

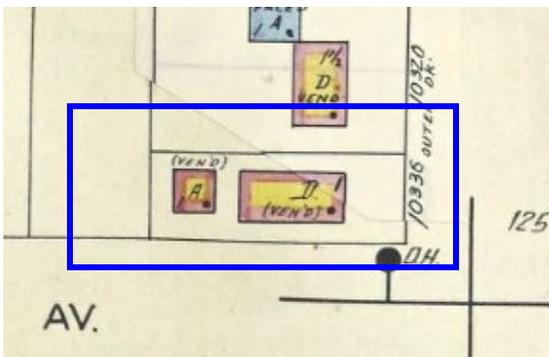
STAFF REPORT: 01-22-2020 MEETING
APPLICATION NUMBER: 19-6594
ADDRESS: 10336 W. OUTER DRIVE
HISTORIC DISTRICT: ROSEDALE PARK
APPLICANT: JUDITH ROGAN, PROPERTY OWNER
DATE OF COMPLETE APPLICATION: 12/15/2019
DATE OF STAFF SITE VISIT: 1/8/2020

PREPARED BY: A. DYE

SCOPE: ERECT WHEELCHAIR LIFT

EXISTING CONDITIONS

The house at 10336 W. Outer Drive, constructed in 1936, displays Tudor Revival styling through the decorative brick/half-timbering in the front gable, grouped windows and front entry stone surround, but has the massing of a minimalist traditional structure (an architectural style listed in Rosedale Park’s Elements of Design). A small addition on the side/east elevation (staff believes it is not original due to the concrete block foundation and its absence from the Sandborn image below.) is covered in vinyl siding and obscured by its setback from the front elevation and the front yard’s evergreen trees.



PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval for the installation of a wheelchair lift at the rear door. Per the contractor's estimate, the lift will require the following elements:

- Construction of a 5'-0" x 6'-0" wood landing, with two or three pedestrian steps (the spec list says three but the drawing shows two)
- A standard, contemporary-designed deck railing will enclose the areas not enclosed by the lift. No dimensions were provided for the railing's finished height or the spindle design/spacing. The sample photo gives an indication of how the finished product would look.
- The vertical platform lift is fabricated from aluminum.

STAFF OBSERVATIONS AND RESEARCH

- The proposed location, on the north/rear elevation, offers only a small space between the rear door and garage, thus the lift will be minimally seen from the public right-of-way.
- The wood deck, stairs, and railing will be installed on the east side of the deck; the aluminum lift and supporting aluminum structure will be installed on the west elevation, which is visible from the sidewalk.
- Staff recommends the pressure-treated decking, stairs and railing be painted a color that matches the aluminum structure.
- As shown in the following images, there is an additional door that leads into the side yard. The walkway is too narrow for the lift structure, and the need to traverse the additional length of walkway would be difficult from the garage/driveway.

ISSUES

- The photo submitted of a constructed lift is only a sample and not specific to this location.

RECOMMENDATION

It is staff's opinion that the work as proposed will not result in the removal of historic materials that characterize the property, therefore staff recommends that the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation, Standards, especially:

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 if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Staff recommends the COA be issued with the following conditions:

- The contractor must submit a drawing that details how the ramp will be constructed at this location and shall identify all of the components and their dimensions.
- A paint sample will be submitted to staff for review.

(D) The defined elements of design, as provided for in section 25-2-2 of this code, are as follows:

Height. The height of the single-family residential structures in the Rosedale Park Historic District range from one (1) story to two-and-one-half (2 1/2) 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 (3) 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.

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.

Proportion of Openings within the Façades. 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 twenty percent (20%) to seventy-five percent (75%) of the front façades, most falling into the twenty-five percent (25%) to thirty-five percent (35%) range.

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 sub-styles, 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.

Rhythm of Spacing of Buildings on Streets. The spacing of the buildings is generally determined by the lot sizes and the setbacks from side lot lines. There is a general regularity in the widths of subdivision lots from one block to another, and a shared rhythm and cadence along the streetscapes. Generally, all residences or parts thereof, including cornices, balconies, pergolas or porches, are not nearer than three (3) feet to the side lot line, or as defined by specific subdivision or deed restrictions.

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.

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 to it in materials.

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.

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.

Relationship of Architectural Details. The architectural elements and details of each structure generally relate to its style. Contributing residential buildings, constructed between 1917 and 1955, were designed in styles identified as English Tudor Revival, Arts and Crafts, Bungalow, Colonial Revival, Dutch Colonial Revival, Foursquare, Prairie, French Renaissance, Ranch, Garrison Colonial, Minimal Traditional, and International, or hybrids of these styles. Characteristic elements and details displayed on vernacular English Revival-influenced dwellings include arched windows and door openings, steeply pitched gables, towers, clustered chimneys, and sometimes half-timbering. Classically-derived styles display modest detail and architectural elements, mostly in wood in the form of columned porches, shutters, cornices, and keystones. A great variety of dormer types (shed, gabled, hipped, round-arched, and wall dormers), complimentary to the style of pre-circa 1935 buildings, are very common throughout the district. Porte cocheres and archways adjoining the main body of the house add architectural interest where they exist. Modern styles are generally characterized by smooth, relatively unadorned wall surfaces, horizontal bands of windows, and simplicity. The bank building at the corner of Grand River Avenue and Fenkell at 18203 Ashton was designed in a pared down Neo-classical style typical of its period. The red brick church on Fenkell at Stahelin features a triple set of double doors,

stylized cross, and substantial stone piers demarcating its principal entrance. In general, the district is rich in early to mid-twentieth century architectural styles.

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.

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 right-of-ways, such as the traffic islands and tree lawns planted with mature trees.

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 eighty (80) feet and one hundred (100) feet in width, and five east-west streets fifty (50) feet wide. 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 nearer to the front line of the property than the rear of the building. 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.

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 west 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 of the district's southern and western edge, preserves open space, as does Flintstone Park, outside of the district at its southeastern edge.

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 (3) 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.

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 gabled sections, clustered chimneys, or columns. The three (3) apartment buildings on West Outer Drive are horizontal in directional expression.

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.

Relationship of Lot Coverages. The lot coverage for the single-family dwellings ranges generally from twenty-five percent (25%) percent to thirty-five percent (35%), including the garage, whether freestanding or attached.

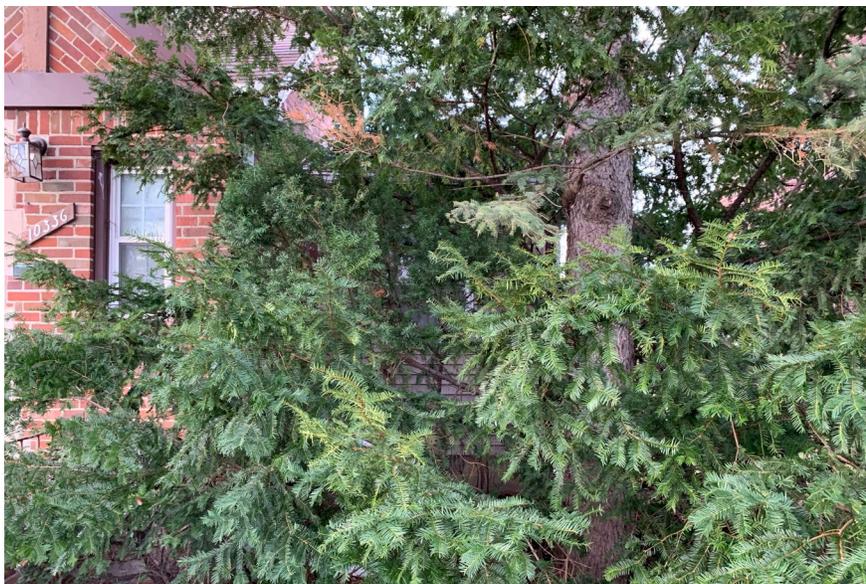
Degree of Complexity within the Façades. The degree of complexity has been determined by what is typical and appropriate for a given style. Overall, there is a higher degree of complexity in the English Revival style buildings, where their façades are frequently complicated by gables, bays, irregularly 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.

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.

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.

General Environmental Character. The Rosedale Park Historic District is a solid, fully developed, large residential area of just under 1600 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. Its landscaped features within the public right-of-ways results in a park-like setting. Located approximately twelve miles from the city's center, the Grand River Avenue commercial strip is to its north; otherwise, the area features several other substantial residential subdivisions, including North Rosedale Park and Grandmont.



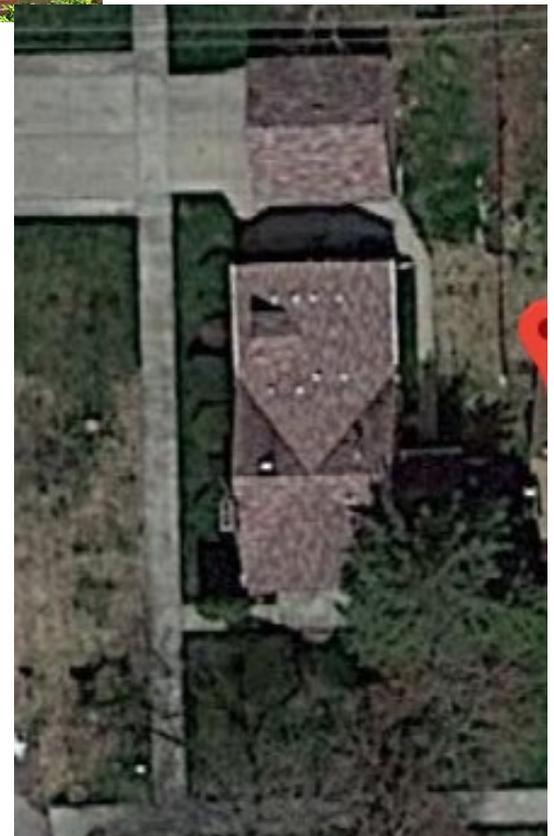
Close-up of side addition, which is fully hidden by evergreen trees.



Side and rear elevations of the addition.

This door leads directly to the side yard and a narrow/standard width walkway that wraps around from the concrete pad which spans the area between the rear door and garage.

While this door is totally out of view from the public, the walkway isn't wide nor deep enough to accommodate the lift structure, as evidenced by the below aerial image from Google maps.







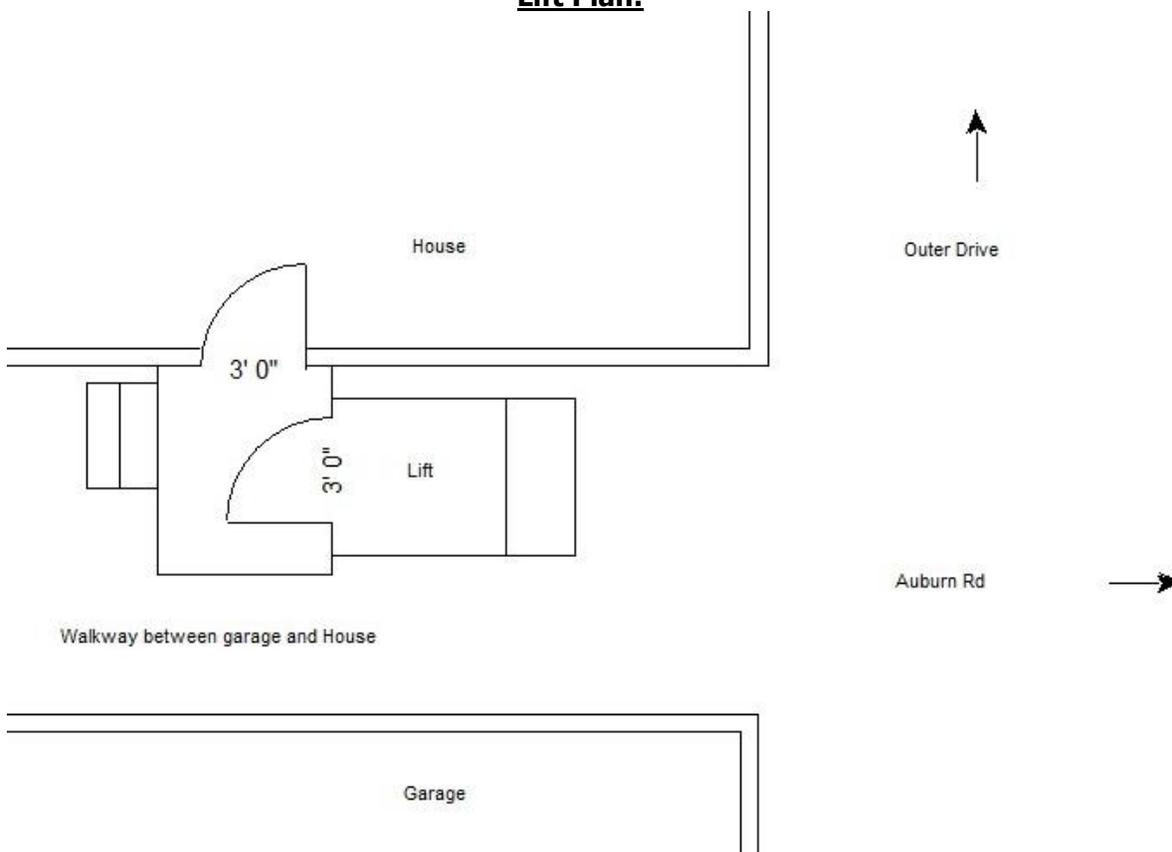
DISABILITY MADE EASY

Wheelchair Ramps - Grab Bars - Barrier Free Construction

Client

Judith Rogan
10336 West outer Dr.
Detroit, MI 48223

Lift Plan:



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Aerial Shot (yellow circle = location of lift)



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Site Photos:



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Estimate

Date

12/5/2019

Client

Judith Rogan
10336 West outer Dr.
Detroit, MI 48223
P: 313-510-0813

Back Entrance- Platform Lift:

Prep Work:

- Remove storm door
- Install Electrical outlet
- Install top gate for lift (Left Hand Inswing)
- Construct 5' x 6' level landing
- Qty 3 – pedestrian steps leading to porch
 - constructed of pressure treated lumber
 - enclose porch per lift specs

Platform Lift:

- EZ ACCESS- Passport vertical platform lifts 50.75" x 36" platform
- Rated Load: 750 lbs.
- All aluminum construction
- Power Supply: Standard household current (115 VAC, 60 Hz, 20 AMP)
- paddle with key lock and emergency stop button
- fully DC 24V battery powered
- Left hand swing top landing gate
- Access Ramp: automatic folding
- Warranty: Two-year drive train, one-year parts
- Includes Call button at top and bottom

Line Item:

\$13,500.00

Terms: 50% down, 50% due upon completion

Thank you for allowing us the opportunity to bid on your barrier free needs. Should you have any questions please feel free to contact me.

Noah Rothenberg

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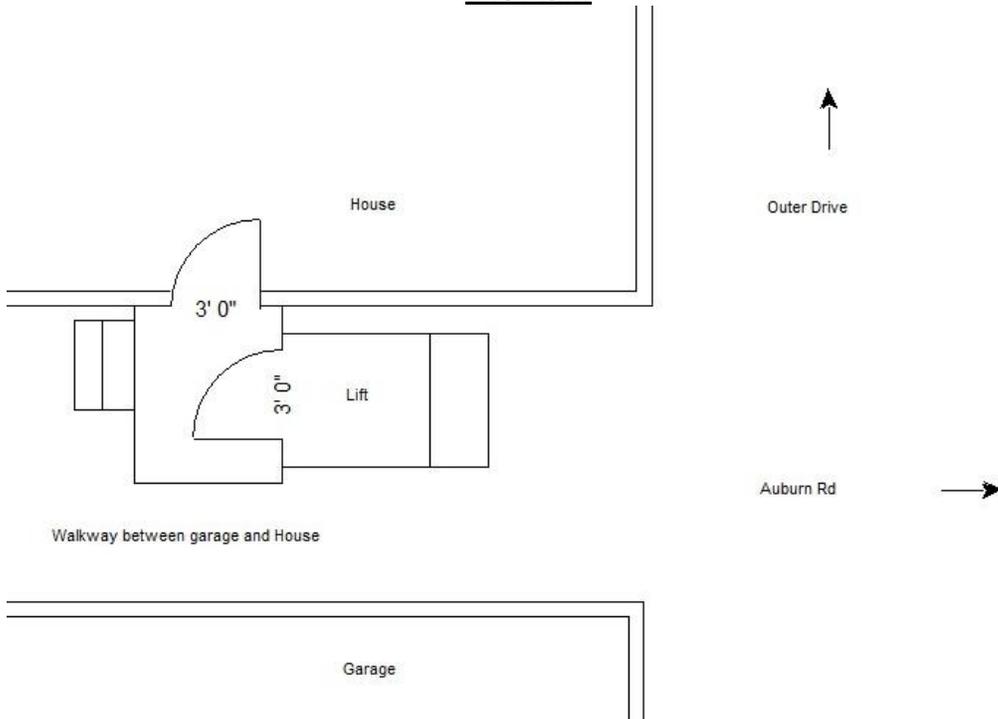
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Lift Plan:



Sample Photos:



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Vertical Platform Lift

Your PASSPORT to Independence!

The perfect solution for accessibility challenges, including pathways, porches, and platforms. The PASSPORT® Vertical Platform Lift features durable aluminum construction and is the lightest residential platform lift on the market, weighing an estimated 300 pounds lighter than comparable steel units.

This Vertical Platform Lift features Plug-N-Play Wiring Technology, which makes it the preferred lift of installers and technicians.



The PASSPORT® will get you where you need to go

The PASSPORT Vertical Platform Lift takes safe access to the next level and provides a quiet, smooth ride to your next destination.

Quick Specs

- Lightest VPL on the market
 - » 52" straight: 361 lbs. | 52" turn: 353 lbs. | 72" straight: 392 lbs. | 72" turn: 384 lbs.
 - » All-aluminum structure
- 52" and 72" lifting heights with straight, turn, or dual access platforms
- 10 FPM (feet per minute) maximum speed
- 750 lb. weight capacity
- ETL certified – independently tested and approved for product safety
- Performance standards: B44.1/ASME A17.5, ASME 18.1-2008 (Sec 5)

Power

- Plug-N-Play wiring technology
 - » For ease of installation, tower and accessories are pre-wired using automotive style connectors (no additional wiring needed)
 - » An electrician and/or electrical permits are generally not required (check your local ordinances)
- Wiring is user-friendly and low-maintenance
- DC-powered unit (MK Battery)
 - » Off-the-shelf 24V batteries (two each 12V-12Ah sealed)
- On-board smart charger plugs into standard GFI outlet
- Approximately 30 complete, fully loaded cycles on battery power alone



Operation

- Final drive: 1" diameter Hi-lead® drive screw with bronze nut and bronze safety nut
 - » High energy efficiency
 - » Less drain on batteries and less wear and tear on motor
 - » Quiet, smooth ride
 - » Lead screw is lubricated with Arctic-rated grease, making it ideal for ambient temperature ranges
- Upper- and lower-limit switches with manual triggers
 - » Waterproof switches will not corrode
- Manual lowering capability (hand crank included)
- Low maintenance

The PASSPORT® Advantage

Bring innovative technologies to your front steps.

Continuous large low-pressure mushroom head control switches (including emergency stop) are easy to use, regardless of motor skills.

Multi-positional control box features keyed operation.



High-visibility LED diagnostic indicator lights for easy troubleshooting and reduced service calls.

Undercarriage safety pan with obstruction detector (takes less than 15 lbs. of pressure to stop lift). The VPL will still be operational in the upward direction, but the object or obstruction must be cleared to resume downward travel.

Self-actuating 24" entry ramp, which can be assembled on either end of the platform allowing access to the VPL from either side. When the VPL rises, the ramp will fold upward providing a safety measure to help prevent accidental travel off the platform while the VPL is moving.



Add-on Accessories

- **Call-Send Control**

- » Allows additional stations, such as top or bottom of landing, to call the PASSPORT up or down
- » Mushroom-head control switches are easy to use, even with limited motor skills
- » Tower is pre-wired for one call box (splitter is included with additional boxes)



- **Wireless Remote**

- » Key fob transmitter allows operation of the PASSPORT from nearby remote locations, including your vehicle or house (splitter included)
- » Can be used with or without the call-send control



- **Safety Pan Weather Guard**

- » Helps keep the safety pan free of debris



- **Platform Safety Rail**

- » Provides additional stability for lift riders



- **Interlock**

- » Safety device intended to prevent an existing door from being opened when the lift is in the down position



- **Top Landing Gate**

- » Used to control the access between the PASSPORT and your upper landing, porch or deck and may be required by your local building codes
- » Features a mechanical interlocking latch with magnetic read switch that keeps the rider protected and safe from accidental injury and prevents improper operation of the lift



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