

**STAFF REPORT: 09-09-2020 MEETING**

**PREPARED BY: A. DYE**

**APPLICATION NUMBER: 20-6829**

**ADDRESS: 3333 CAMBRIDGE**

**HISTORIC DISTRICT: SHERWOOD FOREST**

**APPLICANT: TERRY SWAFFORD**

**PROPERTY OWNER: MICHAEL AND JONELLE TOLHURST**

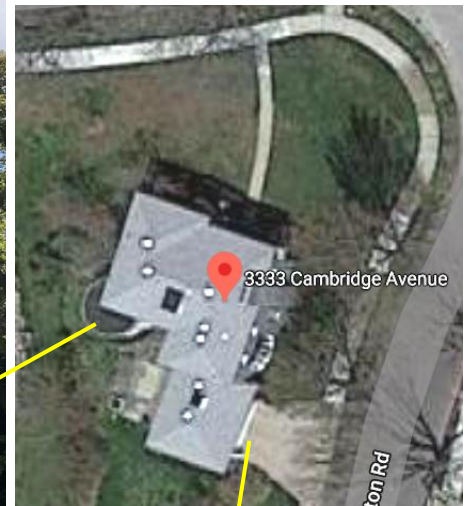
**DATE OF PROVISIONALLY COMPLETE APPLICATION: 08/29/2020**

**DATE OF STAFF SITE VISIT: 08/29/2020**

**SCOPE: REAR PORCH ALTERATION**

### **EXISTING CONDITIONS**

The house at 3333 Cambridge was constructed in 1952. Its low pitched roof, unadorned brick walls, and vertical windows (which on the front elevation are mostly grouped, reducing their vertical proportions) offers a slight resemblance to 1930s International-style houses. Other mid-century features include the attached garage (complete with a cupola and weathervane) and ornamental iron work which was installed on the front, side and rear of the house. A semi-enclosed circular space was also designed for the southwest/rear corner of the house and is seen on the 1952 building plans. The circular form, divided into 15 sections, includes one recessed section (due to the adjacent window) with a door and transom. The current design and materials within the remaining 14 sections are (from the ground up): a lower wood panel, a vinyl double-hung window, and a transom. The sections are joined by structural posts. The roof is flat and decorative ironwork, matching that on the house, runs the perimeter of the roof. The porch shows signs of deterioration due to intrusion of water, with delaminating wood panels evident around the bottom of the porch.



## **PROPOSAL**

- 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.

## **STAFF OBSERVATIONS AND RESEARCH**

- The Sherwood Forest Historic District was established in 2002.
- The existing porch deviates slightly from the original blueprints, a revision which likely dates to the building's original construction. The circular footprint is larger than shown on the plan, so the concrete base and roof returns to the rear elevation of the house above and below a casement window (which is also not shown on the plans).
- The juxtaposition of the circular design of the porch offers a departure from the dominate rectangular forms of the main house, creating a visual and physical transition from the house to the outdoor space.
- The proposed wall and screen sections mimic the existing design in dimension and pattern. The void offered by screens will allow the sections to be visually more open so the porch will be deferential to the main structure and read as a secondary structure.

## **ISSUES**

- The existing shrubs are very close to the wood panels. Staff believes accumulation of snow on, and in-between, the shrubs will continue to exacerbate moisture problems with the new panels.
- The scope of work says gutters will be removed, but it doesn't mention they will be reinstalled (with downspouts).

## **RECOMMENDATION**

It is staff's opinion that the work as proposed will not result in the removal of historic materials or the alteration of features and spaces that characterize the property. The work is also compatible with the property's historic character. Staff therefore 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.



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





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







Front elevation of porch, facing the street







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



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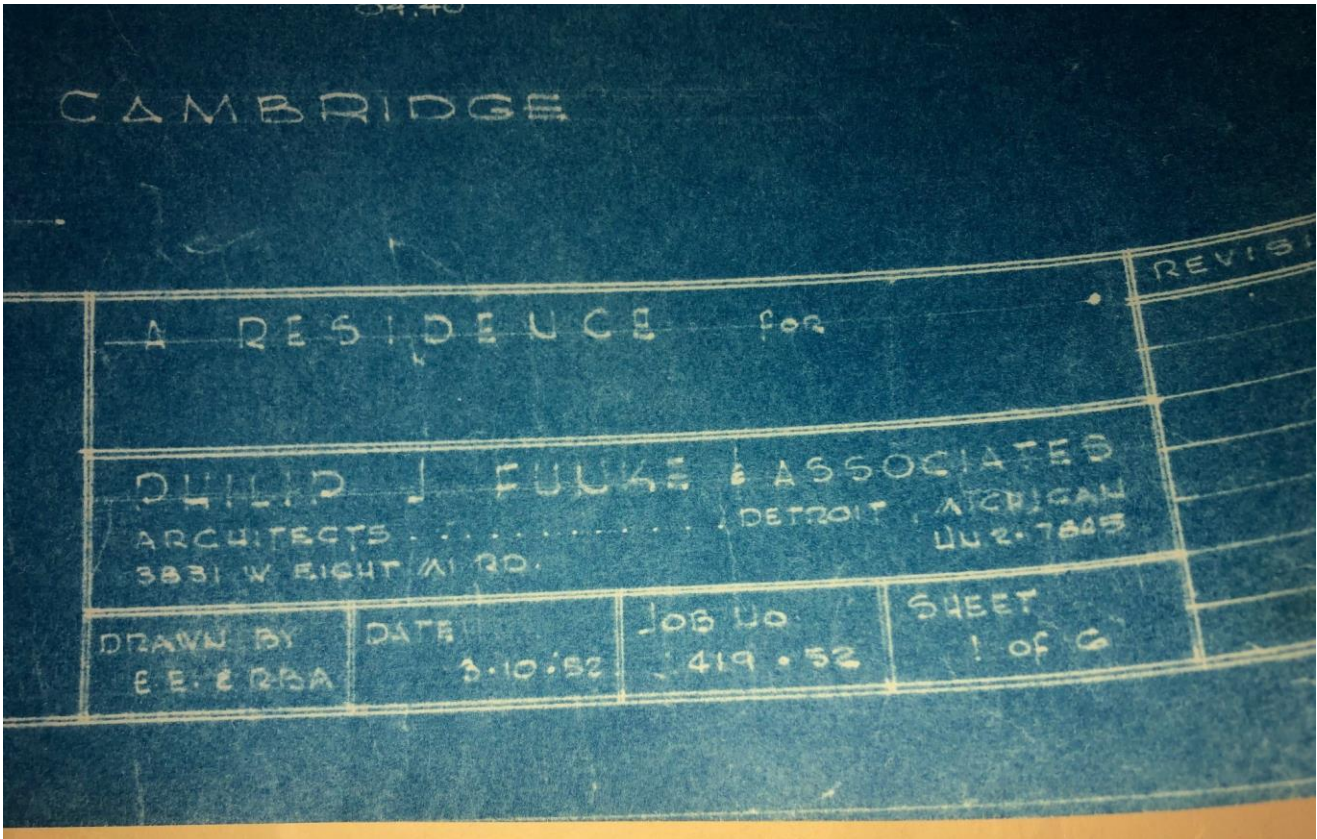
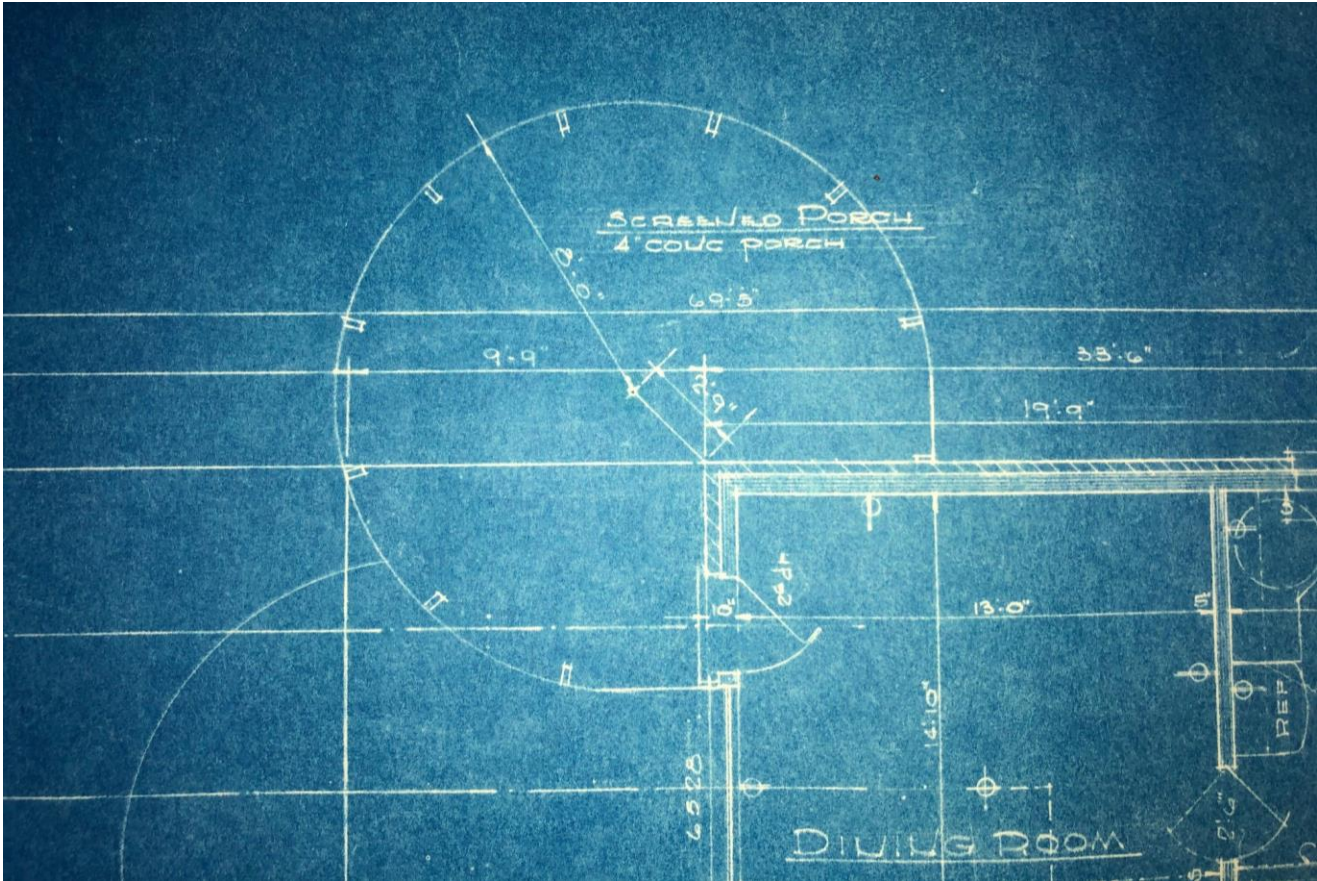


HDC Staff Photos – Site Visit, 08/29/2020





Applicant Photographs





Applicant Photographs





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.

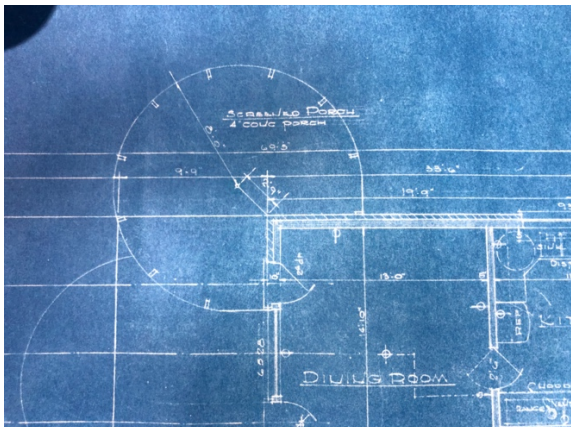




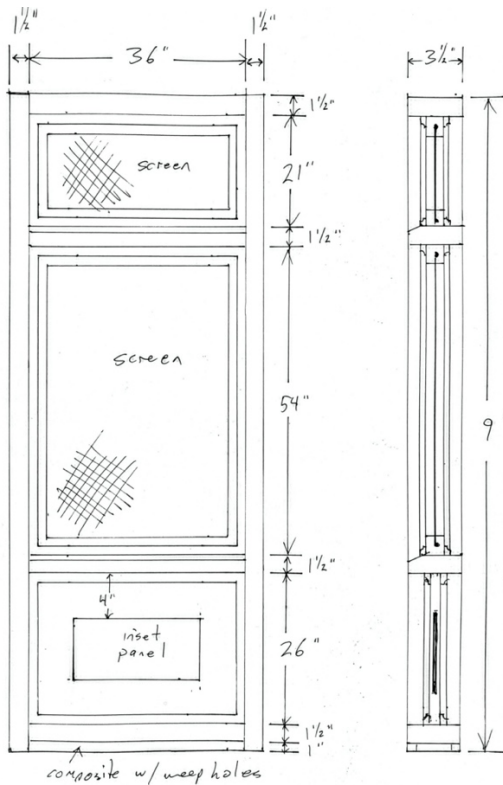
The homeowners wish to restore this structure to its original intention as a screened porch. As so many remodeling projects turn out, this room doesn't function as an interior space and is an eye sore.

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.

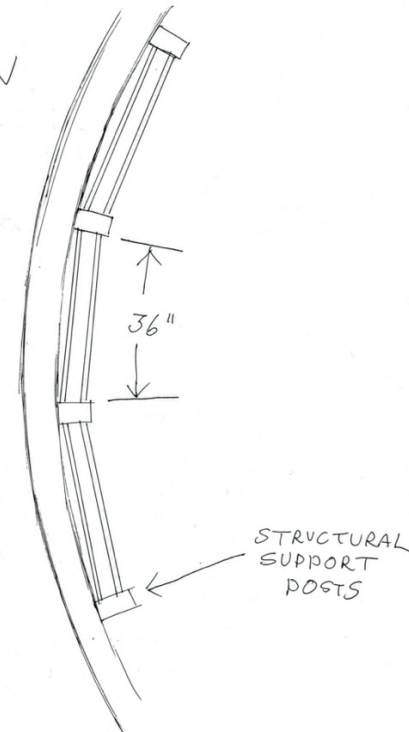
Here is the original blueprint of the house, showing the screen porch, and the roof perimeter filigree.



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 2<sup>nd</sup> 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