

September 16, 2020

CERTIFICATE OF APPROPRIATENESS

Michael and Jonelle Tolhurst
3333 Cambridge
Detroit, MI 48221

RE: Application Number 20-6829; 3333 Cambridge, Sherwood Forest Historic District

Dear Mr. and Ms. Tolhurst:

At the regularly scheduled meeting held virtually on September 9, 2020, the Detroit Historic District Commission ("Commission") reviewed the above-referenced application for building permit. Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205, MSA 5-3407(5)(10) and Section 21-2-73 of the 2019 Detroit City Code; the Commission has reviewed the above-referenced application for building permit and hereby issues a Certificate of Appropriateness, which is effective as of September 16, 2020.

The following proposed work meets the defined elements of design for the historic district and the Secretary of the Interior's Standards for Rehabilitation and guidelines for rehabilitating historic buildings (36 CFR Part 67).

Rebuild/Rehabilitate Rear Sunroom

- Demolish windows, panels, gutters and electrical. Concrete slab and roof to remain.
- Retain existing structural posts, replace those (in-kind) that are severely deteriorated.
- Install white metal drip edge system around upper perimeter, just under roof edge.
- Repair/replace top frieze/fascia behind and under gutters.
- Retain existing ornamental iron work at roof perimeter.
- Rebuild horizontal structural framework that connect the posts and divides each section into three panels.
 - Each horizontal frame will be 1-1/2" h.
- Fabricate wooden-framed screens.
 - Upper screens: 21" h x 36" w
 - Lower screens: 52" h x 36" w
- Fabricate wooden, trimmed out panels for bottom sections; panels will be 26" h.
- Weep holes will be installed within a one-inch area (composite material) below the new wood panels.
- Paint interior and exterior structure with white paint.

Please retain this COA for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:



Audra Dye
Staff
Detroit Historic District Commission



HDC Staff Photos – Site Visit, 08/29/2020



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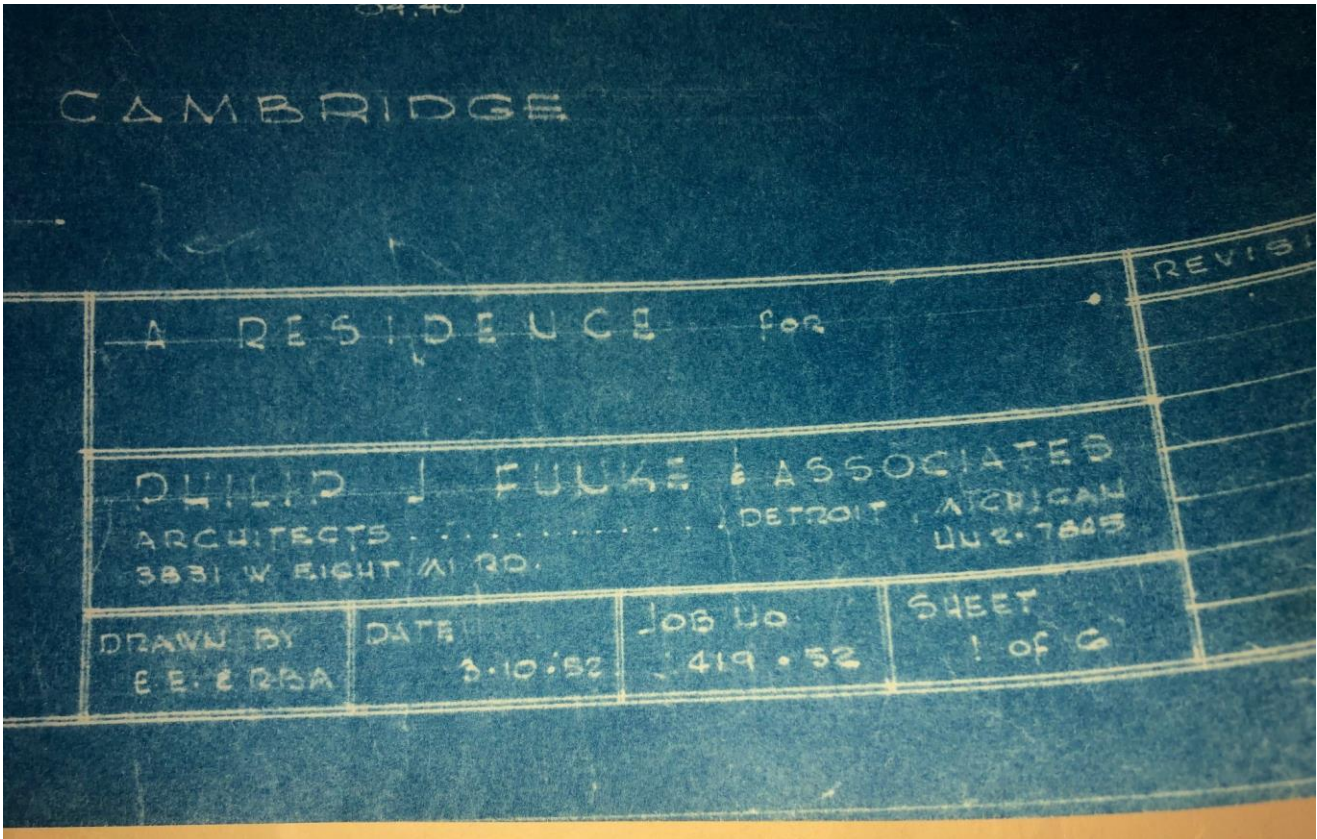
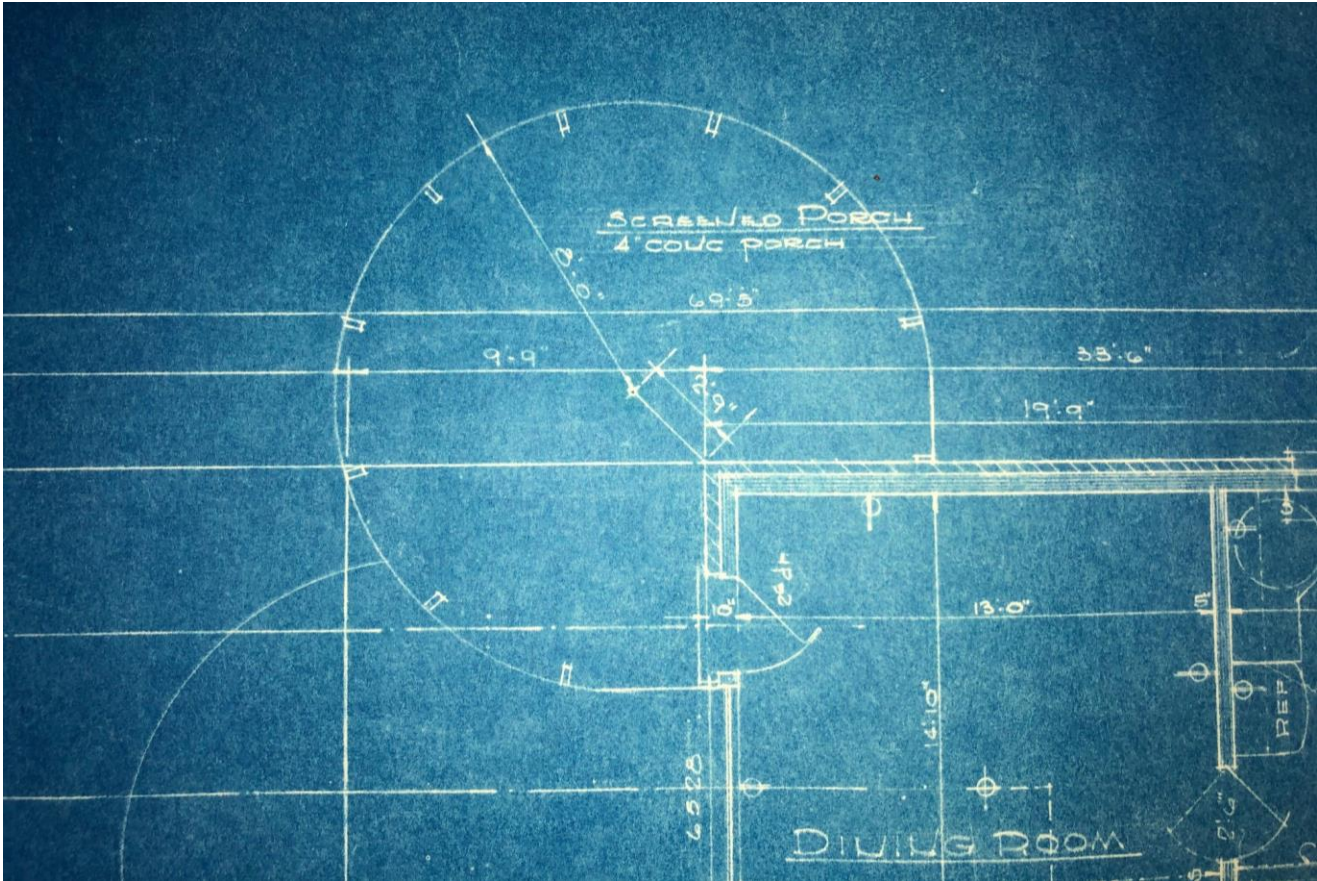
HDC Staff Photos – Site Visit, 08/29/2020



HDC Staff Photos – Site Visit, 08/29/2020



Applicant Photographs



Applicant Photographs



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3333 Cambridge Estimate, 7/31/20:



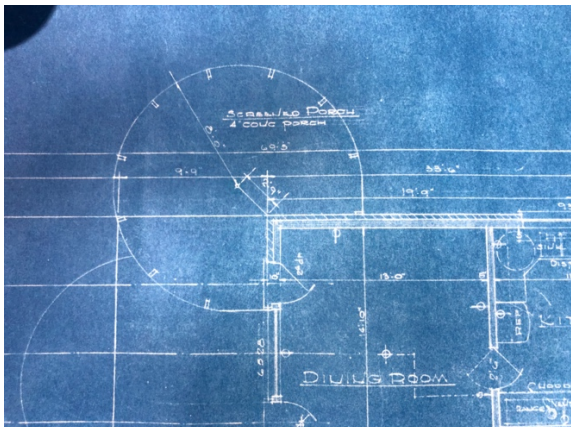
This house has an existing sun porch room that is attached to the back, NW corner. The condition is extensive rot and deterioration. The vinyl windows, painted plywood paneling, common pine trim, aluminum K style gutters, multiple outlets, and linoleum flooring were retrofitted during a previous remodel. The design and installation of these elements allows water to infiltrate from the behind the gutters, around the windows, through the paneling joints, and actually traps any water that gets in at the bottom.



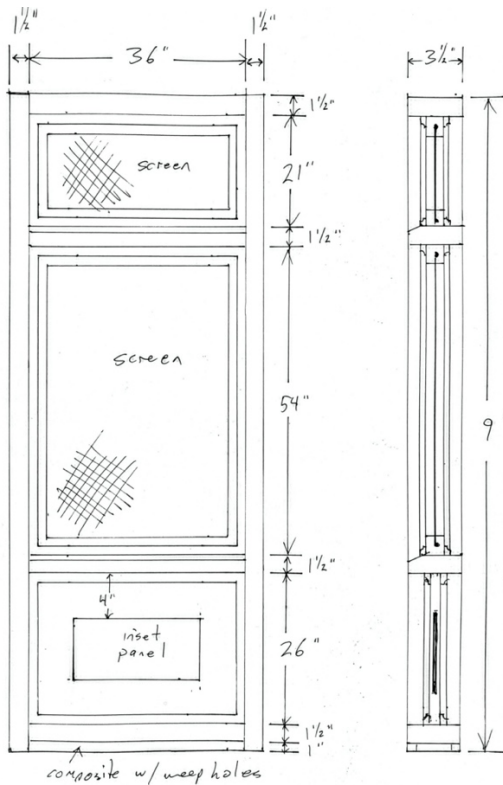
The homeowners wish to restore this structure to its original intention as a screened porch. As so many remodeling projects turn out, this room doesn't function as an interior space and is an eye sore.

The original framework is made up of slab to ceiling posts, dotting the perimeter. The rotten ones will be replaced and the vertical spaces between them will be subdivided into small, then larger framed screens. The lowest sections will be cedar framed paneling.

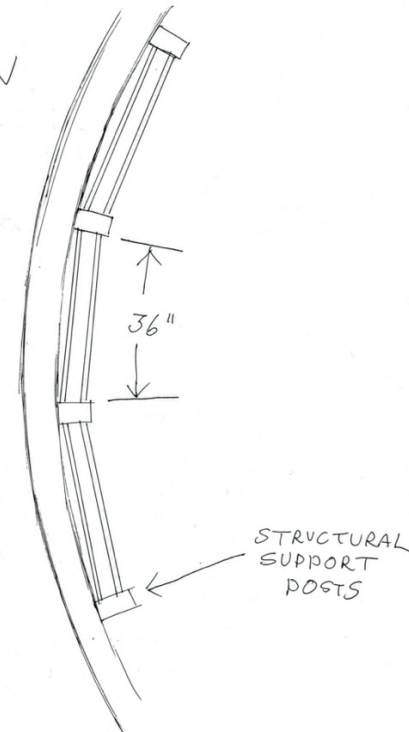
Here is the original blueprint of the house, showing the screen porch, and the roof perimeter filigree.



The ornamental iron work is a motif seen around the house and was installed around the roof perimeter. The roof was redone recently, and they remounted these pieces. They were mounted with surface screws, then sealed with roofing silicone. Some of the water damage below may have been tied to these and the previous failing roof. If water is present when we open things up, we can remove these, and better address their attachment points with proper sealing. They will be placed exactly where we found them.



TOP VIEW
SCREEN
PORCH



These are the drawings detailing the panels and how they fit into the structure.

There are (15) open sections of 36" around the perimeter. One of these is a door. Each of the remaining (14) sections have (2) screens = (28) and (1) wooden panel = (14). There is a small screen above the door so the total for screens is (29) and (14) panels. All will be painted in the matching house white.

Demo (lead safe) all windows, panels, gutters, electrical (except for external flood light) and haul away debris: \$800.00

Replace rotten structural posts (4 are known to be in need of replacement), then build structural framework (2 x 4 cedar, horizontals) that connect the posts and divides the sections into (3) vertical panels. L + M: \$2,200.00

Build (29) wooden-framed screen inserts, install with stops. Upper screens are approx 20" ht, lower screens are 52". Build (14) wooden, trimmed out panels for the bottom sections, L + M: \$6,800.00

Design, fabricate, and install white metal, extended drip edge system around upper perimeter, just under the roof edge, L + M: \$700.00
Option fabricate in copper (won't rust or need painting ever): \$950.00

Repair/ replace top frieze/ fascia behind and under gutters, L + M: \$400.00

Remove loose lead paint from porch ceiling (lead safe), lead block prime, surface fill, apply 2nd prime coat, L + M: \$700.00

Paint 2 coats Guardian Exterior, all components, L + M: \$1,800.00

Permit Fee: \$390.00

Total Estimate for This Work: \$13,790.00



PO Box 21031, Detroit, MI 48221

August 11, 2020

Jonelle Tolhurst
3333 Cambridge
Detroit, MI 48221

Dear Mrs. Tolhurst,

The Sherwood Forest Board of Directors has approved your application to demolish and rebuild the sun room in the rear of your home with the following conditions: that you secure a certificate of appropriateness from the Historic District Commission prior to beginning any of the work proposed in your application. Please do not hesitate to contact us should you have additional questions/concerns.

Kind regards,

Phillip Caldwell, II, Ph.D.
President, Board of Directors
Sherwood Forest Association