
9/5/2018	671 New Castle Dr	Lake Forest	IL	60045	Bellaforte Slate	Slate Gray
9/4/2018	721 New Castle Drive	Lake Forest	IL	60045	Bellaforte Slate	European
5/4/2021	1275 Gavin Ct	Lake Forest	IL	60045	Single Width Slate	Canyon
6/21/2022	415 Oak Knoll Dr	Lake Forest	IL	60045	Bellaforte Slate	Brownstone
7/14/2014	886 Morningside Dr. Lake	Lake Forest	IL		Multi Width Slate	Castle Gray
6/15/2022	450 Oak Knoll	Lake Forest	IL	60045	Single Width Slate	European
2/23/2017	720 Jennifer Ct. Lake	Lake Forest	IL	60045	Single Width Slate	Slate Black
9/15/2016	711 Jennifer Court	Lake Forest	IL	60045	Multi Width Slate	European
9/21/2022	950 Lakewood Dr	Lake Forest	IL	60045	Bellaforte Slate	European
10/19/2020	1491 Kathryn Lane	Lake Forest	IL	60045	Multi Width Slate	European

6/15/2020	1470 Kurtis Lane	Lake Forest	IL
9/24/2022	1661 Aspen Dr	Lake Forest	IL
4/22/2021	1481 S Estate Ln	Lake Forest	IL
9/28/2021	1743 Lowell Ln	Lake Forest	IL
3/24/2021	1735 Paddock Lane	Lake Forest	IL
3/4/2020	1830 Telegraph Road	Lake Forest	IL
7/9/2021	1730 Paddock Ln	Lake Forest	IL
2/22/2016	1850 Windridge	Lake Forest	IL
8/8/2018	1866 Windridge Dr Lake	Lake Forest	IL
10/13/2013	1925 Wedgewood Dr Lake	Lake Forest	IL

60045	Multi Width Slate	Castle Gray
60045	Bellaforte Slate	Canyon
60045	Bellaforte Slate	Slate Black
60045	Single Width Slate	Slate Black
60045	Multi Width Slate	European
60045	Bellaforte Slate	European
60045	Multi Width Slate	European
60045	Multi Width Slate	European
60045	Bellaforte Slate	Smokey Gray
	Single Width Slate	Brownstone

CORRESPONDENCE – JUNE MEETING



**THE LAKE FOREST PRESERVATION FOUNDATION'S
STATEMENT REGARDING PETITIONS SET TO BE HEARD
BY THE HPC AT ITS MEETING SCHEDULED FOR JUNE 28, 2023**

June 28, 2023

The Lake Forest Preservation Foundation (the "LFPF") is a non-profit organization, having over 500 members and supporters, almost all of whom are residents of Lake Forest. For over four decades, the LFPF has been dedicated to the stewardship, safeguarding, and endurance of Lake Forest's exceptional architectural and landscape legacy for succeeding generations, through public education, historic preservation and advocacy. Among the LFPF's key beliefs are the preservation of the historic visual character of Lake Forest and thoughtful development that is sensitive to that character. The LFPF submits this statement with regard to the petitions set to be heard by the HPC at its June 28th meeting.

930 Lake Road

In its submission to the HPC on May 24, 2023, the LFPF pointed out that the proposed wall, gates and fencing did not satisfy Standard 4 - Rhythm of solids to void in front façade; Standard 5 - Rhythm of spacing and structures on streets; Standard 9 – Walls of continuity; Standard 10 – Scale of Structure; and Standard 14 – architectural consistency. Our principle concern, which the Staff Report also recognized, was that the pillars, gates and fence would result in far less open streetscape at the important intersection of Lake Rd. and Westminster. Such a change in the streetscape demonstrated, in our view, that the proposed construction was *not* "visually compatible" with the "public ways" with which it visually relates. As the LFPF also pointed out, the proposed construction was also not compatible with the surrounding homes.

The LFPF recognizes and appreciates that in response to the HPC's comments the Petitioner has reduced the height of the wall to six feet and moved it 20 feet from the sidewalk along Lake Rd. While this ameliorates some of the issues, it does not solve the problem of a less open streetscape especially at the intersection of Lake Rd. and Westminster, where the stucco wall steps around the corner, which leads to another design issue. While the house is highly symmetrical and balanced, the stucco wall is not relative to the house. More specifically, the length of the wall on Lake Rd from the gate going south is far longer than the length of the wall from gate going north, creating an imbalance and asymmetry when viewed from Lake Rd.

Perhaps both issues could be addressed by making the wall south of the gate the same length as the wall north of the gate and extending the fencing along Westminster to the end point of that shortened wall in a stepped fashion with landscaping similar to what is proposed. This would make the front wall symmetrical to the house while opening the corner. Finally, the proposed gates still appear more commercial in appearance than residential and do not fit the style of the house. Also, consideration should be made for using iron as the fencing material as opposed to aluminum made to resemble iron.

401 E. Westminster

The LFPF agrees with the recommendation of the City Staff to grant a Certificate of Appropriateness for the demolition of the existing garage, construction of a new detached three-car garage, and improved hardscaping. The Torosians should be commended for their on-going efforts to preserve and improve this historic property in a manner consistent with the 17 standards of Lake Forest's Historic Preservation Ordinance. This is especially important given that Phase 3 of the McKinley Rd. Development to the west of the subject property does not adhere to those standards. 401 E. Westminster serves as a breakwall between the homes in the historic residences in the East Lake Forest Historic District and the ongoing construction to the west that is unsympathetic to the historic visual character of that district. The LFPF thanks the Torosians for their efforts to preserve and foster that character.

747 E. Deerpath

The LFPF agrees with the recommendations of the City Staff for a Certificate of Appropriateness.

333 Woodland Road

The LFPF agrees with the Staff Recommendation for continued consideration of the request to replace the natural cedar shingle with a synthetic material. Unlike synthetic siding, which like wood siding is intended to be covered by paint and has the same size, dimensional properties and overall appearance of the natural historic product, cedar roofing is different. The natural cedar has variation, ages, and changes based on the properties of the cedar. A synthetic material will not have the natural variation or behave the same over time, which is of concern for a historic structure that contributes to the district.

COMMENTS OF ROMMY LOPAT TO 6/28/2023 HISTORIC PRESERVATION COMMISSION

AGENDA #6 333 Woodland Road (replace existing cedar roof with synthetic) is an interesting petition especially in juxtaposition with Agenda #4 401 E. Westminster, removal and replacement of an asphalt-roofed garage with a cedar-roofed garage.

Two of the 17 Standards apply:

(5) *Rhythm of spacing and structures on streets.* The relationship of a structure or object to the open space between it and adjoining structures or objects shall be visually compatible with the properties, structures, sites, public ways, objects and places to which it is visually related.

(15) *Repair to deteriorated features.* Deteriorated architectural features shall be repaired rather than replaced, wherever possible, in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties*. In the event replacement is necessary, the new material need not be identical to but should match the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Standard #5 compels us to look at other nearby properties. Virtually all nearby properties¹ on Edgewood and Woodland were built between 1895 and 1935, and the majority have new(ish) roofs, all made of Cedar. (Photographs sent under separate cover.) Because #333 is so visible at the Woodland entrance to the historic district and such a remarkably elegant home, its visual context and quality is all-important. Every house on the south side of Woodland has a cedar roof. On the north side of Woodland starting at Edgewood, there are six homes; three have asphalt, three have cedar. Therefore, Cedar is the most visually compatible; that said, plain asphalt could also be compatible with the age of the homes but only on the north side and only those with significant tree cover. (Asphalt was used starting in 1901 and has become almost "invisible" as a roofing material but is a "pedestrian" choice when used on such an elegant residence and garage as at #333.)

Standard #15 speaks of "matching" replacement materials in composition, design, color, texture and other visual qualities. Replacement also requires "an accurate duplication of features, substantiated by pictorial evidence rather than conjecture" or rather than using different yet available materials. #333 has a cedar shingle roof now but perhaps old photos would show another material from when it was originally constructed. If no historic duplication of its original roof can take place, we know that cedar is historically compatible and has a visual relationship with the neighborhood.

It is important to immediately recognize that an area of Lake Forest is a HISTORIC DISTRICT by its sensitivity to historic designs and materials, as well as landscaping, streetscaping and civic infrastructure (curbs, park design and benches, street triangles, crosswalks, signage). As I read the two Standards in the City Code, the petition does not conform. That said, the Homeowner raised very valuable questions worthy of near-term future consideration.

Thank you.

¹ Three houses on Woodland (#350, #410 (my own house!), #420) out of approximately 10 have asphalt roofs. All others have used Cedar, although #390 has a slate roof. On Edgewood, 4 out of 5 on the west have Cedar; only 2 (the Victorian and the Ranch) out of six (?) have asphalt roofs. Some are brand new.

OTHER POSSIBLE CONSIDERATIONS in future

The Historic District can quickly lose its integrity via “death by a thousand paper cuts.” We are trying to maintain the magical quality of architecture from another time, so visual accuracy is vital. However, the petitioner has asked a relevant question. Are today’s synthetic materials so well manufactured that they can fool our eyes and fulfill our aesthetic requirements in our historic districts?

Following are some issues that I thought about and deserve HPC consideration:

- The visibility of the home on the street could be a legitimate consideration for allowing a synthetic roof, including asphalt. Tree cover masking the house and distance from the street might allow consideration of an alternative material. If we can’t see it from the street, do we care if the whole house turns synthetic when being repaired? (Most preservationists will say yes, we still care, especially if the house is very significant historically. We are in a “district” because the houses relate to each other stylistically and historically.)
- The DaVinci synthetic product can be seen on the Victorian house west of 333 Westminster. Its texture and composition lacks the visual character that comes with wood. That said, the synthetic product is evolving and may equal or surpass wood in the future, especially for its long-term maintenance benefits. Roofing issues should be revisited by HPC in 3 years.
- NEW homes may be an exception to materials, but the 17 Standards of Design should always prevail. How does the overall design fit in to the District? If all the materials including for accessories were synthetic, would the home still look compatible with its neighbors? (I note the use of stone veneer on a new house on Walnut and Washington. Its material and patterning makes it look fake.)
- A new home is setting a new baseline design standard using TODAY’S materials that we will have to replace in 50, 75, or 200 years. When considering a synthetic material, is part of our consideration to protect future homeowners faced with finding and replacing synthetic materials that had the 2020 “look” which can’t be replicated in 2100?
- My understanding is that DaVinci (or other synthetic) shingles and Cedar shingles are approximately the same in cost. Are they? Is installation cost comparable?
- Canadian cedar shingles are still old-growth and are available. How do they compare in cost from newer, domestic wood?
- Cedar does require periodic maintenance. Every two years on the north side, fungicide needs to be applied to curtail moss growth which can do much damage. The fungicide must be applied from the bottom up as moss attaches to the raw edge. Is the City approving and assuring that installers provide “Care of Cedar Roof” Instructions to historic homeowners?
- Proper installation of Cedar is also important. Airflow underneath the shingles is important.
- Copper is the most chemically compatible with Cedar. Is the City providing “Best Installation Practices” Instructions to historic homeowners before they choose an installer?
- Are aluminum clad windows and storm windows just as historic-looking as wooden windows on our homes? Is there equivalence between the synthetic roof issue and the window-cladding issue?
- I recall the HPC’s debates about using Borel on a new house on Walnut Road. It was approved by HPC as a cladding material for the exterior. However, that was a NEW house; as I recall, the homeowner also used a Cedar roof not a synthetic roof.

- I would like to hear more about fire resistance. What is the hazard from burned synthetic resin? If water is applied to treated Cedar, how long will it resist fire? Of course, if a house is frame (as most are in the historic district), it probably makes little difference what roof material is used, correct?

Lots of questions... but today's Code is the only standard by which we can judge a petition. I look forward to more discussion and resolution.

From: [Rommy Lopat](#)
To: [Baehr, Jennifer](#)
Subject: #6 Agenda: 333 E Woodland Rd Roof. Photographs of Adjacent Homes in Historic District
Date: Monday, June 26, 2023 4:01:11 PM

CAUTION: This email originated from outside the organization. Verify the legitimacy of the email with the sender before clicking links or opening attachments from unexpected sources.

Attached are photos of homes adjacent to 333 E Woodland. There are very few using asphalt (ours at 410 E Woodland is one!). One house (#390) has slate. Most houses have replaced their Cedar roofs quite recently. #333 is the twelfth photo.

Please forward to HPC members. Thanks, Rommy Lopat











































Sent from my iPhone

Excerpt
Historic Preservation Commission
Proceedings of the June 28, 2023 Meeting

A meeting of the Lake Forest Historic Preservation Commission was held on Wednesday, June 28, 2023, at 6:30 p.m. at the City of Lake Forest City Hall, 220 E. Deerpath, Lake Forest, Illinois.

Historic Preservation Commissioners present: Acting Chairman Lloyd Culbertson, and Commissioners Elizabeth Daliere, Geoffrey Hanson, Robin Petit and Leif Soderberg.

Commissioners absent: Chairman Maureen Grinnell and Commissioner Tina Dann-Fenwick

City staff present: Catherine Czerniak, Director of Community Development
Jennifer Baehr, Planner

6. Consideration of a request for a Certificate of Appropriateness to allow the existing cedar shingle roof to be replaced with a synthetic material on the residence located at 333 Woodland Road.

Property Owners: Mary Therese and Greg Williams

Project Representative: Mary Therese Williams

Acting Chairman Culbertson asked the Commission for any Ex Parte contacts or conflicts of interest. Hearing none, he invited a preservation from the petitioner.

Ms. Williams stated that the Commission's decision on this petition is important for her family and the community. She asked for confirmation that the Commission has reviewed the packet materials and correspondence. She stated that over the past six years, she has considered replacing the roof on her home. She noted that the market place for roof products has changed. She stated that cedar shingles for roofs have increased in cost and declined in quality. She stated that previously she replaced a small area of cedar shingle on the roof and the area attracted raccoons and bees. She stated that when she first researched roof products, she would never have considered a composite material because she was not happy with the appearance. She stated however that today, it is difficult to tell the difference between a natural cedar roof and a synthetic roof product. She stated that there are close to 200 homes in Lake Forest, Lake Bluff, and the surrounding communities with composite roofing. She stated that as owners of a property in the Historic District, she contributed by maintaining her home. She stated that replacing the roof with cedar shingle is an irresponsible option for her family. She stated that her home originally had an asphalt shingle roof and stated that if the Commission does not

approve a synthetic roof product, she will replace the roof with asphalt shingles. She stated that she does not like the look of asphalt shingles but acknowledged that the product is prevalent in the Historic District. She presented images of composite products and presented photos of other homes in the community with composite roofing. She stated that the composite product that she is proposing is one of the leading products in the industry. She stated that the proposed composite roof product can match the width and thickness of natural cedar. She responded to a question raised in the staff report noting that the composite roof material will be installed to avoid a uniform look. She spoke to Standard 9 and noted that the product she is proposing is not a new product so there should be no uncertainties about how the product ages. She stated that a cedar roof ages but the composite roof product is meant to look the same way for at least 30 years. She stated that at the Commission's recent workshop, none of the panelists could answer the questions that were raised about composite roofing. She stated that both natural and composite materials should be considered with respect to Standards 9 and 12. She stated that it is important that right facts are being communicated to the Commission.

Ms. Czerniak stated that this is a difficult and important decision for the Commission. She noted that the Commission held a workshop recently to discuss various types of synthetic exterior materials. She noted that a panel of architects was invited to offer input on various synthetic materials and the architects overall were not yet comfortable using the synthetic roof products that are currently available on structures located in historic districts. She stated that based on the research to date and the Commission's discussions, staff is not able to make positive findings in support of the present request. She noted that the synthetic products are visually different from natural, historic and traditional roofing materials. She noted for instance that the ridge and edge caps used with the synthetic product are very different from the appearance of the ridge and roof edges found on natural, historic, and traditional roof products. She stated that the Commission acknowledged at the workshop that exterior materials continue to evolve and warrant continuing review and consideration. She acknowledged that synthetic roof products have been installed on homes in the community located outside of the Historic District, but not in the historic districts. She stated that the Commission cannot specify a particular manufacturer for a product but could establish criteria or characteristics that synthetic products must meet in order to satisfy the Commission's 17 standards. She stated that with respect to synthetic roof products presented to date, the Commission has not yet found that the 17 standards are satisfied. She noted that the staff report recommends continuing the petition to allow for further research and due diligence around synthetic roof products and time for the products to evolve further. She noted that at the workshop the Commission discussed the possibility that some synthetic products may be appropriate for new structures in the historic districts, but not for historic structures.

Acting Chairman Culbertson invited questions and comments from the Commission.

Commissioner Daliere stated that based on her own research, the specific product that the petitioner is proposing to use was brought to market in June 2019.

In response to questions from Commissioner Daliere, Ms. Williams stated that DaVinci, the manufacturer of the synthetic product, has been around for a long time. She stated a willingness to work with the Commission to select the specific type of synthetic shingle. She stated that the shingle presented was selected because it has been used on similar Colonial Revival homes elsewhere.

In response to questions from Commissioner Soderberg, Ms. Williams confirmed that the proposed roof product will have caps at the ridges and sides. She stated that the cap is used to improve the look of the shingle. She stated that there may be a way to make the caps look stronger and more historically relevant.

Commissioner Soderberg stated that he understands that there may be composite roof products on the market that do not require the end caps. He noted that there is no question that the end caps create a very different look than a traditional cedar roof.

In response to Commissioner Hanson, Commissioner Soderberg stated that it is his understanding that the composite shingles are not solid underneath which is why the end caps are needed.

In response to questions from Commissioner Soderberg, Ms. Czerniak clarified that the homes at the east end of Pembroke Drive are in the Green Bay Road Historic District but the rest of the homes on the street are not. She stated that staff can research the end and ridge caps used with synthetic roof products.

Commissioner Soderberg suggested that the Commission provide a timeline within which answers to the questions will be researched to let the homeowners know what to expect. He explained that consideration of whether or not the use of synthetic shingles is appropriate in the Historic District is not based on the Commission's preference but rather, on the visual compatibility of the product with the historic structure and with the Historic District overall. He stated that the synthetic roof shingle has a very different look than cedar or asphalt shingles. He stated that there may be other products available that do not require the end caps and are more compatible with historic structures.

In response to questions from Commissioner Petit, Ms. Czerniak stated that the decisions made about the roofing material for the Amberley Courtyard Homes do not have any bearing on this request because the Amberley Woods development is not in the Historic District. She reviewed that there is an entire chapter in the Code pertaining to historic preservation which includes 17 specific Standards that the Commission is charged with using to evaluate petitions. She stated that those same standards do not apply to properties outside of historic districts.

Commissioner Petit stated that some of the architectural asphalt shingle products have considerable thickness and texture. She noted that asphalt shingles are commonly found on historic homes. She encouraged consideration of an architectural asphalt shingle and comparing that product to a synthetic roof shingle. She explained that moving away from the use of historic and traditional products is a big decision for the Commission. She noted that during the recent workshop during which six architects offered their opinions, there was general consensus that they were not in favor of the synthetic roofing product because it ineffectively attempts to imitate another material like cedar or slate.

Commissioner Daliere stated that some cedar shingles are pressure treated and as a result, are more durable.

In response to Commissioner Daliere, Ms. Williams stated that pressure treated cedar shingles are sourced from Canada and require the application of special treatments continuously over time. She acknowledged that thicker cedar shingles could help with deterioration issues.

In response to questions from Commissioner Hanson, Ms. Williams stated that 10 inch wide shingles are proposed consistent with the size of the existing shingles on the house. She stated however that shingles of varying widths could be used. She stated that the synthetic shingles can be layered so the roof is not flat.

In response to questions from Acting Chairman Culbertson, Ms. Czerniak confirmed that a permit can be issued outright for replacement of the roof with architectural asphalt shingles because the house originally was roofed with asphalt shingles, and they are a traditional and historic material found throughout the Historic District. She noted that there are other homes nearby, in the Historic District, that are roofed with asphalt shingles.

Hearing no further questions or comments from the Commission, Acting Chairman Culbertson invited public comment.

Bob Moulton Ely, 420 Woodland Road, stated that he would never put a cedar roof on a house and would instead install asphalt shingle. He explained that he has experience restoring historic homes. He stated that he installed an asphalt shingle roof on an historic home in LaGrange, Missouri and the property was listed on the National Register of Historic Places. He stated that if he had the option, he would have used a synthetic material instead.

Laura Luce, 111 Ridge Lane, speaking on behalf of the Preservation Foundation, read the letter from the Foundation that was distributed to the Commission. She stated that she attended the workshop on exterior materials and none of the panelists, which included architects that often work in Lake Forest, endorsed the use of synthetic roof shingles. She acknowledged that new growth wood is not ideal and that cedar roofs are costly to maintain but noted that green initiatives are important

and noted that artificial/synthetic roofing is not as environmentally friendly as natural cedar with respect to production or disposal. She stated that in the Historic District it is crucial to use materials that stand the test of time. She explained that some alternative materials may be appropriate but noted that when someone purchases an historic home the expectations are that the home will be appropriately maintained. She stated that approval of the use of faux materials is a slippery slope. She stated that the Commission should not be encouraging the use of synthetic products at this time.

Hearing no further public testimony, Acting Chairman Culbertson invited additional questions from the Commission.

In response to questions from Acting Chairman Culbertson, Ms. Czerniak stated that if so directed by the Commission, staff will prepare a summary of comments and questions from the exterior materials workshop and the Commission's discussion to date around this petition and provide it to the Commission for review and approval. She stated that further research and a follow up work session could be scheduled within 30 to 90 days. She stated that the goal would be to allow the Commission to determine how to rule on this petition in the short term. She acknowledged that ongoing study of new materials will be important in the longer term. She stated that whether or not to allow wide spread use of synthetic exterior materials in the Historic Districts is an important decision and needs to be considered in the context of the Standards and the long term impact on the integrity of the City's Historic Districts.

Acting Chairman Culbertson invited final comments from the Commission.

Commissioner Petit stated that it would be helpful for the Commission to see different types of roof materials like natural slate, clay tile, architectural asphalt shingle and cedar and consider the characteristics of those products in relation to composite and synthetic products.

Commissioner Soderberg agreed that the Commission should be considering the use of engineered materials on an ongoing basis. He stated however that the visual compatibility between traditional materials and composite or synthetic products will need to be carefully considered. He stated that specific criteria will be needed to objectively evaluate different materials. He stated that in his mind, there is still some question about whether composite or synthetic materials will last over time and how they will look after many years. He stated that the Commission will need to wrestle with how to specify what is and what is not acceptable with respect to synthetic materials. He stated that in his opinion, the Commission cannot approve materials on a one-off basis. He stated that the Commission needs to outline a process for developing a focused approach to reviewing proposals for the use of synthetic materials. He added that the Commission should be clear on what the timeline is for evaluating these products to set the right expectations for the residents that may be considering composite or synthetic materials in the Historic District.

Commissioner Daliere stated that the Commission needs to have a set of criteria to evaluate different materials. She stated that it would be helpful to understand how the composite or synthetic products look after a number of years.

Commissioner Hanson stated that this is a difficult request. He acknowledged that the financial hardship of owning and maintaining aspects of an historic residence, like a cedar roof, is significant. He stated that he understands that the petitioner would like a solution sooner rather than later. He stated that he visited homes with synthetic roofing wanting to not be able to tell the difference between natural cedar shingle and the synthetic product, but there is very clearly a difference. He stated that one could make the argument that synthetic roofing may look better than asphalt shingle but noted that asphalt shingle is a traditional and historic materials that has been around for a very long time. He stated that guidelines should be established so that the Commission can review these types of requests objectively. He stated support for continuing consideration of the petition to allow the Commission and staff to do some further due diligence around this issue.

Commissioner Daliere stated that owning an historic home is expensive but noted that there is beauty in historic homes. She stated an interest in exploring at new materials.

Acting Chairman Culbertson stated that the Commission has offered many thoughtful comments and noted that it is obvious that the Commission is really grappling with this issue. He stated that it seems more research and the development of evaluation criteria are needed which will take some time. He agreed with Commissioner Petit's suggestion that the whole spectrum of materials should be reviewed, and with Commissioner Daliere's and Commissioner Soderberg's suggestion of establishing a set of criteria to evaluate different materials objectively. He explained that this issue is very difficult because the Commission has to think about the original materials and the architectural integrity of the historic home and when, if ever, it is appropriate to replace a traditional building material with a synthetic or composite material. He stated that in his opinion, there is no question that there is a visual difference between natural cedar shingle and the synthetic material. He acknowledged that the appearance of composite and synthetic products have improved over the years, but they still do not look as good as the natural materials that they are intended to imitate. He noted that the industry is evolving, but the composite and synthetic products available are just not there yet with respect to appearance and compatibility in the Historic District. He stated that the Commission is not in a position at this point to make what will be a precedent setting decision on an issue that will have such dramatic implications for historic properties in the community. He asked that the petitioner consider pursuing other materials that are routinely approved for use in the Historic District.

Commissioner Petit stated that continuing consideration of this request is appropriate but stated that the Commission should not lead the petitioner on.

Acting Chairman Culbertson recognized the petitioner.

Ms. Williams stated that the Commission has considered other composite and synthetic products in the past. She stated that the Commission needs to put an end date on this discussion. She stated that the exterior materials workshop that was held focused mostly on siding materials and was a disservice to residents who are considering synthetic or composite roofs. She stated that she wants to preserve the historic character of her home and believes that she can do that with a new material. She stated that the Commission needs to involve roofing contractors in the discussion so that questions can be answered properly.

Acting Chairman Culbertson acknowledged Ms. Williams's comments. He invited final comments from the Commission.

Commissioner Hanson suggested that the Commission go out and see first hand different roofing materials in the field. He added that having the Commission's technical questions answered by roofing contractors would be helpful to understand the specifics of the material and installation.

Acting Chairman Culbertson invited a motion to continue the petition.

Commissioner Petit made a motion to continue the petition to allow the Commission and staff to do further due diligence around the topic of synthetic roof materials and the appropriateness, or lack thereof, of using them in the Historic Districts.

The motion was seconded by Commissioner Hanson and was approved by a vote of 5 to 0.

Historic Preservation Commission Work Session – June 21, 2023

The City of Lake Forest
Historic Preservation Commission
Proceedings of the June 21, 2023 Work Session

The Lake Forest Historic Preservation Commission held a work session on the topic of the use of synthetic/composite materials on the exterior of structures within the Historic Districts and on Locally Landmarked properties. The work session was held on Wednesday, June 21, 2023, at 6:30 p.m., in the Training Room of the Municipal Services Building, 800 Field Drive, Lake Forest, Illinois.

Historic Preservation Commissioners present: Chairman Maureen Grinnell and Commissioners Lloyd Culbertson, Elizabeth Daliere, Tina Dann-Fenwick, Geoffrey Hanson, Robin Petit and Leif Soderberg.

Commissioners absent: None

City staff present: Catherine Czerniak, Director of Community Development
Jennifer Baehr, Planner

Panelists present: Edward Deegan, architect
Nate Lielasus, architect
Keith Labutta, architect
John Krasnodebski, architect
Scott Streightiff, architect
Erica Weeder, architect

Chairman Grinnell opened the work session and stated that on an ongoing basis, the Commission considers new materials and methods and evaluates them against the 17 Standards the Commission must use in determining whether or not to grant a Certificate of Appropriateness.

Commissioners and panelists introduced themselves.

The panelists were each asked to speak to the following questions.

1. What do you consider in selecting exterior materials for projects? Visual appearance, durability, character of the visibility from the streetscape, architectural style, historic precedent, neighborhood context, sustainability, budget, other?
2. In your professional opinion, in general, how do natural materials compare to synthetic/composite materials? What are the pros and cons of each?
3. Are there particular architectural elements for which the use of composite or synthetic materials are appropriate?

4. In your opinion, how do synthetic/composite materials age, or not age. Does this affect the character of a building or neighborhood overtime?
5. In your opinion, should the City more strictly regulate the use of synthetic and composite materials in the Historic Districts and for Locally Landmarked properties than in areas that are outside the purview of the Historic Preservation Commission?
6. What role does proper installation play in the appearance or appropriateness (or lack thereof) in using synthetic/composite materials?
7. In evaluating synthetic/composite materials, what characteristics and qualities do you consider important?
8. If synthetic/composite materials are allowed, are there specific limitations that should be established? How they can be used? Qualities they must have. (If approved for use, the City cannot specify a manufacturer, but can require that the product has specific characteristics.)
9. What experience do you have with the use of synthetic/composite materials in other communities?

The panelists offered various opinions and the following comments based on their own experiences and expertise.

- Authenticity of building materials is important and especially so in Lake Forest which is a special place with an architectural legacy.
- The goal in Historic Districts is to make each project look as if it has always been there.
- Authentic materials are selected and materials that try to imitate another material are avoided.
- The goal is to match the materials that were historically used.
- There has been a decline in the quality and durability in some traditional materials.
- When selecting exterior materials, the existing conditions of the property and the visual qualities of the streetscape and surrounding homes should be considered.
- Durable materials are important.
- Many clients have concerns about long term maintenance.

- Acknowledgement that some of the natural and traditional materials available today are not the same as those used historically.
- Acknowledgement that synthetic and composite materials are advancing with the goal of filling the need for materials that are acceptable in Historic Districts.
- Some synthetic/composite materials have advanced to the point where they have a character and qualities that are compatible with historic structures.
- Boral was cited as a product that has advanced and is used for siding and trim and qualities of Boral were noted: It does not attempt to imitate wood with a fake grain, it can be painted, it does not expand or contract.
- Azek was noted as a product that is used for decorative purposes, trim and molding, with the draw back that it has more expansion and contraction qualities making it problematic in some applications.
- Synthetic roof products have a manufactured glossy finish and, in some cases, an imitation wood grain texture which call attention as a non-traditional product in contrast to historic materials.
- Manufactured products have a repetitive, non-random appearance in comparison to natural and traditional products.
- There is a difference in the thickness, depth, shadowing, and texture of synthetic/composite materials and natural and traditional products.
- The sheen and reflective finish of manufactured products is perceptible and seen as undesirable qualities in the Historic District.
- Some panelists expressed hesitation and urged caution with respect to allowing the use of the currently available synthetic/composite roof materials.
- Synthetic or composite products are appropriate for some elements because the materials have advanced to the point of having a visual character and qualities that are compatible with historic and traditional materials: trim, cornices, columns, garage doors and shutters.
- Some synthetic and composite siding products are aesthetically appropriate in historic districts if installed in a traditional way and have a smooth, painted finish.
- There is a clear aesthetic distinction between synthetic/composite roofing and traditional roofing materials.
- Building materials are continuously evolving and new products become available and warrant continued scrutiny and consideration.

- Using durable materials that do not require short term replacement is important as is regular maintenance of all types of materials.
- Synthetic and composite materials raise environmental impact concerns; how are they made and how are they disposed of.
- Getting input from quality, experienced builders who work in historic districts and with various types of materials would be informative to understand the positive and negative qualities.
- Research exterior materials that are permitted in other Historic Districts across the Country.
- There are resources available to provide information on how various building materials perform and appear over time.
- New growth wood is not as durable as old growth and is more absorbent.
- New products behave differently than traditional materials.
- Synthetic and composite products that are most compatible with historic districts can be painted such as fiberglass columns and composite shutters.
- Products that are visually different from traditional materials such as appearing chunky, rounded corners, or added elements should be avoided.
- Synthetic and composite materials that are installed in the same or a very similar manner as traditional materials may be more compatible with traditional materials on an historic structure.
- Synthetic/composite roofing has to be cut at the corners and valleys differently than natural cedar and slate shingle.

Chairman Grinnell invited public testimony.

George Sperzel, 774 Washington Road, stated that they received approval for the use of Boral siding on their home in the Historic District and they are very happy with the appearance and quality of the Boral product. He noted that Boral is a recycled product.

Rommy Lopat, 410 Woodland Road, questioned the sustainability of natural versus synthetic and composite materials. She stated that there are some non-natural materials that have been traditionally used in the Historic District and it is difficult to know where to draw the line on which materials are appropriate for historic properties.

Jan Gibson, 59 Franklin Place, stated that the Commission should consider how other communities review synthetic and composite materials.

Mary Terese Williams, 333 Woodland Road, stated that she needs to replace the cedar roof on her home in the Historic District and has concerns about the use of cedar shingle versus synthetic roofing.

Natalie Reinkemeyer stated that she lives in a home designed by Walter Frazier that has a cedar roof that needs to be replaced and wants to make the right decision about the type of roofing material. She asked about the data available on synthetic roofing.

The Commission acknowledged that there is more research and work to be done to review new products.

The work session was adjourned at 8:30 p.m.