PREPARED BY: A. DYE

STAFF REPORT: 03-11-20 MEETING **APPLICATION NUMBER:** 20-6672 **ADDRESS**: 15309 PIEDMONT **HISTORIC DISTRICT**: ROSEDALE PARK **APPLICANT**: CALVIN SMITH, 4TH GENERATION RENOVATIONS **DATE OF COMPLETE APPLICATION**: 02-20-2020 **DATE OF STAFF SITE VISIT**: 02-28-2020

SCOPE: DEMOLISH EXISTING GARAGE; ERECT NEW GARAGE

EXISTING CONDITIONS

Constructed in 1935, this center hall Colonial Revival house has red brick veneer, a reverse gable roof and one-over-one double-hung windows. The architectural detail on the house focuses on the front entry with the pediment, entablature and pilasters, and the bump out on the south elevation which features a copper roof and decorative brick design in a herringbone pattern.

The garage, also constructed in 1935, is wood frame construction with a reverse gable roof (8/12 pitch) and 6-inch clapboard siding. Two overhead doors, in which there doesn't appear to be a center post, fills most of the front elevation and would give the effect of a single opening when both doors are open. One double-hung window (one-over-one sash) was placed off-center on each side elevation, whereas the rear elevation is a solid wall.

While the house appears to be structurally sound and without visible material deterioration, the wood frame garage displays a level of deterioration noticeable from the street. The roof is failing and the contractor states the following: "...the front and rear walls are bowing and ready to fail. The gable walls were the only pieces to be salvaged in a rehab of the garage...we discovered the severely cracked slab. Upon further investigation we discovered that there was no footing/rat wall around the perimeter of the structure. This is what caused the slab to heave and sag. This unsettled concrete does not give us the proper support needed to bolt the wall plates in place. For this reason we must demo the structure and rebuild."



1938 Sanborn Map



PROPOSAL

The applicant is requesting the following:

Demolish Existing Garage

• Demolish the existing structure, including concrete slab and haul away debris.

Erect New Garage

- Pour new concrete footing and 4" concrete slab.
- Build new structure to match the size and general appearance of original building.
- Materials:
 - \blacktriangleright ¹/₂-inch OSB roof sheathing.
 - ▶ 1-inch fascia and frieze boards
 - Siding: LP Smartside Lap Siding (An engineered wood siding, "SmartGuard" is a fourcomponent process to protect against water damage, termites and fungal decay.)
 - \circ 3/8" x 8" smooth strand lap siding to exposed walls.
 - o Colors: Lap Siding: C4, Yellowish White; Trim: C4, Yellowish White
 - > GAF Timberline HD shingles
 - Color: Barkwood (matching the house)
 - Overhead door 16' x 7', Entrematic, Amarr Lincoln, Solid panel (no windows)
 - Color: White

STAFF OBSERVATIONS AND RESEARCH

- The existing garage offers little architectural ornament, beyond the side-gabled walls with single window openings. The clapboard siding does not draw inspiration from the entirely-clad brick house, nor do the placement of the garage's off-center window openings. Therefore it is staff's opinion the garage is not a character-defining feature of the property.
- The photographs confirm the two side walls are fairly intact, while the roof, rear wall, overhead doors and concrete pad are severely deteriorated.
- The applicant states the new overhead door will be "solid panel" design, however the catalog cut doesn't state this term as a design option.
- According to the siding brochure, the lap siding comes in widths of 5.84, 7.84 and 11.84. As the contractor states the existing siding is 6", the 5.84" option (rather than then the 7.84 inch, or 8" siding) would be the best choice to match the proportions of the existing lap siding.
- The color selected for the lap siding and trim, C:4, Yellowish White, conforms to the Color System for the house and is the closest option to the existing white painted siding.
- <u>Side note</u>: As shown in the first photograph of this report, which was supplied by the applicant, the front porch was demolished without HDC approval. The applicant worked with staff and obtained a COA for the project in December 2019. The following front elevations show the completed work.

ISSUES

• While retaining the side walls in the construction of a new structure could be considered, the economic and technical feasibility for retaining these walls, which do not offer distinctive features, finishes or construction techniques, is negligible.

RECOMMENDATION

It is staff's opinion the work as proposed will not result in the removal of historic materials or the alteration of features and spaces that characterize the property. Staff therefore recommends the Commission issue a

Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation, Standards:

#6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

#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.



Staff Photos – 02-28-2020



Photo above supplied by applicant; photo below taken by staff on 02/28/2020



Photos provided by applicant





Photos provided by applicant















4th Gen Renovations LLC

12345 Telegraph Rd. Suite 12

Taylor, MI 48180

734 720 2180 (office) 734 789 0440 (Franks Cell)

Brendan Cagney,

This communication is in reference to the garage rehab/replacement project at 15309 Piedmont. Included in this correspondence will be a copy of the new construction project, the photos requested by the commission and literature on the products proposed.

As you can see from the photos the garage is in very rough condition. The roof is failing completely and the front and rear walls are bowing and ready to fail. The gable walls were the only pieces to be salvaged in a rehab of the garage. It is a wooden structure with an 8/12 pitch gable roof covered in asphalt shingles. The exterior walls are covered with a 6" overlapping wood siding product.

The view of the garage slab was obscured by a large amount of debris. Upon initial approval from the municipality the clean out began. It was at this time we discovered the severely cracked slab. Upon further investigation we discovered that there was not footing/rat wall around the perimeter of the structure. This is what caused the slab to heave and sag. This unsettled concrete does not give us the proper support needed to bold the wall plates in place. For this reason we must demo the structure and rebuild.

- 1. Demo structure including existing concrete.
- 2. Pour new trench footing and 4" slab
- 3. Build new gable roof.
- 4. Roof structure with GAF Timberline HD Shingles. 8. Install new 16' x 7' garage door.
- 5. Dig trench footing around perimeter of new structure.
- 6. Construct new walls permanently attached to slab.
- 7. Cover exterior with wood Smartside Lap Siding.

The new garage will have a wall height of 8' and the peak of the gables will come to 14'. The overall footprint of the new garage will match the existing unit (20'x20'). The new garage will all but match the size and appearance of it's predecessor.

Proposal

4th Gen Renovations LLC

12345 Telegraph Rd. Suite 12

Taylor, MI 48180

734 720 2180 (office) 734 789 0440 (Franks Cell)

| Proposal Submitted To: | Date: |
|--|---|
| Scott Fullen | 1-30-2020 |
| Project Address: | Phone Number: |
| 15309 Piedmont St, Detroit MI | 313 717 4685 |
| We hereby submit a proposal for the following it | ems: Garage demo and build |
| Demo garage structure. Clean up and Demo existing concrete. Clean up and Pour new concrete footing as well as Build new structure to match the size Install ½" OSB roof sheathing. Install 1"x fascia and freeze boards. Install LP Smartside 3/8" x 8" Smooth Install GAF Timberline HD shingles in Clean up and haul away all job relate | d haul away debris. d haul away. new 4" concrete slab. e and appearance of original building. n Strand Lap Siding to exposed walls. (color) d debris. |
| | Original total: \$10,000.00 |
| Building ma | terials for additional 2 walls: \$1,500.00 |
| | Concrete work: \$6,500.00 |
| | Garage door: \$900.00 |
| Payments are to be made as follows: ½ down | |
| Balance to be paid upon completion of job. | |
| All material is guaranteed to be as specified. All work | Authorized Signature |
| to be completed in a workmanlike manner. Our workers | |
| are fully covered by workman compensation ins. Owner | |
| to carry fire, tornado and other necessary insurances. We | |
| are excluded from mold and damage from mold. | Note; This proposal may be withdrawn by us if not |
| | accepted within 30 days. |
| Acceptance of proposal- the above prices, specs | |
| and conditions are satisfactory and are hereby accepted. | Signature |
| | |

Garage 20'x20'

New garage to go in existing location.

Existing driveway

Existing Home Location

7/12 pitch roof

Smartside Lap Siding covering all walls and gables.

Body Color- C4 Yellowish White MS: 5Y 9/1

Trim Color- C4 Yellowish White MS: 5Y 9/1

Roof Color- GAF Timberline HDZ Barkwood (matches house)

Garage Door Color- white

<mark>8 foot wall height</mark>

Roof- GAF Timberline HDZ

Color – Barkwood (matches house)

Garage door. Model Amarr Lincoln LI 1000

Color white. No windows. Solid panel.

16' x 7'

ENTRE/MATIC

Amarr[®] Lincoln

Value Traditional Steel Garage Doors



Traditional style. Exceptional value. The Amarr Lincoln collection combines unique, yet timeless traditional designs and color options with the durability & strength of steel and conventional hardware. Along with 21 decorative window choices, this affordable collection delivers premium style at a competitive price. The Amarr Lincoln collection. A new tradition of style and value.







ADAAACED DURABILITY FOR DOGER LASTING DAALTY



BECAUSE STRENGTH IS MAKE OR BREAK



A NATURAL DEFENSE AGAINST NATURE

All LP[®] SmartSide[®] products are treated to the core through our proprietary SmartGuard[®] process. With four components of protection, the SmartGuard process adds strength and helps LP SmartSide products withstand impacts, freeze/thaw cycles, high humidity, fungal decay and more.

See more about how LP SmartSide products are made at YouTube.com/LPSmartSide.



FOUR COMPONENTS OF PROTECTION

LP's proprietary SmartGuard[®] manufacturing process ensures that every LP SmartSide Trim & Siding product is treated with an advanced formula of adhesive resins, water-resistant waxes and zinc borate, after which a waterresistant, resin-saturated overlay is bonded to the product. The result: four components of protection against water damage, termites and fungal decay.





OUTSTANDING IMPACT RESISTANCE

Testing shows that LP SmartSide strand products resist impact better than vinyl and fiber cement siding, which means they can stand up better against everything from everyday bumps to airborne storm debris. And because it doesn't break as easily as fiber cement siding, LP SmartSide strand siding is also easier to handle and install, and results in less waste.

HAIL AND WIND RESISTANCE

Third-party test results demonstrate that LP SmartSide lap siding resisted hail damage better than fiber cement and vinyl. In fact, the LP SmartSide warranty covers impacts from hail up to 1.75″ in diameter. LP SmartSide lap siding is also designed to withstand tough storms with wind gusts of up to 200 miles per hour. Refer to ESR-1301, Table 2B, Lap Siding.

RESISTANCE TO FUNGAL DECAY AND TERMITES

Since 1996, LP SmartSide strand substrate siding has undergone brutal testing in Hilo, Hawaii. An average temperature of more than 70 degrees, high levels of humidity, and almost 170 inches of annual rainfall make Hilo's climate the perfect breeding ground for termites, moisture and fungal decay. Yet our Exterior Exposure Program continues to validate that LP SmartSide siding performs over time.



A STRONG WARRANTY BEHIND IT

LP has your back with an industry-leading, transferable limited warranty: a 50-year prorated limited warranty with a 5-year 100% labor and material replacement warranty.

*For complete warranty details visit LPCorp.com

WORKS THE WAY WOOD IS SUPPOSED TO

LP[®] SmartSide[®] treated engineered wood siding cuts out the time you spend dealing with warped and split pieces when properly stored and applied. Virtually every piece leaves the mill straight and ready to use. Plus, you'll get lengths up to 16['], which may mean fewer seams and less waste to haul off the site.

MAKES BUILDING EASIER, FASTER, MORE EFFICIENT

LP SmartSide Trim & Siding cuts with standard woodworking tools, unlike fiber cement cladding that requires expensive diamond blades. LP SmartSide products weigh less, resist breakage during handling, and make installation more efficient. Plus, all LP SmartSide products come pre-primed and ready to paint to help you save time.

LP HAS WORKABILITY NAILED

- Works and cuts like traditional wood
- Requires fewer tools
- Weighs less, easier to carry, less breakage than fiber cement
- Longer lengths may mean fewer seams and less waste

Watch our Building Science videos to see how LP makes treated engineered wood products last longer at YouTube.com/LPSmartSide.





We're not just building for the future; we're helping to protect it by using Sustainable Forestry Initiative[®] (SFI) certified forest management and fiber sourcing systems to help ensure that our wood comes from well-managed forests.

NATURALLY SUSTAINABLE

The LP SmartSide manufacturing process begins with wood, a renewable resource, grown and gathered under strict SFI standards. We target fast-growing trees and use 99% of the log for either the product or the fuel to make it. Plus, all binding agents and resins are low-emitting.

RESPONSIBLY MADE WITH WOOD

- Responsibly made with a renewable resource—wood
- 99% of the log is used
- Qualifies for green building programs

Learn more about LP's environmental programs at LPCorp.com.



SMOOTH

BEAUTY IN EVERY STYLE

Siding texture plays a big role in a home's curb appeal. That's why LP® SmartSide® Trim & Siding is available in traditional cedar and smooth finishes that are both built with engineered wood strand technology. So whether you're building a traditional craftsman or a modern masterpiece, you'll be able to deliver the same advanced durability and longer lasting beauty.



CEDAR TEXTURE LAP



SMOOTH FINISH LAP



TRADITIONAL, BOLD, SUBTLE, DARING, MODERN

Create the look you want with a versatile selection of LP[®] SmartSide[®] products. Engineered to stand up to extreme weather, LP SmartSide Lap Siding is a natural, durable choice for structures in any region. Plus, it's the perfect companion cladding for structures partially finished in stucco, stone and brick.



CEDAR TEXTURE LAP



12" BOLD PROFILES



COLONIAL BEADED LAP



NEW SMOOTH STRAND LAP



16" BOLD PROFILES



SMOOTH FIBER LAP

OUTLINE YOUR VISION

LP[®] SmartSide[®] Trim & Fascia are the finishing touch that's the first to get noticed. With its smooth finish or deep cedar-grain texture and variety of widths and thicknesses, you can add custom design accents that take curb appeal to the next level. LP SmartSide Trim is a must-have product for when you want your craftsmanship to stand out on any home, shed or light commercial building.



CEDAR TEXTURE TRIM



REVERSIBLE TRIM



NEW SMOOTH STRAND TRIM

AN INNOVATIVE ALTERNATIVE TO MDO, PLYWOOD, VINYL OR METAL VENTS

When you use LP[®] SmartSide[®] Soffit on your projects, people will notice your attention to every detail. You'll get the same wood grain or smooth look that matches other LP SmartSide products in a soffit that's pre-cut to the width you need. Vented soffits are also available with precisely cut, bug-resistant vents.



CEDAR TEXTURE SOFFIT



VENTED SOFFIT

SMOOTH FINISH SOFFIT

Specifications: LP® SmartSide® Lap Siding

SMOOTH FINISH LAP (STRAND)

SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD

- With advanced durability for longer lasting beauty
- Engineered wood strand technology
- Holds up in extreme weather including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard[®] process for superior protection against the weather, fungal decay and termites
- 16' length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty





Smooth Finish

38 SERIES SMOOTH LAP (STRAND)



| DESCRIPTION | LENGTH | ACTUAL WIDTH | MINIMUM THICKNESS | PID NUMBER | WEIGHT |
|-------------------------------|-------------------------|--------------------|-------------------|------------|---------|
| 38 Series Smooth Lap (strand) | 16 ft. (192 in.)(4.9 m) | 5.84 in (14.8 cm) | 0.315 in (8 mm) | 41338 | 1.5 psf |
| | 16 ft. (192 in.)(4.9 m) | 7.84 in (19.9 cm) | 0.315 in (8 mm) | 41339 | 1.5 psf |
| | 16 ft. (192 in.)(4.9 m) | 11.84 in (30.1 cm) | 0.315 in (8 mm) | 41340 | 1.5 psf |

SMOOTH FINISH LAP (FIBER)

A TRADITIONAL, SUBTLE LOOK

- Traditional look that accentuates the architectural features of any home
- Smooth finish for a clean appearance
- Pre-primed for exceptional paint adhesion
- I6' length can result in faster installation and fewer seams
- Treated engineered wood fiber substrate





Smooth finish

76 SERIES SMOOTH FINISH LAP (FIBER)

| DESCRIPTION | LENGTH | ACTUAL WIDTH | MINIMUM THICKNESS | PID NUMBER | WEIGHT |
|-------------------------------------|-------------------------|---------------------|-------------------|------------|--------|
| 76 Series Smooth Finish Lap (fiber) | 16 ft. (192 in.)(4.9 m) | 5.84 in. (14.8 cm) | 0.375 in. (10 mm) | 25919 | 2 PSF |
| | 16 ft. (192 in.)(4.9 m) | 7.84 in. (19.9 cm) | 0.375 in. (10 mm) | 25920 | 2 PSF |
| | 16 ft. (192 in.)(4.9 m) | 11.84 in. (30.1 cm) | 0.375 in. (10 mm) | 25921 | 2 PSF |

Specifications: LP[®] SmartSide[®] Lap Siding Coverage

| Lap Siding | | Reveal (size) | | | | | | |
|----------------|-------------|---------------|--------------|--------------|-----------------|---------------|--|--|
| Area (sq. ft.) | 3-7/8″ (5″) | 4-7/8″ (6″) | 5 -7/8″ (7″) | 6 -7/8″ (8″) | 8 1/2″ (9-1/2″) | 10-7/8″ (12″) | | |
| 100 | 20 pcs. | 16 pcs. | 13 pcs. | 11 pcs. | 9 pcs. | 7 pcs. | | |
| 200 | 39 pcs. | 31 pcs. | 26 pcs. | 22 pcs. | 18 pcs. | 14 pcs. | | |
| 300 | 59 pcs. | 47 pcs. | 39 pcs. | 33 pcs. | 27 pcs. | 21 pcs. | | |
| 400 | 78 pcs. | 62 pcs. | 52 pcs. | 44 pcs. | 35 pcs. | 28 pcs. | | |
| 500 | 97 pcs. | 77 pcs. | 64 pcs. | 55 pcs. | 44 pcs. | 35 pcs. | | |
| 600 | 117 pcs. | 93 pcs. | 77 pcs. | 66 pcs. | 53 pcs. | 42 pcs. | | |
| 700 | 136 pcs. | 108 pcs. | 90 pcs. | 77 pcs. | 62 pcs. | 49 pcs. | | |
| 800 | 155 pcs. | 124 pcs. | 103 pcs. | 88 pcs. | 71 pcs. | 56 pcs. | | |
| 900 | 175 pcs. | 139 pcs. | 115 pcs. | 99 pcs. | 79 pcs. | 63 pcs. | | |
| 1000 | 194 pcs. | 154 pcs. | 128 pcs. | 110 pcs. | 88 pcs. | 69 pcs. | | |
| 1500 | 291 pcs. | 231 pcs. | 192 pcs. | 164 pcs. | 132 pcs. | 104 pcs. | | |
| 2000 | 388 pcs. | 308 pcs. | 256 pcs. | 219 pcs. | 177 pcs. | 138 pcs. | | |
| 2500 | 484 pcs. | 385 pcs. | 320 pcs. | 273 pcs. | 221 pcs. | 173 pcs. | | |
| 3000 | 581 pcs. | 462 pcs. | 383 pcs. | 328 pcs. | 265 pcs. | 207 pcs. | | |
| 3500 | 678 pcs. | 539 pcs. | 447 pcs. | 382 pcs. | 309 pcs. | 242 pcs. | | |
| 4000 | 755 pcs. | 616 pcs. | 511 pcs. | 437 pcs. | 353 pcs. | 276 pcs. | | |
| 4500 | 871 pcs. | 693 pcs. | 575 pcs. | 491 pcs. | 397 pcs. | 311 pcs. | | |
| 5000 | 968 pcs. | 770 pcs. | 639 pcs. | 546 pcs. | 441 pcs. | 345 pcs. | | |

| Multi-lap | Revea | l (size) | Cedar Texture Shakes | Cedar Texture Reveal (size) | | Perfection Shingle | ion le Reveal (size) | | |
|----------------|-----------|-----------|-------------------------|-----------------------------|-----------|-----------------------|-------------------------|-----------|-------------|
| Area (sq. ft.) | 11″ (12″) | 15″ (16″) | Area (sq. ft.) | 9″ (12″) | 10″ (12″) | Area (sq. ft.) | 5-1/2″ (8″) | 6″ (8″) | 6-1/2″ (8″) |
| 100 | 7 pcs. | 6 pcs. | 100 | 34 pcs. | 30 pcs. | 100 | 55 pcs. | 51 pcs. | 47 pcs. |
| 200 | 14 pcs. | 11 pcs. | 200 | 67 pcs. | 60 pcs. | 200 | 110 pcs. | 101 pcs. | 93 pcs. |
| 300 | 21 pcs. | 16 pcs. | 300 | 100 pcs. | 90 pcs. | 300 | 165 pcs. | 151 pcs. | 139 pcs. |
| 400 | 28 pcs. | 21 pcs. | 400 | 134 pcs. | 120 pcs. | 400 | 219 pcs. | 201 pcs. | 186 pcs. |
| 500 | 35 pcs. | 26 pcs. | 500 | 167 pcs. | 150 pcs. | 500 | 274 pcs. | 251 pcs. | 232 pcs. |
| 600 | 42 pcs. | 31 pcs. | 600 | 200 pcs. | 180 pcs. | 600 | 329 pcs. | 301 pcs. | 278 pcs. |
| 700 | 48 pcs. | 36 pcs. | 700 | 234 pcs. | 210 pcs. | 700 | 383 pcs. | 351 pcs. | 324 pcs. |
| 800 | 55 pcs. | 41 pcs. | 800 | 267 pcs. | 240 pcs. | 800 | 438 pcs. | 402 pcs. | 371 pcs. |
| 900 | 62 pcs. | 46 pcs. | 900 | 300 pcs. | 270 pcs. | 900 | 493 pcs. | 452 pcs. | 417 pcs. |
| 1000 | 69 pcs. | 51 pcs. | 1000 | 334 pcs. | 300 pcs. | 1000 | 547 pcs. | 502 pcs. | 463 pcs. |
| 1500 | 103 pcs. | 76 pcs. | 1500 | 500 pcs. | 450 pcs. | 1500 | 821 pcs. | 752 pcs. | 695 pcs. |
| 2000 | 137 pcs. | 101 pcs. | 2000 | 667 pcs. | 600 pcs. | 2000 | 1094 pcs. | 1003 pcs. | 926 pcs. |
| 2500 | 171 pcs. | 126 pcs. | 2500 | 834 pcs. | 750 pcs. | 2500 | 1368 pcs. | 1254 pcs. | 1157 pcs. |
| 3000 | 206 pcs. | 151 pcs. | 3000 | 1000 pcs. | 900 pcs. | 3000 | 1641 pcs. | 1504 pcs. | 1389 pcs. |
| 3500 | 240 pcs. | 176 pcs. | 3500 | 1167 pcs. | 1050 pcs. | 3500 | 1915 pcs. | 1755 pcs. | 1620 pcs. |
| 4000 | 274 pcs. | 201 pcs. | 4000 | 1334 pcs. | 1200 pcs. | 4000 | 2188 pcs. | 2006 pcs. | 1851 pcs. |
| 4500 | 308 pcs. | 226 pcs. | 4500 | 1500 pcs. | 1350 pcs. | 4500 | 2461 pcs. | 2256 pcs. | 2083 pcs. |
| 5000 | 342 pcs. | 251 pcs. | 5000 | 1667 pcs. | 1500 pcs. | 5000 | 2735 pcs. | 2507 pcs. | 2314 pcs. |

*Cedar shake offers more options for the designer and craftsman. We've included coverage for the two most common applications, 9" and 10" exposures, for your convenience.

REVERSIBLE TRIM (FIBER)

TWO GREAT LOOKS IN ONE

- The natural look of cedar texture on one side and smooth finish on the other
- Interior or exterior use, including corner boards, windows and doors
- Pre-primed for exceptional paint adhesion
- 16' length can result in faster installation and fewer seams
- Treated engineered wood fiber substrate
- Reversible trim has a 1/8" bevel cut on its cedar texture side and is square cut on the smooth finish side

440 SERIES REVERSIBLE TRIM (FIBER)



540 SERIES REVERSIBLE TRIM (FIBER)









Cedar Texture



Smooth Finish

| DESCRIPTION | LENGTH | ACTUAL WIDTH | MINIMUM THICKNESS | PID NUMBER | WEIGHT |
|------------------------------------|-------------------------|---------------------|-------------------|------------|--------|
| 440 Series Reversible Trim (fiber) | 16 ft. (192 in.)(4.9 m) | 2.70 in. (6.9 cm) | 0.625 in. (16 mm) | 25940 | 2 PSF |
| | 16 ft. (192 in.)(4.9 m) | 3.50 in. (8.9 cm) | 0.625 in. (16 mm) | 25941 | 2 PSF |
| | 16 ft. (192 in.)(4.9 m) | 5.50 in. (14.0 cm) | 0.625 in. (16 mm) | 25942 | 2 PSF |
| | 16 ft. (192 in.)(4.9 m) | 7.21 in. (18.3 cm) | 0.625 in. (16 mm) | 25943 | 2 PSF |
| | 16 ft. (192 in.)(4.9 m) | 9.21 in. (23.4 cm) | 0.625 in. (16 mm) | 25944 | 2 PSF |
| | 16 ft. (192 in.)(4.9 m) | 11.21 in. (28.5 cm) | 0.625 in. (16 mm) | 25945 | 2 PSF |
| | 16 ft. (192 in.)(4.9 m) | 15.47 in. (39.3 cm) | 0.625 in. (16 mm) | 38445 | 2 PSF |
| 540 Series Reversible Trim (fiber) | 16 ft. (192 in.)(4.9 m) | 3.50 in. (8.9 cm) | 0.910 in. (23 mm) | 25946 | 3 PSF |
| | 16 ft. (192 in.)(4.9 m) | 4.50 in. (11.4 cm) | 0.910 in. (23 mm) | 25947 | 3 PSF |
| | 16 ft. (192 in.)(4.9 m) | 5.50 in. (14.0 cm) | 0.910 in. (23 mm) | 25948 | 3 PSF |
| | 16 ft. (192 in.)(4.9 m) | 7.21 in. (18.3 cm) | 0.910 in. (23 mm) | 25949 | 3 PSF |
| | 16 ft. (192 in.)(4.9 m) | 9.21 in. (23.4 cm) | 0.910 in. (23 mm) | 25950 | 3 PSF |
| | 16 ft. (192 in.)(4.9 m) | 11.21 in. (28.5 cm) | 0.910 in. (23 mm) | 25951 | 3 PSF |

SMOOTH FINISH TRIM (STRAND)

SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD

- With advanced durability for longer lasting beauty
- Engineered wood strand technology
- Holds up in extreme weather including moisture, hail, freeze/thaw cycles, and up to 200 mph wind gusts
- Treated with the SmartGuard[®] process for superior protection against the weather, fungal decay and termites
- 16' ft length can result in faster installation and fewer seams
- Pre-primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty





Smooth Finish

440 SERIES SMOOTH TRIM (STRAND)



540 SERIES SMOOTH TRIM (STRAND)



| DESCRIPTION | LENGTH | ACTUAL WIDTH | MINIMUM THICKNESS | PID NUMBER | WEIGHT |
|---------------------------------|-------------------------|---------------------|-------------------|------------|--------|
| 440 Series Smooth Trim (strand) | 16 ft. (192 in.)(4.9 m) | 3.50 in. (8.9 cm) | 0.625 in. (16 mm) | 41420 | 2 psf |
| | 16 ft. (192 in.)(4.9 m) | 5.50 in. (14.0 cm) | 0.625 in. (16 mm) | 41422 | 2 psf |
| | 16 ft. (192 in.)(4.9 m) | 7.21 in. (18.3 cm) | 0.625 in. (16 mm) | 41423 | 2 psf |
| | 16 ft. (192 in.)(4.9 m) | 9.21 in. (23.4 cm) | 0.625 in. (16 mm) | 41492 | 2 psf |
| | 16 ft. (192 in.)(4.9 m) | 11.21 in. (28.5 cm) | 0.625 in. (16 mm) | 41490 | 2 psf |
| 540 Series Smooth Trim (strand) | 16 ft. (192 in.)(4.9 m) | 3.50 in. (8.9 cm) | 0.910 in. (23 mm) | 41342 | 3 psf |
| | 16 ft. (192 in.)(4.9 m) | 5.50 in. (14.0 cm) | 0.910 in. (23 mm) | 41343 | 3 psf |
| | 16 ft. (192 in.)(4.9 m) | 7.21 in. (18.3 cm) | 0.910 in. (23 mm) | 41344 | 3 psf |
| | 16 ft. (192 in.)(4.9 m) | 9.21 in. (23.4 cm) | 0.910 in. (23 mm) | 41345 | 3 psf |
| | 16 ft. (192 in.)(4.9 m) | 11.21 in. (28.5 cm) | 0.910 in. (23 mm) | 41494 | 3 psf |

Specifications: LP® SmartSide® Soffit

CEDAR TEXTURE SOFFIT

THE FINISHING TOUCH

- The perfect alternative to MDO and plywood soffits
- Cut-to-width eliminates time spent ripping full sheets
- 38 Series engineered for closed soffit applications
- The 76 Series and 190 Series are ideal for use as the starter course for roofs with exposed eaves
- Treated engineered wood strand substrate

ALSO AVAILABLE IN FIBER SUBSTRATE.

- Not rated for exposed eave applications
- Engineered for closed soffit applications
- Treated engineered wood fiber substrate

38 SERIES 4' X8' CEDAR TEXTURE SOFFIT (STRAND)



76 SERIES 4' X8' CEDAR TEXTURE SOFFIT (STRAND)



190 SERIES 4' X8' CEDAR TEXTURE SOFFIT (STRAND)



38 SERIES CEDAR TEXTURE SOFFIT – CUT-TO-WIDTH (STRAND)



76 SERIES CEDAR TEXTURE SOFFIT – CUT-TO-WIDTH (STRAND)



76 SERIES CEDAR TEXTURE SOFFIT (FIBER)



| DESCRIPTION | LENGTH | ACTUAL WIDTH | MINIMUM THICKNESS | PID NUMBER | WEIGHT |
|---|-------------------------|----------------------|-------------------|------------|--------|
| 38 Series 4´x8´Cedar Texture Soffit (strand) | 8 ft. (96 in.)(2.4 m) | 47.88 in. (121.6 cm) | 0.315 in. (8 mm) | 25813 | - |
| 76 Series 4´ x8´ Cedar Texture Soffit (strand) | 8 ft. (96 in.)(2.4 m) | 47.88 in. (121.6 cm) | 0.375 in. (10 mm) | 25814 | - |
| 190 Series 4´x8´ Cedar Texture Soffit (strand) | 8 ft. (96 in.)(2.4 m) | 47.88 in. (121.6 cm) | 0.530 in. (14 mm) | 25816 * | - |
| 38 Series Cedar Texture Soffit – Cut-to-Width (strand) | 16 ft. (192 in.)(4.9 m) | 11.94 in. (30.3 cm) | 0.315 in. (8 mm) | 25805 | - |
| | 16 ft. (192 in.)(4.9 m) | 15.94 in. (40.5 cm) | 0.315 in. (8 mm) | 25806 | - |
| | 16 ft. (192 in.)(4.9 m) | 23.94 in. (60.8 cm) | 0.315 in. (8 mm) | 25807 | - |
| 76 Series Cedar Texture Soffit – Cut-to-Width (strand) | 16 ft. (192 in.)(4.9 m) | 11.94 in. (30.3 cm) | 0.375 in. (10 mm) | 25808 | - |
| 76 Series Cedar Texture Soffit and Siding Panel (fiber) | 8 ft. (96 in.)(2.4 m) | 47.94 in. (121.8 cm) | 0.375 in. (10 mm) | 25926 | 2 PSF |
| | 9 ft. (108 in.)(2.7 m) | 47.94 in. (121.8 cm) | 0.375 in. (10 mm) | 25927 | 2 PSF |
| 76 Series Cedar Texture Soffit – Cut-to-Width (fiber) | 16 ft. (192 in.)(4.9 m) | 15.94 in. (40.5 cm) | 0.375 in. (10 mm) | 28756 | - |





Cedar Texture

VENTED SOFFIT

ENGINEERED TO CUT OUT PROBLEMS

- The perfect alternative to MDO, plywood or hand-installed metal vents
- Precisely cut vents offer 10 square inches of ventilation per linear foot, making it easier to meet code requirements while adding architectural beauty
- Designed to minimize paint buildup and promote continuous airflow
- 1/8" vents to help keep hornets and bees out
- Eliminates time spent ripping full sheets
- Treated engineered wood strand substrate

16ft. (192 in.)



| _ | DESCRIPTION | LENGTH | ACTUAL WIDTH | MINIMUM THICKNESS | PID NUMBER | WEIGHT |
|---|--|-------------------------|---------------------|-------------------|------------|--------|
| | 38 Series Vented Cedar Texture Soffit - Cut-to-Width (strand) | 16 ft. (192 in.)(4.9 m) | 11.94 in. (30.3 cm) | 0.315 in. (8 mm) | 25822 | - |
| | | 16 ft. (192 in.)(4.9 m) | 15.94 in. (40.5 cm) | 0.315 in. (8 mm) | 25823 | - |
| | | 16 ft. (192 in.)(4.9 m) | 23.94 in. (60.8 cm) | 0.315 in. (8 mm) | 25824 | - |

38 SERIES VENTED CEDAR TEXTURE SOFFIT - CUT-TO-WIDTH (STRAND)





Cedar Texture

3.5 in. (8.9 cm)

Featured: LP SmartSide Soffit & Trim

SMOOTH FINISH SOFFIT (FIBER)

THE PERFECT MATCH

- Installs quickly and easily
- Pre-primed for exceptional paint adhesion
- Smooth finish
- Treated engineered wood fiber substrate

76 SERIES SMOOTH FINISH SOFFIT (FIBER)





Smooth Finish

| DESCRIPTION | LENGTH | ACTUAL WIDTH | MINIMUM THICKNESS | PID NUMBER | WEIGHT |
|--|------------------------|----------------------|-------------------|------------|--------|
| 76 Series Smooth Finish Soffit and Siding Panel (fiber) | 8 ft. (96 in.)(2.4 m) | 47.94 in. (121.8 cm) | 0.375 in. (10 mm) | 25930 | 2 PSF |
| | 9 ft. (108 in.)(2.7 m) | 47.94 in. (121.8 cm) | 0.375 in. (10 mm) | 25931 | 2 PSF |
| 76 Series Smooth Finish Soffit and Siding Panel (fiber) with slip sheet | 8 ft. (96 in.)(2.4 m) | 47.94 in. (121.8 cm) | 0.375 in. (10 mm) | 39052 | 2 PSF |
| | 9 ft. (108 in.)(2.7 m) | 47.94 in. (121.8 cm) | 0.375 in. (10 mm) | 39050 | 2 PSF |

START STRONG WITH LP BUILDING SOLUTIONS

Inventing a Better Tomorrow with LP

LP's mission is to engineer extraordinary solutions for everyday problems. With a united spirit of discovery, LP is forging ahead with innovative ideas to create new products that offer exceptional performance for today's building challenges.

LP[®] ArmorStrand[®] Panel Substrate Under Textured Finish Coatings

LP ArmorStrand substrate is engineered to deliver a strong foundation to help create the look of stucco with durable acrylic finishes. It's toughness you can build on with confidence.

LP[®] FlameBlock[®] Fire-Rated Sheathing

LP FlameBlock Fire-Rated Sheathing has structural design values equal to standard sheathing in the same performance category. ICC-certified (ESR-1365) per AC264 with a Class A and 30-minute Flame Spread Rating (ASTM E84), it combines fire resistance and impressive structural performance in a single panel.

LP® TechShield® Radiant Barrier

The original, #1 brand of radiant barrier, LP TechShield Radiant Barrier may reduce monthly cooling costs by blocking up to 97% of the radiant heat in the panel from emitting into a home's attic, lowering attic temperatures by up to 30° F.

LP Legacy[®] Premium Sub-Flooring

LP Legacy sub-flooring uses Gorilla Glue Technology[®] for one of the strongest, stiffest sub-floors. The resin in Gorilla Glue Technology binds wood fibers at the molecular level for premium performance.



For more information, visit LPSmartSide.com

WARNING: Drilling, sawing, sanding or machining wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information go to www.P65Warnings.ca.gov/wood.

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GAF Residential Roofing Guide

The one-stop guide from North America's largest roofing manufacturer

Timberline HD® Color Shown: Weathered Wood

gaf.com



Choose from hundreds of colors, styles, and essential accessories, and rest assured your new GAF roof has been engineered to provide unrivaled durability.



We protect what matters most™

Durable Protection. Lasting Beauty.





The GAF Lifetime Roofing System has earned the prestigious Good Housekeeping Seal (applicable in U.S. only).





Engineered layer by layer for maximum durability.



Advanced Protection® Shingles: the inside story.



Tough to the core. The high-strength fiberglass core at the heart of the system uses GAF proprietary low-profile technology for a shingle with extraordinary durability. Engineered with you in mind. Unique asphalt formulations for every plant, plus custom adhesives designed to stand up to the specific climate challenges in your area, including temperature extremes from Arizona to Alaska. Protection on top of protection. Ceramiccoated granules, made from some of the hardest minerals on Earth, protect against UV damage while providing vivid color that will stand the test of time.



Install Peace Of Mind

Whether you install the ultra-dimensional Timberline Ultra HD[®] Shingles or the ever-popular Timberline HD[®] Shingles, you'll be getting all the benefits that only a genuine Timberline[®] roof can provide!



¹StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.

²StainGuard Plus[™] algae protection is available only on Timberline Ultra HD[®] Shingles sold in packages bearing the StainGuard Plus[™] logo. Products with StainGuard Plus[™] algae protection are covered by a 25-year limited warranty against blue green algae discoloration. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

³See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

⁴Timberline[®] High Definition[®] Shingles have earned the prestigious Good Housekeeping Seal (applicable in U.S. only).

⁵Based on a 2014 survey of U.S. homeowners commissioned by GAF comparing the appearance of two popular Timberline® High Definition® Shingle colors to the comparable colors of other leading brands.

Install To Protect.

When you install GAF Timberline® High Definition® Shingles with **Advanced Protection**® Shingle Technology, you're getting the very best combination of weight and performance that modern manufacturing technology can deliver. In fact, you won't find a shingle that surpasses Timberline® on:

- Toughness
- ✓ Wind uplift resistance
- Flexibility
- ✓ Fire resistance

That's why every Timberline[®] High Definition[®] Shingle comes with a GAF transferable Lifetime Itd. warranty³ — for your peace of mind!— plus the backing of the Good Housekeeping Seal.⁴



Weathered Wood

Install To Invest.

Your roof can represent up to 40% of your home's "curb appeal." Timberline® High Definition® Shingles not only protect your most valuable asset but also beautify your home for years to com — and add to its resale value.

An independent research firm surveyed U.S. homeowners about the brand of architectural shingles they preferred based on appearance. The result: **more homeowners preferred the look of Timberline**[®] **High Definition**[®] **Shingles** to the other leading brands.⁵

So why settle for anything less than a genuine Timberline® roof?

Install To Impress.

Timberline[®] High Definition[®] Shingles are unlike any others, thanks to our proprietary shadow bands. Each shadow band is applied using a sophisticated, computer-controlled "feathering" technique. When combined with our randomly blended top layer, it results in a shingle with exceptional depth and dimension — and a striking look unmatched by any other brand.

But don't just take our word for it. See for yourself. When you compare Timberline® High Definition® Shingles to typical architectural shingles, it's easy to see why they'll look sharper and more beautiful on your roof — while enhancing the resale value of your home.

Whatever you're looking for, there's a Timberline® Shingle to fit your taste and your budget.







TIMBERLINE[®] LIFETIME Shingles – North America's #1-Selling Roof

Value & Performance In A Genuine Wood-Shake Look

- Great Value... Architecturally stylish but practically priced with a Lifetime Itd. warranty.¹
- Dimensional Look... Features GAF proprietary color blends and enhanced shadow effect for a genuine wood-shake look.
- Highest Roofing Fire Rating... UL Class A, Listed to ANSI/UL 790.
- StainGuard® Algae Protection... Helps ensure the beauty of your roof against unsightly blue-green algae.²
- High Performance... Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more).
- Stays In Place... Dura Grip[™] Adhesive seals Stays In Place... Dura Grip Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles are warranted to withstand winds up to 1 30 mph (209 km/h).³ Peace Of Mind... Lifetime Itd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first tan vegis 1
- coverage) for the first ten years.¹
- Perfect Finishing Touch... Use Timbertex® Premium Ridge Cap Shingles or TimberCrest™ Premium SBS-Modified Ridge Cap Shingles (visit www.gaf.com/ ridgecapavailability for availability in your area).
 - See GAF Shingle & Accessory IId. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory IId. Warranty and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.
- Ine above criteria, Litetime coverage is not applicable.
 StainGuard® algae protection is available only on shingles sold in packages bearing the StainGuard® logo. Products with StainGuard® algae protection are covered by a 10-year limited warranty against bluegreen algae discoloration. See GAF Shingle & Accessory Itd. Warranty for complete coverage and restrictions.
 This wind speed coverage requires special installation; see GAF Shingle & Accessory Itd. Warranty for details.
 Limited variability.
- ⁴ Limited availability.
- ⁵ Roted by the Cool Roof Rating Council (CRRC) and can be used to comply with 2016 Title 24, Part 6, Cool Roof Requirements of the California Code of Regulations.
- ⁶ Timberline HD[®] White is ENERGY STAR[®] certified (U.S. only). Energy cost savings are not guaranteed and the amount of savings may vary based on climate zone, utility rates, radiative properties of roofing products, insulation levels, HVAC equipment efficiency, and other factors.
 - Most Popular High Definition® Shingle Colors

Regional High Definition® Shingle Colors

(6)

4

See chart on page 14 for color availability.

Where They Fit Within The Lifetime Roofing System

1. Lifetime Shingles

- 2. Leak Barrier
- 3. Starter Strip Shingles
- 4. Roof Deck Protection
- 5. Cobra® Attic Ventilation
- 6. Ridge Cap Shingles





| | | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 |
|------------------------------|---------|---|---|---|---|----|---|---|---|---|----|----|
| Most Popular (| Colors: | | | | | | | | | | | |
| Barkwood | | • | • | • | • | • | • | • | • | • | • | • |
| Birchwood | | | • | | • | • | • | • | | • | • | • |
| Charcoal | | ۲ | ٠ | ٠ | ٠ | ٠ | ٠ | ٠ | • | ٠ | • | • |
| Hickory | | • | • | • | • | • | • | • | • | • | • | • |
| Hunter Green | | • | • | • | • | • | • | • | | • | | |
| Mission Brown | | • | • | • | • | • | • | • | • | • | • | • |
| Pewter Gray | | • | • | • | • | •1 | | • | • | • | • | • |
| Shakewood | | • | • | • | • | • | • | • | • | • | • | • |
| Slate | | ٠ | • | • | • | • | • | • | | • | | • |
| Weathered Wood | | ٠ | • | • | • | • | • | • | • | • | • | • |
| Regional Colo | rs: | | | | | | | | | | | |
| Biscayne Blue | | • | | | | | | | | | | |
| Canadian Driftwood | | | | | | | | | • | • | • | • |
| Copper Canyon | | | | | | • | | | | | | |
| Driftwood | | | | | | | • | • | | | | |
| Fox Hollow Gray | | • | • | | | | | | | | | |
| Golden Amber ¹ | | | | | | • | | | | | | |
| Oyster Gray | | ٠ | | | | | • | • | | | | |
| Patriot Red | | • | | | | | | | | | | |
| Sunset Brick | | | | | | | • | | | | | |
| White ^{2,3} | | | | | | | • | • | | | | |
| Williamsburg Slate | | ٠ | • | | | | | | | | | |







| | | 1 ⁴ | 2 | 3 | 4 ⁴ | 5 |
|----------------------|-----|------------|---|----|-----------------------|---|
| Most Popular Colors: | | | | | | |
| Barkwood | | ٠ | ٠ | • | ٠ | • |
| Charcoal | | • | • | • | • | • |
| Hickory | | • | • | | • | • |
| Pewter Gray | | • | | •1 | • | |
| Shakewood | | • | • | •1 | • | • |
| Slate | | • | • | •1 | • | • |
| Weathered Wood | | • | • | • | • | • |
| Regional Colo | rs: | | | | | |
| Fox Hollow Gray | | • | | | • | |
| Hunter Green | | • | | | • | |
| Patriot Red | | • | | | • | |



¹Limited availability. ³Rated by the Cool Roof Rating Council (CRRC) and can be used to comply with 2016 Title 24, Part 6, Cool Roof Requirements of the California Code of Regulations.

³Timberline HD[®] White is ENERGY STAR[®] certified (U.S. only). Energy cost savings are not guaranteed and the amount of savings may vary based on climate zone, utility rates, radiative properties of roofing products, insulation levels, HVAC equipment efficiency, and other factors.

⁴Timberline Ultra HD[®] Shingles / Timberline[®] UHD Shingles in these areas have the Dual Shadow Line feature. For complete product specifications, visit gaf.com.

Most Popular High Definition® Shingle Colors (See chart at left for availability)



Regional High Definition[®] Shingle Colors (See chart at left for availability)



* StainGuard Plus[™] Time-Release Technology is available only on Timberline Ultra HD[®] Shingles sold in packages bearing the StainGuard Plus[™] logo. Products with StainGuard Plus[™] Time-Release Technology are covered by a 25-year limited warranty against blue-green algae discoloration. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

** StainGuard[®] algae protection is available only on shingles sold in packages bearing the StainGuard[®] logo. Products with StainGuard[®] algae protection are covered by a 10-year limited warranty against blue-green algae discoloration. See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



- (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 northwestsoutheast; 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 I. 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 I. 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 <u>Section 21-2-2</u> 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 siz setbacks from side lot lines. There is a general regularity in the widths of subdivision lots from one block to shared rhythm and cadence along the streetscapes. Generally, all residences or parts thereof, including corr 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 relat Contributing residential buildings, constructed between 1917 and 1955, were designed in styles identified a: Revival, Arts-and-Crafts, Bungalow, Colonial Revival, Dutch Colonial Revival, Foursquare, Prairie, French Ren; 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, st 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. of dormer types (shed, gabled, hipped, round-arched, and wall dormers), complimentary to the style of prebuildings, are very common throughout the district. Porte cocheres and archways adjoining the main body c architectural interest, where they exist. Modern styles are generally characterized by smooth, relatively una surfaces, horizontal bands of windows, and simplicity. The bank building at the corner of Grand River Avenu 18203 Ashton was designed in a pared-down Neo-Classical style typical of its period. The red brick church of Stahelin features a triple set of double doors, stylized cross, and substantial stone piers demarcating its prir 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 northsouth 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)