

STAFF REPORT 10-09-2019 REGULAR MEETING

PREPARED BY: A. PHILLIPS

APPLICATION NUMBER: 19-6450

ADDRESS: 14655 ROSEMONT AVENUE

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: FRANK MASTROIANNI, ITALY AMERICAN CONSTRUCTION

DATE OF COMPLETE APPLICATION: 09-09-2019

STAFF SITE VISIT: 09-25-2019

SCOPE: DEMOLISH EXISTING GARAGE, CONSTRUCT NEW GARAGE

EXISTING CONDITIONS

The building located at 14655 Rosemont Avenue is a 2-story single-family residence constructed in 1931. The house is clad in variegated red brick and features cast stone, terra cotta, and brick detailing. The asymmetrical façade includes a raised concrete platform which is accessed via two steps located at the center of the elevation. The main entrance to the house is located in the left side of the elevation. Some of the original leaded glass and wood windows are present, however, many of them have been replaced with vinyl. The side-gabled roof is covered with light gray asphalt shingles. Located at the southwest corner of the intersection of Rosemont Avenue and Eaton Avenue, the side and rear yards are visible from the right-of-way. A garage is located in the rear yard and is accessed off of Eaton Avenue. A recent fire has left the garage severely damaged.



PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval to **demolish the existing garage and construct a new garage in the same location per the attached drawings and application**. Included in the proposal are the following scope items:

- Demolish existing fire-damaged garage in its entirety
- Existing concrete slab and driveway to remain
- Erect new wood-frame garage on existing concrete slab. Specifications for the new garage are as follows:
 - 20' x 20' wood frame structure to be clad in vinyl siding with aluminum trim (Color: White)
 - Gable roof to overhang 2' above garage door and will be covered in asphalt shingles (Color: Georgetown Gray)
 - 16' x 7' embossed steel overhead garage door (Color: Colonial White) to be centered on the north (Eaton Avenue side) façade
 - Person door will be located at the north end of the east façade
 - No exterior lighting proposed

STAFF OBSERVATIONS & RESEARCH

- The garage is visible from the right-of-way and, due to the fire damage, no longer contributes to the historic character of the property

ISSUES

- The proposal for the new garage includes vinyl siding. Vinyl is not considered an appropriate material within historic districts.

RECOMMENDATION

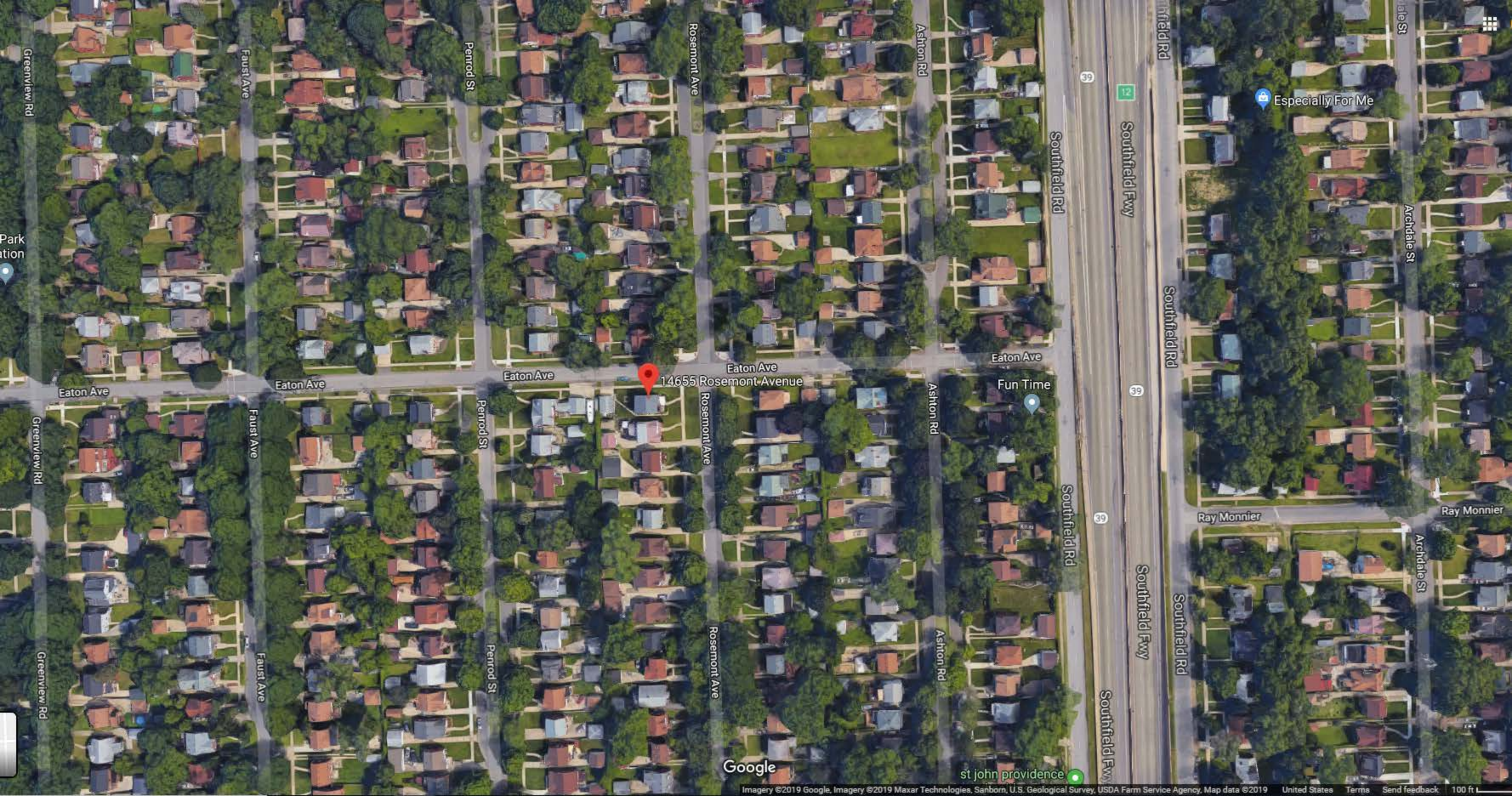
It is staff's opinion that demolition of the garage and construction of a new garage, as proposed, does not destroy historic materials that characterize the historic character of the property. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the demolition of the existing garage and construction of a new garage as proposed as it meets the following Secretary of the Interior's Standards for Rehabilitation:

9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

However, staff recommends that the Commission issue this Certificate of Appropriateness with the following condition:

- The siding at the new garage be a painted lapped wood or Hardie board siding rather than vinyl.



14655 Rosemont Avenue

Fun Time

Especially For Me

Google

st john providence



14655 Rosemont Avenue

Rosemont Ave

Eaton Ave

Penrod St

Eaton Ave

Google



STAFF SITE VISIT 09/25/2019



CHURCH
146855

146855

ITALY
AMERICAN
1-800-451-4000

ACE

146855

STAFF SITE VISIT 09/25/2019



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STAFF SITE VISIT 09/25/2019



STAFF SITE VISIT 09/25/2019



STAFF SITE VISIT 09/25/2019



September 4th, 2019

To whom it may concern,

We are planning on building a new detached garage at 14655 Rosemont in the Rosedale Park historic district. There was a fire at the existing garage, so we are going to demolish it and build a new one. The existing garage is a wood frame gable design with vinyl siding. The proposed garage will be a 20' x 20' gable garage with a 2' overhang on the front. The overhead door will be an embossed 16' x 7' door. The garage will be constructed with a wood frame and Mastic vinyl siding in the color white. Aluminum trim will be white Dutch Lap. Landmark shingles in the color Georgetown Gray will be used on the roof.

Scope of work:

- Demo existing fire damaged garage
- Haul away debris
- Build new wood frame, gable garage on existing concrete.

The pictures attached were taken from Google and **do not** reflect the existing condition of the garage.





ITALY AMERICAN
CONSTRUCTION CO., INC.

8401 N. TELEGRAPH RD.
DEARBORN HEIGHTS, MI. 48127
(313) 278 - 7500
FAX: (313) 278 - 7501





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REPORT



ITALY AMERICAN CONSTRUCTION CO., INC.

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DEARBORN HEIGHTS, MI. 48127
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FAX: (313) 278 – 7501

September 9th, 2019

To: Historic Commission District

Regarding: 14655 Rosemont, Detroit MI. 48223

As you can see in the pictures below, there is extensive fire damage to the garage that is beyond repair. It needs to be completely rebuilt. The interior and exterior of the garage has suffered severe fire damage. After reviewing the damage caused by the fire, the homeowner's insurance company also suggested that the garage should be rebuilt.





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I have also provided brochures for the products we will be using to rebuild the garage. I have listed the products and colors below that we will be using for this project. Please see the brochures that are attached to the email to view the products.

Siding: Encore Double 4.5" Dutchlap - Colonial White

Trim: Quality Aluminum - Colonial White

Roof shingles: Landmark Series - Georgetown Gray

Garage Door: 410 non insulated, white, no windows

Thank you for your time.

Deanna Fries
Italy American Construction

GENERAL NOTES

- THESE PLANS ARE PROTECTED BY COPYRIGHT AND ARE NOT TO BE REPRODUCED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE AUTHOR
- APPLICABLE BUILDING CODES ARE AS FOLLOWS
- MICHIGAN RESIDENTIAL BUILDING CODE 2015
- CITY OF DETROIT BUILDING CODE
- CITY OF DETROIT ZONING CODE
- PRIOR TO THE START OF CONSTRUCTION, THE LICENSED CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR WORK TO COMMENCE
- ALL FEDERAL, STATE, AND LOCAL CODES SHALL BE CONSIDERED A PART OF THE SPECIFICATIONS OF THE BUILDING AND SHOULD BE ADHERED TO EVEN IF THEY ARE IN CONFLICT WITH THIS DOCUMENT
- ANY CHANGES REQUESTED TO PLANS PRIOR TO CONSTRUCTION MUST BE REPORTED IN THE FASHION DICTATED BY THE AUTHOR OF THIS DOCUMENT AND AGREED TO BY BOTH CUSTOMER AND AUTHOR
- APPROVAL OF THESE PLANS BY THE REQUIRED MUNICIPAL REVIEWER SIGNIFIES A THOROUGH REVIEW AND ADHERENCE TO THE REQUIRED INSPECTION SCHEDULE BY THE CONTRACTOR LIMITS THE INDEMNITY OF THE MUNICIPALITY

GENERAL SITE NOTES

- IT SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER TO LOCATE ALL TREES AND VERIFY ALL EXISTING GRADE LEVELS
- IT SHALL BE THE RESPONSIBILITY OF THE PERMIT HOLDER TO LOCATE ALL SITE UTILITIES PRIOR TO OR DURING CONSTRUCTION AND THE HOMEOWNER SHALL BE RESPONSIBLE FOR EXISTING AND FUTURE SPRINKLER HEADS
- GENERAL CONTRACTOR OR PERMIT HOLDER WILL VERIFY ALL SITE MEASUREMENTS PRIOR TO SITE (1) SOIL EROSION AND (2) STORM WATER RUN OFF DURING CONSTRUCTION
- WHEN POSSIBLE, IT SHALL BE COMMON PRACTICE TO LOCATE BUILDING SERVICE MODULES (SUCH AS METERS, CLEAN OUTS, VENT STACK, ETC.) OUT OF DIRECT LINE OF SITE FROM THE STREET

CONSTRUCTION NOTES

- DRAWING PAGES WILL BE SCALED ON EITHER, (24" X 36") OR (11" X 17") PAPER AND PRESERVE PROPER FORMATTING & MEASUREMENTS.
- DOOR SIZES ARE INDICATED IN DRAWINGS NOMINALLY AND IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ROUGH OPENINGS BASED ON THE DOOR MANUFACTURER'S SPECIFICATIONS
- BRACE ALL EXTERIOR CORNERS OF STUD WALLS WITH METAL STRAP BRACING LET INTO STUDS ON 45 DEGREE DIAGONALS FROM PLATE TO PLATE
- ALL RAFTER TAILS TO RECEIVE GALV. HURRICANE STRAPS AT WALL TOP PLATES TO PREVENT WIND UPLIFT

FDTN. & CONC. NOTES

- ALL DIMENSIONS ARE CALCULATED FROM OUTSIDE FACE OF MASONRY TO OUTSIDE FACE OF MASONRY
- FROST DEPTH IS ASSUMED TO BE 42" BELOW GRADE
- COMPRESSIVE STRENGTH OF CONCRETE TO MEET OR EXCEED THE REQ'S OF MRC TABLE R402.2 UNDER THE CATEGORY OF SEVERE POTENTIAL FOR WEATHERING
- FOOTINGS SHALL REST ON UNDISTURBED SOIL AND GENERAL CONTRACTOR SHALL VERIFY SOIL IS FREE OF LOOSE DEBRIS AND WATER PRIOR TO POURING OF CONCRETE
- CONTRACTOR TO BE AWARE OF EXISTING FOUNDATIONS AND PREVENT AGAINST OVER EXCAVATION BELOW EXISTING FDTN. BEARING LINE
- PER MRC R506.22 A MIN. 4" THICK BASE COURSE SHALL BE PLACED ON THE PREPARED SUB-GRADE WHERE THE SLAB IS BELOW GRADE EXCEPT WHEN THE SUB-GRADE FALLS WITHIN THE CLASSIFICATION OF GROUP 1 OF MRC TABLE R405.1
- PER MRC R506.23 A 6 MIL THICK VAPOR RETARDER (OR BETTER) WITH MIN. 6" JOINT LAPPING SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND BASE WHERE APPLICABLE



ATKINS RESIDENCE
14655 ROSEMONT
DETROIT, MI 48223
313-478-0826

PROPOSED 20' X 20' GARAGE
ON EXISTING CONCRETE

SHEET INDEX

DESCRIPTION:
A.001 GENERAL NOTES SITE SURVEY GARAGE FLOOR PLAN SECTION ELEVATIONS

SET ISSUE DATES

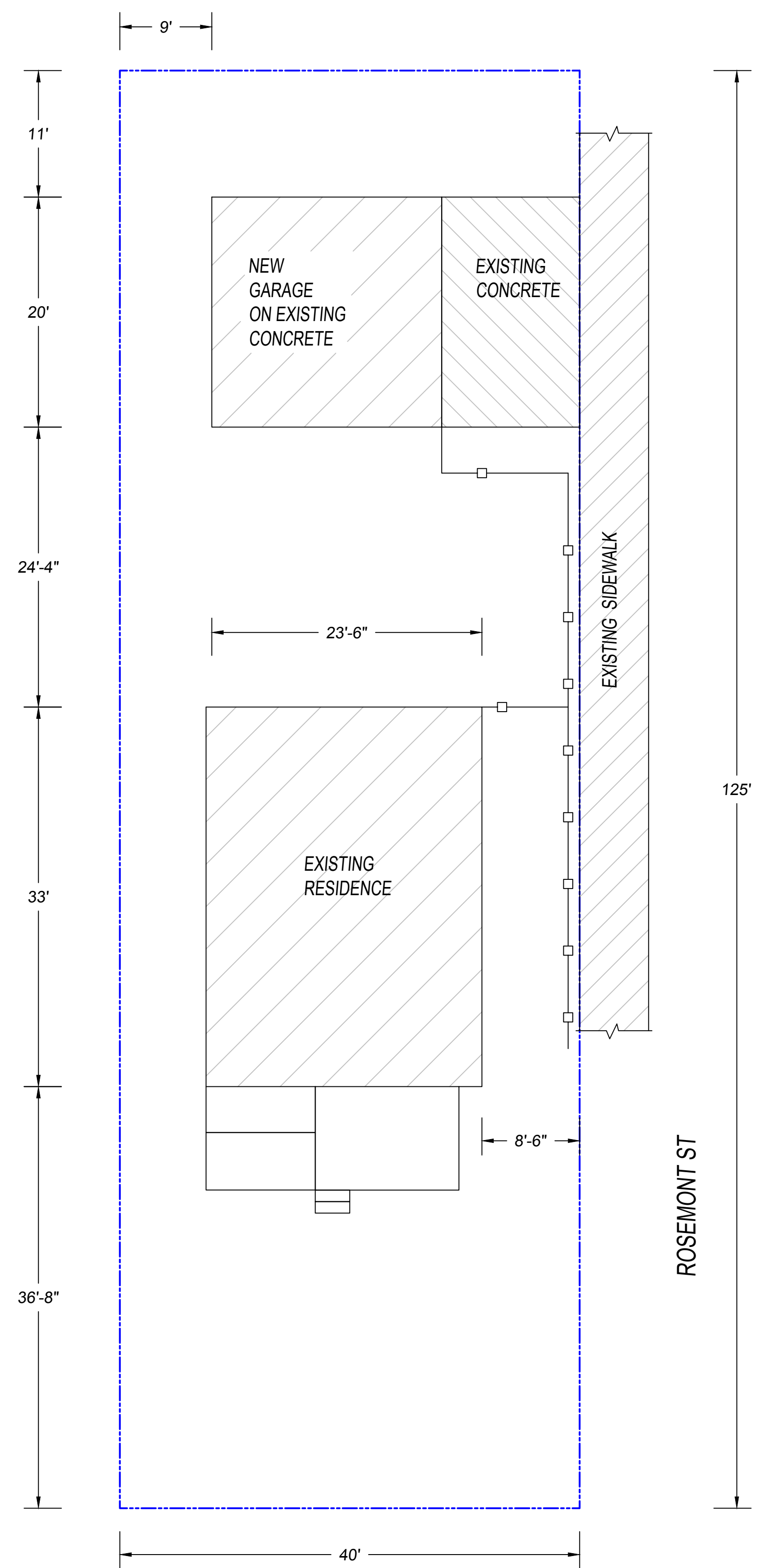
DATE:	ISSUE:

SHEET NOTES

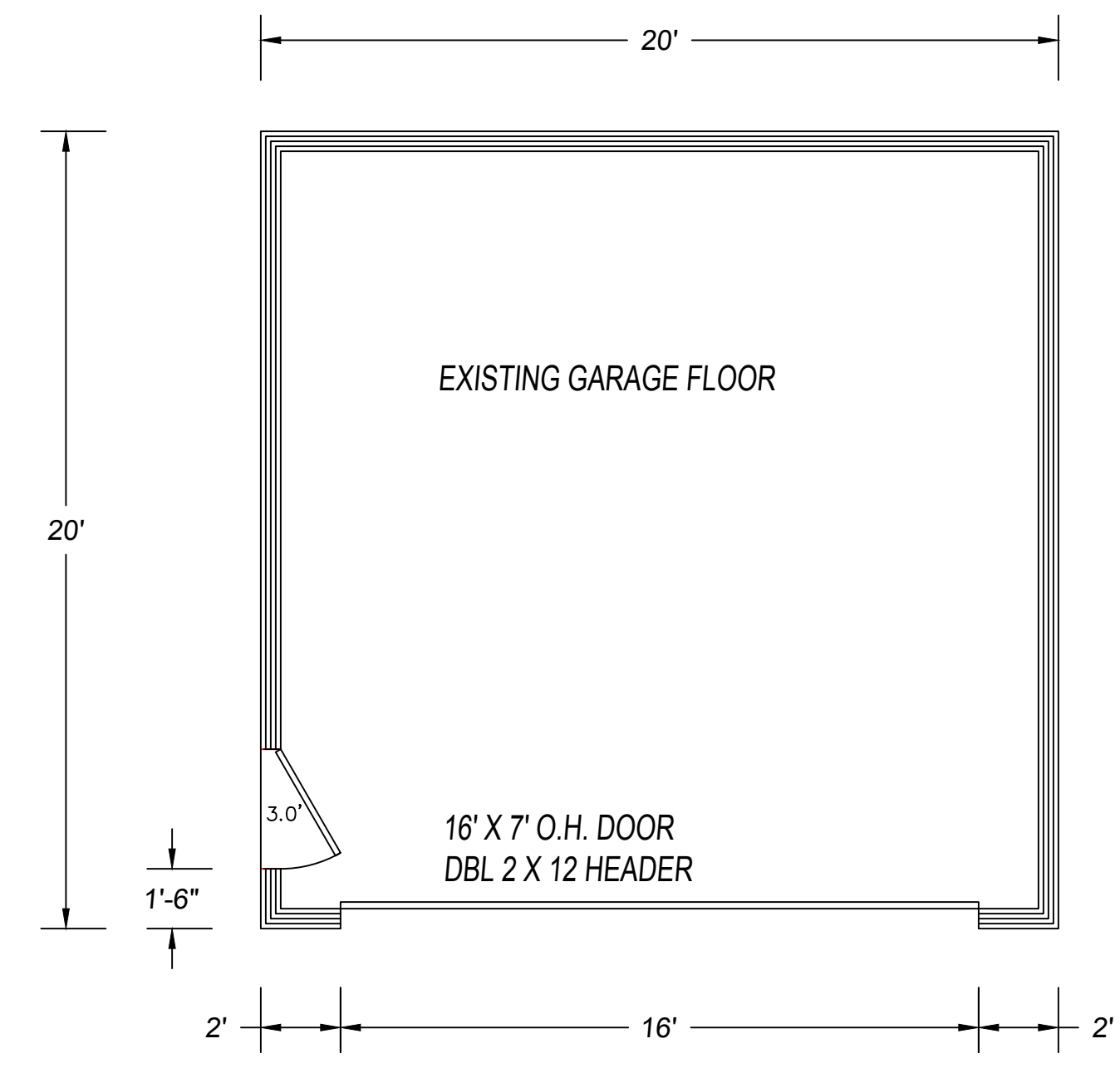
REF:	NOTE:
<input type="checkbox"/>	DRAWN BY: S.A. FERRISE CHECKED BY:

SHEET NO.

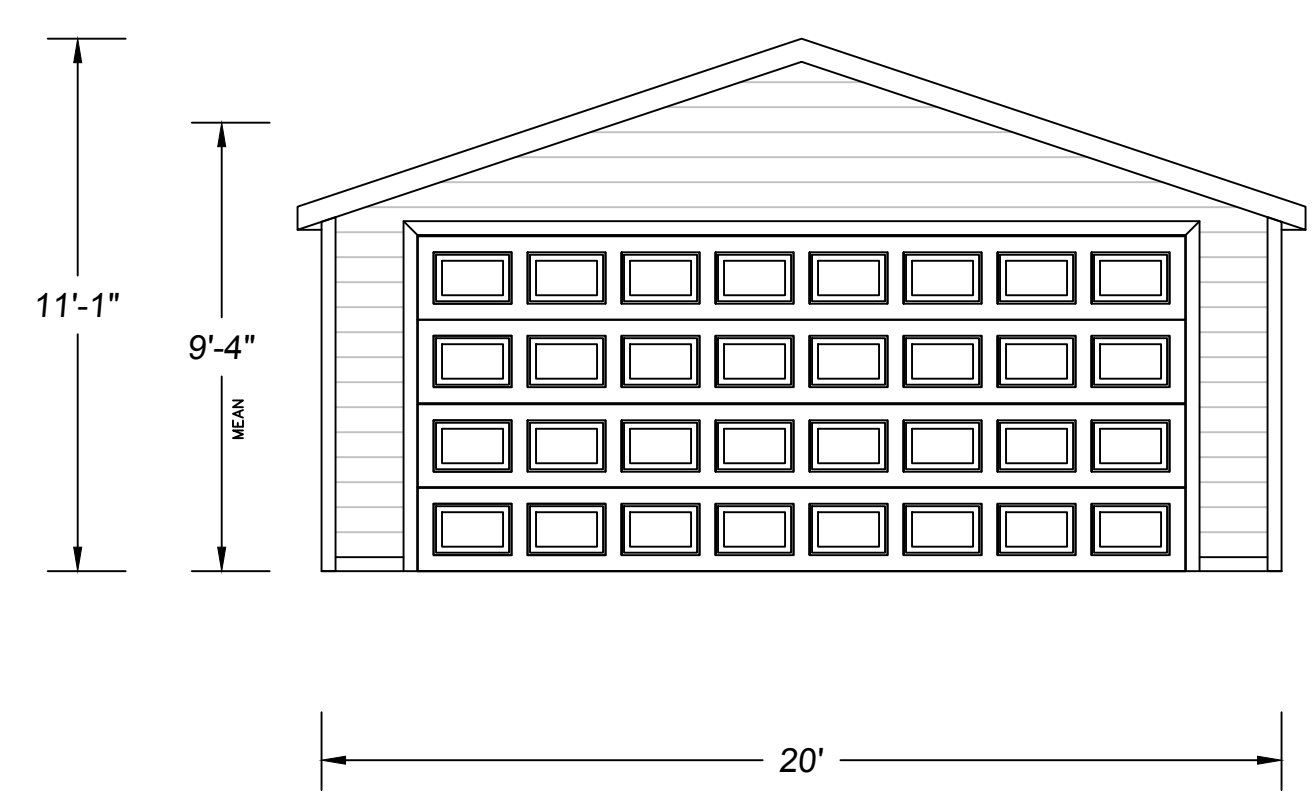
A.001
 PG. 01 OF 01



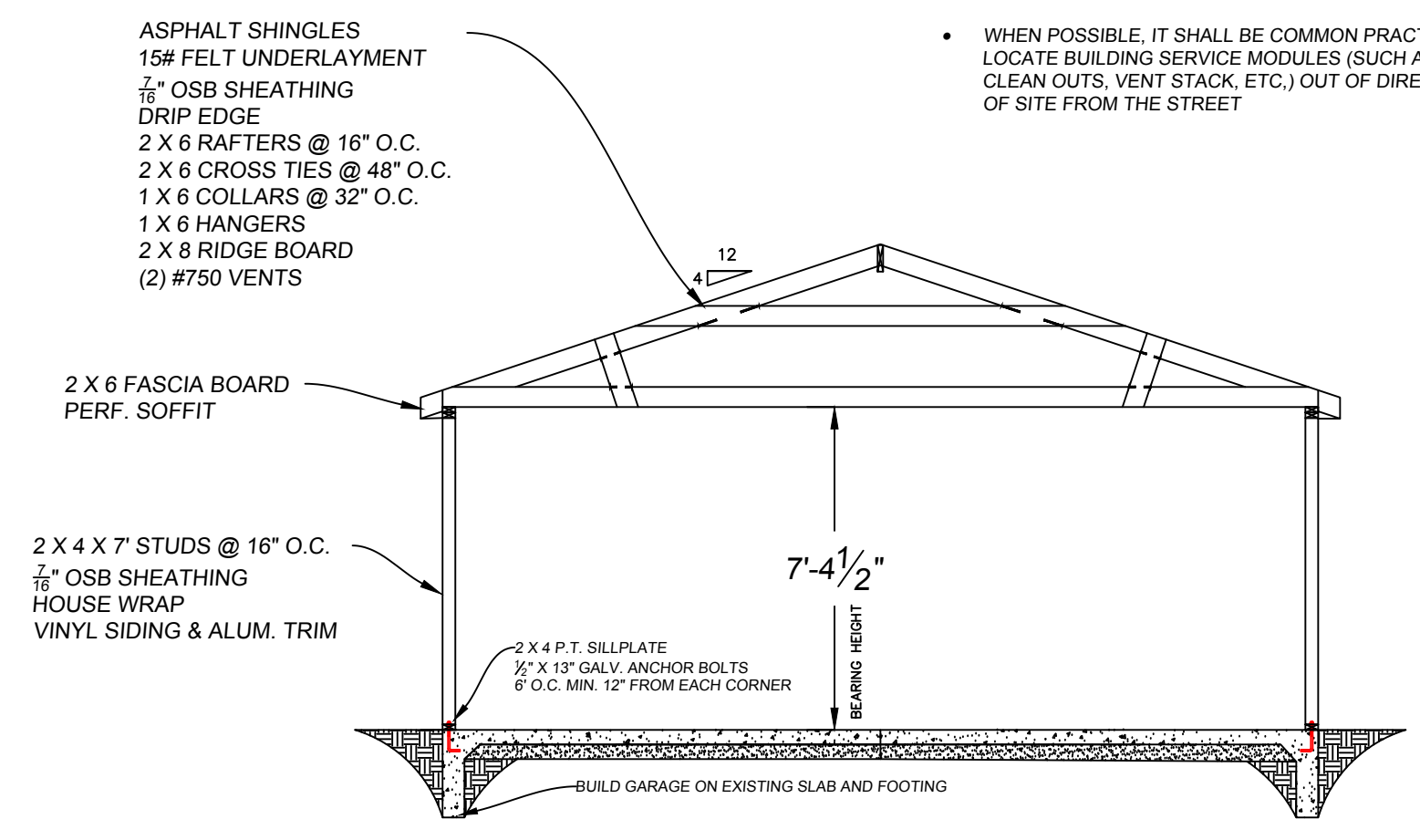
SITE PLANE
 SCALE: $\frac{1}{16}'' = 1'$



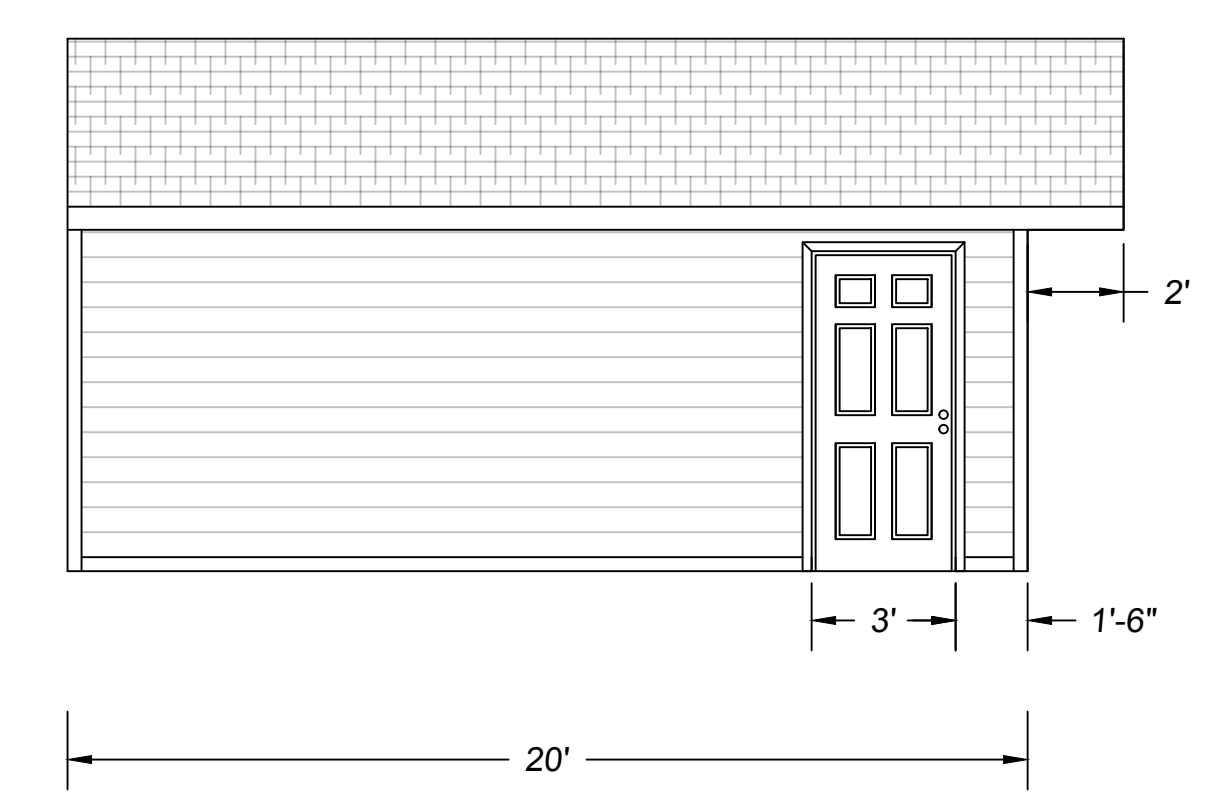
FLOOR PLAN
 SCALE: $\frac{1}{4}'' =$



FRONT ELEVATION
 SCALE: $\frac{1}{4}'' =$



CROSS SECTION
 SCALE: $\frac{1}{4}'' =$



SIDE ELEVATION
 SCALE: $\frac{1}{4}'' =$



ITALY AMERICAN CONSTRUCTION CO., INC.

RESIDENTIAL & COMMERCIAL
COMPLETE MODERNIZATION & CUSTOM GARAGE BUILDERS

JOB # PG1906
8401 N. Telegraph
Dearborn Heights, MI 48127
(313) 278-7500
(313) 278-7501 Fax
1-877-98-ITALY Toll-Free

SPECIFICATIONS AND CONTRACT

www.italyamerican.com
LICENSED, BONDED & INSURED
STATE LICENSE NO. 48313

Name JOYCE ATKINS
Address 14655 ROSEMONT
City DET County WARREN
Directions _____

Date 7-18-2019 Lot No. _____
Phone 3-836-2961 Lot Size _____
Email _____ Sub. _____
Side of Street 31478-0826 Liber. _____
Zip 48223 Page _____

This Agreement made this 18 day of 7, 2019 by and between JOYCE ATKINS
of 14655 ROSEMONT hereinafter called Owner, and Italy American Construction Co., Inc. of 8401 N. Telegraph Rd., Dearborn Heights, MI 48127, or 140 W. Highland Rd., Highland, MI 48357, hereinafter called Contractor. Owner and Contractor for the considerations hereinafter named agree as follows: Unless otherwise specified herein the Contractor shall furnish all of the materials and perform all of the work hereinafter set forth.

REMOVE EXISTING GARAGE AND HAUL AWAY (GARAGE) ONLY NO WORK INSIDE + BACK OF GARAGE AREA, BUILD NEW FRAME GARAGE 20'x20' FOLLOW SCOPE BELOW

CONCRETE / MASONRY / SITE PREP

Removing thicker and/or reinforced concrete is an additional cost to contract price

Miss Dig YES 6" Flatwork _____
Demo EXISTING GARAGE Base _____
Concrete Breakout NO Ratwall NO EXISTING
Asphalt Removal NO Footing NO EXISTING
Sod/Dirt Removal NO Build-up NO
Garage Floor NO Brick/Block Work NO
Driveway/Apron/Patio/Approach _____ Wire/Fiber Mesh NO
NO Re-Rod NO
Sidewalk NO Fence/Gate Removal NO
4" Flatwork NO Conduit NO Visqueen NO
6 Bag Mix NO Bolts YES

STRUCTURAL SPECIFICATIONS

Size 20x20 Style CABLE
Front.O.H. Z Roof Pitch 9/12
Studs 7' 16" O.C.
Roof Sheathing OSB Wall Sheathing OSB Firewall NONE
Wall Liner _____ Top Plate(s) YES
Treated Bottom Plate YES 6"X6" Cornice YES
Metal Wind Braces YES Triple Corner Studs YES
Truss _____ Rafters YES Collar Ties YES
Cross Ties YES Hangers YES
Reverse Ties YES Brick Front _____
Overhead Door Size 16x7 45° Corners NO
Overhead Door Style EMBOSSED
Door Opener & Accessories 1/2" RH - 2 HAND
Service Door w/Lockset YES GRANEL Deadbolt YES
Window Size & Type NONE

ELECTRICAL SPECIFICATIONS

If existing electrical service does not meet code, any extra cost will be added to original contract price

New Service NO Existing Service YES
Move Meter NO Interior Wall Outlets 3
Interior Lights 1 Single Switches YES 3 Way NO
Coach Lights 1 Flood Lights NO Exterior G.F.I. 1
Door Opener Outlet YES(1) Electrical Trench Filled NONE

ROOFING SPECIFICATIONS

Shingle LAND MARK Clean-Up YES
Type GEORGTOWN GARY Ice Guard NO
15 # Felt Vents 750
Drip Edge YES Drip Edge Color White

SIDING SPECIFICATIONS

Type Vinyl Mastic DBL Color VICTORIAN GARY
Trim Alum 4.5 Dutch LAB Color White
Soffit Vinyl Color White
Gutters _____ Color White
Posts _____ Railings _____

SPECIAL NOTES

PENDING City CODE MAY CAUSE MORE
GARAGE will Sweep clean only

PAYMENT: I/We, the Owner(s) ATKINS shall pay the Contractor for the performance of the Agreement, subject to additions and deductions provided therein as follows: **TOTAL CONTRACT PRICE \$** _____ **
DOWN \$ _____ 5999
\$ _____ before START
\$ _____ upon substantial completion of the work. Permit cost

**NOTE: Contract price pending City plan review and approval. Any changes could result in a change of total contract price. AT END OF JOB

THE AGREEMENT: This Agreement constitutes the entire understanding and agreement of the parties, and no other understanding, warranties, or representations, collateral or otherwise, shall be binding unless in writing and signed by both of the parties. Unless work and materials therefor are specified herein, the same is excluded and Contractor is not to perform or provide same. Contractor is not bound by any oral expression or representation by its agents purporting to act on its behalf, or by any commitment or arrangement not specified in this Agreement. All prior discussions, quotations and negotiations are merged in this agreement.

OWNER'S RIGHT TO CANCEL: IF THIS AGREEMENT WAS SOLICITED AT YOUR RESIDENCE AND YOU DO NOT WANT THE GOODS OR SERVICES, YOU MAY CANCEL THIS AGREEMENT BY MAILING A NOTICE TO THE CONTRACTOR. THE NOTICE MUST SAY THAT YOU DO NOT WANT THE GOODS OR SERVICES AND MUST BE MAILED BEFORE MIDNIGHT ON THE THIRD BUSINESS DAY AFTER YOU SIGN THIS AGREEMENT. THE NOTICE MUST BE MAILED TO: ITALY AMERICAN CONSTRUCTION CO., INC., 8401 N. TELEGRAPH RD., DEARBORN HTS., MI 48127.

CANCELLATION: If Owner cancels this Contract at any time before Contractor begins work, except as expressly permitted by law, he agrees to pay Contractor an amount equal to its loss of profits forthwith as damages which the parties agree is fair and reasonable compensation, plus any costs actually expended by Contractor in connection with this Agreement.

CONTRACT BECOMES EFFECTIVE: This Agreement shall become binding and effective either: (a) When actual performance of work has been commenced: or (b) When this Agreement has been accepted by the Contractor at its office by a duly authorized officer. Contractor will deliver its acceptance to Owner or send notice of acceptance to Owner by regular mail. However actual receipt of such notice is waived by Owner.

OWNER'S ACKNOWLEDGEMENTS: Owner hereby acknowledges receipt of a duly executed duplicate copy of this Agreement at the time of its execution with all the blank spaces filled in to the extent applicable to this project.

By the execution of this Agreement on the day and year first above written Owner acknowledges that he has read this Agreement, including specifications and drawings, if any, included herein, before signing and hereby further acknowledges that he understands all covenants and conditions herein.

THE TERMS AND CONDITIONS ON THE REVERSE SIDE AND ALL SUBSEQUENT PAGES, INCLUDING ANY ATTACHED DRAWINGS, AND THEIR REVERSE CONSTITUTE A PART OF THIS AGREEMENT AND ARE SPECIFICALLY INCORPORATED HEREIN BY REFERENCE.

ACCEPTED (date) 7-18 2019

ITALY AMERICAN CONSTRUCTION CO., INC.

By [Signature]
Representative

[Signature]
Purchaser



Italy American Construction Co., Inc.

8401 N. Telegraph Road • Dearborn Heights, Michigan 48127

Phone: (313) 278-7500 • Fax: (313) 278-7501

TOLL FREE: 1-877-98-ITALY

www.italyamerican.com

Date: 2/12/2019

AUTHORIZED ADDITIONAL WORK

CHANGE ORDER

Name: Joyce Atkins

Address: 14655

City: DET

Phone: _____ \$ N/A

Job Addition Specification: _____

Change of Color For GARAGE - Vinyl Siding
From - VETERAN. GRAY TO (WHITE)

ITALY AMERICAN CONSTRUCTION., INC.

Contractor

Purchaser

By: _____

Authorized Agent

Co-Purchaser

REPAIR WORK OF ANY TYPE IS NOT WARRANTY

REPORT

410

NON INSULATED

411

INSULATED

doorLink
Manufacturing, Inc.®

24 GAUGE

TRADITIONAL RAISED PANEL



410 411

PAINT

1.0
MIL

PAINT

1.0
MIL

EFFICIENCY

6.85
R-VALUE

INTERIOR

VINYL
SKIN

Constructed of top quality materials, highly detailed raised panel, deep woodgrain texture and two coat prefinished paint system all combine to enhance the beauty of your home.

Configure your door on our website at

www.DoorLinkMfg.com

TRADITIONAL RAISED PANEL

410/411 STANDARD FEATURES

24 GAUGE METAL

Hot dipped galvanized steel construction with hemmed inside return rail provides superior strength and durability.

1.0 MIL PAINT SYSTEM

Includes .25 mil rust inhibiting primer and .75 mil exterior top coat that resists fading and chalking while providing consistent color from panel to panel, and long life.

ROLLED SAFETY EDGES ON SECTION JOINTS

Eliminates sharp edges, and provides extra strength.

19 GAUGE HOT DIPPED GALVANIZED STILES

Heavy duty metal styles give strong rigid support for all hinges, rollers and operator attachment.

STILES ATTACHED WITH RIVETS

Provides superior strength when compared to common sheet metal joining methods.

TONGUE AND GROOVE MEETING RAILS

For superior strength and better sealing against wind, rain and snow.

RIGID ALUMINUM RETAINER

Provides added strength while securing replaceable u-shaped bottom weatherstrip to help keep the elements out.

411 ADDITIONAL FEATURES

R VALUE 6.85 INSULATION

Enhances your home's energy savings, makes your door operation quieter, and reduces exterior noise in your garage.

CFC FREE EXPANDED POLYSTYRENE

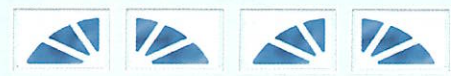
Environmentally friendly insulation that will not degrade with vibration or time.

HIGH IMPACT PLASTIC BACK COVER

Protects the insulation, and enhances the interior look of your garage door.

AVAILABLE WINDOWS

306
SHERWOOD



305
WILLIAMSBURG



591
CASCADE



393
CATHEDRAL



397
STOCKTON



597
STOCKBRIDGE



320
WATERTON



897
PRAIRIE



NOT ALL GLAZING OPTIONS MAY BE AVAILABLE FROM ALL DISTRIBUTORS.

SIZES AVAILABLE

DOOR WIDTH PANELS WIDE HEIGHTS AVAILABLE: 6'6" 6'9" 7'0" 7'6" 7'9" 8'0"

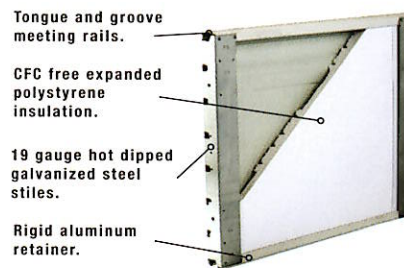
8', 9'	□ □ □ □
10'	□ □ □ □ □
12'	□ □ □ □ □ □
14', 15'	□ □ □ □ □ □ □
16', 17', 18'	□ □ □ □ □ □ □ □
20', 22'	□ □ □ □ □ □ □ □ □

COLORS

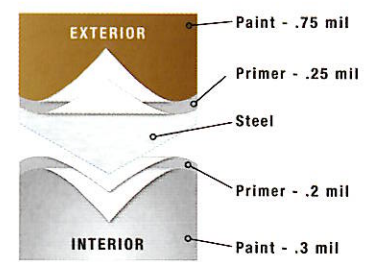


BROCHURE COLOR MAY VARY FROM ACTUAL PRODUCT.

CONSTRUCTION



PAINT LAYERS



Your Local Authorized Dealer:



To view this product online:



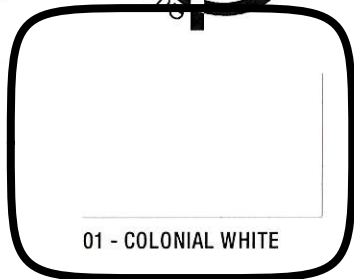


Italy American Construction
8401 N. Telegraph Rd.
Dearborn Heights, MI 48127
313-278-7500

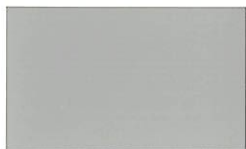
PRODUCTS, INC.

inum Made Products"

Color Selection



01 - COLONIAL WHITE



102 - PEARL GRAY



112 - TUXEDO GRAY



138 - BONE



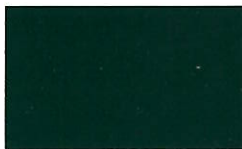
200 - BLACK



202 - ROYAL BROWN



204 - GRECIAN GREEN



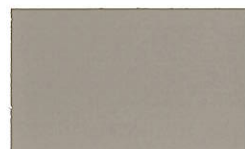
214 - WOODLAND GREEN



223 - IMPERIAL BROWN



224 - WOODSTOCK TAN



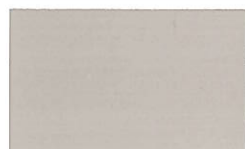
238 - HICKORY



250 - MUSKET BROWN



280 - WHITE



318 - SILVER ASH



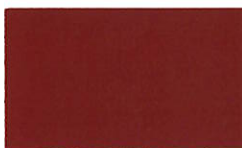
325 - SANDSTONE BEIGE
827 - CHAMPAGNE



327 - DESERT TAN



332 - FOREST GREEN /
331 - ANDERSEN WHITE



335 - BARN RED



355 - LIGHT MAPLE



360 - TERRATONE



422 - PEBBLESTONE CLAY



713 - WICKER
334 - PRAIRIE SAND



780 - COPPERTONE



791 - NORWEGIAN WOOD
350 - SANDTONE



792 - HEATHER



793 - SANDCASTLE



795 - MOCHA



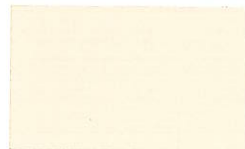
801 - ALMOND



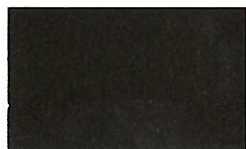
805 - PEWTER
397 - STERLING GRAY



810 - SHALE
396 - OXFORD BLUE



817 - CREAM
326 - HERITAGE CREAM



818 - BRONZE



819 - HERRINGBONE



820 - CRANBERRY



821 - IVY



822 - PACIFIC BLUE



837 - GRANITE GRAY



841 - BUCKSKIN



842 - CYPRESS

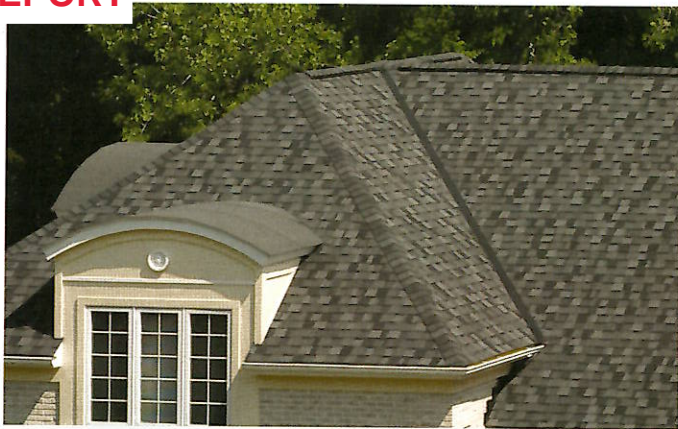


901 - IVORY

See reverse side and catalog for color/product matches.

www.qualityaluminum.com

These color samples are as close as possible to actual colors offered, within the limits of color chip reproduction.



LANDMARK PRO

SPECIFICATIONS

- Two-piece laminated fiber glass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- 250 lbs. per square

For U.S. building code compliance, see product specification sheets.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5


Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 50-year limited transferable warranty against manufacturing defects on group-owned or commercial applications
- 15-year StreakFighter® algae-resistance warranty 
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations.



LANDMARK

SPECIFICATIONS

- Two-piece laminated fiber glass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- 240 lbs. per square

For U.S. building code compliance, see product specification sheets.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:


- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

Landmark Silver Birch is an ENERGY STAR rated product and may qualify for a federal tax credit.

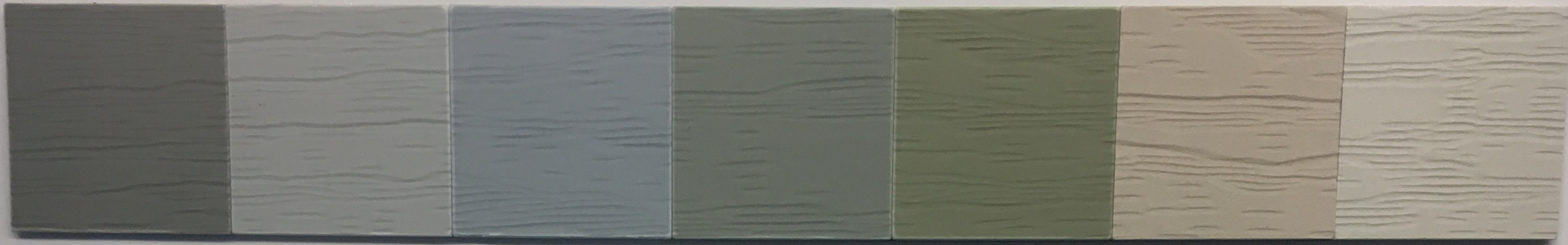
WARRANTY

- Lifetime limited transferable warranty against manufacturing defects on residential applications
- 10-year StreakFighter® algae-resistance warranty 
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required

See actual warranty for specific details and limitations.

Encore™

SIDING



Castle Stone
(Not Available in T3)

Sterling Gray

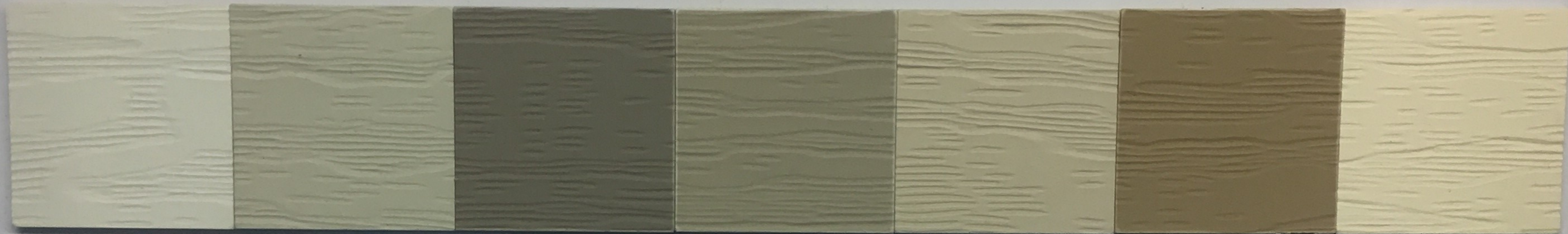
Oxford Blue

Seagrass
(Not Available in T3)

Cypress
(Not Available in T3)

Warm Sand
(Not Available in T3)

Herringbone



Sandstone Beige
(Not Available in T3)

Desert Tan

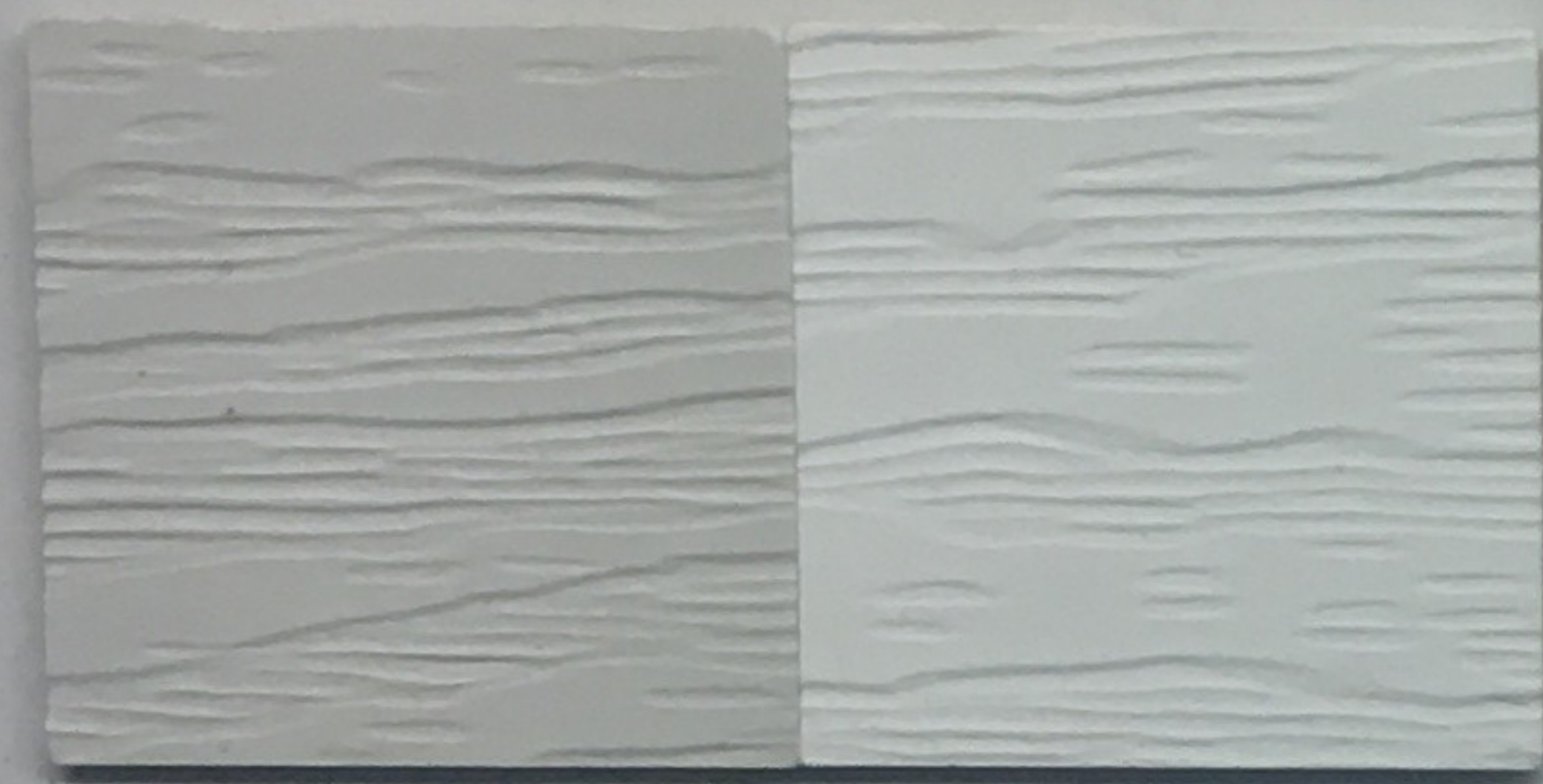
Natural Clay

Savannah Wicker

Light Maple
(Not Available in T3)

Buckskin
(Not Available in T3)

Heritage Cream



Snow
(Not Available in T3)

Colonial White

Encore combines high quality with proven features to help you achieve the look you desire.



Triple 3" Woodgrain Clapboard in savannah wicker

Double 4" Woodgrain Clapboard in natural clay

Double 5" Woodgrain Clapboard in sterling gray

Double 4-1/2" Woodgrain Dutchlap in herringbone

- ◆ Natural woodgrain look.
- ◆ Patented STUDfinder™ is designed for accurate and secure installation.
- ◆ Wind resistant rolled over nail hem.
- ◆ Post-formed lock design.
- ◆ 16 low-gloss colors with a wide variety of coordinating trim.
- ◆ 1/2" panel projection.
- ◆ .040" thickness.
- ◆ Virtually maintenance free, never needs painting.
- ◆ Class 1(A) fire rating.
- ◆ Lifetime limited warranty.



Color performance, impact resistance and durability are assured through our exclusive PermaColor™ System, a blend of our own Certavin™ resin, superior micro-ingredients and state-of-the-art pigment chemistry.



Start exploring preset color combinations and create your own custom exterior with on-line, interactive tools, designed to help you "Visualize Your Home". Start now at certainteed.com/colortools

Sec. 21-2-199. - Rosedale Park Historic District.

- (a) An historic district to be known as the Rosedale Park Historic District is established in accordance with the provisions of this article.
- (b) This historic district designation is certified as being consistent with the Detroit Master Plan of Policies.
- (c) The boundaries of the Rosedale Park Historic District, as shown on the map on file in the Office of the City Clerk, are as follows:

Beginning at a point, that point being the intersection of the west line of the right-of-way of the west service drive of the Southfield Freeway with the center line of Lyndon Avenue; thence west along the center line of Lyndon Avenue to its intersection with the center line of Westwood Avenue; thence north along said center line of Westwood Avenue to its intersection with the south boundary of Rosedale Park No. 4 Subdivision (L43 P76 Plats, WCR); thence west along the south boundary of Rosedale Park No. 4 Subdivision to its intersection with the center line of Auburn Avenue; thence north along the center line of Auburn Avenue to its intersection with the center line of West Outer Drive; thence west along the center line of West Outer Drive to its intersection with the center line of Evergreen Road; thence north along the center line of Evergreen Road to its intersection with the center line of Fenkell Avenue; thence east along the center line of Fenkell Avenue to its intersection with a line lying 110 feet east of and parallel to the east line of Minock Avenue; thence northerly along the line 110 feet east of the east line of Minock Avenue to its intersection with the northerly line of Lot 62 of Edward J. Minock's Subdivision (L28 P94 Plats, WCR); thence westerly along the north line of Lot 62 to its intersection with a line lying 108 feet east of and parallel to the east line of Minock Avenue; thence northerly along the line 108 feet east of the east line of Minock Avenue to its intersection with the northerly line of Lot 61 of Edward J. Minock's Subdivision; thence westerly along the northerly line of Lot 61 to its intersection with a line lying 100 feet east of and parallel to the east line of Minock Avenue; thence northerly along the line 100 feet east of the east line of Minock Avenue to its intersection with the northerly line of Lot 59 of Edward J. Minock's Subdivision; thence easterly along the northerly line of Lot 59 to its intersection with a line lying 115 feet east of and parallel to the east line of Minock Avenue; thence northerly along the line 115 feet east of the east line of Minock Avenue to its intersection with the northerly line of Lot 58 of Edward J. Minock's Subdivision; thence westerly along the northerly line of Lot 58 to its intersection with a line lying 100 feet east of and parallel to the east line of Minock Avenue; thence northerly along the line 100 feet east of the east line of Minock Avenue to its intersection with the northerly line of Lot 57 of Edward J. Minock's Subdivision; thence easterly along the northerly line of Lot 57 to its intersection with a line lying 110 feet east of and parallel to the east line of Minock Avenue; thence northerly along the line 110 feet east of the east line of Minock Avenue to its intersection with a line 88 feet north of and parallel to the southerly line of Lot 55 of Edward J. Minock's Subdivision; thence westerly along the line 88 feet north of and parallel to the southerly line of Lot 55 to its intersection with a line lying 100 feet east of and parallel to the east line of Minock Avenue; thence northerly along the line 100 feet east of the east line of Minock Avenue to its intersection with a line lying 82 feet north of and parallel to the southerly line of Lot 52 of Edward J. Minock's Subdivision; thence easterly along the line lying 82 feet north of and parallel to the southerly line of Lot 52 to its intersection with a line lying 101 feet east of and parallel to the east line of Minock Avenue; thence northerly along the line lying 101 feet east of and parallel to the east line of Minock Avenue to its intersection with the northerly line of Lot 52 of Edward J. Minock's Subdivision; thence easterly along the northerly line of Lot 52 to its intersection with a line lying 114 feet east of and parallel to the east line of Minock Avenue; thence northerly along the line lying 114 feet east of and parallel to the east line of Minock Avenue to its intersection with the northerly line of Lot 51 of Edward J. Minock's Subdivision; thence westerly along the northerly line of Lot 51 of Edward J. Minock's Subdivision to a line lying 100 feet east of and parallel to the east line of Minock Avenue; thence northerly along the line lying 100 feet east of and parallel to the east line of Minock Avenue to its intersection with the northerly line, extended southeasterly, of the triangular Lot 48 of Edward J. Minock's Subdivision; thence southeasterly along the northerly line of Lot 48, as extended, to its intersection with the center line of West Outer Drive; thence northerly along the center line of West Outer Drive to

its intersection with the center line, extended northwesterly, of the alley lying 100 feet southwest of, and parallel to, Grand River Avenue; thence southeasterly along the center line of said alley to its intersection with the east line, extended north and south, of Lot 1507 of Rosedale Park Subdivision No. 1, (L37 P73 Plats, WCR); thence northerly along the eastern line of Lot 1507 as extended to its intersection with the center line of Grand River Avenue; thence southeasterly along the center line of Grand River Avenue to its intersection with the westerly line, extended northerly and southerly, of Lot 1444 of Rosedale Park Subdivision No. 1; thence southerly along the westerly boundary of Lot 1444 to its intersection with the center line of the alley southwest of Grand River Avenue running northwest-southeast; thence southeast along the center line of said alley to its intersection with the east line, extended north and south, of Lot 1435 of Rosedale Park Subdivision No. 1; thence northerly along the eastern line of Lot 1435 as extended to its intersection with the center line of Grand River Avenue; thence southeasterly along the center line of Grand River Avenue to its intersection with the westerly line, extended northerly and southerly, of Lot 1383 of Rosedale Park Subdivision No. 1; thence southerly along the westerly boundary of Lot 1383 as extended to its intersection with the center line of the alley southwest of Grand River Avenue running northwest-southeast; thence southeast along the center line of said alley to its intersection with the east line, extended north and south, of Lot 1374 of Rosedale Park Subdivision No. 1; thence northerly along the east line of Lot 1374 as extended to its intersection with the center line of Grand River Avenue; thence southeasterly along the center line of Grand River Avenue to its intersection with the westerly line, extended northerly and southerly, of Lot 1332 of Rosedale Park Subdivision No. 1; thence southerly along the westerly line of Lot 1332 as extended to its intersection with the center line of the alley southwest of Grand River Avenue running northwest-southeast; thence southeast along the center line of said alley to its intersection with the east line, extended north and south, of Lot 1323 of Rosedale Park Subdivision No. 1; thence northerly along the east line of Lot 1323 as extended to its intersection with the center line of Grand River Avenue; thence southeasterly along the center line of Grand River Avenue to its intersection with the westerly line, extended northerly and southerly, of Lot 1280 of Rosedale Park Subdivision No. 1; thence southerly along the westerly boundary of Lot 1280 as extended to its intersection with the center line of the alley southwest of Grand River Avenue running northwest-southeast; thence southeast along the center line of said alley to its intersection with the east line, extended north and south, of Lot 1271 of Rosedale Park Subdivision No. 1; thence northerly along the east line of Lot 1271 as extended to its intersection with the center line of Grand River Avenue; thence southeasterly along the center line of Grand River Avenue to its intersection with the westerly line, extended northerly and southerly, of Lot 1235 of Rosedale Park Subdivision No. 1; thence southerly along the westerly boundary of Lot 1235 as extended to its intersection with the center line of the alley southwest of Grand River Avenue running northwest-southeast; thence southeast along the center line of said alley to its intersection with the east line, extended north and south, of Lot 1226 of Rosedale Park Subdivision No. 1; thence northerly along the east line of Lot 1226 as extended to its intersection with the center line of Grand River Avenue; thence southeasterly along the center line of Grand River Avenue to its intersection with the westerly line, extended northerly and southerly, of Lot 1202 of Rosedale Park Subdivision No. 1; thence southerly along the westerly boundary of Lot 1202 as extended to its intersection with the center line of the alley southwest of Grand River Avenue running northwest-southeast; thence southeast along the center line of said alley to its intersection with the east boundary of the Rosedale Park Subdivision No. 1; thence south along the eastern boundary of the Rosedale Park Subdivision No. 1 to its intersection with the center line of Fenkell Avenue; thence east along the center line of Fenkell Avenue to its intersection with the center line of Grand River Avenue, thence southeast along the center line of Grand River Avenue to its intersection with the west line of the right-of-way of the west service drive of the Southfield Freeway; thence south along the west line of the west service drive of the Southfield Freeway to the point of beginning.

Legal Description: Lots 57-1197 of Rosedale Park Subdivision (L37 P74 Plats, WCR); Lots 1203-1225, Lots 1236-1270, Lots 1281-1322, Lots 1333-1373, Lots 1384-1434, Lots 1445-1506, and Lots 1518-1554 of Rosedale Park Subdivision No. 1 (L37 P73 Plats, WCR); Lots 2596-2781 of Rosedale Park No. 4 Subdivision (L43 P76 Plats, WCR); and Lot 62, except the west

110 feet thereof and except Outer Drive as widened of Edward J. Minock's Subdivision (L28 P94 Plats, WCR); Lot 61 except the west 108 feet and except Outer Drive as widened of Edward J. Minock's Subdivision (L28 P94 Plats, WCR); Lots 59 and 60 except the west 100 feet and except Outer Drive as widened of Edward J. Minock's Subdivision (L28 P94 Plats, WCR); Lot 58 except the west 115 feet and except Outer Drive as widened of Edward J. Minock's Subdivision (L28 P94 Plats, WCR); Lot 57 except the west 100 feet and except Outer Drive as widened of Edward J. Minock's Subdivision (L28 P94 Plats, WCR); the east 94 feet of Lot 56, except Outer Drive as widened, of Edward J. Minock's Subdivision (L28 P94 Plats, WCR); the south 88 feet of Lot 55, except the west 110 feet and except Outer Drive as widened, of Edward J. Minock's Subdivision (L28 P94 Plats, WCR); the north 44 feet of Lot 55 except the west 100 feet and except Outer Drive as widened, of Edward J. Minock's Subdivision (L28 P94 Plats, WCR); Lots 53 and 54 except the west 100 feet, and except Outer Drive as widened, of Edward J. Minock's Subdivision (L28 P94 Plats, WCR); the south 82 feet Lot 52 except the west 100 feet, and except Outer Drive as widened, of Edward J. Minock's Subdivision (L28 P94 Plats, WCR); the north 50 feet of Lot 52 except the west 101 feet, and except Outer Drive as widened, of Edward J. Minock's Subdivision (L28 P94 Plats, WCR); Lot 51 except the west 114 feet, and except Outer Drive as widened, of Edward J. Minock's Subdivision (L28 P94 Plats, WCR); Lots 48, 49, and 50, except the west 100 feet thereof, also except Outer Drive as widened, of Edward J. Minock's Subdivision (L28 P94 Plats, WCR); and south of Fenkell part of NE¼ of Section 23, T1S, R10E, described as follows: beginning at the northwesterly corner of Lot 690 of Rosedale Park Subdivision (L37 P74 Plats, WCR), thence S0°51'30"E 247.16 feet, thence S88°44'30"W 311 feet, thence N0°51'30"W 247.16 feet, thence N88°44'30"E 311 feet along the south line of Fenkell Avenue to the point of beginning (a/k/a 18751 Fenkell).

(d) The elements of design, as defined in Section 21-2-2 of this Code, are as follows:

- (1) *Height.* The height of the single-family residential structures in the Rosedale Park Historic District range from one story to 2½ stories tall, the half-stories contained within the roof. The standards, as defined in original deed restrictions, shall be met by new single-family residences. Additions to existing buildings shall be related to the existing structure. Garages are generally one-story tall. The three apartment buildings on West Outer Drive near Grand River Avenue are two-stories tall on a high basement. The red brick church on Fenkell at Stahelin has a slightly vaulted sanctuary section that is nearly three stories in height and two single-story wings.
- (2) *Proportion of buildings' front façades.* The typical front façades of residential buildings in the Rosedale Park Historic District are often wider than tall or as wide as tall to their eaves. Tall half-stories with dormers provide additional height.
- (3) *Proportion of openings within the façade.* Proportion of openings varies greatly according to the style of the building. Typical openings are taller than wide, but individual windows are often grouped together to fill a single opening which is wider than tall. Windows are often subdivided; buildings designed in English Revival styles frequently display leaded glass in casement windows and transoms. In buildings derived from classical precedents, double-hung sash windows are further subdivided by muntins. A variety of arched openings and bay windows exist throughout the district. Modernistic-style residential buildings have large openings with a variety of proportional relationships. Dormers projecting from the front roof slopes of many houses in the district add to the window area. Openings range from 20 percent to 75 percent of the front façades, most falling into the 25 percent to 35 percent range.
- (4) *Rhythm of solids to voids in front façades.* In buildings derived from Classical precedents, voids are usually arranged in a symmetrical and evenly spaced manner within the façades. In buildings of other styles, particularly those of English Revival substyles, voids are arranged with more freedom, but usually result in balanced compositions. Voids often dominate the design of the front façades of modernistic style houses.

- (5) *Rhythm of spacing of buildings on streets.* The spacing of the buildings is generally determined by the lot size setbacks from side lot lines. There is a general regularity in the widths of subdivision lots from one block to another, creating a shared rhythm and cadence along the streetscapes. Generally, all residences or parts thereof, including cornices, pergolas and porches, are not nearer than three feet to the side lot line, or as defined by specific subdivision restrictions.
- (6) *Rhythm of entrance and/or porch projections.* Entrance and porch types usually relate to the style of the building. Generally, entrances and porches on buildings of English Revival precedents exhibit freedom of placement and orientation, while buildings of Classical inspiration typically have porches and entrances centered on the front façade. A common entry arrangement on vernacular English Revival houses is that of a slightly projecting, steeply-gabled vestibule or gabled wall punctured with an arched opening. On smaller-scaled buildings of later building styles, such as the Garrison Colonials, minimalist traditionals and ranches, entrances and porches are positioned on one side of the front façade. Some houses have entrances that recede while others have porches, steps, and/or entrances that project. Most porches occupy a single bay while others, particularly on Arts-and-Crafts and Bungalow style houses, span the length of the front façade. Side and rear secondary entrances and porches, and enclosed sunrooms, are common. A rhythm of entrances and porches is not discerned due to the variety of house designs in the district.
- (7) *Relationship of materials.* Masonry is the most significant material in the majority of houses in the Rosedale Park Historic District in the form of pressed or wire cut brick, often combined with wood, stone, and/or stucco. Wood is almost universally used for window frames, half-timbering, and other functional trim. Windows are commonly either of the metal casement or wooden sash variety. Aluminum siding and aluminum canted windows on later buildings are sometimes original; vinyl siding and vinyl windows, where they exist, are replacements. Glass block exists as an original material in some window openings of buildings in "modern" styles. Roofs on the majority of the houses in the Rosedale Park Historic District are asphalt shingled, while several original slate roofs still exist. Garages, where they are contemporary with the residential dwelling, often correspond in materials.
- (8) *Relationship of textures.* The major textural relationship is that of brick laid in mortar, often juxtaposed with wood or smooth or rough-faced stucco and/or stone elements and trim. Textured brick and brick laid in patterns creates considerable interest, as does half-timbering, leaded and subdivided windows, and wood-shingled or horizontally-sided elements. Some Arts and Crafts style buildings have stone as their major first floor material, providing a rustic, organic appearance, and stucco or wood at second story level. Slate roofs have particular textural values where they exist; asphalt shingles generally do not.
- (9) *Relationship of colors.* Natural brick colors, such as red, yellow, brown or buff, dominate in wall surfaces. Natural stone colors also predominate: where stucco or concrete exists, it usually remains in its natural state, or is painted in a shade of cream. Roofs are in natural slate colors and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The buildings derived from Classical precedents, such as the Neo-Dutch Colonials and Garrison Colonials, generally have woodwork painted in the white or cream range. English Revival style buildings generally have painted wood trim and window frames of dark brown, gray, buff, or shades of cream, depending on the main body color. Half timbering is most frequently stained or painted dark brown. Stained and leaded glass, where it exists as decoration visible on the front façade, contributes to the artistic interest of the building. The original colors of any building, as determined by professional analysis, are always acceptable for a house, and may provide guidance for similar houses. Colors used on garages should relate to the colors of the main dwelling.

- (10) *Relationship of architectural details.* The architectural elements and details of each structure generally relate to the style of the building. Contributing residential buildings, constructed between 1917 and 1955, were designed in styles identified as English Revival, Arts-and-Crafts, Bungalow, Colonial Revival, Dutch Colonial Revival, Foursquare, Prairie, French Revival, Garrison Colonial, Minimal Traditional, and International, or hybrids of these styles. Characteristic elements displayed on vernacular English Revival-influenced dwellings include arched windows and door openings, steep gables, towers, clustered chimneys, and sometimes half-timbering. Classically-derived styles display modest architectural elements, mostly in wood in the form of columned porches, shutters, cornices, and keystones. A variety of dormer types (shed, gabled, hipped, round-arched, and wall dormers), complimentary to the style of the buildings, are very common throughout the district. Porte cocheres and archways adjoining the main body of a building, of architectural interest, where they exist. Modern styles are generally characterized by smooth, relatively unadorned surfaces, horizontal bands of windows, and simplicity. The bank building at the corner of Grand River Avenue and 18203 Ashton was designed in a pared-down Neo-Classical style typical of its period. The red brick church on 18203 Ashton features a triple set of double doors, stylized cross, and substantial stone piers demarcating its porch. In general, the district is rich in early to mid-20th Century architectural styles.
- (11) *Relationship of roof shapes.* A variety of roof shapes exists, relating to the style of the dwellings. Common on English Revival buildings are steeply sloped pitched or hipped roofs with complex arrangements of secondary roof shapes, including steeply sloped gables, clipped gables, and shed roofs. These roofs are commonly interrupted by gabled, shed, and multi-sided dormers, and substantial chimneys which are sometimes clustered. Bungalows feature low-slung, side-facing gable roofs with shed dormers. Classically-inspired buildings display pitched or hipped roofs with less slope, with or without dormers. Roofs of houses built later in the period of development of the district, such as those of modern inspiration, tend to have significantly lower slopes. Flat roofs are not typical, except on porches, sunrooms, and other small extensions of a primary building with a pitched roof, with the exception of the International-style building facing Stoepel Park No. 1 at 14901 Minock. Flat roofs, as the main roof of a primary building, are generally not appropriate in the district.
- (12) *Walls of continuity.* The common setbacks of houses on straight residential streets create strong visual walls of continuity. This is augmented by the landscaped features in the public rights-of-way, such as the traffic islands and tree lawns planted with mature trees.
- (13) *Relationship of significant landscape features and surface treatments.* Monumental features mark the entrance to Rosedale Park near Grand River Avenue at Ashton Boulevard and Fenkell with an elaborate set of brick and stone piers; at Glastonbury with brick piers and masonry globes, bearing a plaque identifying the area's developers; and at Piedmont, the more modest of the three, with its very squat brick piers bearing masonry globes. The flat terrain of the area is divided with principal streets oriented north-south and alternating 80 feet and 100 feet in width, and five east-west streets 50 feet in width. The district is separated from the Grand River Avenue commercial lots by an alley. The typical treatment of individual residential properties is that of a dwelling erected on a flat or slightly graded front lawn. The front lawn area is generally covered with grass turf, subdivided by a straight or curving concrete or brick walk leading to the front entrance and a single-width side driveway leading to a garage. There is variety in the landscape treatment of individual properties. Lack of front yard fencing, in all but the western part of the district, is a result of subdivision restrictions that prevent fences near to the front line of the properties. Fences are allowed at the rear of buildings. The placement of trees on the tree lawn between the concrete public sidewalk and masonry curb varies from block to block or street to street. Lots in Rosedale Park Subdivision No. 4, on Auburn, Minock and Plainview, have no curbs, and feature wide tree lawns. Replacement trees on the public right-of-way should be characteristic of the area and period.

Original street lighting standards throughout the district have tall fluted poles with crane's necks and replacement lanterns. Many have been replaced by tall, modern steel poles. A specific light standard was designed for Outer Drive, and many still exist.

- (14) *Relationship of open space to structures.* The curbed landscaped traffic islands in the center of the north-south streets require that the road curves around them. Minock, Auburn, and Plainview on the western end of the district do not have the landscaped islands in the public right-of-way, although West Outer Drive has some wide medians. Public sidewalks line each side of the street and are set back from the road by a tree-lawn that widens when not opposite a landscaped traffic island. All houses have ample rear yards as well as front yards. Wider lots in Rosedale Park permitted side drives with garages at the rear of the lots. Where dwellings are located on corner lots, garages face the side street. Garages, when original, often correspond in materials to the main body of the dwelling, but are of modest, one-story, simple box design with single- or double-doors. Some later houses in the western part of the district were originally built with garages that were integrated into the main body of the dwelling. About half of the original garages in the district have been removed and/or replaced. Fences of metal, wood, or stone separate individual properties from the alley behind the Grand River Avenue commercial frontage. While there are a few hedges between properties in front, hedges and backyard fences are common along the east-west streets, and backyard fences are common throughout the district. Stoepel Park No. 1, outside the district's southern and western edge, preserves open space, as does Flintstone Park, outside of the district at its southeastern edge.
- (15) *Scale of façades and façade elements.* The Rosedale Park Historic District comprises a single-family residential neighborhood of moderately scaled dwellings. Houses erected in the 1940s and 1950s are generally smaller in scale than those built in the earlier phase of development. Three multi-unit apartment buildings, on the west side of West Outer Drive near Grand River Avenue, are also moderately scaled. Elements and details within are appropriately scaled, having been determined by the style, size, and complexity of the individual buildings. Window sash are usually subdivided by muntins and casement windows are leaded, affecting the apparent scale of the windows within the façades.
- (16) *Directional expression of front elevations.* The houses in the Rosedale Park Historic District are horizontal or neutral in directional expression. Large architectural elements within façades are frequently vertical in directional expression, such as multi-storied projecting gables sections, clustered chimneys, or columns. The three apartment buildings on West Outer Drive are horizontal in directional expression.
- (17) *Rhythm of building setbacks.* Front yard setbacks are generally consistent on each residential street in the Rosedale Park Historic District, as prescribed by the deed restrictions, although porches, entrance arrangements, window projections, and irregular massing result in the appearance of variety.
- (18) *Relationship of lot coverages.* The lot coverage for single-family dwellings ranges generally from 25 percent to 35 percent, including the garage, whether freestanding or attached.
- (19) *Degree of complexity within the façades.* The degree of complexity has been determined by what is typical and appropriate for a given style. Overall, there is a higher degree of complexity in the English Revival style buildings, where their façades are frequently complicated by gables, bays, irregularly-placed openings and entrances, and irregular massing, than those of other styles. The façades of Classically-inspired buildings and modernistic buildings are more straightforward in their arrangement of elements and details.
- (20) *Orientation, vistas, overviews.* The orientation of buildings is generally toward the north-south streets, with the exception of the house at 14901 Minock, which faces Stoepel Park No. 1. The primary vistas are created by the landscaped traffic islands. Because of the standard setbacks and lack of front yard

fencing, the streetscape appears as an unbroken greenbelt.

- (21) *Symmetric or asymmetric appearance.* Front façades of buildings range from completely symmetrical to asymmetrical, but balanced compositions. English Revival style buildings are irregular in layout and asymmetrical in appearance. The Classically-inspired buildings are generally symmetrical. The modernistic buildings are not symmetrical but result in highly-ordered compositions.
- (22) *General environmental character.* The Rosedale Park Historic District is a solid, fully developed large residential area of just under 1,600 moderately-scaled single-family dwellings, built-up in the period between World War I and World War II and complemented with typical examples of compatible houses from the 1950s. The landscaped features within the public rights-of-way results in a park-like setting. Located approximately 12 miles from the City's center, the Grand River Avenue commercial strip is to its north; the surrounding area features several other substantial residential subdivisions, including North Rosedale Park and Grandmont.

(Code 1984, § 1(25-2-163); Ord. No. 03-07, § 1(25-2-163), eff. 2-19-2007)