



# Village of Winnetka

## Historic Preservation Commission Regular Meeting

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October 6, 2025 at 7:00 PM  
Winnetka Village Hall - 510 Green Bay Road

### AGENDA

1. **Call to Order**
2. **Public Comments**
3. **Approval of Minutes**
  - a. Approval of September 15, 2025, Regular Meeting Minutes
4. **Alterations to Locally Designated Landmarks**
  - a. **Case No. 25-12-HPC - 20 Fox Lane:** Advisory review of proposed alterations to 20 Fox Lane, a locally designated landmark.
  - b. **Case No. 25-15-HPC - 1094 Fisher Crescent Lane:** Advisory review of proposed alterations to 1094 Fisher Crescent Lane, a locally designated landmark.
5. **Other Business**
  - a. November 1, 2025, Regular Meeting - Quorum Check
  - b. 2025 Preservation Awards - Award Plaque Update
  - c. Monthly Communications For Historic Preservation Commission - Discussion and Content Decision
6. **Adjournment**

### NOTICE

Public comment is permitted on all agenda items at the meeting. If you wish to provide testimony or comments prior to the meeting, you may provide them one of two ways: (1) by sending an email to [planning@winnetka.org](mailto:planning@winnetka.org); or by sending a letter to Community Development, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093. All agenda materials are available at [www.villageofwinnetka.org/agendacenter](http://www.villageofwinnetka.org/agendacenter).

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that persons with disabilities, who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities contact the Village ADA Coordinator at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).

**HISTORIC PRESERVATION COMMISSION  
SEPTEMBER 15, 2025 MEETING MINUTES**

**Members Present:** Chris Enck, Acting Chairman  
Beth Ann Papoutsis  
Joseph Stuart  
Patti Van Cleave

**Members Absent:** Jack Coladarci  
Paul Weaver  
Anna Wisniewski

**Non-Voting Members Present:** Scott Myers

**Junior Commissioner Present:** Louis Zaranski

**Village Staff:** Christopher Marx, Associate Planner

**Call to Order & Roll Call:**

Acting Chairman Enck called the meeting to order at 7:00 p.m. Roll call was taken of the Commission Members present.

**Public Comment:**

No public comment was made at this time.

**Approval of April 4, 2025 Minutes:**

Chairman Enck asked if there were any comments or corrections or for a motion to approve the August 4, 2025, meeting minutes. A motion to approve the August 4, 2025, minutes was made by Ms. Van Cleave and seconded by Mr. Stuart. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Enck, Papoutsis, Stuart, Van Cleave

NAYS: None

NON-VOTING: Myers, Zaranski

**Demolition Permit Applications:**

a. **Case No. 25-13-HPC - 458 Sunset Road: Review of the demolition permit application submitted for the single-family residence at 458 Sunset Road. Case No. 25-14-HPC - 1086 Fisher Crescent: Review of the demolition permit application submitted for the single-family residence at 1086 Fisher Crescent Lane.**

Mr. Marx identified the property owners, location, size and zoning classification with a construction date of 1921 along with several subsequent alterations. He stated the property does not appear on the Illinois Historic Structures Listing and no public comment was received. Mr. Marx stated the Historical Society stated the property has architectural significance and referred to Attachment C and noted no public comments had been received. He also mentioned that no building permit or site restoration plans have been submitted. He then asked if there were any questions. No questions were raised at this time.

Chip Hackley, the architect, stated the plan for the property is for consolidation with a neighboring lot and for the current home to be expanded. He stated the home at 458 Sunset Road is legally nonconforming which he described to the Commission as well as the home's site positioning and significant alterations over the years. Mr. Hackley stated the home was previously used as a rental and that there is no way in which to expand the current home without a variation or demolition. He noted the Applicant's intended home addition, spread over both lots, would remain sensitive in its scale and would not be intrusive to the neighborhood. Mr. Hackley then asked if there were any questions.

1 Ms. Papoutsis questioned the condition of the home to be torn down. Mr. Hackley responded it has been  
2 significantly altered in the rear and did not have the same standards as other homes on the same streetscape.  
3 Chairman Enck asked Mr. Marx of the steps in terms of lot consolidation which Mr. Marx outlined for the  
4 Commission. Mr. Stuart asked if any aspects of the home’s interior would be preserved. Mr. Hackley responded  
5 they can consider it and they would go through the deconstruction process. Chairman Enck noted there have not  
6 been any other demolitions on the street and asked Mr. Hackley if they considered having the home fit the street’s  
7 character. Mr. Hackley confirmed that is the intention.  
8

9 Chairman Enck asked if there were any other questions. No additional questions were raised at this time. He then  
10 called the matter in for discussion and asked the Commission if they felt an HAIS should be required. Ms. Papoutsis  
11 asked if there were any other homes in the neighborhood designed by Howard Bowman. Mr. Marx confirmed 760  
12 Cherry Street had a recent HAIS report and was a Howard Bowan home. Mr. Hackley provided additional  
13 information on the home at 458 Sunset to the Commission. Ms. Van Cleave described Howard Bowan’s  
14 significance with regard to chimneys.  
15

16 Chairman Enck asked for a motion for an HAIS for 458 Sunset Road and referred to the findings as indicated on  
17 page 5 and to allow demolition to proceed without delay. Ms. Van Cleave moved to not recommend an HAIS due  
18 to the documentation on record for Howard Bowan. Mr. Stuart seconded the motion. A vote was taken and the  
19 motion unanimously passed, 4 to 0:

20 AYES: Enck, Papoutsis, Stuart, Van Cleave  
21 NAYS: None  
22 NON-VOTING: Myers, Zaranski  
23

24 **Case No. 25-14-HPC - 1086 Fisher Crescent: Review of the demolition permit application submitted for the**  
25 **single-family residence at 1086 Fisher Crescent Lane.**

26 Mr. Marx identified the property owners, the HAIS author, its location, size and zoning classification with a  
27 construction date of 1910 and several subsequent alterations. He stated the property does not appear on the  
28 Illinois Historic Structures Listing and no public comment was received. Mr. Marx stated the Historical Society  
29 indicated that the property did not have architectural and historical significance and referred to Attachment C. He  
30 noted no public comments were received and no public building permit or site restoration plans have been  
31 submitted at this time. Mr. Marx then asked if there were any questions.  
32

33 Chairman Enck referred to the lot’s odd shape and asked if the lot is nonconforming. Mr. Marx responded the  
34 architect can confirm that information with new construction being allowed which is code compliant.  
35

36 Chairman Enck asked for the applicant’s presentation. Eamon Murphy of WMA Studio introduced himself as the  
37 architect for the applicants, Riley O’Gara and Addie Nelson O’Gara and stated the applicants purchased the  
38 property in May 2024. He stated the home has several issues which he identified for the Commission and further  
39 described the home’s interior configuration and nonconforming status. Mr. Murphy stated they plan to construct a  
40 new single family residence with similar character and planned to reuse some of the home’s existing elements. He  
41 stated the existing home would not be adaptable for the family.  
42

43 Mr. Stuart asked if the interior millwork is original. Mr. Murphy responded some of the interior elements date to  
44 the 1950’s and 1960’s and described their plan to save some of the wallpaper. He then stated the detached garage  
45 was part of the 1950’s project which he described to the Commission in detail. Chairman Enck asked if it would be  
46 torn down as well. Mr. Murphy confirmed that is correct and explained their reasoning and the new home’s siting  
47 which needed to be code compliant. Mr. Marx referred to the Commission to the plat of survey and identified the  
48 easement as well as summarized the new home’s siting requirements.  
49

50 Mr. Stuart described the home as very unique. Mr. Murphy agreed the home has had a lot of change and described  
51 the difficulties of the interior layout configurations in detail. He reiterated how the applicants attempted to make  
52 the home work in terms of raising a family or lasting another 100 years. Ms. Papoutsis referred to the mature trees  
53 on the site. Mr. Murphy described how they plan to configure the driveway to avoid the mature planning as well as

1 attempts to relocate existing planting. Ms. Papoutsis questioned the new home's style. Mr. Murphy responded  
 2 they are considering Colonial detailing with one-and-a-half to two-story massing which would last another 100  
 3 years. Ms. Van Cleave commented she is glad that the new home would fit in the neighborhood.

4  
 5 Chairman Enck asked if there were any other questions. No additional questions were raised at this time. Chairman  
 6 Enck then asked for a motion to recommend an HAIS. Ms. Van Cleave moved to not require an HAIS. Ms. Papoutsis  
 7 referred to the Historical Society's comments and the applicants' attempts to make the home work. She seconded  
 8 the motion. A vote was taken and the motion unanimously passed, 4 to 0:

9 AYES: Enck, Papoutsis, Stuart, Van Cleave

10 NAYS: None

11 NON-VOTING: Myers, Zaranski

12  
 13 **Historical Architectural Impact Studies (HAIS):**

14  
 15 a. **Case No. 2025-09-HPC - 1385 Trapp: Review of the Historic Architectural Impact Study (HAIS) attached**  
 16 **to the demolition permit for the single-family residence at 1385 Trapp Lane.**

17 Mr. Marx summarized the application for the Commission and noted a new construction permit is under review.

18  
 19 Susan Benjamin presented a PowerPoint presentation of the HAIS to the Commission and described it as an  
 20 unusual home. She provided information relating to the architect as well as prior owners. Ms. Benjamin then  
 21 identified several views of the home and summarized the interior elements in detail. She also identified several  
 22 other landmarked homes in the area. Ms. Benjamin then summarized her findings in that while the home was  
 23 interesting to research, she did not find that it should not be demolished.

24  
 25 Chairman Enck asked if there were any questions. Ms. Van Cleave referred to the pillars which are not to scale.  
 26 Chairman Enck asked for the applicant to provide any desired comments. No comments were made at this time.

27  
 28 Chairman Enck referred to page 106 and asked for a motion to find the HAIS complete. A motion was made by Ms.  
 29 Van Cleave and seconded by Mr. Stuart to find the HAIS complete. A vote was taken and the motion unanimously  
 30 passed, 4 to 0:

31 AYES: Enck, Papoutsis, Stuart, Van Cleave

32 NAYS: None

33 NON-VOTING: Myers, Zaranski

34  
 35 Chairman Enck referred to page 107 and the motions for the Commission to consider and asked for a motion. He  
 36 also referred to the Historical Society findings on page 171 and asked for a motion to find that the proposed  
 37 demolition would not have a significant negative architectural or historical impact on the Village as a whole or on  
 38 the immediate neighborhood and that based on these findings, demolition may proceed without delay. A motion  
 39 as stated by Chairman Enck was made by Ms. Papoutsis and seconded by Ms. Van Cleave. A vote was taken and  
 40 the motion unanimously passed, 4 to 0:

41 AYES: Enck, Papoutsis, Stuart, Van Cleave

42 NAYS: None

43 NON-VOTING: Myers, Zaranski

44  
 45 **Other Business:**

46 a. **October 6, 2025 Regular Meeting - Quorum Check.**

47 Mr. Marx identified the items on the October 6, 2025 meeting agenda. The Commission Members discussed their  
 48 availability.

49  
 50 b. **2025 Preservation Awards - Review of Nominations.**

51 Mr. Marx summarized the consideration of 870 Locust Road for a preservation award which was submitted by the  
 52 developer who is the homeowner. Mr. Myers stated the consideration would set a precedent for presenting a  
 53 preservation award for new construction. Mr. Stuart identified the factors the Commission would consider in that

1 regard. Chairman Enck agreed with Mr. Stuart’s comment and stated they should be mindful of the precedent the  
2 new construction category would set. Ms. Van Cleave agreed with the comments made and referred to the  
3 developer’s attempts relating to the home’s changes. Ms. Papoutsis questioned if they have any information  
4 relating to the architect which she commented is an important consideration. Mr. Marx responded he would look  
5 into it. The Commission Members discussed the status of several other homes which received preservation  
6 awards. Mr. Marx stated there appeared to be a consensus in terms of the Commission’s position and for the  
7 criteria to be redefined in terms of awarding new construction in future years. Chairman Enck asked the  
8 Commission Members to brainstorm ways in terms of getting more applications. Mr. Marx informed the  
9 Commission he would discuss with Lake Forest the project criteria and process they use.

10  
11 c. Monthly Communications for Historic Preservation Commission - Discussion and Content Decision.

12 Chairman Enck asked the Commission Members to draft for consideration any potential items to include in the  
13 next quarterly report. He then referred to the Crow Island project and to wait for the project to be completed  
14 before reporting on it. Mr. Marx identified the timeline for consideration and review.

15  
16 **Adjournment:**

17 Chairman Enck asked for a motion to adjourn. A motion to adjourn was made by Ms. Van Cleave and seconded by  
18 Ms. Papoutsis. A vote was taken and the motion unanimously passed, 4 to 0:

19 AYES: Enck, Papoutsis, Stuart, Van Cleave

20 NAYS: None

21 NON-VOTING: Myers, Zaranski

22 The meeting adjourned at 8:27 p.m.

23  
24 Respectfully submitted,

25  
26 Antionette Johnson

27 Recording Secretary



# MEMORANDUM VILLAGE OF WINNETKA

## COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** HISTORIC PRESERVATION COMMISSION  
**FROM:** CHRISTOPHER MARX, ASSOCIATE PLANNER  
**DATE:** OCTOBER 2, 2025  
**SUBJECT:** 20 FOX LANE - ALTERATIONS TO LOCAL LANDMARK  
(CASE NO. 25-12-HPC)

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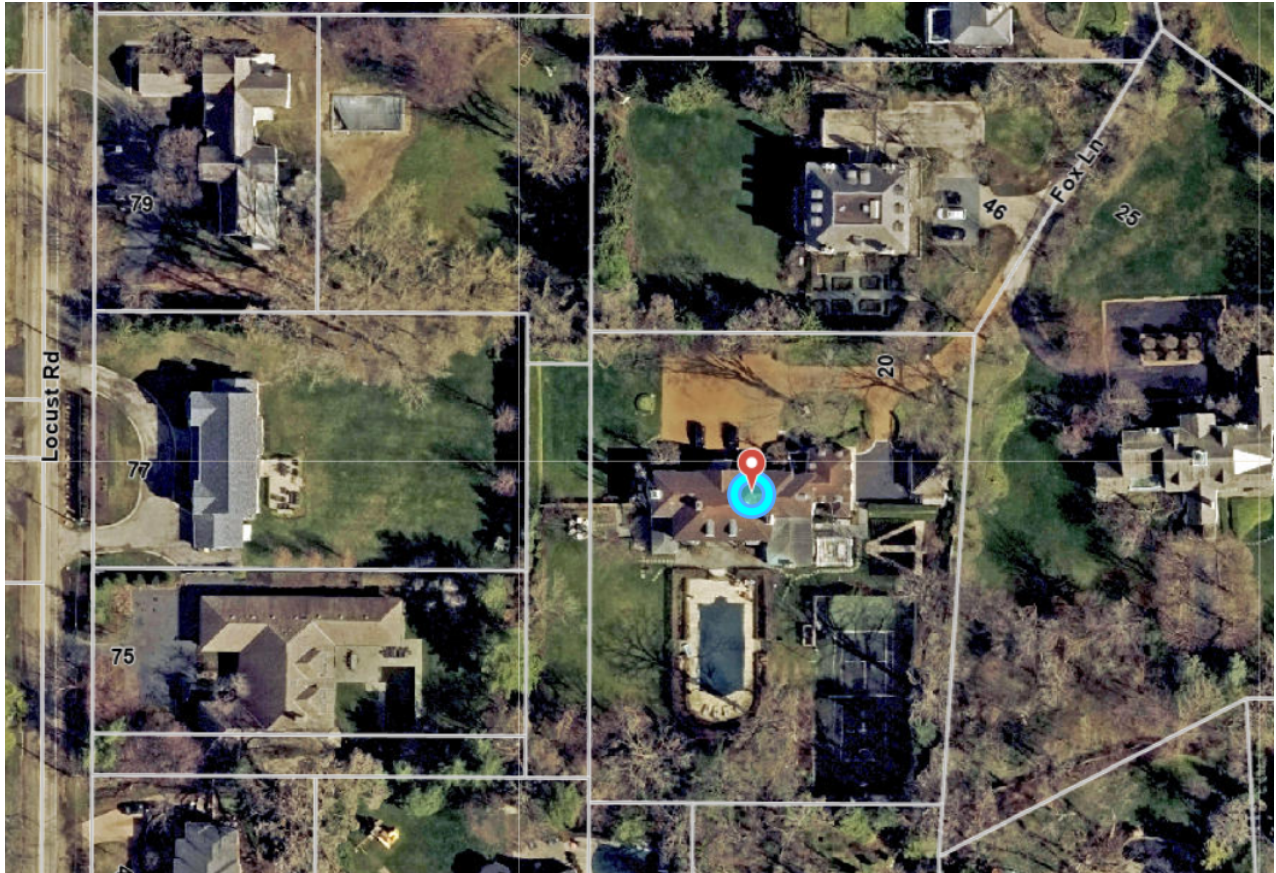
### INTRODUCTION

On September 6, 2025, the Historic Preservation Commission (HPC) is scheduled to consider a request from Aspect Design Architecture Inc. (the "Applicant"), as the architect representative of Chicago Land Trust Company, As Trustee Under Trust #8002364810 (the "Owner") of the property located at 20 Fox Lane (the "Subject Property"), for an advisory review of exterior alterations to the Subject Property, a locally designated landmark.

### PROPOSED PLAN

The Applicant has provided a written narrative, photos, architectural plans, and material specifications that detail the proposed alteration to an accessory structure on the Subject Property. The existing detached garage would receive modifications and improvements that include a one-story 286 square-foot addition on its south end, bringing the accessory structure to a size of 814 square feet. The addition's roof would match the same pitch of the existing roof while the shingles on the entire roof surface would be replaced with a one-inch standing seam copper roof material. The addition would have a matching face brick of 2¼" x 7 5/8" x 4" bed depth with a smooth face and semi flush mortar and a warm white color identified as Sherwin Williams Greek Villa. The addition would be accessible with a Morgan brand wood door painted in the same shade of Greek Villa white. A Marvin Ultimate wood casement style window would be installed with simulated divided light muntins in an arrangement of two panes in width and three panes in height while also being painted in Greek Villa white, placed over a limestone sill. The Applicant states that the proposed addition is designed to provide a seamless appearance in all aspects from the existing garage and its addition.

The Applicant states that the proposed addition would provide additional storage space while not disrupting the character and architectural integrity of the main house. The Applicant has also applied for a zoning variation that is awaiting review at a future Zoning Board of Appeals meeting, as the proposed addition would not comply with zoning ordinance requirements for setbacks.



**Figure 1 – Subject Property – GIS aerial map**



**Figure 2 – Subject Property – Front (North) façade of house**



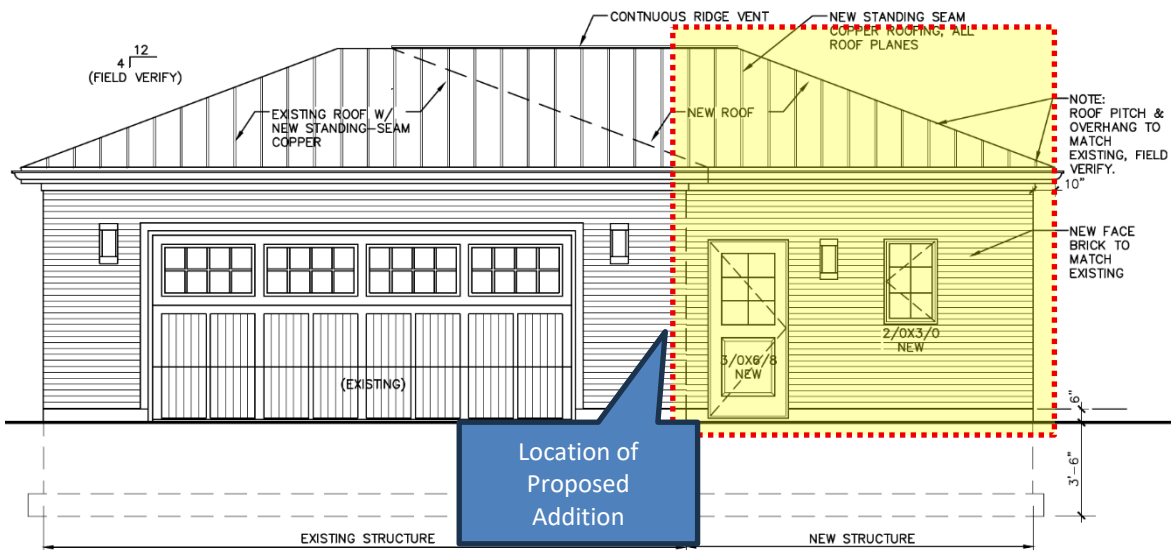
**Figure 3 – Subject Property – Front and side (North and East) façades of house**



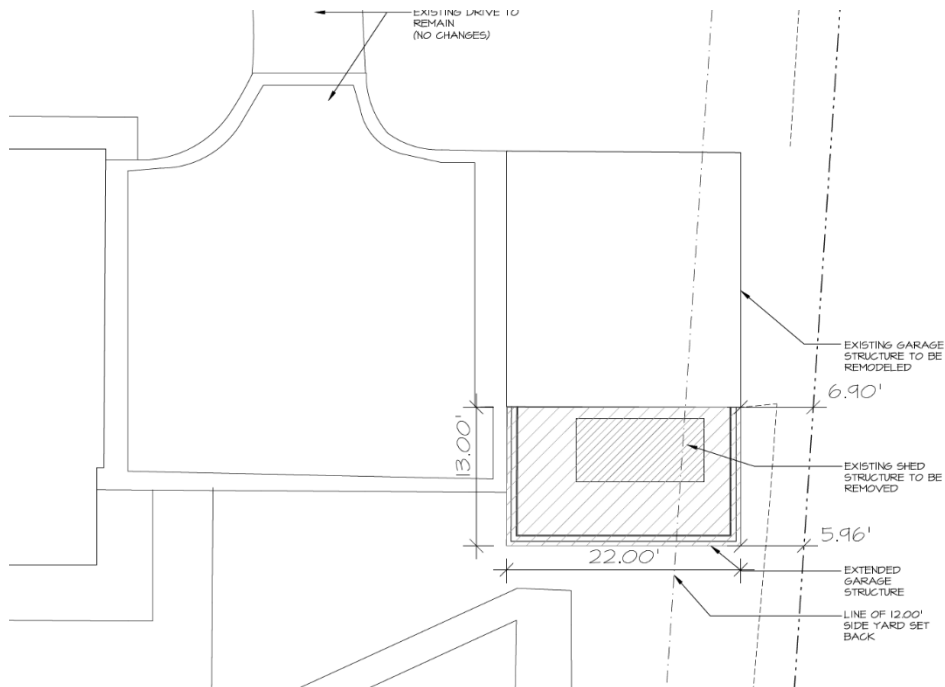
**Figure 4 – Subject Property – Side (West) façade of house**



**Figure 5 – Subject Property – Detached garage and accessory shed**



**Figure 6 – Subject Property – Proposed garage addition front (west) elevation rendering**



**Figure 7 – Subject Property – Proposed garage addition site plan**

## COMMISSION REVIEW

Exterior alterations of designated landmarks are subject to an advisory review by the HPC. The criteria to consider when conducting an advisory review of alterations are as follows:

### 1. General Standards:

- a. Conformance with the Zoning Ordinance;
- b. Reasonable effort shall be made to use the building, structure, object or site for its originally intended purpose or to provide a compatible use which requires minimal alteration, relocation or demolition;
- c. The distinguishing original qualities or character of a building, structure, object or site should not be destroyed. The alteration, relocation or demolition of any historic material or distinctive architectural feature should be avoided except when necessary to assure an economically viable use of the property;
- d. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site should usually be maintained and preserved;
- e. Deteriorated architectural features should whenever possible be repaired rather than replaced. If replacement is necessary, the new material should match as closely as practicable the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features, where possible, 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, structures, objects or sites;
- f. The surface cleaning of buildings, structures, objects or sites should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods which will damage the architectural or historic features and building material shall be discouraged.
- g. New buildings and structures and the alterations and relocation of existing buildings or structures shall not be discouraged when such work does not destroy significant historical or architectural features and is compatible with the size, scale, color, material and character of the property or neighborhood.
- h. Alterations, relocations and demolitions which do not affect any significant exterior architectural or historic features of the building, structure, object or site as viewed from a private street, a courtyard open to the public or a public street, place or way should generally be permitted;
- i. Demolition of a designated landmark shall be discouraged if the building, structure or property, as the case may be, is economically viable and can yield reasonable return in its present condition or can be made economically viable and yield reasonable return after completion of appropriate alteration, relocation, renovation or restoration work.

### 2. Design Guidelines:

- a. Height. The height of any proposed alteration should be compatible with the architectural style and character of the designated landmark.
- b. Proportions of Windows and Doors. The proportions and relationships between doors and windows should be compatible with the architectural style and character of the designated landmark.
- c. Roof Shape. The design of the roof should be compatible with the architectural style and character of the designated landmark.

- d. Scale. The scale of the structure should be compatible with the architectural style and character of the designated landmark.
- e. Directional Expression. The dominant horizontal or vertical expression of the facades should be compatible with the original architectural style or character of the designated landmark.
- f. Architectural Details. Materials, textures, colors and architectural details should be compatible with the original architectural style or character of the designated landmark.
- g. Appurtenances. Appurtenances including, but not limited to, signs, fences, accessory buildings or structures, permeable and impermeable surfaces should be compatible with the original architectural style or character of the designated landmark.
- h. Other. In addition to the foregoing, the Commission may consider the Secretary of the Interior's Standards for Rehabilitation Guidelines for Rehabilitating Historic Buildings.

## **FINDINGS**

The HPC shall determine whether the proposed alterations will be appropriate or not appropriate to the preservation of the Subject Property. Considering the alterations, does the HPC find that the Subject Property continues to meet the criteria for designation as a locally designated landmark?

If the HPC determines that the proposed alterations are inappropriate, it shall make recommendations to the Applicant concerning changes, if any, in the proposed alterations which would cause the HPC to reconsider its determination and shall confer with the Applicant.

## **ATTACHMENTS**

Attachment A: Application Materials



August 6, 2025

Christopher Marx  
Historic Preservation Commission  
Village of Winnetka  
510 Green Bay Road  
Winnetka, Illinois  
60093

**Historic Preservation – Statement Explanation Letter  
(Garage Addition Room)**

**Project Location: 20 Fox Lane, Winnetka, Il. 60093**

Dear Mr. Marx,

This letter is to address and expound on the design detailing of the garage addition room, located at 20 Fox lane. To begin with, the actual size and volume of the proposed addition is minimal when compared to the size of the existing two-story residence. The new 286 square foot area will be an extension of the existing 528 square foot, two-car garage. Both areas are to remain single story structures

The new addition is to be constructed adjacent to the south elevation of the existing garage. The new construction will be replacing a small 7'-0" x 10'-0" storage shed. The new walls will consist of matching face brick. The new, and existing, roofing material will be that of standing metal seam. The existing roof pitch is to remain the same, with the new roof pitch to match the existing. Roofing sample and colors will be provided.

All other design elements, roof overhangs, door and window trim, and exterior lighting, is to match that of the existing garage. Along with the matching face brick, and completely new roofing material, the completed structure will not look like an added-on volume, but rather an original single structure entity.

The addition is relatively small in volume, is not largely noticeable from any of the main drives. And with the removal of the accessory storage shed, it will only improve on the overall aesthetic of the property.

1

26575 COMMERCE DR.  
SUITE 607  
VOLO, IL 60073  
PHONE: 847.457.2500  
WWW.ASPECTDESIGNINC.COM

**ASPECT DESIGN INC.**  
ARCHITECTS

I hope this letter further addresses any concerns, and will help expedite the review process.

Sincerely,



Dean Botes  
Architect, Managing Director



Email: [dbotes@AspectDesignInc.com](mailto:dbotes@AspectDesignInc.com)

C.C.

File  
Aspect Design, Inc.

**From:** [iletzter.aspectdesigninc.com](mailto:iletzter.aspectdesigninc.com)  
**To:** [Christopher Marx](#); [Ann Klaassen](#)  
**Cc:** [Dean Botes](#)  
**Subject:** 20 Fox Lane / HPC meeting 10-6-25 and Zoning meeting 10-13-25 / ADI AD24227  
**Date:** Thursday, September 11, 2025 6:12:47 PM  
**Attachments:** [Copper roof information 9-11-25.pdf](#)  
[AD24227-CARROLL-09 11 25-REVISED.pdf](#)  
[s3WKSX\\_978474\\_survey\\_r1.pdf](#)  
[9-11-25 Signed application for Variation Carroll.pdf](#)  
[09 11 25 Standards for Granting Variation Carroll.pdf](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Christopher & Ann,

Please find additional items requested for the HPC meeting and the zoning meeting.

HPC: Photos off home

Brick & Mortar will be painted Sherwin Williams SW7551 "Greek Villa" warm white. The brick will match the common brick 2 ¼" x 7 5/8" x 4" bed depth which has a smooth face and lightly tumbled edges, the mortar is semi flush and can cover some of the brick with semi-raked joints.

Window will be Marvin Brand Ultimate wood window casement style with 1 ¼" simulated true divided lites, 2 Wide x 3 Tall with 3 ½" wood casing on the sides and head and wood sill painted in the SW7551 color on a 3 ¼" tall x 5 ¼" deep limestone bull nose sill.

Service door will be a Morgan brand wood door and wood door frame with wood brick mould and be painted in the SW7551 Color.

Roofing will be copper standing seam roofing 1" tall 20 oz thickness (see attached information).

Zoning & HPC: revised architectural plans

Updated Plat of Survey

Updated Standards for Granting a Zoning Variation

Current signed application form

After your review, please contact us with any additional items required.

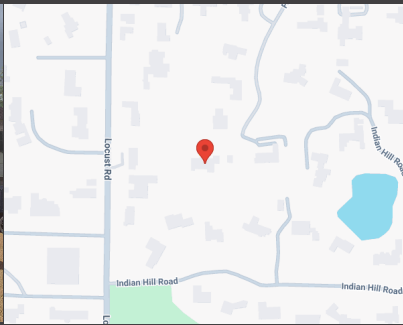
Thank you,

Jeff

Jeffrey T. Letzter  
President / Sales & Business Development  
Aspect Design, Inc.  
26575 Commerce Drive Suite 607  
Volo, IL 60073  
847-875-4372 Direct  
847-457-2500 Office  
[www.aspectdesigninc.com](http://www.aspectdesigninc.com)



www.exactalands.com | office: 773.305.4011



**PROPERTY ADDRESS:**  
20 FOX LANE, WINNETKA, ILLINOIS 60093

**SURVEY NUMBER:** 2508.4428

**DATE SIGNED:** 09/08/25      **FIELD WORK DATE:** 9/5/2025

**REVISION DATE(S):**  
(REV.0 9/8/2025)

**POINTS OF INTEREST**  
1. ADJACENT FENCE OVER PROPERTY LINE.

STATE OF ILLINOIS } SS  
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971  
LICENSE EXPIRES 11/30/2026  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0008



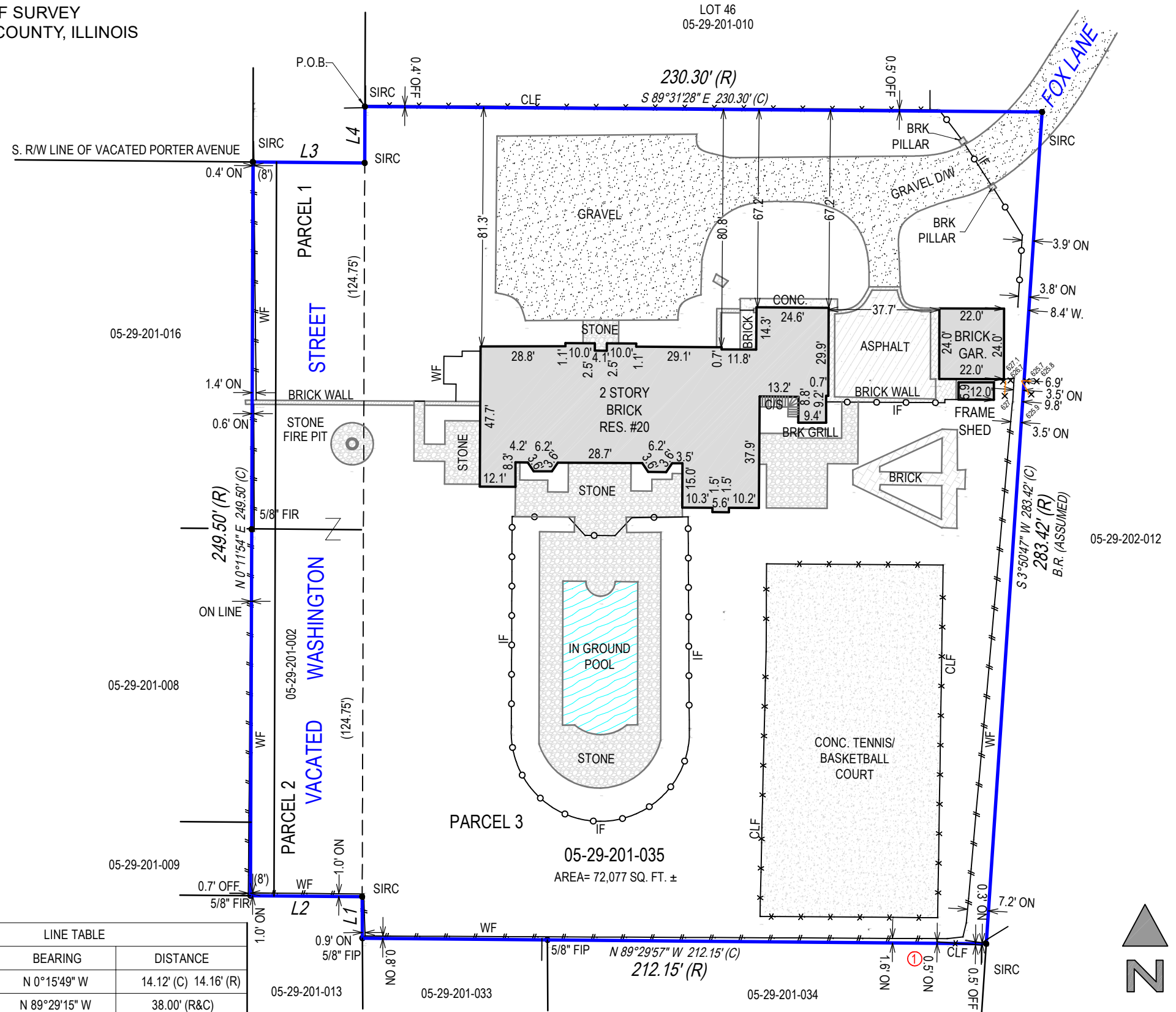
Exacta Land Surveyors, LLC  
PDF # 184008059  
o: 773.305.4011  
316 East Jackson Street | Morris, IL 60450



2508.4428  
PLAT OF SURVEY  
COOK COUNTY, ILLINOIS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 0°15'49" W	14.12' (C) 14.16' (R)
L2	N 89°29'15" W	38.00' (R&C)
L3	S 89°29'15" E	38.00' (R&C)
L4	N 0°11'54" E	19.18' (R&C)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES









**GENERAL NOTES**

ALL APPLICABLE WORK SHALL BE PERFORMED IN STRICT ACCORDANCE TO ALL APPLICABLE LOCAL AND NATIONAL CODES.

- 2015 INTERNATIONAL RESIDENTIAL CODE
- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL FUEL GAS CODE
- 2014 NATIONAL ELECTRICAL CODE
- 2015 INTERNATIONAL FIRE CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE WITH THE STATE OF ILLINOIS AMENDMENTS
- 2015 NFPA LIFE SAFETY CODES

EACH CONTRACTOR SHALL REVIEW AND VERIFY THE PLANS AND FIELD CONDITIONS PRIOR TO THE START OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND THE GENERAL CONTRACTOR. ALL DISCREPANCIES SHALL BE RESOLVED BEFORE THE START OF CONSTRUCTION.

ALL CONTRACTORS SHALL COORDINATE WITH ALL OTHER CONTRACTORS PRIOR TO AND DURING CONSTRUCTION.

DO NOT SCALE DRAWINGS.

ALL MATERIALS, EQUIPMENT, STRUCTURAL ELEMENTS, FINISHES, WINDOWS, DOORS, ETC., WHETHER PRE-MANUFACTURED OR SITE BUILT SHALL BE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.

THE CONTRACTOR SHALL NOT ALLOW DEBRIS TO ACCUMULATE ON SITE DURING CONSTRUCTION AND SHALL LEAVE THE WORK AREA "BROOM CLEAN" DAILY. REMOVE WASTE BUILDING MATERIAL WEEKLY.

THE ARCHITECT IS NOT ENGAGED FOR SUPERVISION AND ASSUMES NO SUCH RESPONSIBILITY.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, TECHNIQUES, PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

THE OWNER / CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROPRIATE PERMITS AND INSURANCE FOR CONSTRUCTION AND OCCUPANCY.

THE OWNER / GENERAL CONTRACTOR TO CHOOSE FIXTURES, APPLIANCES, FINISHES (PAINT, WALL COVERINGS, TILE, LAMINATES, CABINETS, COLORS, HARDWARE, FURNITURE ETC., UNLESS NOTED OTHERWISE. SUB - CONTRACTORS TO SUPPLY SAMPLES TO THE OWNER/ GENERAL CONTRACTOR FOR FINAL APPROVAL PRIOR TO START OF CONSTRUCTION.

ALL SURFACES AND CONSTRUCTION SHALL BE ADEQUATELY BRACED AND PROTECTED.

APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

WHERE THE TERM "APPROVED EQUAL" IS USED IN THE DRAWINGS OR SPECIFICATIONS, IT SHALL BE UNDERSTOOD THAT THE REFERENCED IS MADE TO THE RULING AND JUDGMENT OF THE ARCHITECT AND SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. SUBMIT ACTUAL SAMPLES AND ANY NECESSARY TECHNICAL DATA OR INFORMATION OF ALL PROPOSED SUBSTITUTIONS.

THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER AND HIS AGENTS FOR AND AGAINST ALL SUITS, CLAIMS OR LIABILITY ON ACCOUNT OF PERSONAL INJURIES OR PROPERTY DAMAGES ARISING OUT OF NEGLIGENT ACTS OF THE CONTRACTOR IN THE PERFORMANCE OF THE WORK COVERED BY THE CONTRACT.

**SITE WORK**

THE CONTRACTOR SHALL VERIFY SITE AND EXISTING CONSTRUCTION CONDITIONS ESPECIALLY UNDERGROUND AND OVERHEAD UTILITY SERVICES.

THE FOOTINGS AND FOUNDATIONS HAVE BEEN DESIGNED TO BEAR ON UNDISTURBED SOIL OR APPROVED COMPACTED FILL WITH A MINIMUM BEARING CAPACITY OF 3000 P.S.F.

**CONCRETE WORK**

(NOT APPLICABLE)

**METALS**

(NOT APPLICABLE)

**MASONRY**

(NOT APPLICABLE)

**DOORS AND WINDOWS**

ALL SAFETY GLAZING SHALL BE IN ACCORDANCE WITH THE CODE.

**THERMAL AND MOISTURE PROTECTION**

REFER TO THE ENERGY CODE NOTES AND THE TYPICAL WALL SECTIONS FOR R-VALUES.

METAL VALLEY FLASHINGS TO CONFORM WITH ALL APPLICABLE CODES.

ALL EXTERIOR JOINTS, SEAMS, AND PENETRATIONS IN THE BUILDING ENVELOPE SHALL BE SEALED WITH APPROVED SEALANT, TAPE, GASKETS OR WEATHER STRIPPING TO PREVENT AIR LEAKAGE.

VAPOR RETARDERS WITH A PER RATINGS OF 1.0 OR LESS SHALL BE INSTALLED IN ALL FRAMED CEILINGS, WALLS, AND FLOORS.

PROVIDE CONCEALED GALVANIZED OR ALUMINUM SHEET METAL FLASHING AT ALL WALL/ROOF JOINTS AND AS REQUIRED FOR WATERPROOF CONSTRUCTION.

**CARPENTRY NOTES**

ALL INTERIOR PARTITIONS ARE BASED ON 3 1/2" UNLESS OTHERWISE NOTED.

ALL UNSUPPORTED FRAME WALLS 12'-0" OR TALLER SHALL BE FRAMED WITH 2x6 STUDS AT 16" ON CENTER UNLESS NOTED OTHERWISE.

PROVIDE 2x6 STUDS IN LIEU OF 2x4 FOR FOR FRAME WALLS DRILLED FOR PLUMBING PIPES .

ALL CANTILEVERS TO BE A MINIMUM 2:1 RATIO PER THE CURRENT CODE.

PROVIDE CROSS BRIDGING FOR ALL FLOOR JOISTS SPANNING 15'-0" OR GREATER. MINIMUM 8'-0" ON CENTER OR PER ENGINEERED JOIST MANUFACTURER'S SPECIFICATIONS.

ALL LOAD BEARING HEADERS SHALL BE (2) 2x12 WITH 1/2" PLYWOOD SPACER UNLESS OTHER WISE NOTED. INSTALL DOUBLE CRIPPLES EACH SIDE FOR ALL SPANS OVER 6'-0" OR AS OTHERWISE NOTED ON THE PLANS.

SEE FIREBLOCKING NOTES FOR ALL FIREBLOCKING MATERIALS AND LOCATIONS.

INSTALL SQUASH BLOCKING AT ALL JOIST BAYS BELOW CONCENTRATED BEAM AND POST LOADS.

PROVIDE SOLID WOOD BLOCKING IN WALLS FOR ANCHORAGE FOR ALL SHELVING, CABINETS AND TOILET ACCESSORIES. VERIFY LOCATIONS WITH OWNER.

ALL FLOOR JOISTS FRAMED TO FLUSH HEADERS SHALL BE CONNECTED WITH APPROPRIATE METAL JOIST HANGERS.

ALL ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE SHALL BE PROTECTED WITH MINIMUM 5/8" DRYWALL.

ALL EXTERIOR DECK FRAMING, DECKING MATERIAL, RAILS, TREADS, ETC. SHALL BE APPROVED PRESERVATIVE TREATED.

ALL METAL CONNECTORS, HANGERS, BRACKETS, NAILS, SCREWS, ETC., IN CONTACT WITH TREATED LUMBER SHALL BE APPROVED TO BE COMPATIBLE WITH THE TREATED LUMBER AND/ OR SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. AND COMPLY WITH THE CODE.

PROVIDE CONCEALED GALVANIZED OR ALUMINUM SHEET METAL FLASHING AT ALL WALL/ ROOF JOINTS AND AS REQUIRED FOR WATERPROOF CONSTRUCTION.

JOISTS SHALL HAVE A BEARING AREA OF NOT LESS THAN 1-1/2".

**MECHANICAL**

(NOT APPLICABLE)

**PLUMBING**

(NOT APPLICABLE)

**ENERGY CODE**

(NOT APPLICABLE)

**STRUCTURAL DESIGN CRITERIA**

FLOOR	DESIGN LOADS	
FLOOR	40 P.S.F.-L.L.	10 P.S.F.-D.L. LIVING SPACE
ATTIC	20 P.S.F.-L.L.	10 P.S.F.-D.L. ATTIC STORAGE
	10 P.S.F.-L.L.	10 P.S.F.-D.L. WITH OUT ATTIC STORAGE
ROOF	30 P.S.F.-L.L.	10 P.S.F.-D.L. SNOW LOAD
CATHERAL CEILING	30 P.S.F.-L.L.	15 P.S.F.-D.L. SNOW LOAD
DECKS	40 P.S.F.-L.L.	10 P.S.F.-D.L.
WIND LOAD	90 P.S.F.	

ALL FLOOR AND CEILING JOISTS, ROOF RAFTERS, BEAMS AND HEADERS SHALL BE DOMESTIC HEM FIR #2 UNLESS OTHERWISE NOTED. MINIMUM E = 1,300,000 P.S.I. AND MINIMUM BASE Fc = 850 OR BETTER.

ALL STRUCTURAL WOOD POSTS SHALL BE S-P-F STRUCTURAL GRADE OR BETTER.

PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS, BATHTUBS, WASHER, DRYER, AND OTHER STATIONARY APPLIANCES.

MINIMUM IN GRADE BASE VALUES FOR STUDS:

FIRST FLOOR EXTERIOR LOAD BEARING WALLS	E = 1,400,000	Fc = 825
FIRST FLOOR INTERIOR LOAD BEARING WALLS	E = 1,200,000	Fc = 800
SECOND FLOOR EXTERIOR LOAD BEARING WALLS	E = 1,200,000	Fc = 800
SECOND FLOOR INTERIOR LOAD BEARING WALLS	E = 1,000,000	Fc = 600
ALL NON LOAD BEARING WALLS	E = 1,000,000	Fc = 600

EXTERIOR DECK STRUCTURAL FRAMING LUMBER:

ALL DECK STRUCTURAL FRAMING HAS BEEN DESIGNED BASED UPON #2 SOUTHERN YELLOW PINE OF U.S. ORIGIN AS CLASSIFIED BY THE SOUTHERN PINE MARKETING COUNCIL.

Fb: 2x6 = 1380 P.S.I. / 2x10 = 1210 P.S.I. / 2x12 = 1120 P.S.I. / E = 1,600,000

ENGINEERED WOOD PRODUCTS:

MANUFACTURED STRUCTURAL WOOD PRODUCTS SUCH AS HEADERS AND BEAMS HAVE BEEN DESIGNED BASED UPON MICROLAMLS AND PARALLAMS AS MANUFACTURED BY TRUSS-JOIST.

1.9 MICROLAMLS	Fb = 2600 P.S.I.	E = 1,900,000 P.S.I.
2.0 PARALLAMS	Fb = 2400 P.S.I.	E = 2,000,000 P.S.I.
1.5 TIMBERSTRAND	Fb = 2250 P.S.I.	E = 1,500,000 P.S.I.

STRUCTURAL WOOD I-JOISTS:

MANUFACTURED STRUCTURAL WOOD I-JOISTS ARE BASED UPON I-JOIST AS MANUFACTURED BY INTERNATIONAL BEAM OR APPROVED EQUAL. ALL SUBSTITUTIONS SHALL BE REVIEWED BY THE ARCHITECT. I JOISTS SHALL BE INSTALLED AS PER THE MANUFACTURERS ALLOWABLE FLOOR SPAN CHART (LIVE LOAD = 1/400). INSTALLATION INSTRUCTIONS AND SPECIFICATIONS.

**FIREBLOCKING NOTES**

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. FIRE STOPPING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- 1) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVEL.
- 2) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS THOSE THAT OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC..
- 3) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RIM.
- 4) AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, AND FIREPLACES AT CEILING AND FLOOR LEVEL, WITH NON COMBUSTIBLE MATERIALS.
- 5) ALL FURRING, PARTITIONS, EXTERIOR WALLS AT EACH FLOOR AND CEILING LEVEL, AND AT THE JUNCTURE OF THE ROOF RAFTERS AND WALL.
- 6) ALL OPEN SOFFIT AREAS SHALL BE PROTECTED ON THE ENCLOSED SIDE WITH MINIMUM 1/2" DRYWALL.

EXCEPT AS PROVIDED IN ITEMS 4 AND 6 ABOVE, FIREBLOCKING SHALL CONSIST OF 2 INCH NOMINAL LUMBER, OR TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR ONE THICKNESS OF 23/32 INCH O.S.B. WITH JOINTS BACKED BY 23/32 INCH O.S.B., OR ONE THICKNESS OF 3/4 INCH TYPE 2-M PARTICLE BOARD WITH JOINTS BACKED BY 3/4 INCH TYPE 2-M PARTICLE BOARD, OR OTHER APPROVED MATERIALS.

THE INTEGRITY OF ALL FIRE STOPS SHALL BE MAINTAINED.

NOTES:

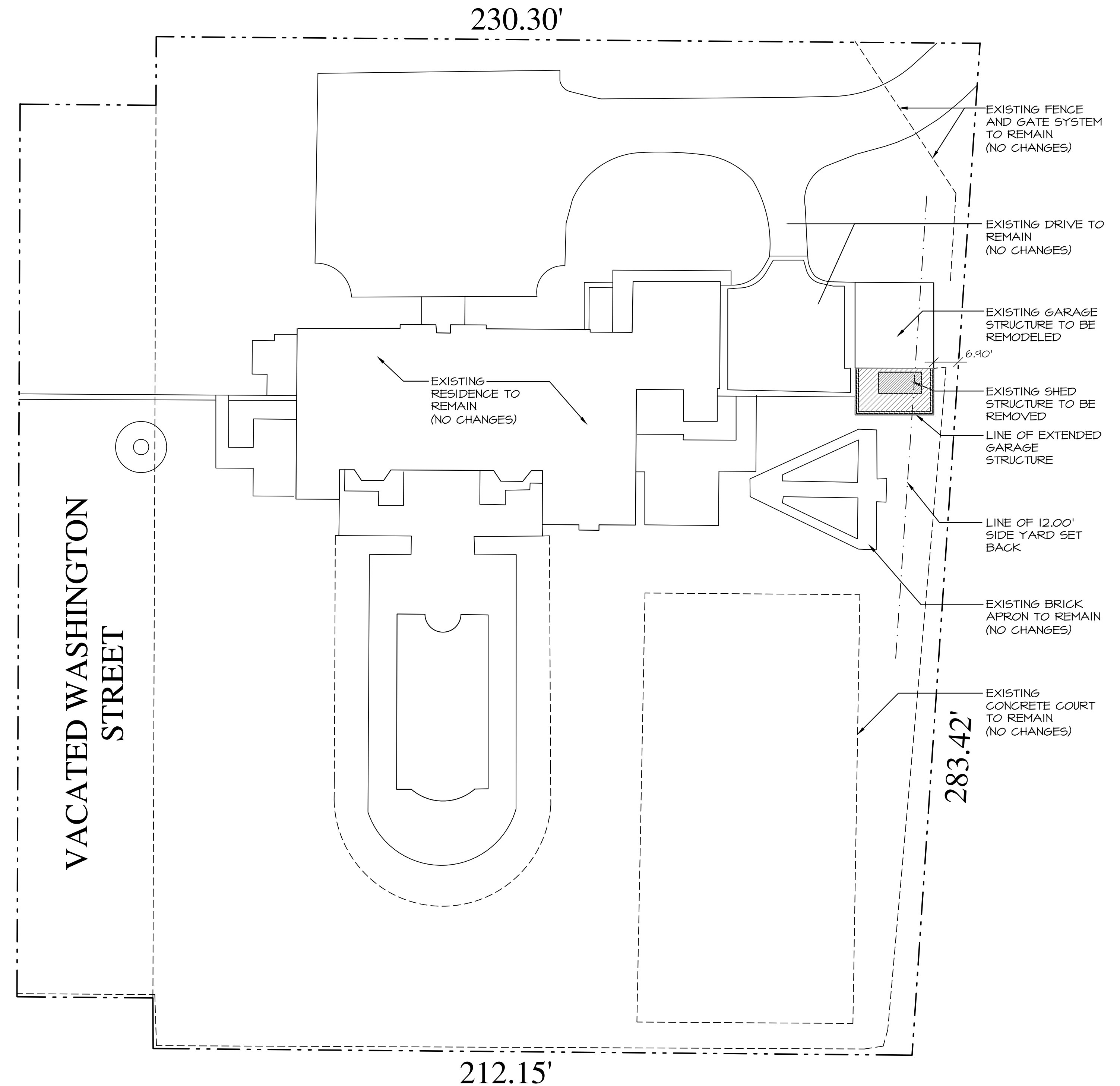
ALL FIREBLOCKING AND DRAFT STOPPING SHALL MEET REQUIREMENTS OF IRC R602.8 AND RELATED SECTIONS AND TABLES AND IRC R502.12 AND RELATED SECTIONS.

PROVIDE 5/8" FIRECODE DRYWALL TO UNDERSIDE OF ALL 1 JOIST FLOOR CONSTRUCTION AND PROVIDE APPROVED DRAFTSTOPPINGS FOR EVERY 1000 SQ. FT. OF FLOOR AREA

# GARAGE STORAGE ROOM ADDITION 20 FOX LANE WINNETKA, IL 60093

**SHEET INDEX**

A 01	TITLE SHEET AND GENERAL NOTES
A 02	SITE PLAN
A 03	PLANS & EXTERIOR ELEVATIONS



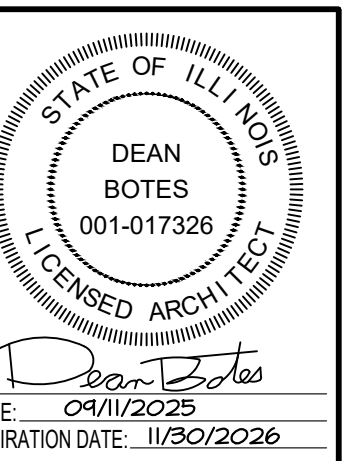
1  
A 02

**SITE PLAN (R-1 ZONING)**



NORTH  
SCALE: 1" = 20'-0"

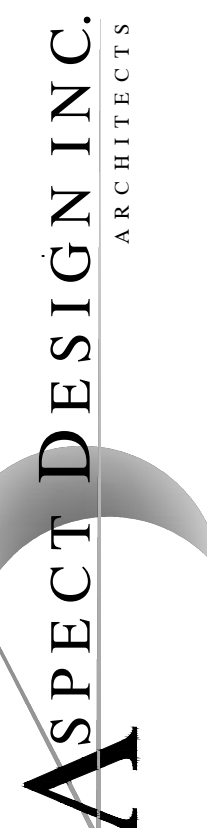
NOTE: ALL SCALE DESIGNATIONS ARE FOR SHEETS PRINTED ON 24" x 36" SIZE PAPER. (ARCH-D)



GARAGE STORAGE ROOM ADDITION  
20 FOX LANE  
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REVIEW	12/04/2024
REVIEW	12/23/2024
FINAL	08/11/2025
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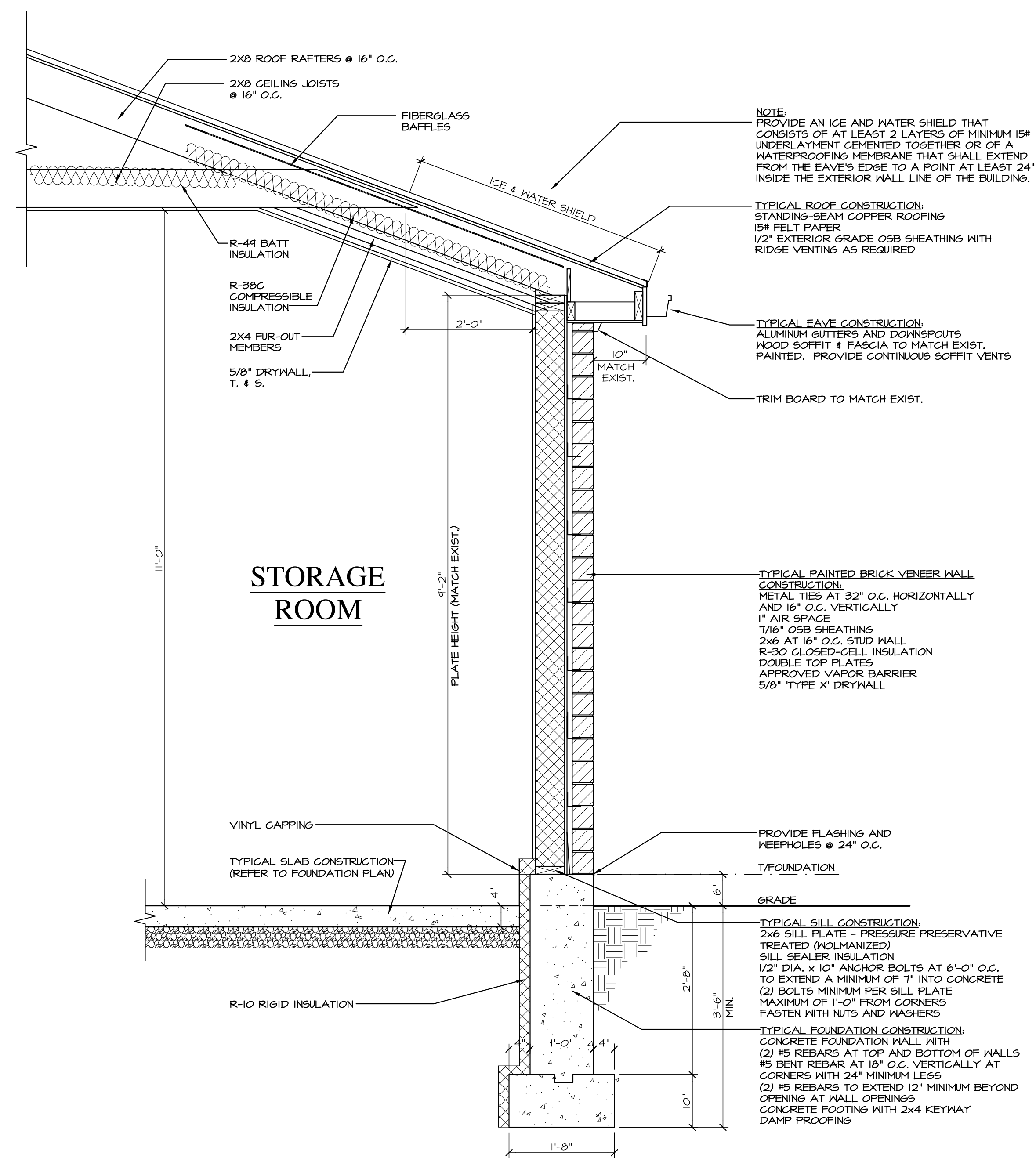


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20 FOX LANE  
TITLE SHEET & GEN. NOTES

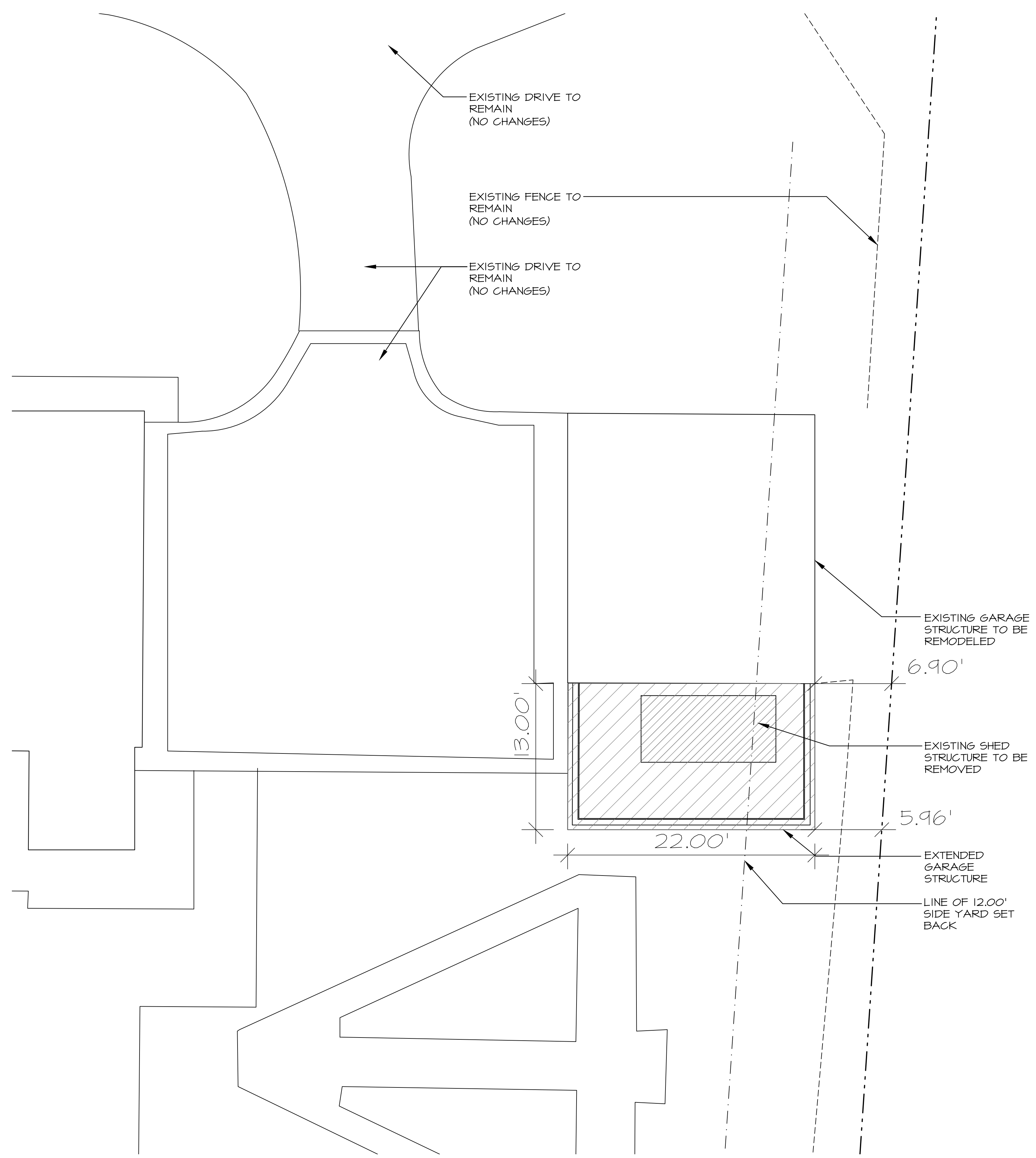
**A 01**

# 1 OF 4 TOTAL SHEETS



**2** TYPICAL WALL SECTION  
 A 02

SCALE: 3/4" = 1'-0"



**1** ENLARGED SITE PLAN  
 A 02

SCALE: 3/16" = 1'-0"

NOTE: ALL SCALE DESIGNATIONS ARE FOR SHEETS PRINTED ON 24" x 36" SIZE PAPER. (ARCH-D)

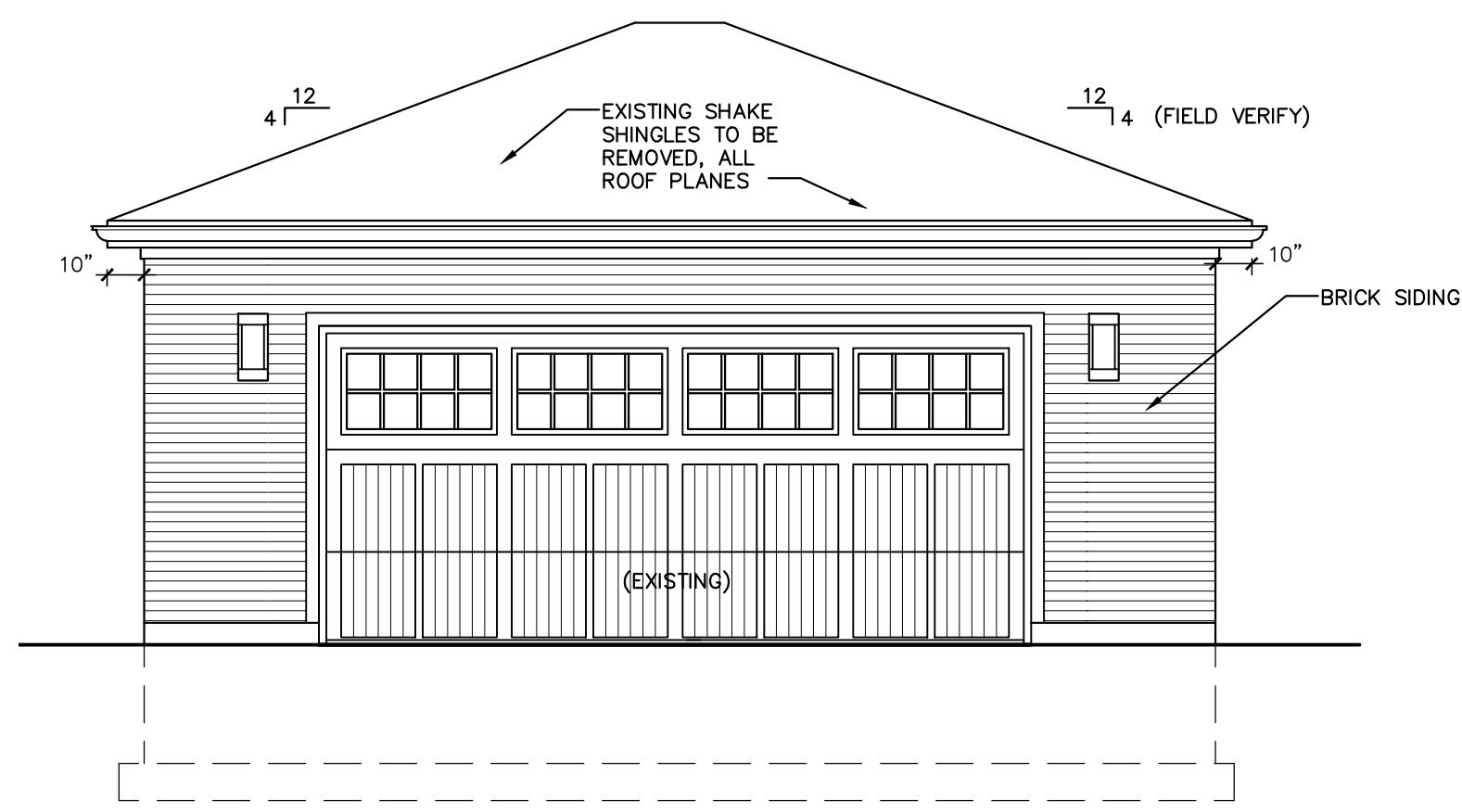
GARAGE STORAGE ROOM ADDITION  
 20 FOX LANE  
 WINNETKA, IL. 60093

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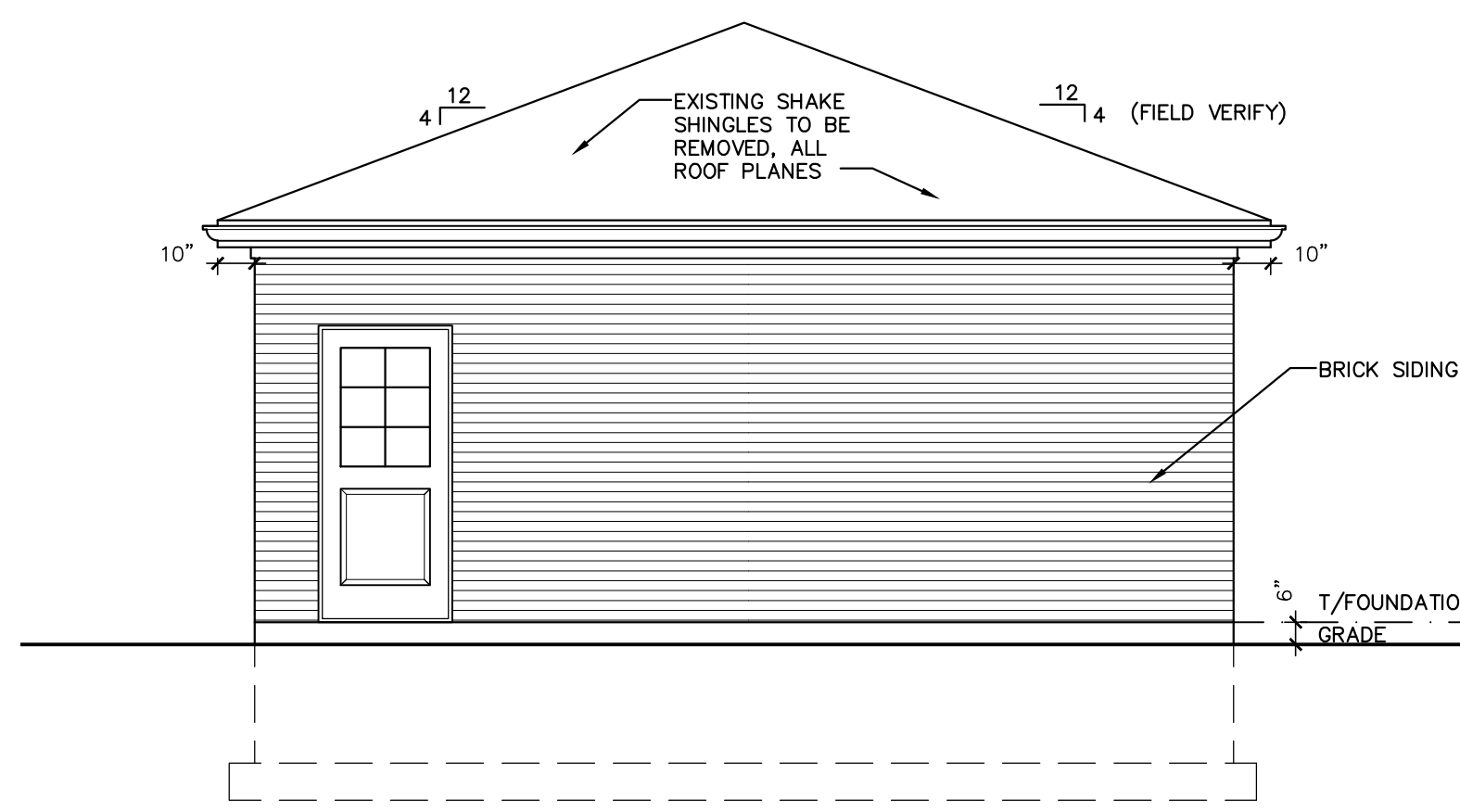
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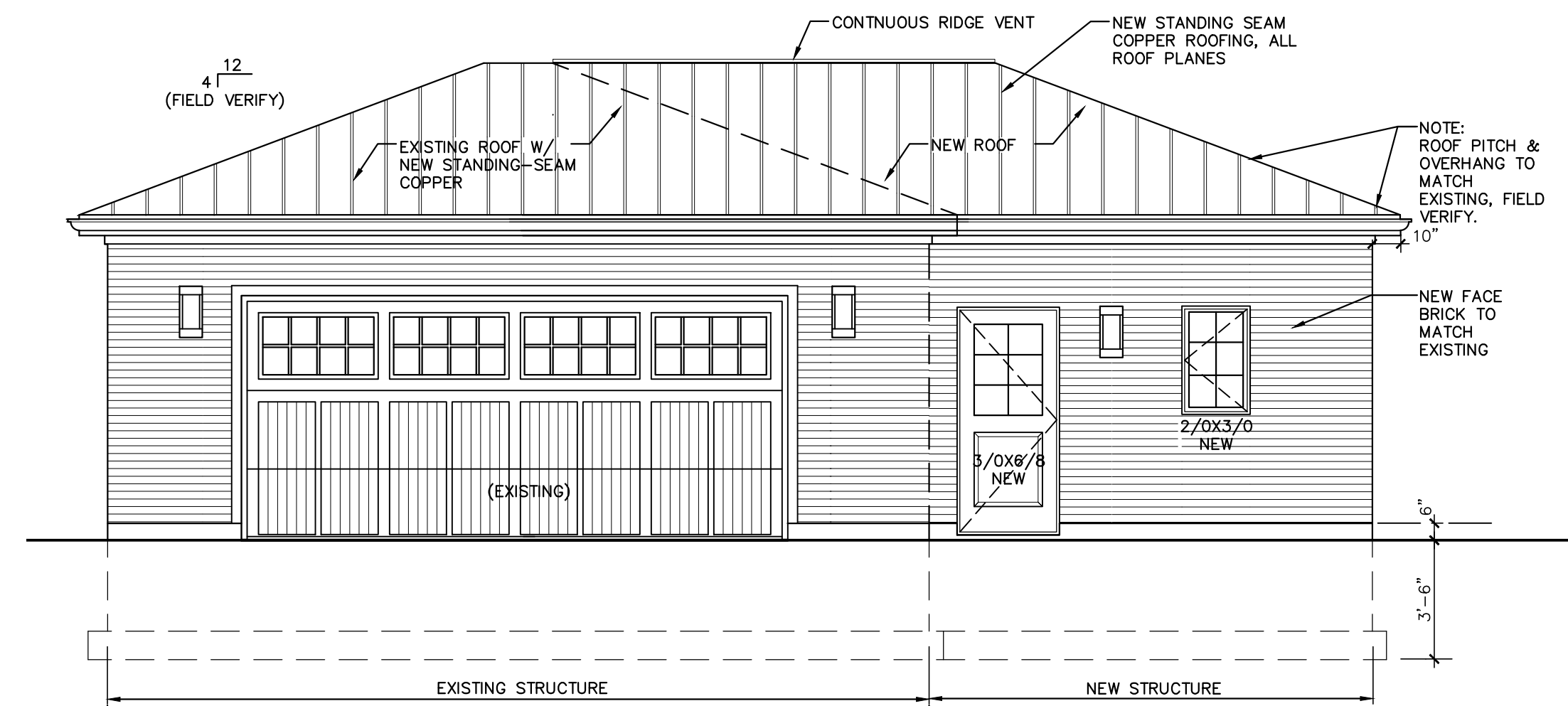
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 DRAWN BY: DB / MB  
 20 FOX LANE  
 SITE PLAN & WALL SECTION  
**A 02**  
 # 2 OF 4 TOTAL SHEETS



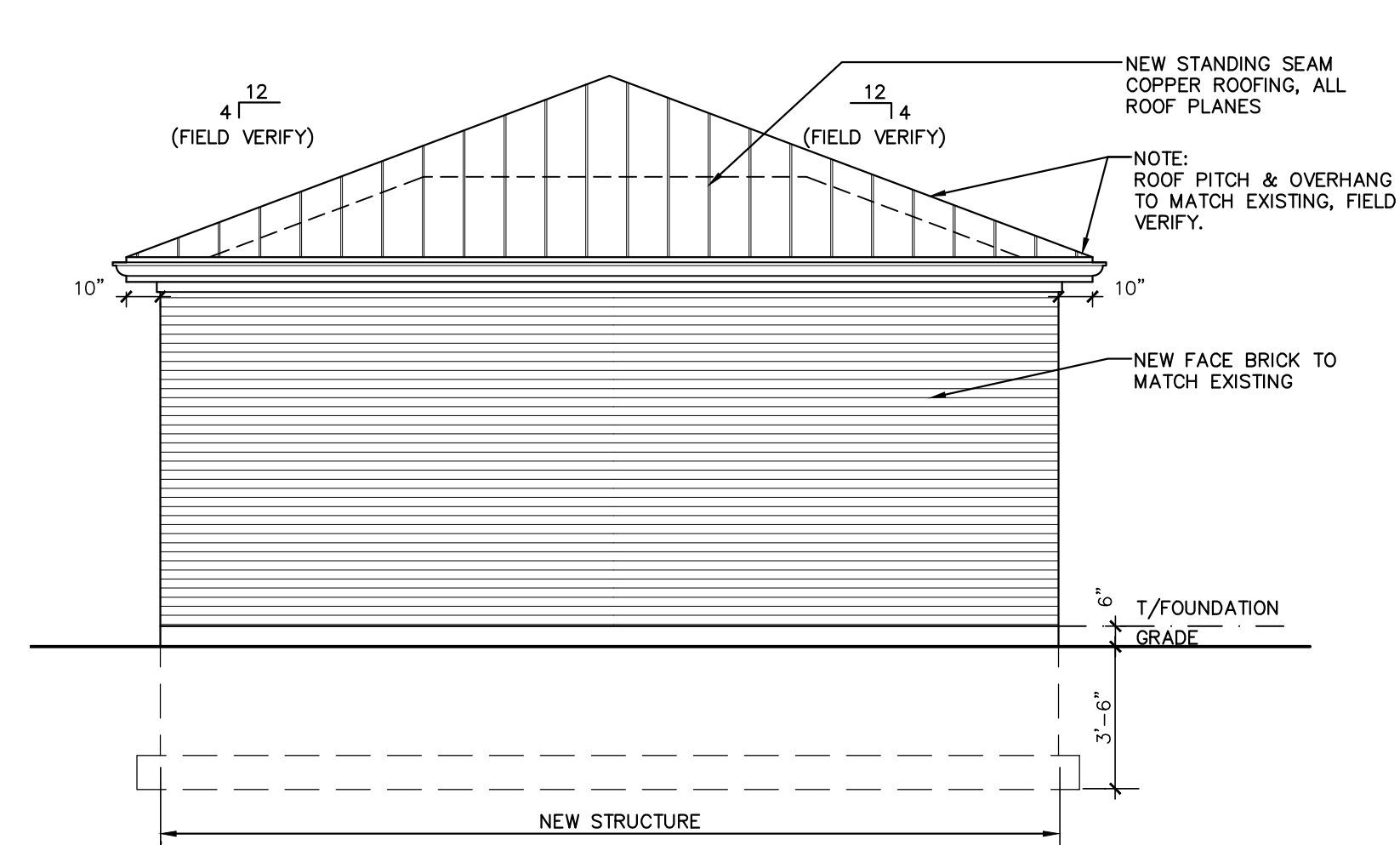
**1 WEST ELEVATION (EXISTING)**  
A 03 SCALE: 1/4" = 1'-0"



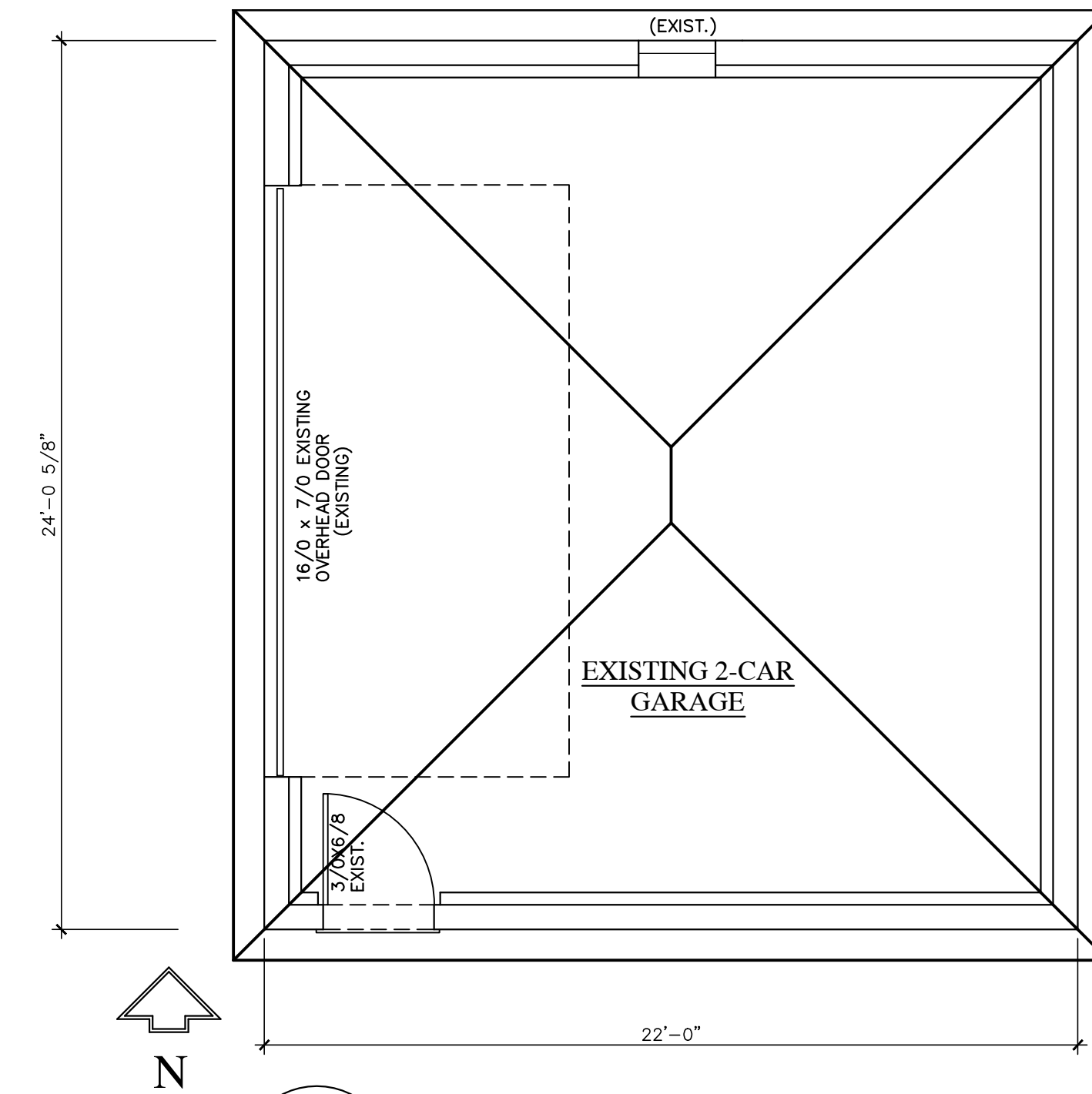
**2 SOUTH ELEVATION (EXISTING)**  
A 03 SCALE: 1/4" = 1'-0"



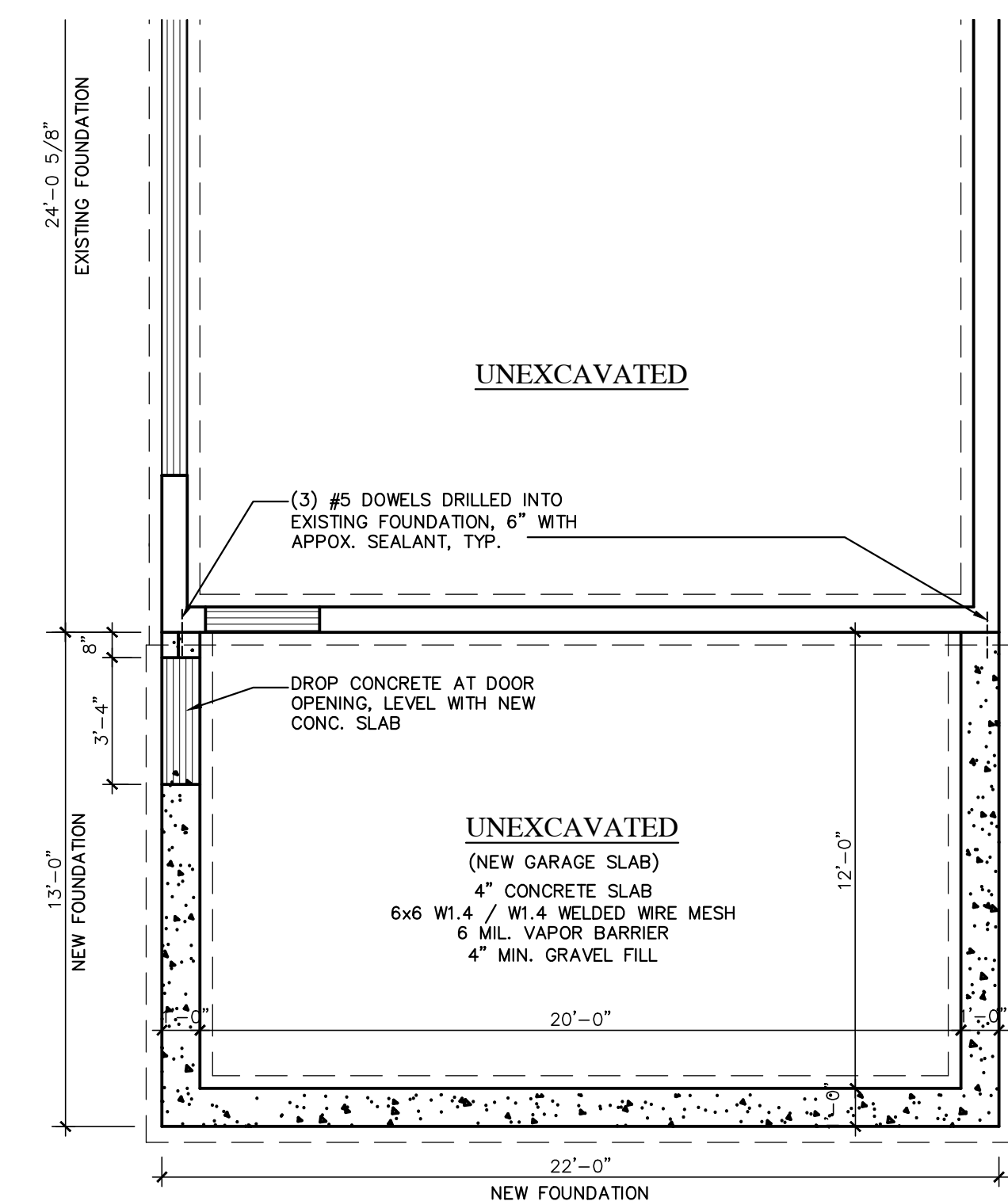
**3 WEST ELEVATION (PROPOSED)**  
A 03 SCALE: 1/4" = 1'-0"



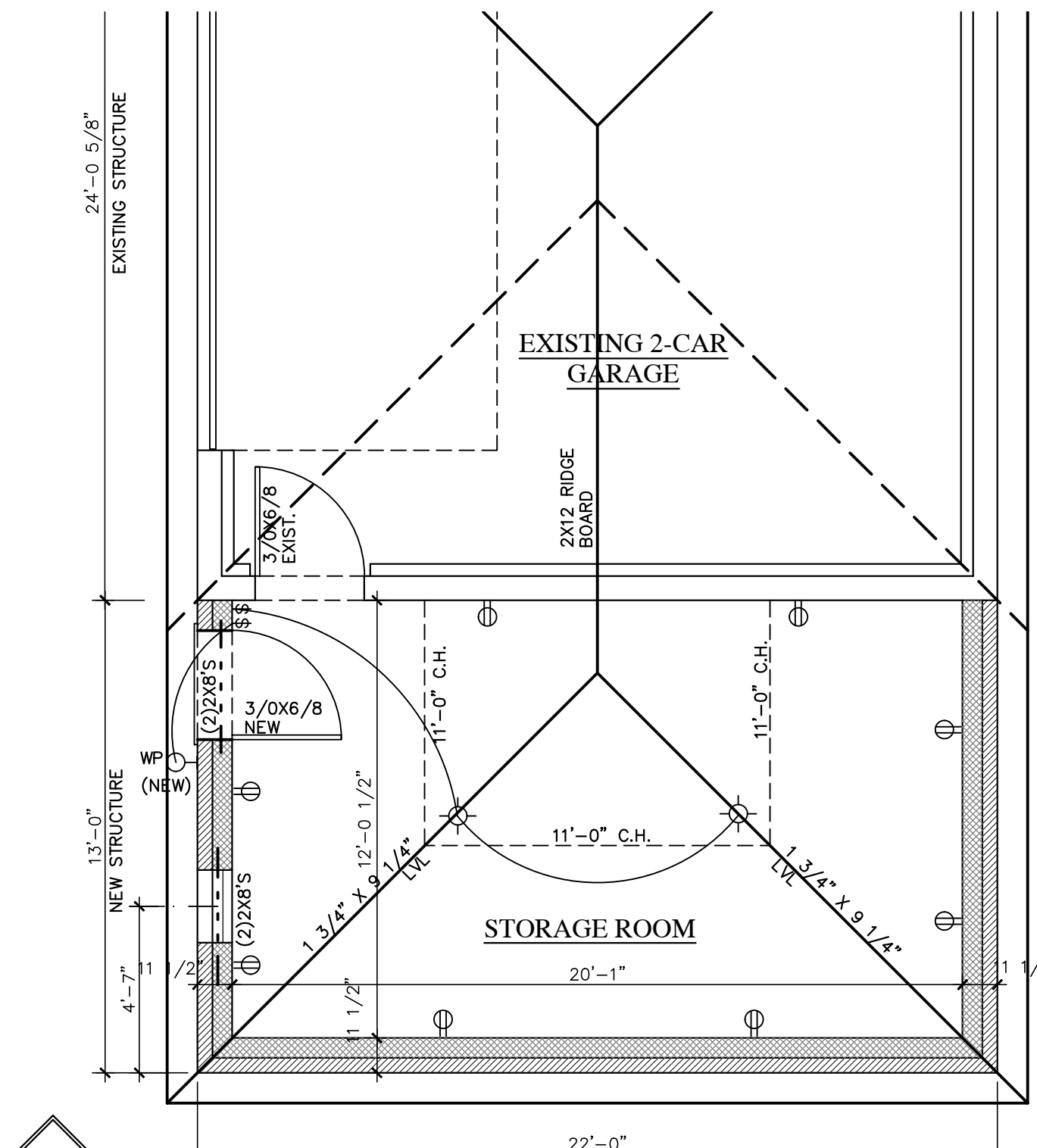
**4 SOUTH ELEVATION (PROPOSED)**  
A 03 SCALE: 1/4" = 1'-0"



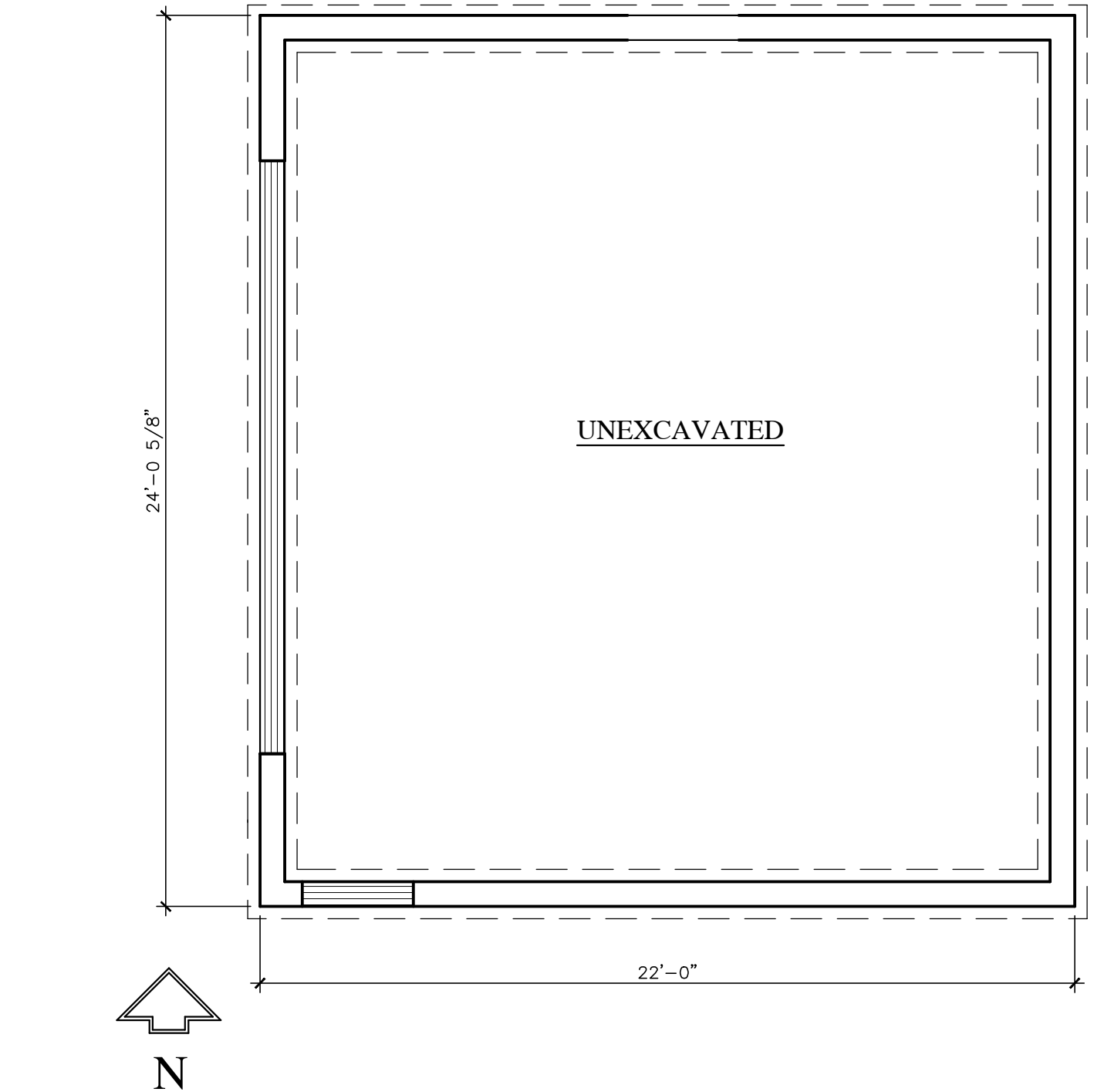
**7 FLOOR PLAN (EXISTING)**  
A 03 SCALE: 1/4" = 1'-0"



**10 PROPOSED FOUNDATION PLAN**



**9 PROPOSED FLOOR PLAN**



**8 FOUNDATION PLAN (EXISTING)**  
A 03 SCALE: 1/4" = 1'-0"

**5 FOUNDATION PLAN (PROPOSED)**  
A 03 SCALE: 1/4" = 1'-0"

**6 FLOOR PLAN (PROPOSED)**  
A 03 SCALE: 1/4" = 1'-0"

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GARAGE STORAGE ROOM ADDITION  
20 FOX LANE  
WINNETKA, IL. 60093

REVIEW  
REVIEW  
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08/11/2025

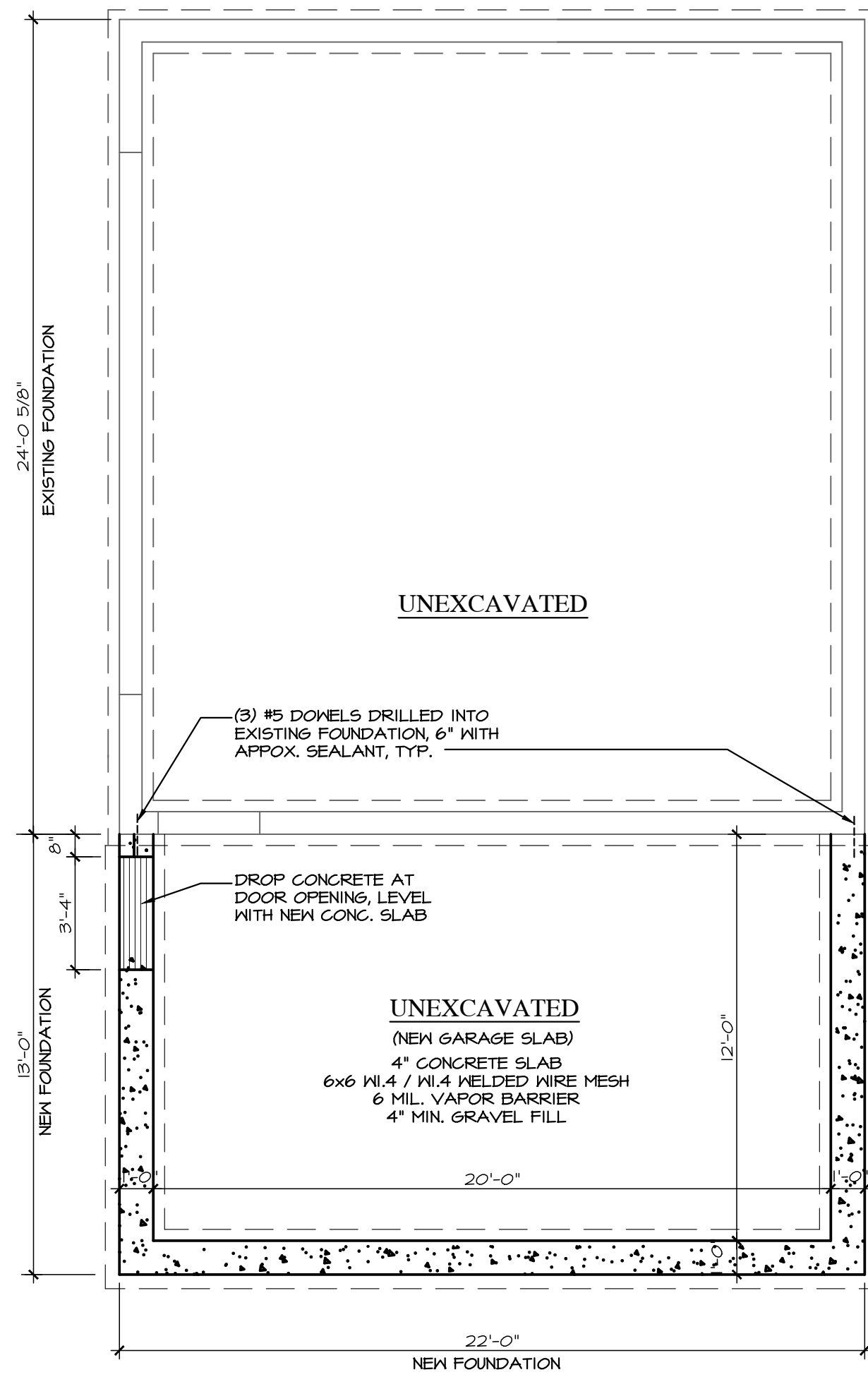
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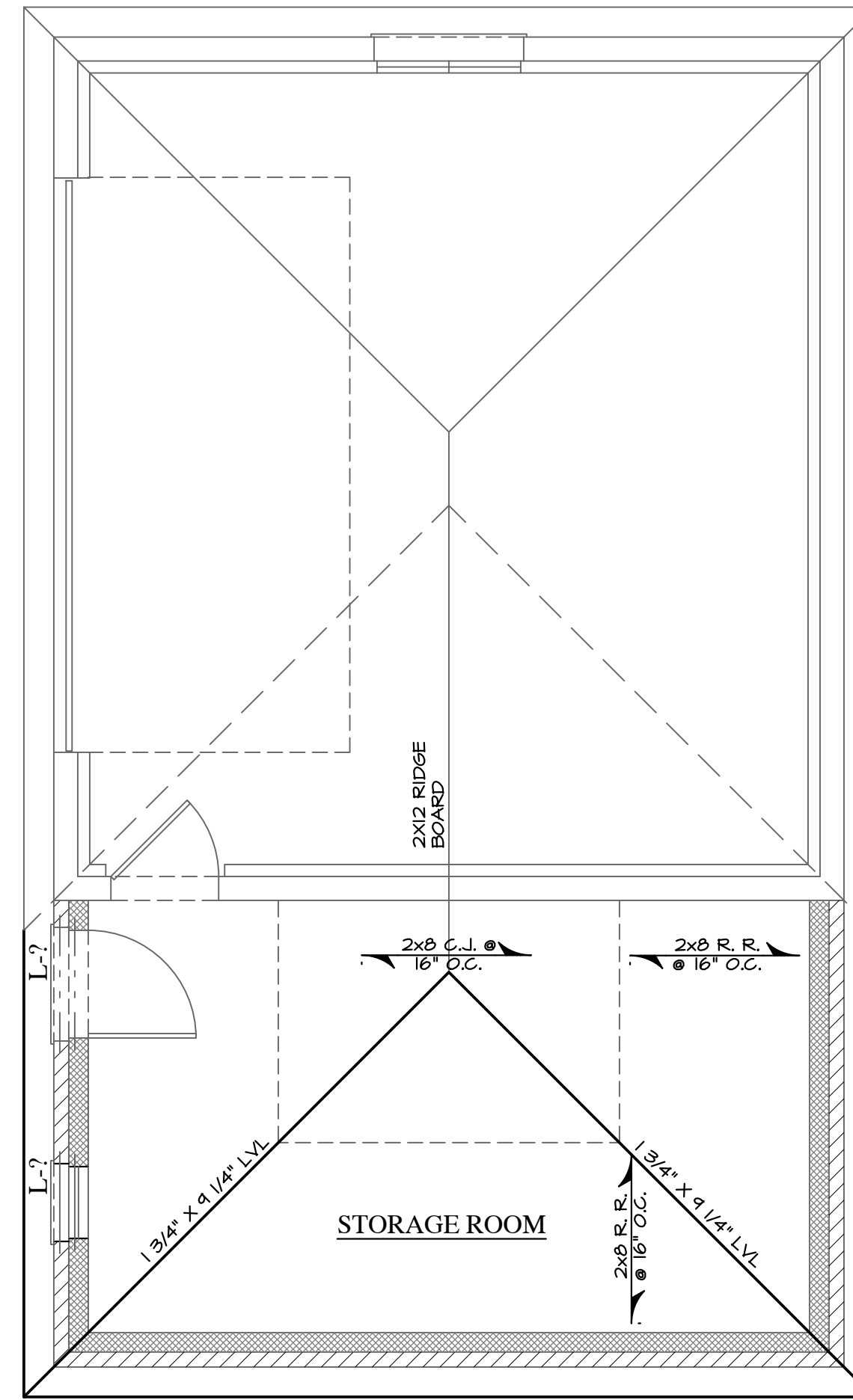
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20 FOX LANE  
ELEVATIONS & PLANS

**A 03**

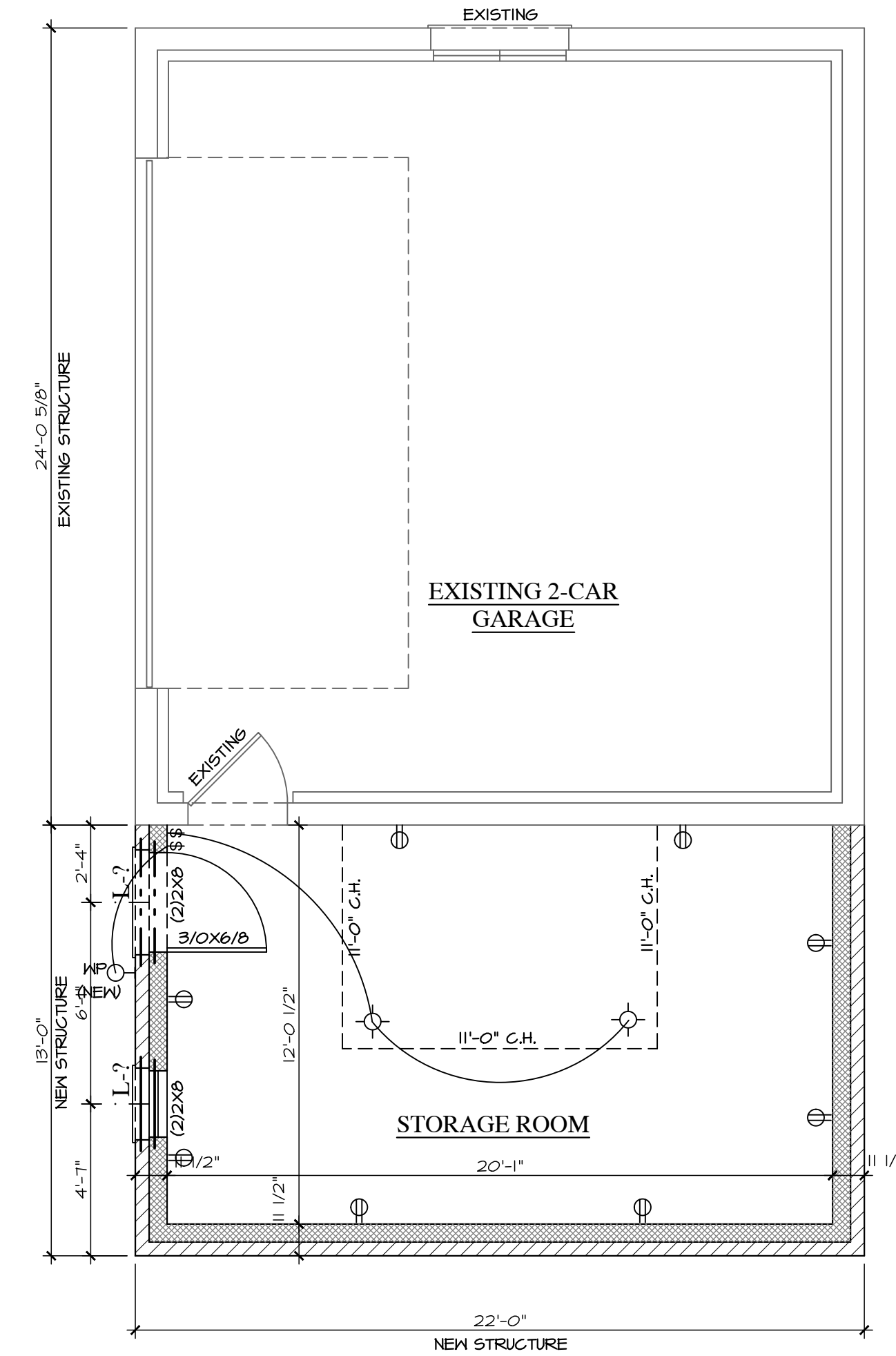
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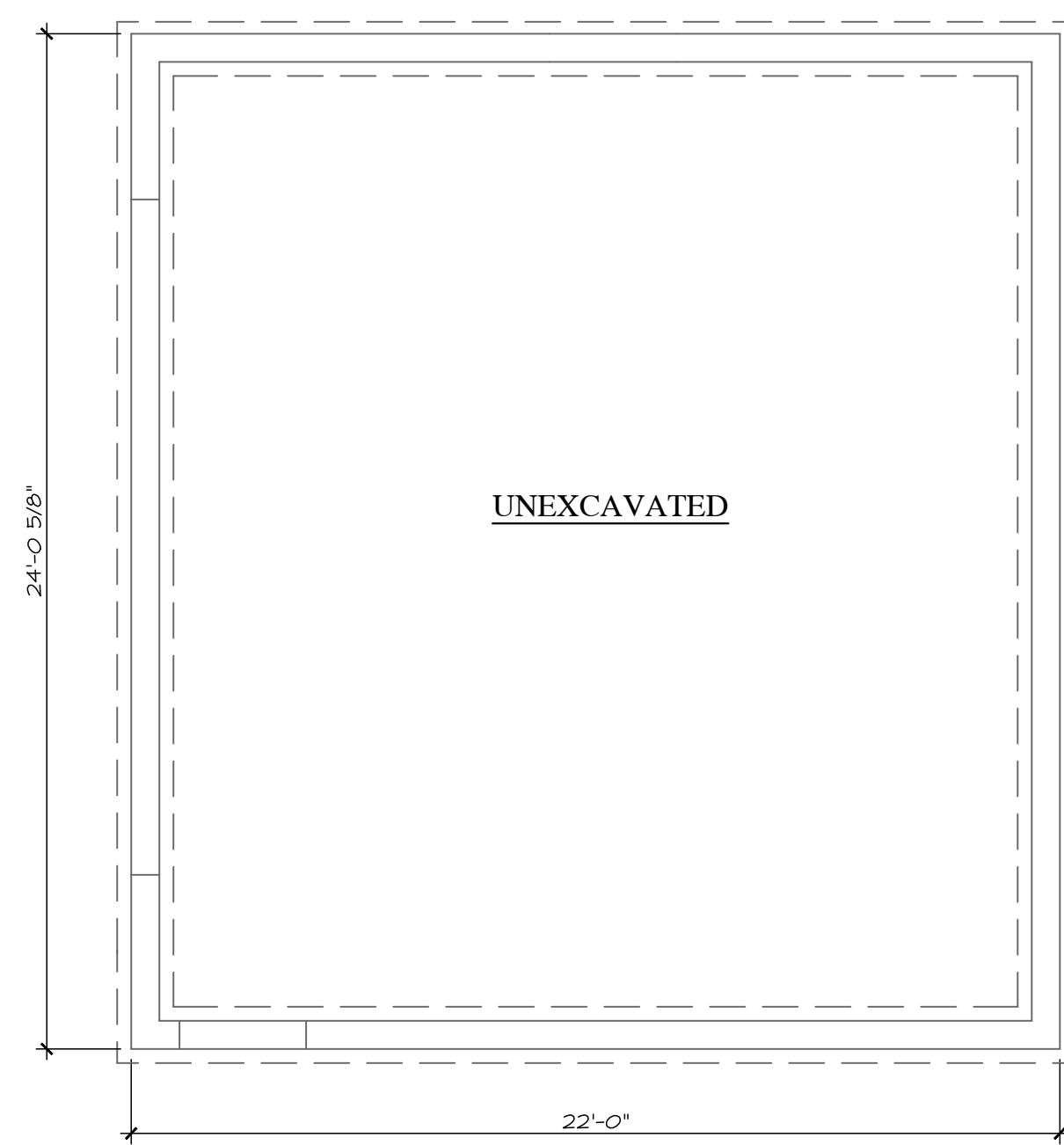
**6** FOUNDATION PLAN (PROPOSED)  
A 03 SCALE: 1/4" = 1'-0"



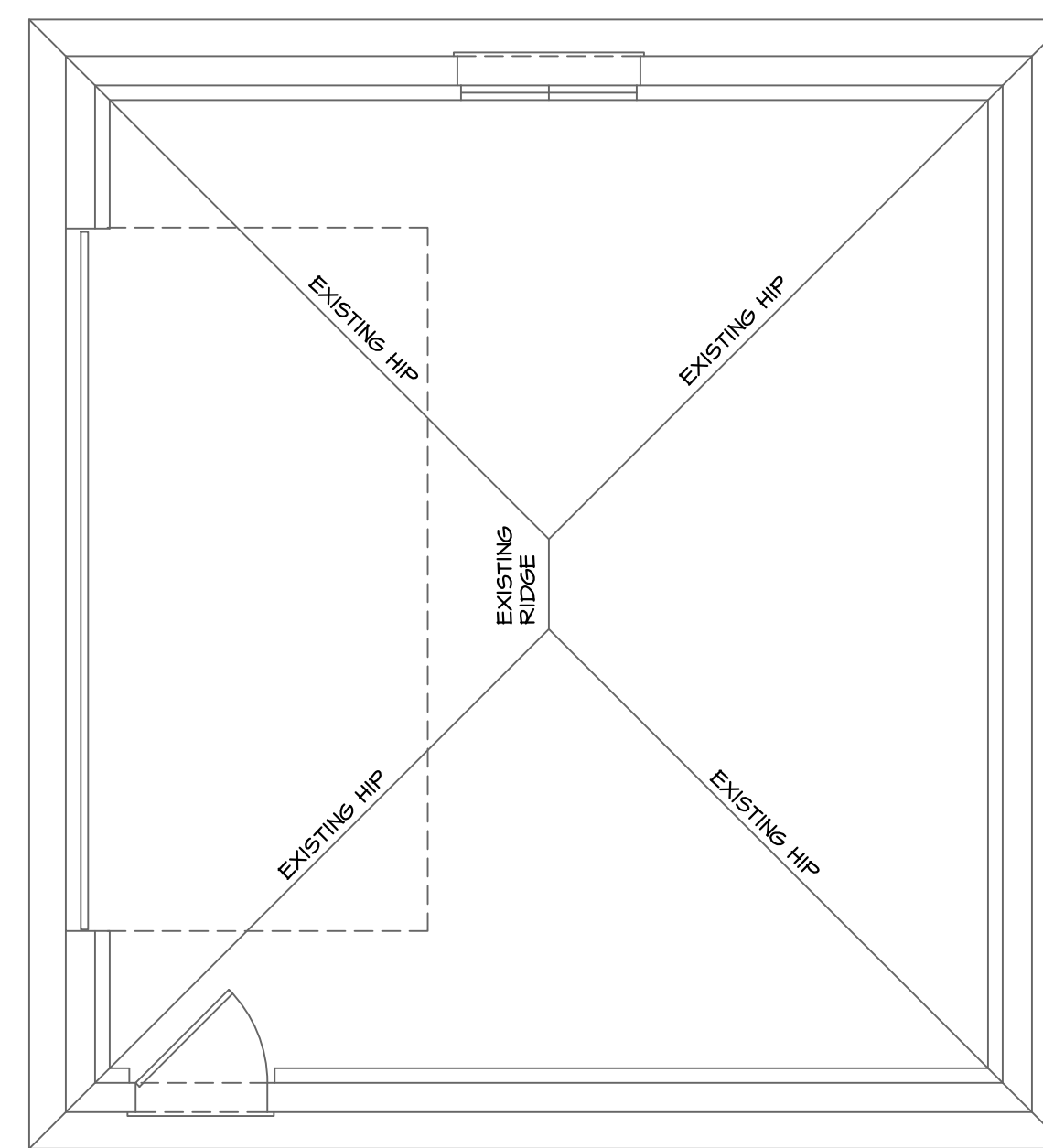
**4** ROOF PLAN (PROPOSED)  
A 03 SCALE: 1/4" = 1'-0"



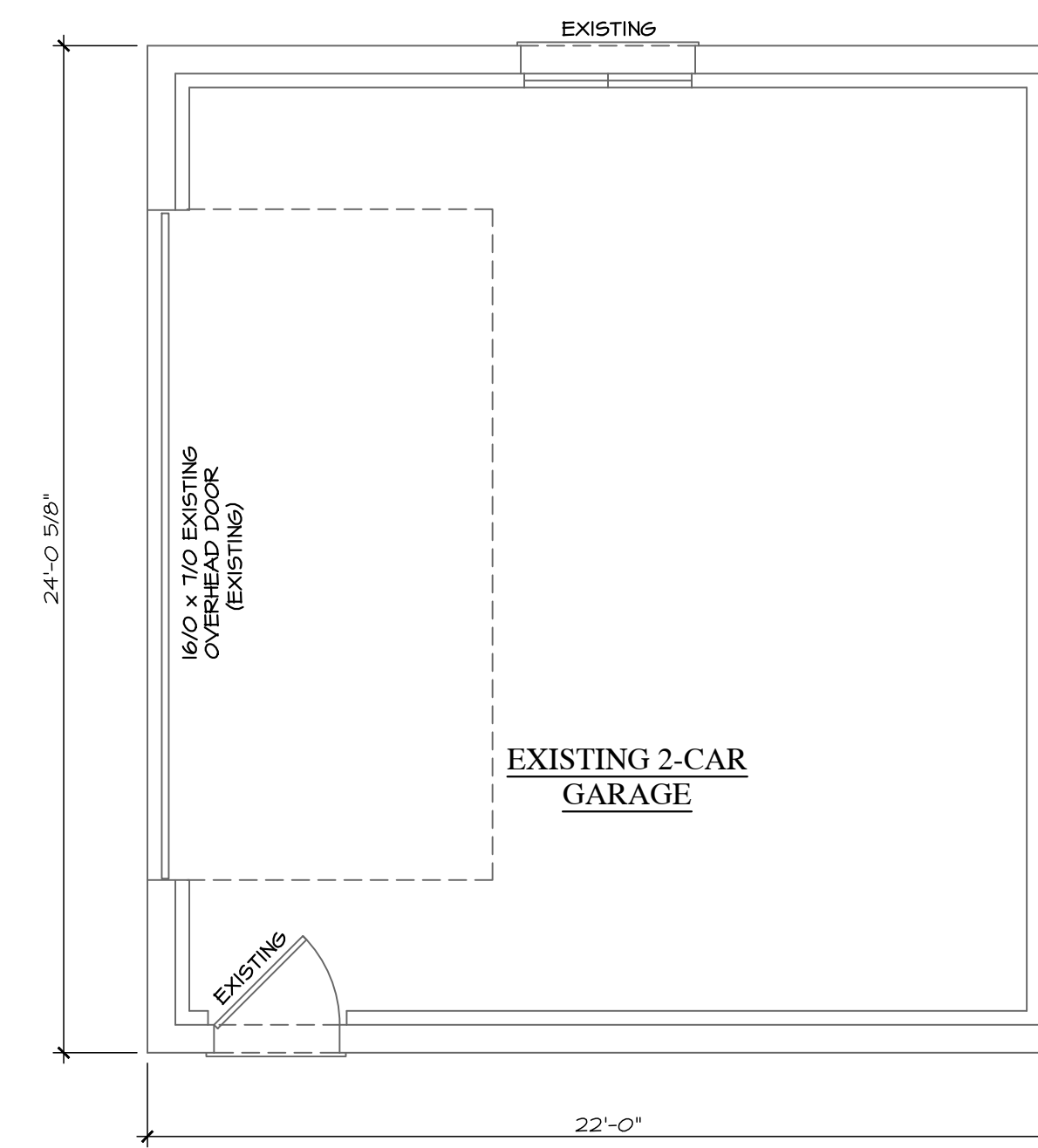
**2** FLOOR PLAN (PROPOSED)  
A 03 SCALE: 1/4" = 1'-0"



**5** FOUNDATION PLAN (EXISTING)  
A 03 SCALE: 1/4" = 1'-0"



**3** ROOF PLAN (EXISTING)  
A 03 SCALE: 1/4" = 1'-0"



**1** FLOOR PLAN (EXISTING)  
A 03 SCALE: 1/4" = 1'-0"

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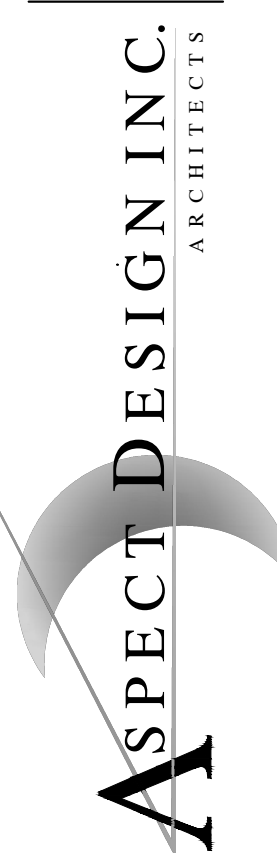
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20 FOX LANE FLOOR PLANS	
<b>A 03</b>	
# 3 OF 4 TOTAL SHEETS	

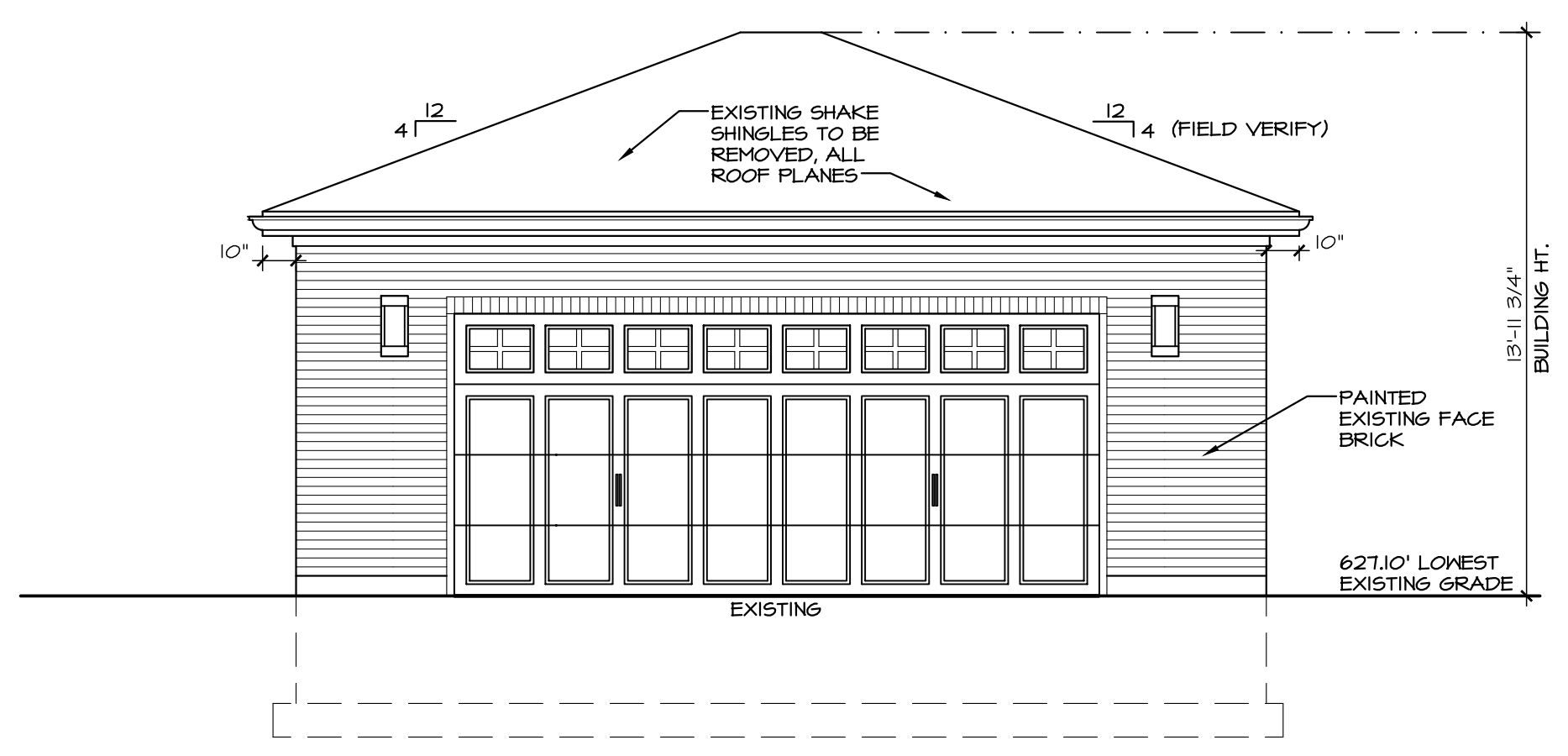
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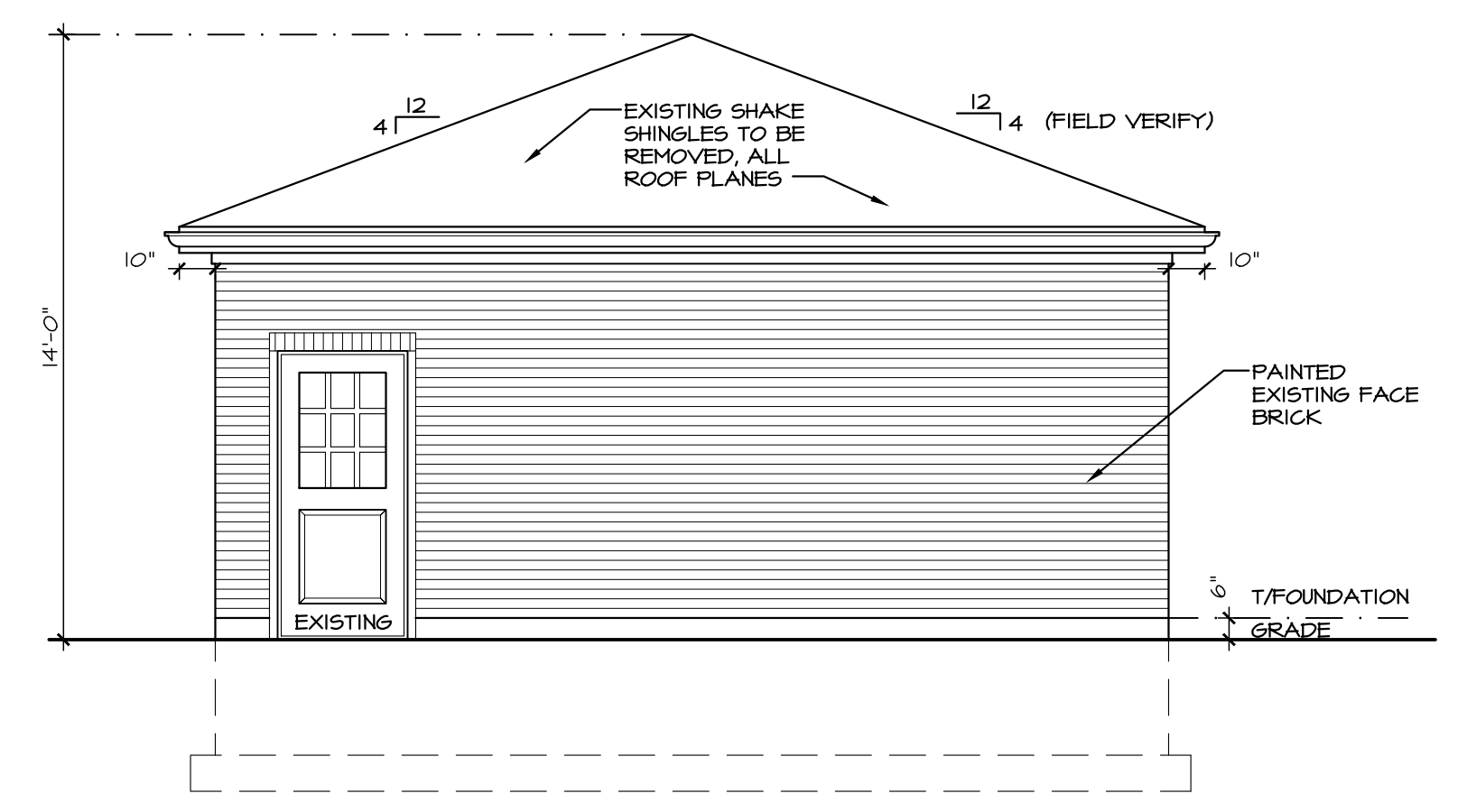


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20 FOX LANE  
EXTERIOR ELEVATIONS

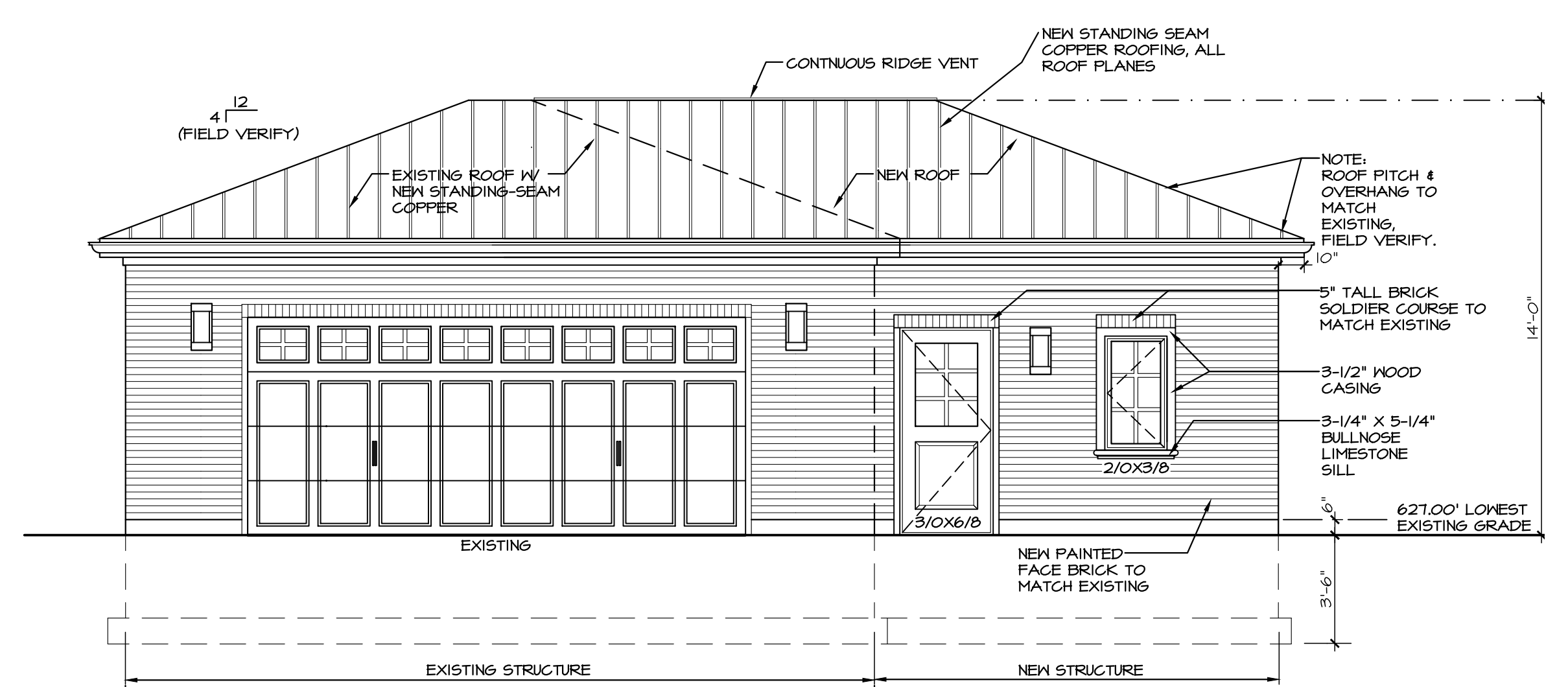
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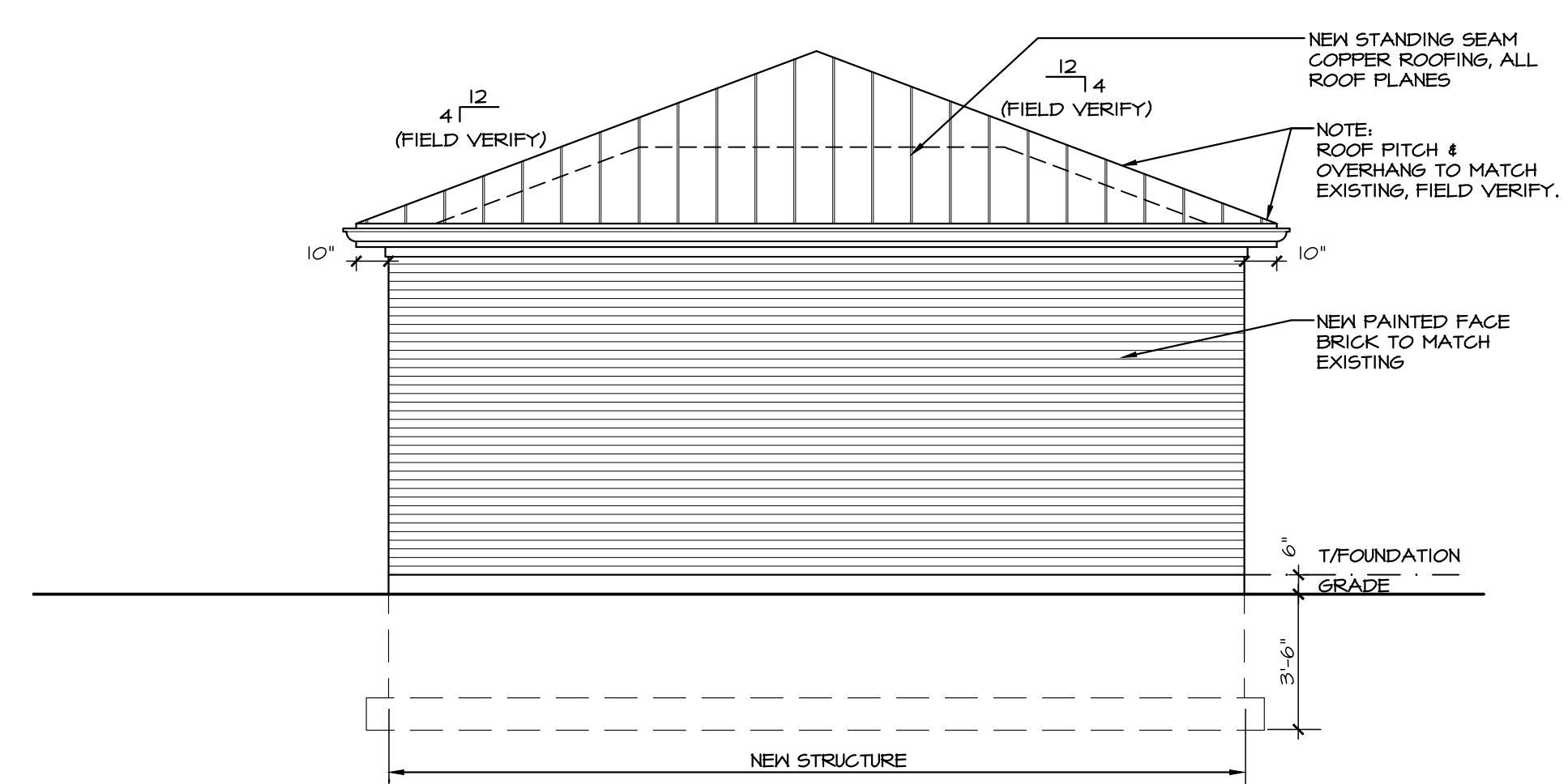
**4 WEST ELEVATION (EXISTING)**  
A 04 SCALE: 1/4" = 1'-0"



**2 SOUTH ELEVATION (EXISTING)**  
A 04 SCALE: 1/4" = 1'-0"



**3 WEST ELEVATION (PROPOSED)**  
A 04 SCALE: 1/4" = 1'-0"



**1 SOUTH ELEVATION (PROPOSED)**  
A 04 SCALE: 1/4" = 1'-0"

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↑ **UPLOAD A PHOTO**

SW 7551    SW 7009    SW 7013    SW 7042    SW 7010    SW 7011    SW 7637

SAVE

## SW 7551 Greek Villa

**FULL DETAILS** ▾

This sunny white comes to life in natural light. Use it to brighten any space or try it on trim to make other colors pop.

Get this color in a:

Color Sample

Paint Sample

Interior Paint

Exterior Paint

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color sample.

Coordinating Colors

Illusive Green  
SW 9164

In the Navy  
SW 9178

Search for a color   
 Explore color families ▾   
 Designer Color Collection ▾   
 View entire color wall

Pure + Pristine

Warm + Welcoming

SW 7551  
**Greek Villa**

Order samples

Minimal + Modern

Classic + Collected



BEDROOM

LIVING ROOM

KITCHEN

BATHROOM

**EXTERIOR**



\$0.00 

Home (<https://northshoresheetmetals.com>) / Roofing (<https://northshoresheetmetals.com/category/roofing/>) / Standing seam mechanical lock (<https://northshoresheetmetals.com/category/roofing/standing-seam-mechanical-lock/>) / 16 oz / 20 oz Copper Mechanical Lock Standing Seam Metal Roofing Panels (1 ft long)

# 16 oz / 20 oz Copper Mechanical Lock Standing Seam Metal Roofing Panels (1 ft long)



(https://northshoresheetmetals.com/)

Description

Additional information

Material

Choose an option

Seam Height

Choose an option

\$0.00

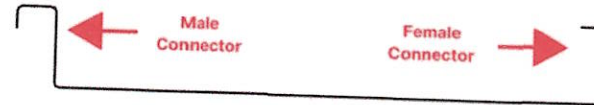
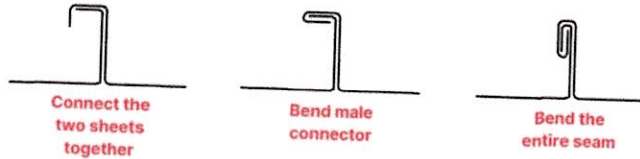
### 16 oz / 20 oz Copper Mechanical Lock Roofing Panels

Mechanical lock 16 oz / 20 oz copper roofing panels are the perfect solution for roofing contractors and homeowners who want uncompromising durability and tight joints, regardless of building size, roof curvature or architectural style.

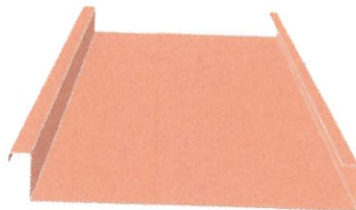
Thanks to the attention to every detail, even the smallest, copper roofing panels are perfect for residential and commercial projects. The use of a three-step assembly scheme allows for the rapid installation of successive components with a slot crimping speed of up to 120 linear feet per minute. Thanks to top-of-the-line tools, we have also been able to significantly increase the degree of precision - dimensional tolerances in some cases are less than 0.01".

With the right adhesive, 0.022"/0.027" copper mechanical seam roofing panels can delight the user for up to 60 years of trouble-free service. Although the more complicated installation system requires greater skill and specialized tools, it will repay with above-average durability and less susceptibility to bending over time.

When you choose mechanically seamed copper roofing panels, you get the perfect compromise between high quality workmanship, above-average durability, a wide range of available designs and colors, and price. You don't have to worry about the details - the engineers at North Shore Sheet Metals have already taken care of them and done it better than anyone else could.



### 0.022" / 0.027" Copper Standing Seam Mechanical Lock Panels - the Perfect Choice for Roofing Professionals



The engineering team at North Shore Sheet Metals is not in the business of creating technology that no one has ever seen. Instead, we strive to refine already known and proven solutions to perfection. As a result, our flashings, metal roofing panels, gutters and fascia panels impress with their quality, while being reliable and favorably priced.

Using the highest quality 16 or 20 gauge copper sheets, our standing seam roofing panels stand out for their above-average quality and durability. The 0.022" or even 0.027" thick copper provides even 200 years of completely trouble-free service and protects both sheathing and underlayment well. Perforation of copper roof is probably impossible, as it's not a corroding metal.

The Mechanical Lock system requires more skill, but repays the favor with noticeably greater durability and reduced risk of leaks. By performing the installation service carefully, you will provide your customer with a barrier that water will not cross, even



after many years.

(<https://northshoresheetmetals.com/>)

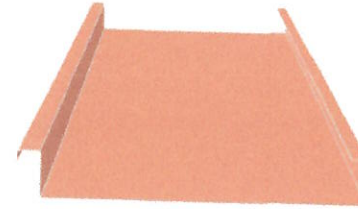
## How to Use Standing Seam Mechanical Lock Copper Roofing Panels?

\$0.00

Installing standing seam Mechanical Lock roofing panels might be challenging for unexperienced roofers. However, if you have the right knowledge and tools, this is the type of panels that will allow you to work effectively and efficiently.

We recommend using the mechanical lock roofing system for roofs with a pitch of 3/12 or more. Sheet joints using male and female connectors are very tight and durable, but theoretically speaking, standing water can get through, flooding the sheathing and underlayment. If the roof is adequately steep, this problem does not occur.

In addition, we recommend that you use a slightly thicker sheathing to install this model of roofing panels. The optimal thickness of it is 5/8", not 1/2". This makes the entire roof much more rigid, keeping all the joints, which are sensitive to bending, as tight as possible. The thickness of the roof truss is particularly important for copper roofs, since the sheets used for their installation are incredibly malleable and also very heavy.

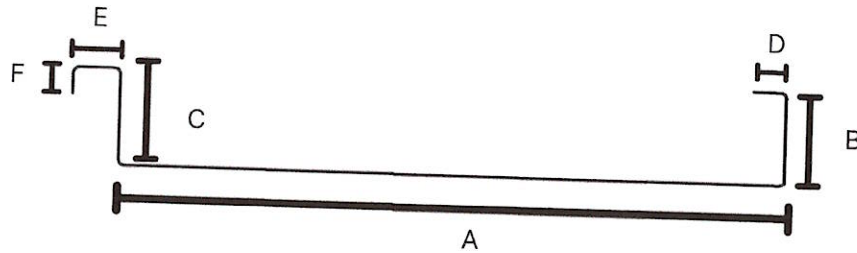
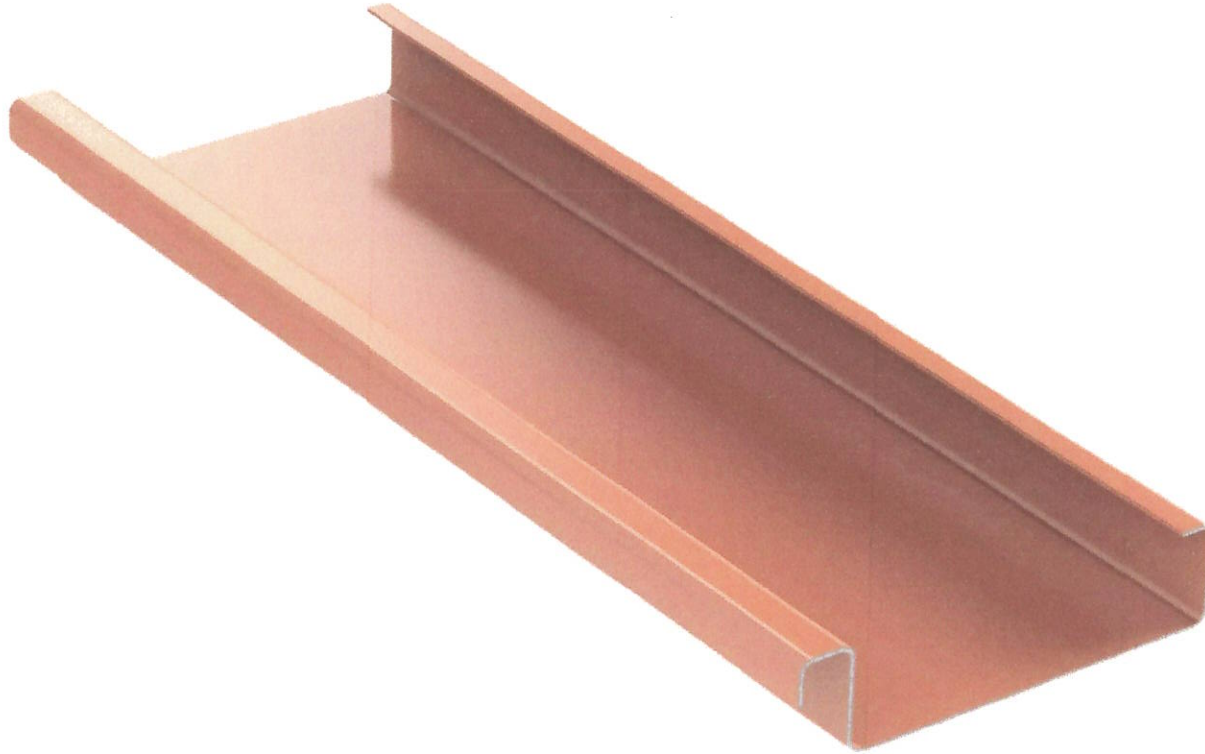


Mechanical lock copper panels, like any sheet metal roofing material, are sometimes noisy. However, noise emissions will be much lower if you use a modern synthetic underlayment with increased thickness, which better absorbs vibrations. An additional advantage of such a solution is better thermal insulation, so lower bills for heating and air conditioning of the house.

All of our roofing panels are made from the highest quality materials, which guarantees trouble-free operation for many years. Copper, unlike steel and aluminum, is completely resistant to corrosion – admittedly, it gets covered with a blue-green oxidation layer, but this does not affect its strength. This makes copper mechanical lock roofing panels incredibly even durable, and under optimal conditions, their service life can last up to 200 years. No other material, not even natural slate or premium-grade terracotta tiles, offers such exalted performance.

# 16 / 20 Oz Copper Mechanical Lock Roofing Panel

\$0.00 



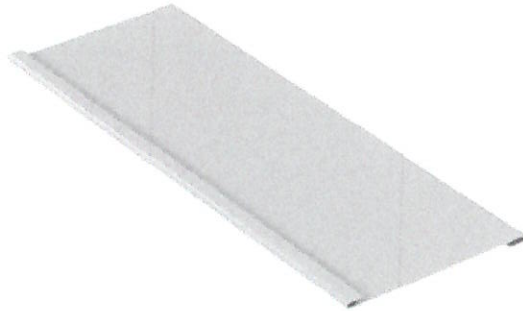


(<https://northshoresheetmetals.com/>)

**Related products**

17"	1"	1"	0.375"	0.5"	0.4"
15"	1.5"	1.5"	0.375"	0.5"	0.4"

\$0.00

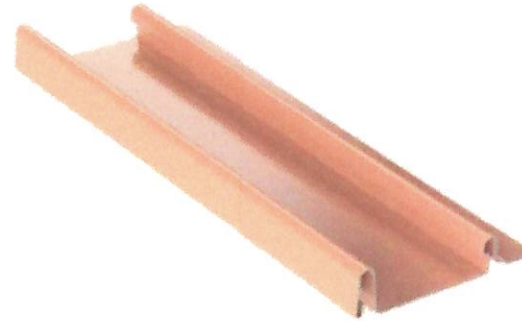


**0.025" (24 Ga) Galvalume Steel Flat Lock Roofing Panels (2' x 3')**

\$15.50

(<https://northshoresheetmetals.com/product/0-025-24-ga-galvalume-steel-flat-lock-roofing-panels/>)

Select options  
(<https://northshoresheetmetals.com/product/0-025-24-ga-galvalume-steel-flat-lock-roofing-panels/>)

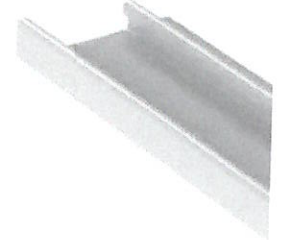


**Copper Nail Strip Standing Seam Metal Roofing Panels**

\$19.95 – \$32.95

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(<https://northshoresheetmetals.com/product/copper-nail-strip-standing-seam-metal-roofing-panels/>)



**0.025" (24 Ga) Galval Standing Seam Metal**

\$7.45 – \$15.95

(<https://northshoresheetmetals.com/product/0-025-24-ga-galvalume-steel-nail-strip-standing-seam-metal-roofing-panels/>)

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(<https://northshoresheetmetals.com/product/0-025-24-ga-galvalume-steel-nail-strip-standing-seam-metal-roofing-panels/>)



### Copper D-Style Drip Edge Flashing 10'

\$52.95 – \$64.95

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## Our Company

### Northshore Sheet Metals

ABM Distributing, Inc.  
 418 Mercantile Ct.  
 Wheeling, IL 60090

☎ (847) 947-6797(tel:(847)9476797)

📠 Fax: (847) 827-1812

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**Monday – Friday:** 7AM – 4PM

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**Sunday:** Closed

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# MEMORANDUM VILLAGE OF WINNETKA

## COMMUNITY DEVELOPMENT DEPARTMENT

**TO:** HISTORIC PRESERVATION COMMISSION  
**FROM:** CHRISTOPHER MARX, ASSOCIATE PLANNER  
**DATE:** OCTOBER 2, 2025  
**SUBJECT:** 1094 FISHER CRESCENT LANE - ALTERATIONS TO LOCAL LANDMARK  
(CASE NO. 25-15-HPC)

---

### INTRODUCTION

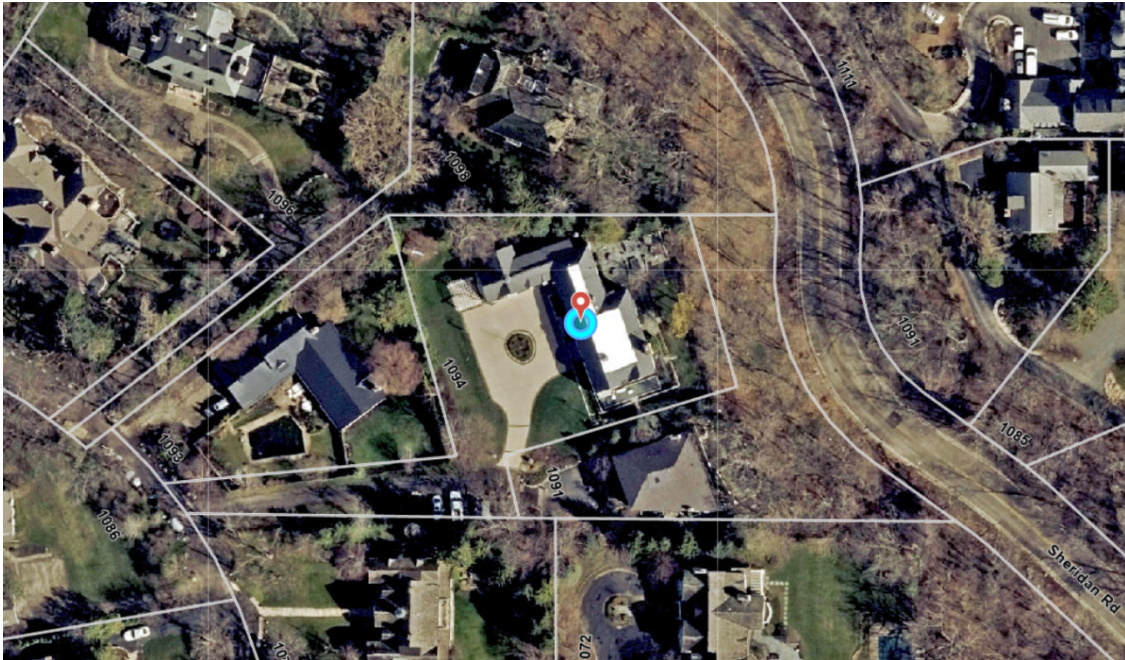
On October 6, 2025, the Historic Preservation Commission (HPC) is scheduled to consider a request from Downey Szafarz Architects (the "Applicant"), as the architect representative of Edward and Katherine McNabola (collectively, the "Owner") of the property located at 1094 Fisher Crescent Lane (the "Subject Property"), for an advisory review of exterior alterations to the Subject Property, a locally designated landmark.

### PROPOSED PLAN

The Applicant has provided a written narrative along with descriptions, photos, and product specifications that detail the proposed alterations to the existing residence on the Subject Property. The proposed alterations would involve installing several glass skylight windows on the attic floor of the house.

First, the top of the main mansard roof of the house would have three glass skylight windows installed on a low-slope angle of the roof which would provide sunlight into a portion of the house's upper floor. The windows would be Velux CABRIO Balcony Roof Windows with powder-coated charcoal gray aluminum frames that are intended to match existing glazing on the house. Additionally, the mansard portion of the roof on the rear-facing east side of the house would receive four retractable windows located towards the center of the facade near the chimney. The windows would be Velux CABRIO Balcony Skylight windows with powder-coated charcoal gray aluminum frames that would maintain the same flush plane of the mansard while being capable of extending outwards to allow for open air ventilation if desired. Lastly, the roof would be given spot repairs and shingle replacements with CertainTeed Landmark shingles in the color of Pewter, with a material intended to match the existing roof surface.

The Applicant states that all the proposed alterations are meant to preserve the home's appearance while providing more natural light for the interior of the attic floor. The Applicant states that the proposed windows would be minimally visible, if at all, since the skylight windows are located on a flat plane on the top of the building and the east building facade windows can only be seen from the bottom of a slope along Sheridan Road with significant tree cover obstructing it. The proposed alterations comply with Zoning Ordinance requirements.



**Figure 1 – Subject Property – GIS Aerial Map**



**Figure 2 – Subject Property – Front (West) façade of house**



**Figure 3 – Subject Property – Rear (East) façade of house**



Figure 4 – Subject Property – Rear (East) façade of house

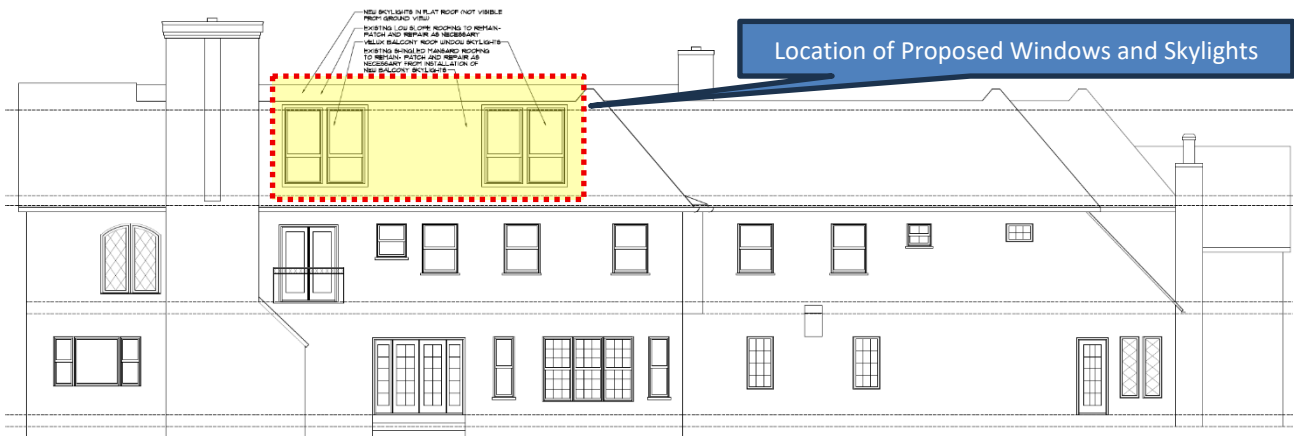


Figure 5 – Subject Property – Proposed rear (East) façade elevation rendering of house

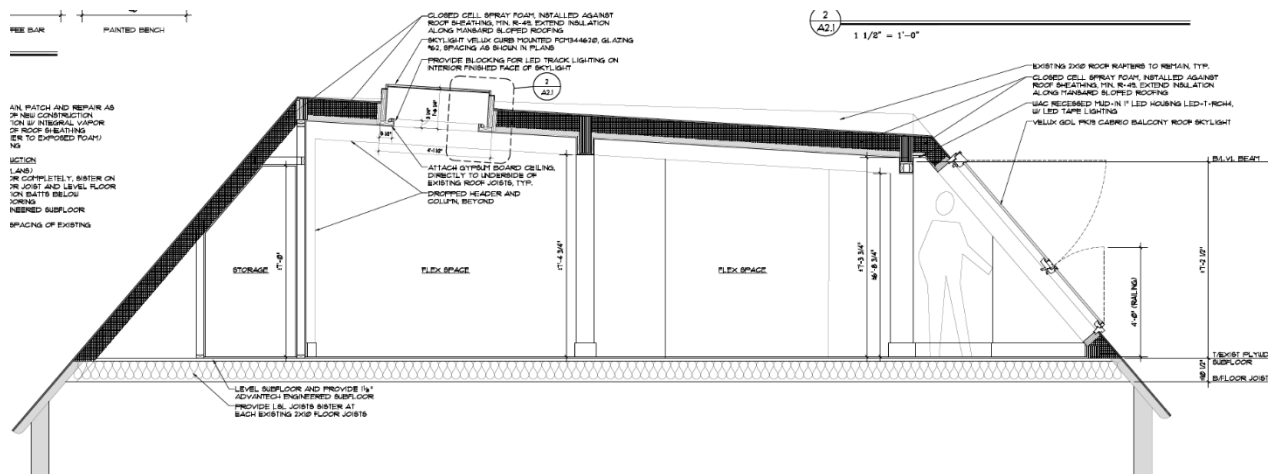


Figure 6 – Subject Property – Proposed attic floor section of architectural plans

## COMMISSION REVIEW

Exterior alterations of designated landmarks are subject to an advisory review by the HPC. The criteria to consider when conducting an advisory review of alterations are as follows:

### 1. General Standards:

- a. Conformance with the Zoning Ordinance;
- b. Reasonable effort shall be made to use the building, structure, object or site for its originally intended purpose or to provide a compatible use which requires minimal alteration, relocation or demolition;
- c. The distinguishing original qualities or character of a building, structure, object or site should not be destroyed. The alteration, relocation or demolition of any historic material or distinctive architectural feature should be avoided except when necessary to assure an economically viable use of the property;
- d. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object or site should usually be maintained and preserved;
- e. Deteriorated architectural features should whenever possible be repaired rather than replaced. If replacement is necessary, the new material should match as closely as practicable the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features, where possible, 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, structures, objects or sites;
- f. The surface cleaning of buildings, structures, objects or sites should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods which will damage the architectural or historic features and building material shall be discouraged.
- g. New buildings and structures and the alterations and relocation of existing buildings or structures shall not be discouraged when such work does not destroy significant historical or architectural features and is compatible with the size, scale, color, material and character of the property or neighborhood.
- h. Alterations, relocations and demolitions which do not affect any significant exterior architectural or historic features of the building, structure, object or site as viewed from a private street, a courtyard open to the public or a public street, place or way should generally be permitted;
- i. Demolition of a designated landmark shall be discouraged if the building, structure or property, as the case may be, is economically viable and can yield reasonable return in its present condition or can be made economically viable and yield reasonable return after completion of appropriate alteration, relocation, renovation or restoration work.

### 2. Design Guidelines:

- a. Height. The height of any proposed alteration should be compatible with the architectural style and character of the designated landmark.
- b. Proportions of Windows and Doors. The proportions and relationships between doors and windows should be compatible with the architectural style and character of the designated landmark.
- c. Roof Shape. The design of the roof should be compatible with the architectural style and character of the designated landmark.

- d. Scale. The scale of the structure should be compatible with the architectural style and character of the designated landmark.
- e. Directional Expression. The dominant horizontal or vertical expression of the facades should be compatible with the original architectural style or character of the designated landmark.
- f. Architectural Details. Materials, textures, colors and architectural details should be compatible with the original architectural style or character of the designated landmark.
- g. Appurtenances. Appurtenances including, but not limited to, signs, fences, accessory buildings or structures, permeable and impermeable surfaces should be compatible with the original architectural style or character of the designated landmark.
- h. Other. In addition to the foregoing, the Commission may consider the Secretary of the Interior's Standards for Rehabilitation Guidelines for Rehabilitating Historic Buildings.

## **FINDINGS**

The HPC shall determine whether the proposed alterations will be appropriate or not appropriate to the preservation of the Subject Property. Considering the alterations, does the HPC find that the Subject Property continues to meet the criteria for designation as a locally designated landmark?

If the HPC determines that the proposed alterations are inappropriate, it shall make recommendations to the Applicant concerning changes, if any, in the proposed alterations which would cause the HPC to reconsider its determination and shall confer with the Applicant.

## **ATTACHMENTS**

Attachment A: Application Materials

**PROJECT NARRATIVE**

10/06/25

---

**PROJECT DESCRIPTION**

- The project scope for 1094 Fisher Lane includes the interior remodel and attic build-out of an existing two-story residence. As a portion of the attic build-out, there is a desire by the homeowner to provide for natural lighting beyond what can be provided by sole window currently in the space, and therefore we propose the addition of (4) Velux Balcony Skylights (cutsheets provided) in the mansard portion of the roof on the rear (east) facing elevation. Additionally, there will be (3) Velux traditional skylights in the low-slope portion of the roof that is not visible from the view plane. Both installations of skylights require minor patching and replacement of adjacent materials for shingle and low-slope roofing, consistent with the existing color and type. Both roofing materials will be specified to match the existing. Please refer to the additional photos, which include the existing conditions on the front (driveway) elevation, rear (east facing) elevation, roof conditions, and the view from Sheridan Road (down the bluff).

**From:** [REDACTED]  
**Subject:** Re: 1094 Fisher Crescent - Interior Renovation  
**Date:** Tuesday, September 30, 2025 11:11:22 AM  
**Attachments:** [VELUX GDL Roof Window Brochure.pdf](#)  
[A2.1.pdf](#)  
[Shingle Spec. Certaineed Landmark.pdf](#)

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Christopher,

Please see the attached additional documents which include the following to satisfy your requested information:

1. Velux GDL Roof Window Brochure is attached showing the product, application, and example installations.
2. The skylight frames would be powder coated aluminum, in charcoal gray. This matches the general color of the roofing and flashing which are gray and charcoal tones.
3. The A2.1 is attached for inclusion. A portion of the building section is also included in the materials sent yesterday if that is sufficient without the CD drawing.
4. The shingles will be CertainTeed Landmark, in color Pewter. I've attached the sale brochure, with the color shown on Page 9. It is an exact match to the existing roofing.

Thank you,

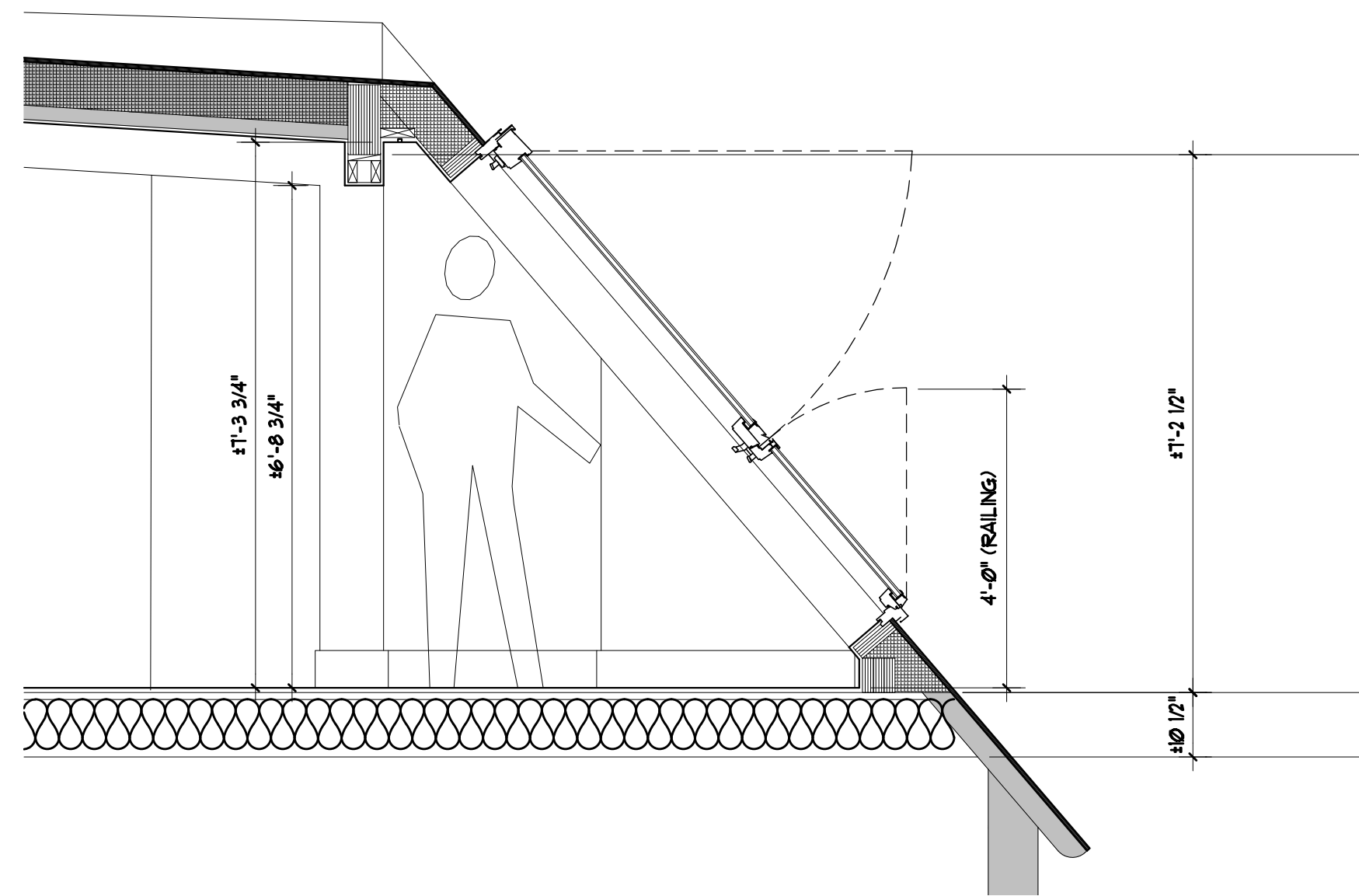
*Darrin R. Pfaff, RA, NCARB*

**DOWNEY**  
**SZAFARZ**  
**ARCHITECTS**

13705 W. Irma Lee Ct. Ste. 100

Lake Forest, IL 60045

Tel: 224-580-0274



2 PARTIAL BUILDING SECTION

1/2"=1'-0"



3 BALCONY SKYLIGHT EXAMPLE

N.T.S.



4 BALCONY SKYLIGHT LOCATION

N.T.S.



1 REAR (EAST) ELEVATION

1/4"=1'-0"

**DOWNEY  
SZAFARZ**  
ARCHITECTS

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Lake Forest, IL 60045  
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FOR:  
**McNABOLA  
RESIDENCE**  
1034 FISHER LANE  
WINNETKA, IL

23015.00  
10/06/2023



1 FRONT (WEST) ELEVATION – FROM DRIVEWAY



2 REAR (FROM NORTHEAST) ELEVATION



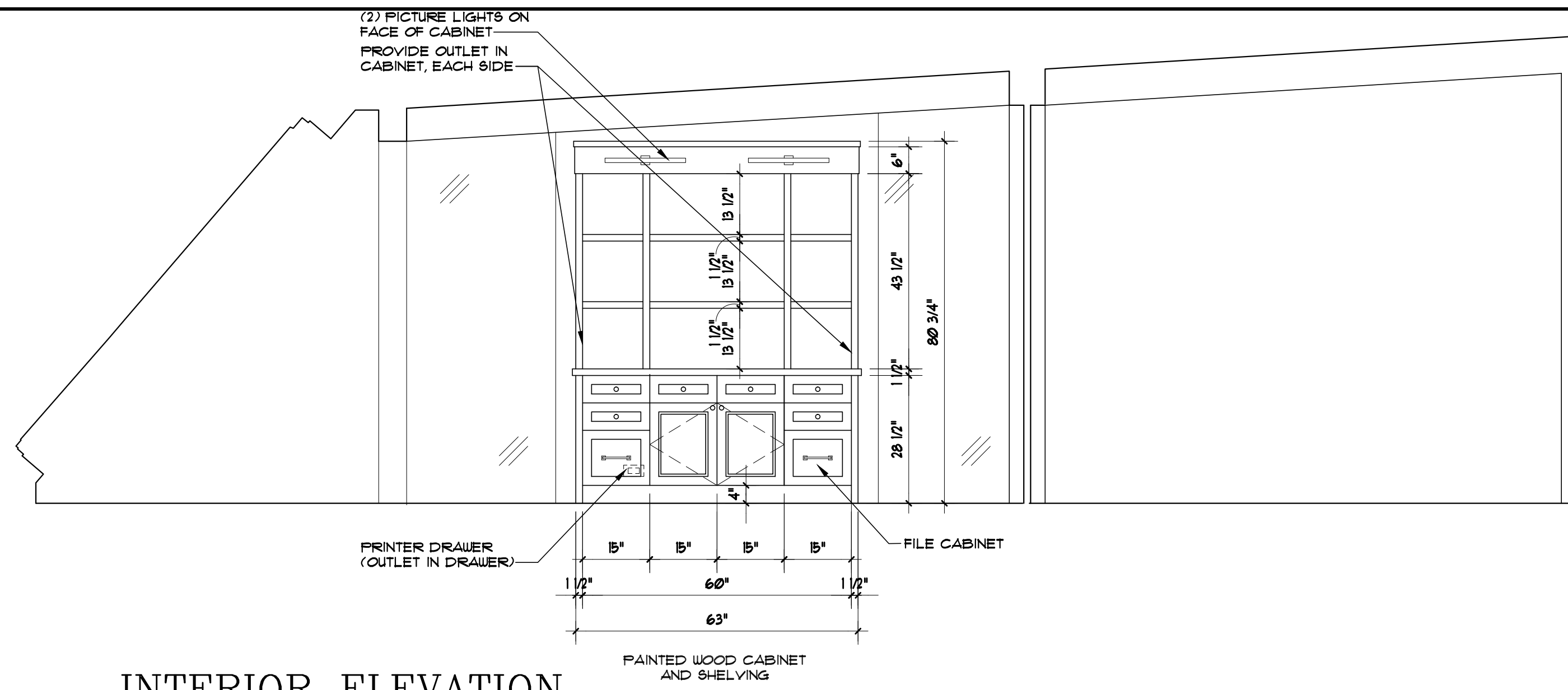
3 REAR (FROM SHERIDAN ROAD) ELEVATION



4 LOW-SLOPE ROOFING / SKYLIGHT LOCATION

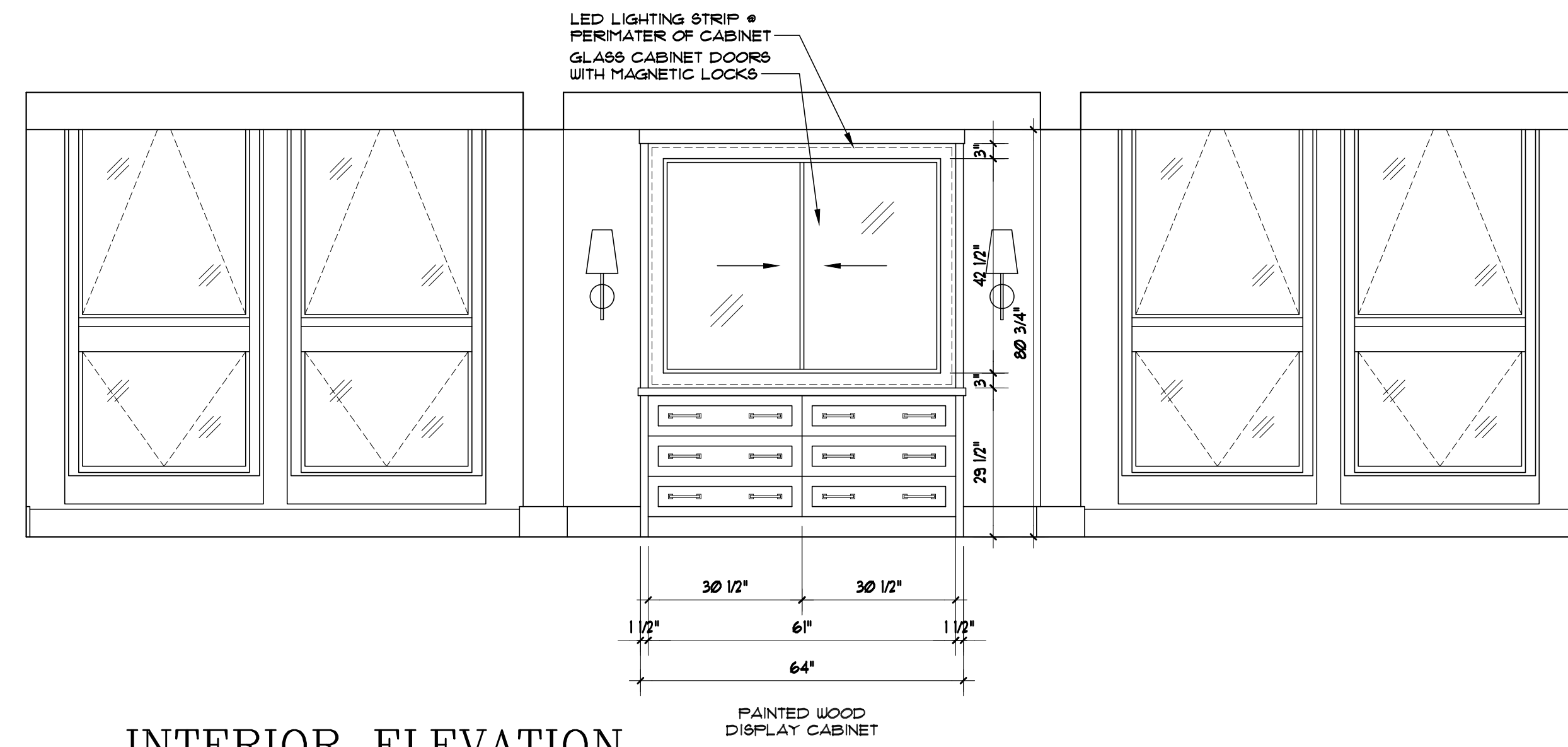
FOR:  
**McNABOLA  
RESIDENCE**  
1034 FISHER LANE  
WINNETKA, IL

23015.00  
10/06/2025



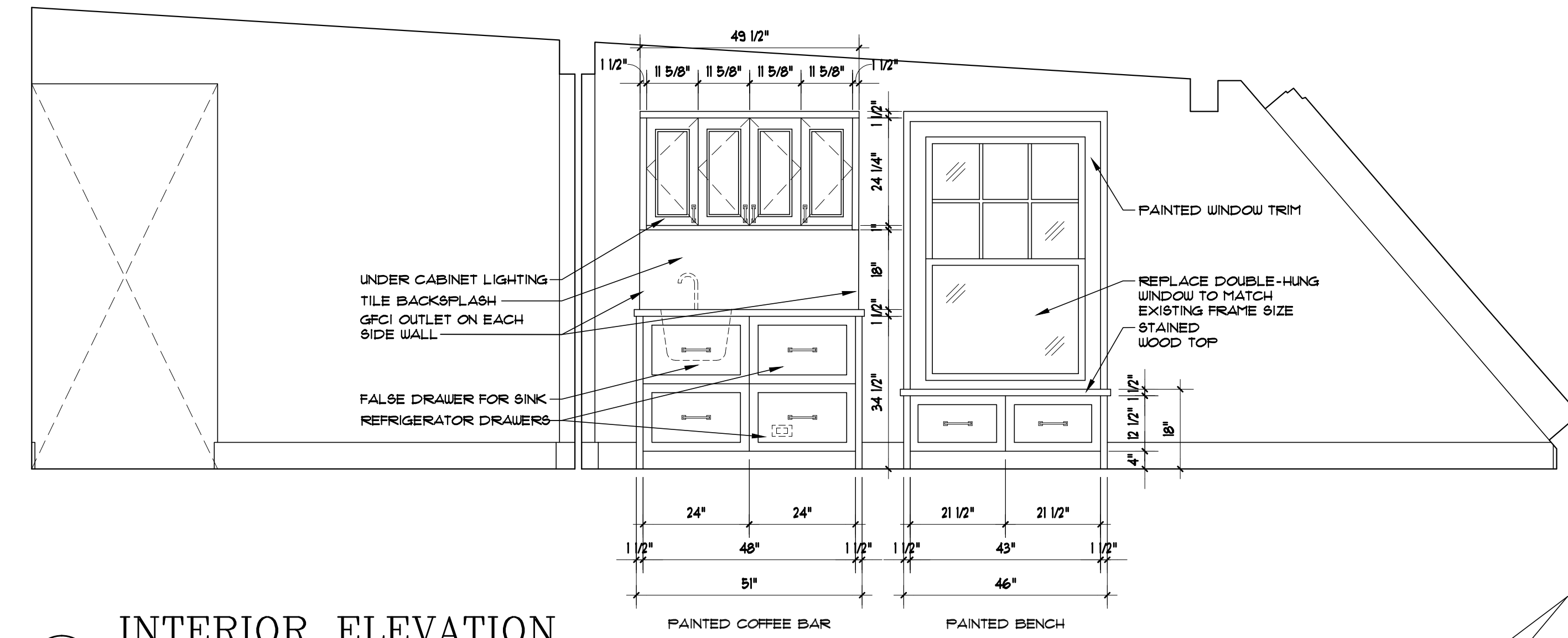
**INTERIOR ELEVATION**

4  
A2.1  
1/2" = 1'-0"



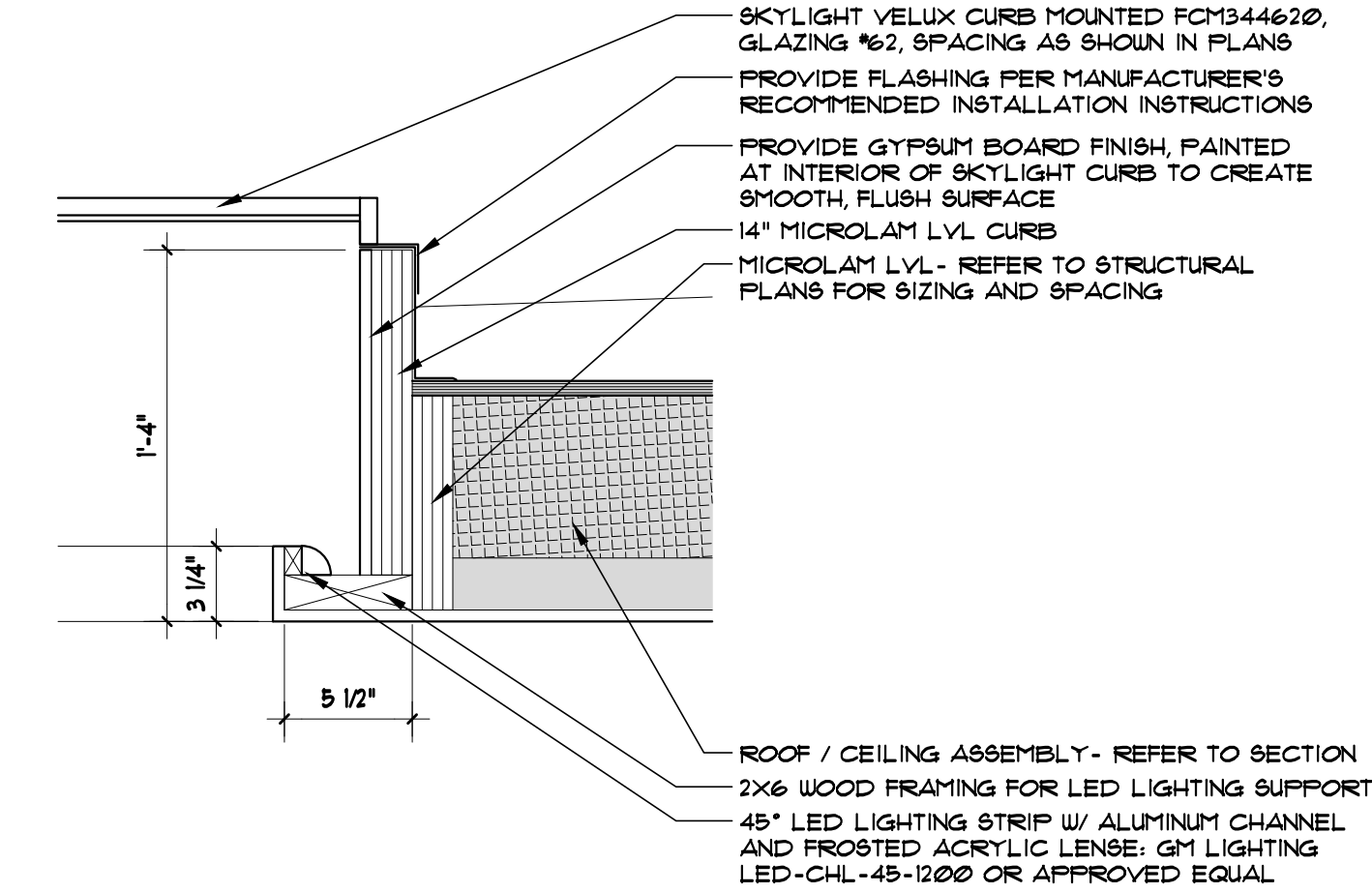
**INTERIOR ELEVATION**

4  
A2.1  
1/2" = 1'-0"



**INTERIOR ELEVATION**

3  
A2.1  
1/2" = 1'-0"

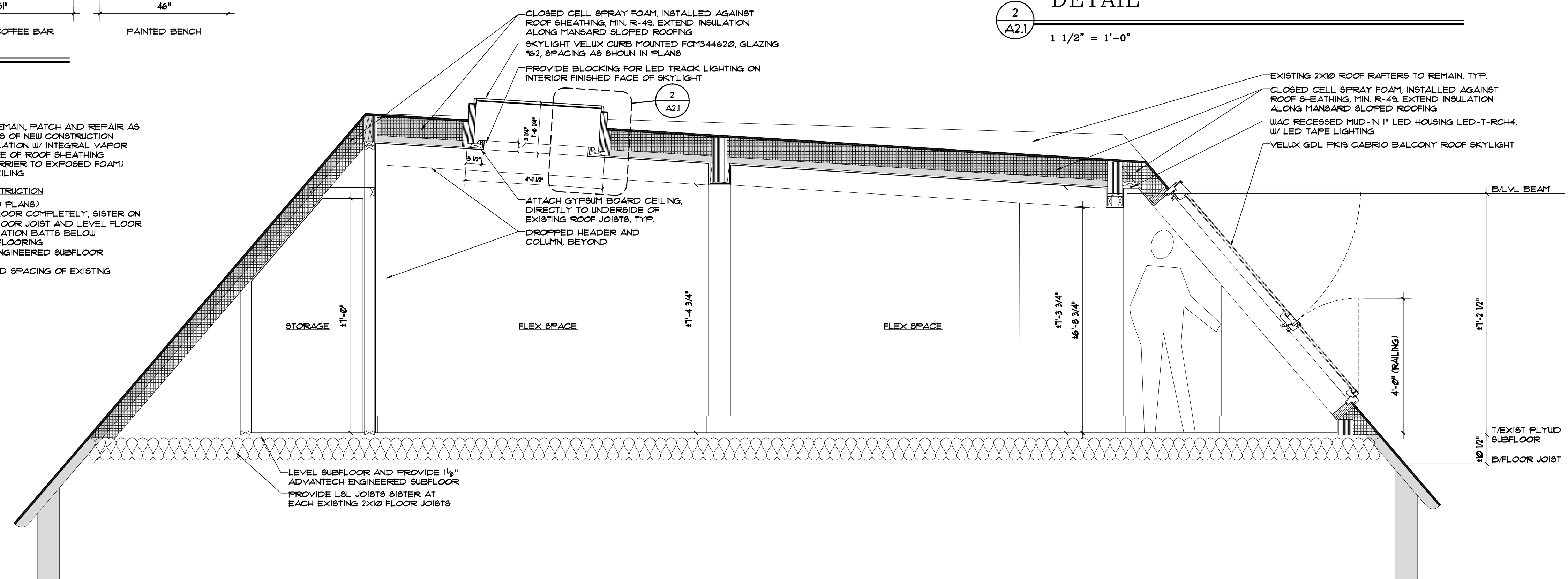


**DETAIL**

2  
A2.1  
1 1/2" = 1'-0"

**ROOF CONSTRUCTION**  
EXISTING ROOFING TO REMAIN, PATCH AND REPAIR AS NECESSARY FOR AREAS OF NEW CONSTRUCTION  
R-49 SPRAY FOAM INSULATION W/ INTEGRAL VAPOR BARRIER TO UNDERSIDE OF ROOF SHEATHING (PROVIDE IGNITION BARRIER TO EXPOSED FOAM)  
5/8" GYPSUM BOARD CEILING

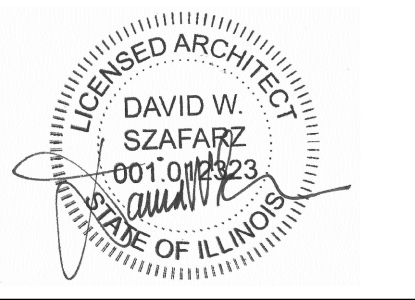
**FLOOR PREP AND CONSTRUCTION**  
FLOOR FINISH (REFER TO PLANS)  
REMOVE EXISTING SUBFLOOR COMPLETELY, SISTER ON 1 1/2" x 3/4" LSL ON EACH FLOOR JOIST AND LEVEL FLOOR  
PROVIDE SOUND ATTENUATION BATTS BELOW SUBFLOORING / FINISH FLOORING  
1 1/2" T & G ADVANTECH ENGINEERED SUBFLOOR SHEATHING  
SEE PLANS FOR SIZE AND SPACING OF EXISTING FLOOR FRAMING



**PARTIAL BUILDING SECTION**

1  
A2.1  
1/2" = 1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION
	8/20/2025	PERMIT SET



INTERIOR REMODEL FOR:  
**McNABOLA  
RESIDENCE**

1094 FISHER LANE  
WINNETKA, ILLINOIS

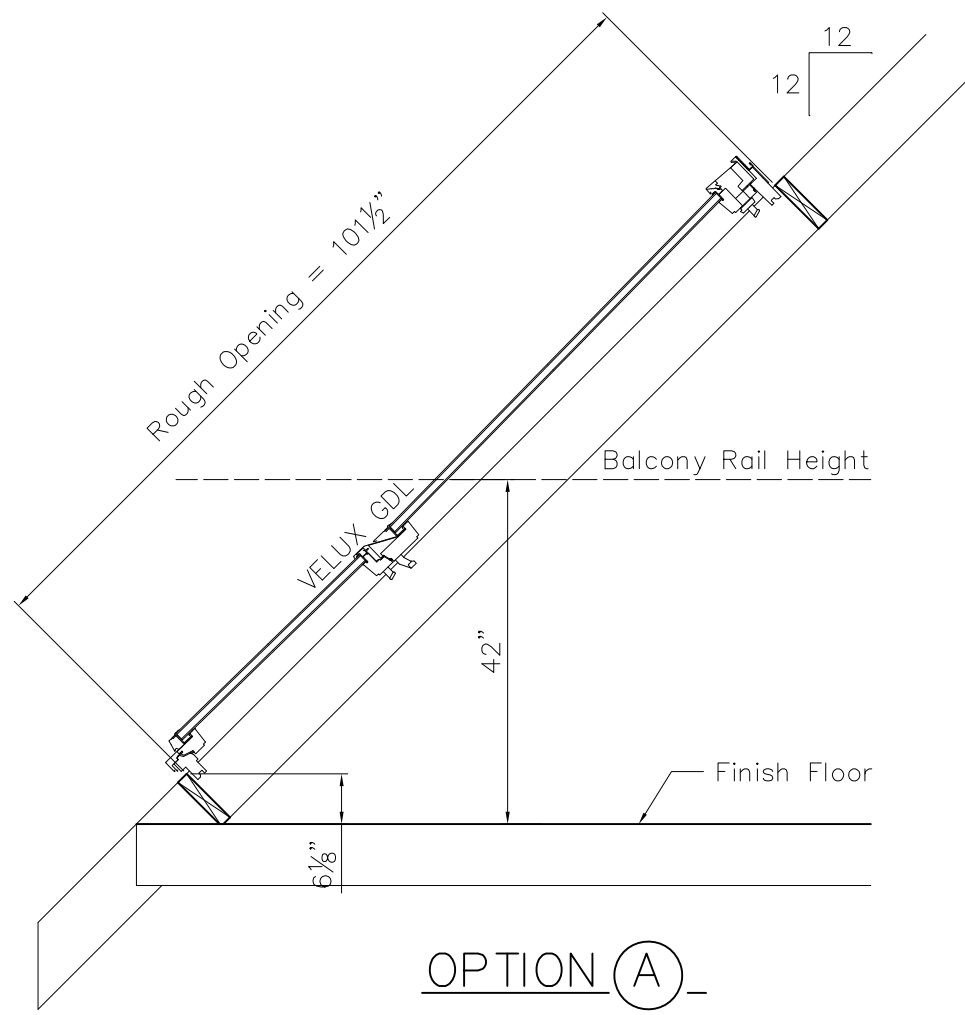
**PARTIAL BUILDING  
SECTION**

SCALE: AS NOTED  
DATE: 8/20/2025

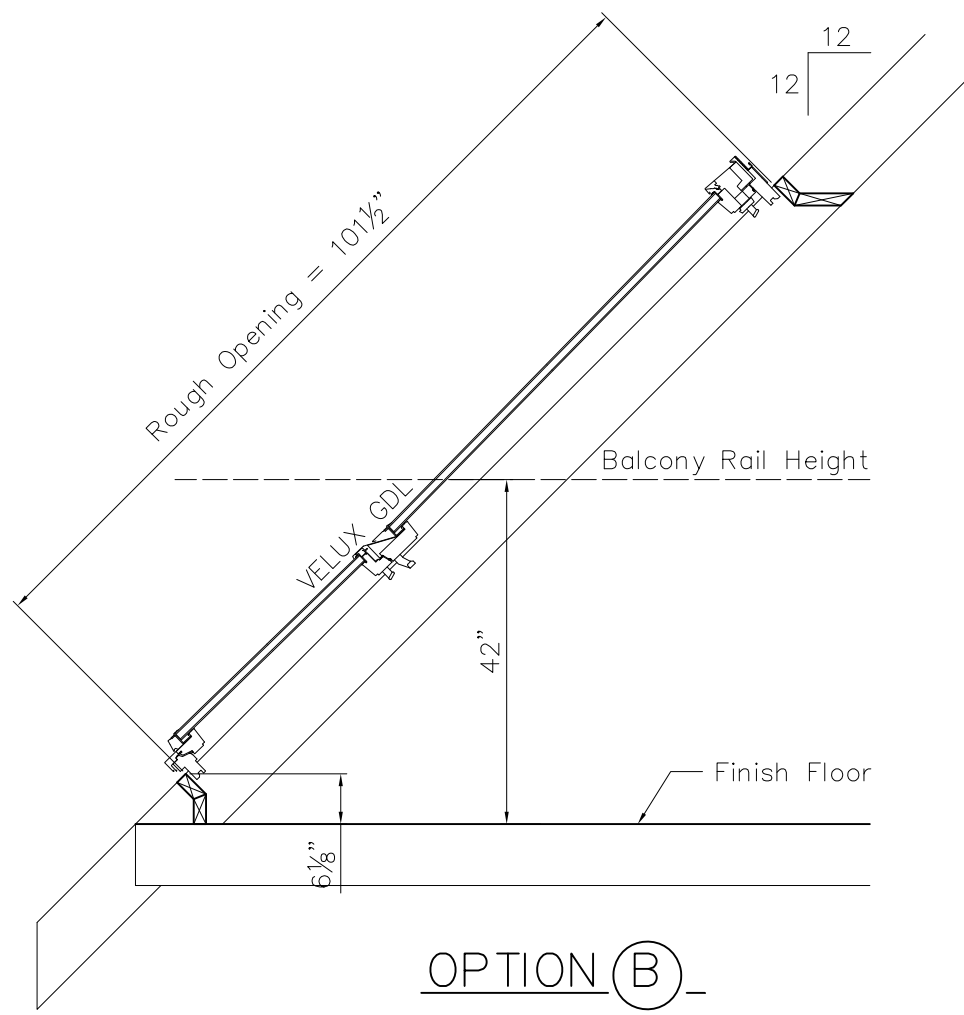
SHEET  
**A2.1**  
OF

JOB NUMBER: 23015.00

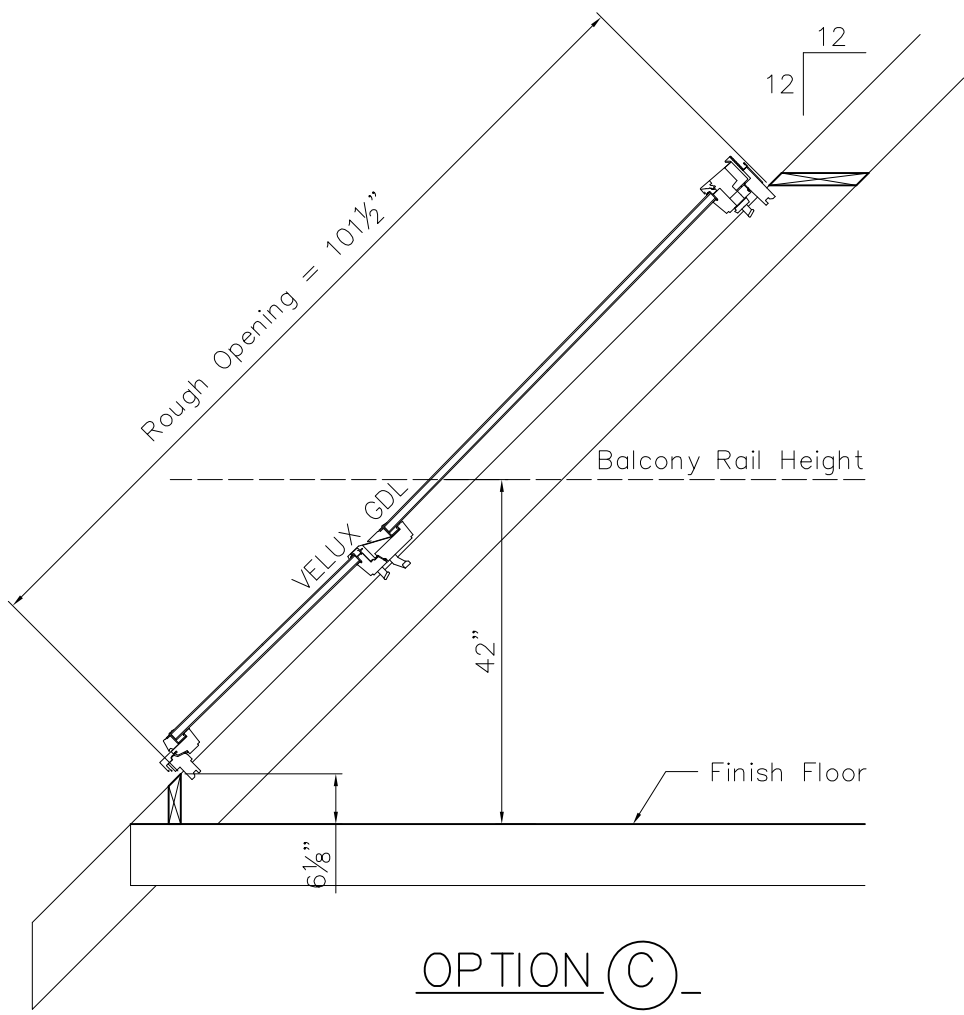
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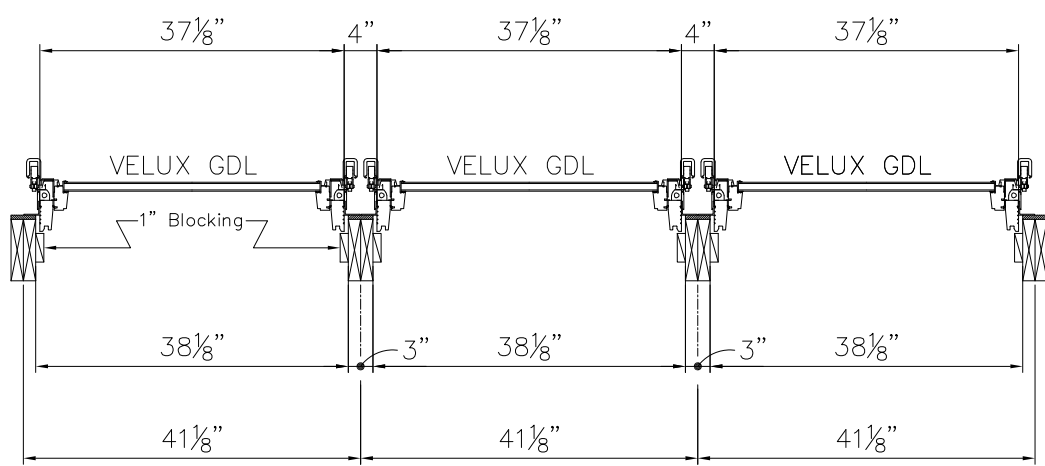
OPTION (A)



OPTION (B)



OPTION (C)



HORIZONTAL CROSS-SECTION

GENERAL NOTES

1. This drawing illustrates a general arrangement layout with recommendations for VELUX roof window installations in a 12:12 slope roof structure designed by others. This drawing utilizes (3) VELUX model GDL CABRIO Balcony Roof Windows.
2. The architectural/structural design and specifications of a roof window structure for this project is determined and provided by others. The design criteria includes, but is not limited to design loads, structural configurations, structural framing member sizes and material, architectural finishes and integration with the roofing system of the building. VELUX assumes no responsibility or liability in the design, construction and performance of a roof window structure by others.
3. For additional installation information refer to the Cabrio Balcony Roof Window Installation Guide V-USA-975.

	VELUX 1418 Evans Pond Road Greenwood, SC 29649 1-800-88-VELUX www.VELUXUSA.com		Name	Date
	Sky-Product Management	Drawn by Checked by Drawing No.	JDH WQ	April 2020 April 2020
VELUX model GDL CABRIO Roof Window installed on a 12:12 slope roof structure			GDL01-0520	

This drawing is an instrument of service and is provided for informational use only.



# CABRIO® Balcony Roof Window

GDL Model

# CABRIO® Balcony Roof Window

GDL Model



Roof Windows

Add a touch of luxury to your space with the roof window that transforms into a balcony.



- Easily transforms from roof window to balcony in seconds
- Provides abundant daylight and great floor-to-ceiling views
- Unique ventilation flap allows fresh, filtered air through with the window closed
- Balcony fits flush with the roof when closed for a sleek exterior look
- Available in two sizes to accommodate large and small spaces

**GDL CABRIO** Balcony Roof Window



Stocked and special order shade options available.

[See page 12](#)

Rough Opening (W-in. x H-in.)	MK19	PK19
	33 1/16 X 101	39 3/8 x 101



# Options & Accessories

Roof Window Shades, Flashing and Accessories

# Complete Light Control

## Roof Window Shades



Finish the look of your space by pairing shades to your VELUX roof windows. VELUX offers a wide selection of shades that range from completely darkening an entire room to softly diffusing incoming light, giving you ultimate light control.



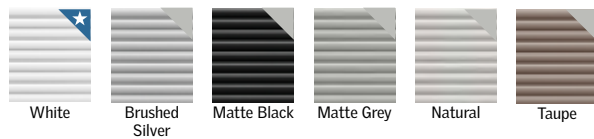
### Light-Filtering, Single-Pleated Shades



### Room-Darkening, Double-Pleated Shades



### Venetian Shades



### Blackout Shades, Flat Fabric



- In stock shades
- Special order shades

# Flashing & Accessories

## Single Unit & Combi-Flashing™



**EDL** Shingles/Shakes



**EDW** Tile/Metal



**EKL** Shingles/Shakes



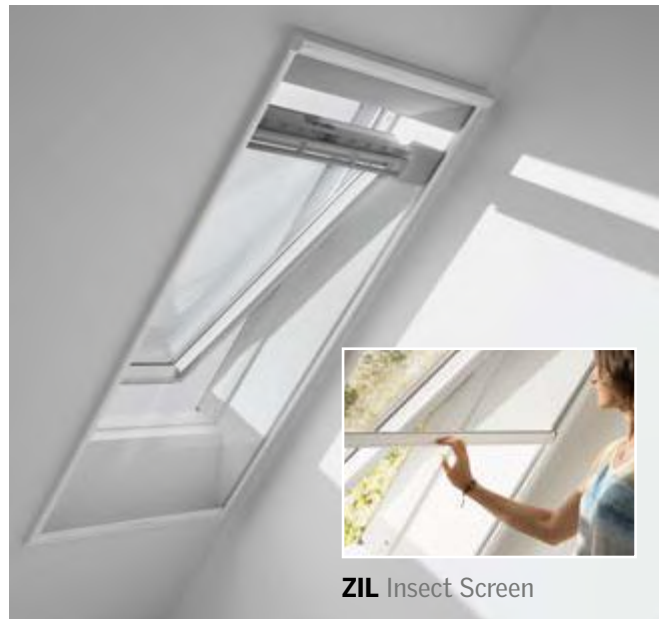
**EKW** Tile/Metal

*EKL/EKW are available with 4" horizontal and vertical gutter spacing.*



**ZWC** Flashing Adapter  
*When VELUX flashing is not used.*

## Accessories



**ZIL** Insect Screen



**ZCT 200K** Telescopic Rod  
*Extends from 3' - 6'*



**Z0Z 085** Shade Adapter  
*For use with telescopic rod*

# Landmark<sup>®</sup> Series

Designer Roofing Series

 certainteed  
SAINT-GOBAIN



*Landmark, shown in Weathered Wood*

  
SAINT-GOBAIN



*NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.*



# Trust Your Home to Landmark<sup>®</sup>

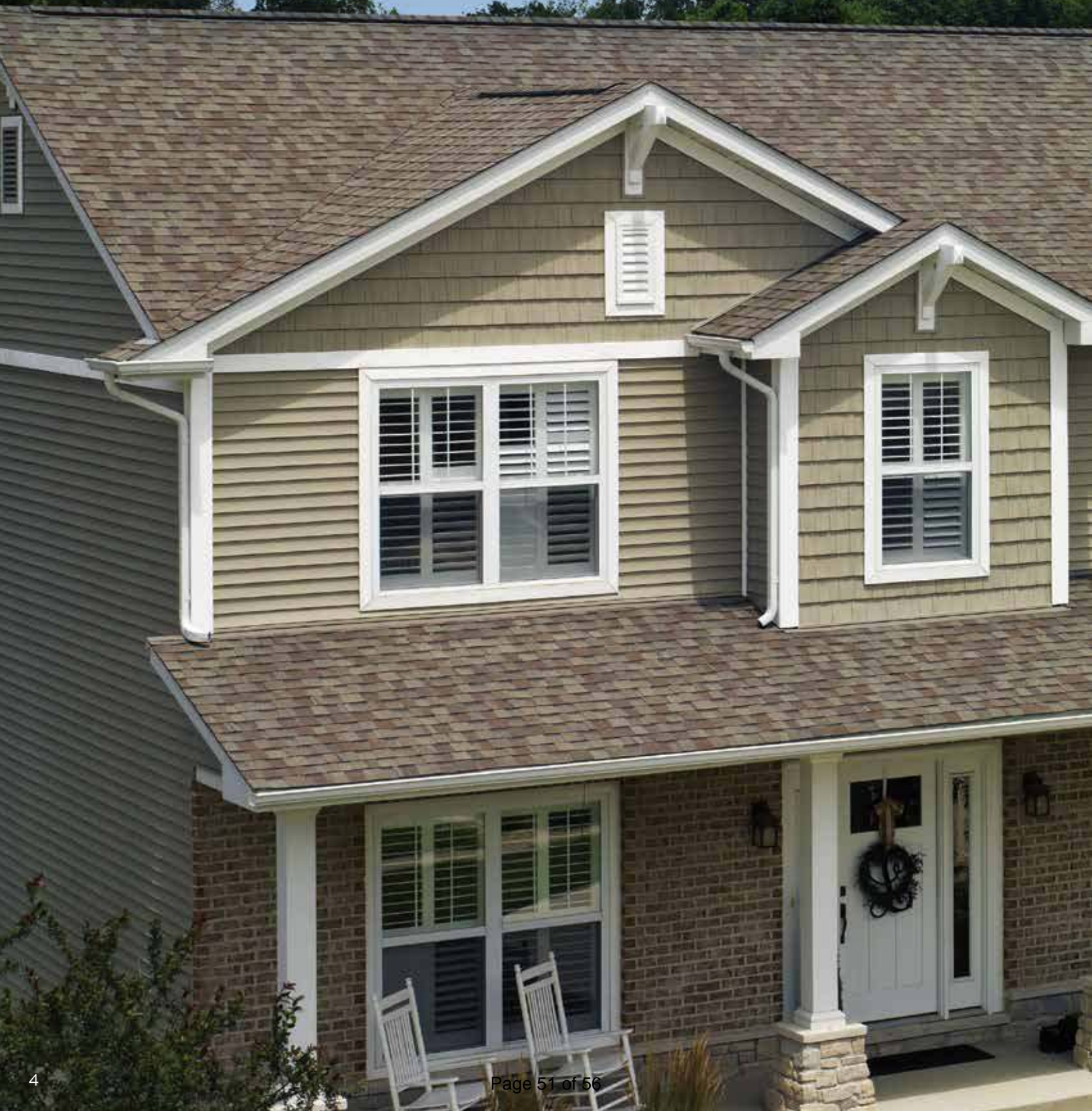
Few things in this world are as precious as the place that you call home. It is much more than just a house. It's the foundation from which you build your life. That's why having a roof that gives your home long-lasting curb appeal and protection from the elements is so important. At CertainTeed, our benchmark for success is our customers' total peace of mind. And we wouldn't have it any other way.

Our dedication to making the highest-quality roofing systems continues to earn the respect of top building professionals. And our product portfolio offers the widest variety of design and color options in the industry. It's no wonder that more than a million homeowners across North America choose CertainTeed each year.

And the job doesn't stop once the roof goes on. Every CertainTeed product is backed by our industry-leading manufacturer's warranty, allowing you to rest confidently and comfortably for years to come.



Technology that protects  
the beauty of your roof and  
strengthens its performance.





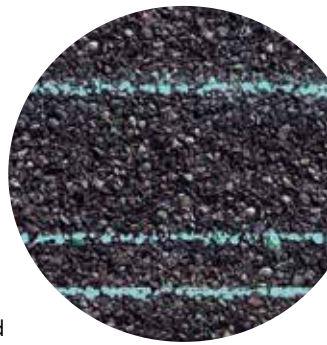
# NailTrak<sup>®</sup>

Fast, Accurate, Visible

The new and improved **NailTrak** nailing line, a feature on CertainTeed designer shingles.

Now **NailTrak** is brighter than ever before, with high-visibility lines that stand out whether it's daybreak or dusk.

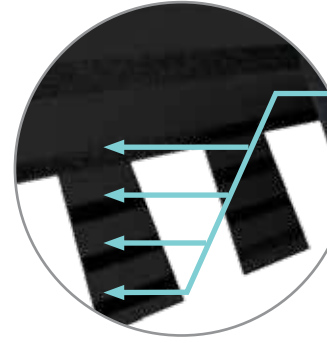
**NailTrak** removes the guesswork with three separately defined lines, creating a large area to guide your nailing and a smaller area for extreme steep-slope applications.



# QuadraBond<sup>®</sup>

Advanced Layering

CertainTeed's specially formulated adhesive adheres shingle layers at four points, more than any other manufacturer. This superior bond provides greater protection against shingle delamination to maximize performance over the life of the shingle in any climate.



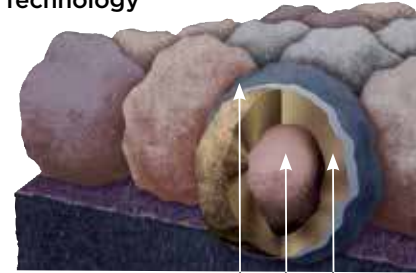
# StreakFighter<sup>®</sup>

Algae Resistance

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's **StreakFighter** technology uses the power of science to repel algae before it can take hold and spread. **StreakFighter's** granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Granule with **StreakFighter** Technology

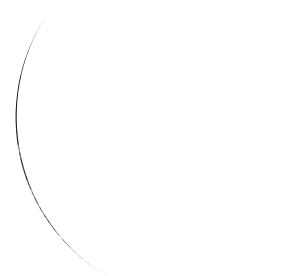


Ceramic coating  
Mineral core  
Copper layer  
Diagram for illustrative purposes only.

# CertaSeal<sup>®</sup>

Uplift Protection

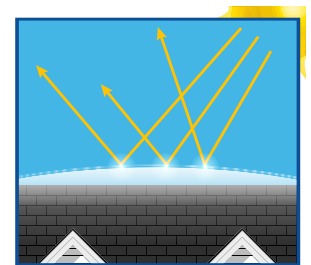
**CertaSeal<sup>®</sup>** is a fast-activating modified asphalt sealant with a 20-year record of proven performance. Designed to seal shingles together upon installation, it protects roofs from wind uplift and shingle blow-off so that homes stay safe and dry. It's also engineered to remain flexible after installation, unlike harder sealants that can dry out and crack over time.



# Solaris<sup>®</sup> CoolRoof

Solar Reflectivity

Solaris<sup>®</sup> Cool Roof is a sustainable shingle granule technology that applies energy-saving cool roof performance to CertainTeed's most popular shingle brands. Available in rich and authentic colors, including dark hues and tones, Solaris Cool Roof can lower roof temperatures and allow homeowners to reduce cooling costs without sacrificing beauty, quality, or color.







# The Trusted Classic

## LANDMARK®

Owning a Landmark roof brings peace of mind. Landmark's dual-layered construction and exceptional durability provide long-lasting protection for your home.

- **Classified as UL 2218 Class 3 Impact Rated**
- Dual-layered for extra dimensionality and protection from the elements
- Offers the widest array of colors in the industry
- Independently certified as meeting the highest quality standards for roofing



*Weathered Wood*



Scan code for  
more information

# LANDMARK® COLOR PALETTE



Cobblestone Gray



Georgetown Gray



Weathered Wood



Moiré Black



Heather Blend



Burnt Sienna

# LANDMARK® Solaris® COLOR PALETTE



Graphite  
*CRRP Product ID 0668-0155*



Weathered Wood  
*CRRP Product ID 0668-0119*



Driftwood



Colonial Slate



Pewter



Resawn Shake