

**STAFF REPORT:** 01-22-2019 MEETING

**PREPARED BY:** A. DYE

**APPLICATION NUMBER:** 20-6607

**ADDRESS:** 3470 CAMBRIDGE

**HISTORIC DISTRICT:** SHERWOOD FOREST

**APPLICANT:** GLENN PRENTICE, OWNER REPRESENTATIVE & DAVID PRENTICE, PROPERTY OWNER

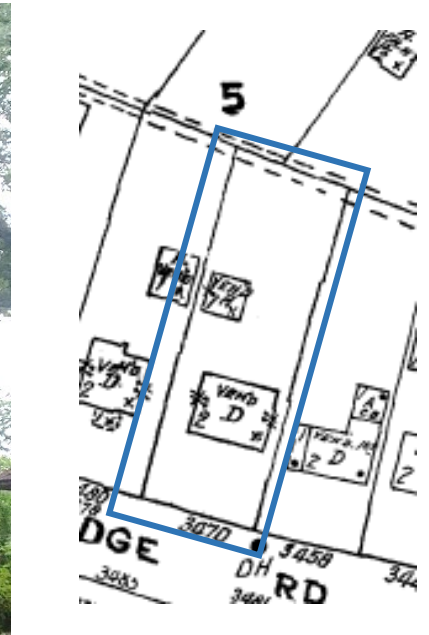
**DATE OF COMPLETE APPLICATION:** 12/2/2019

**DATE OF STAFF SITE VISIT:** 1/13/2020

**SCOPE:** WORK DONE WITHOUT PERMIT

**EXISTING CONDITIONS**

The house at 3470 Cambridge, constructed in 1927, displays many English Revival features such as decorative brickwork, arched windows and front entry, an asymmetrical roof line and a decorative crest within the gable over the front door. The picture below shows the house and garage before any recent work was completed. As shown in the Sanborn map, this property is exceptionally deep and has a detached brick garage about halfway back on the lot along the western property line.



3470		
Cambridge		308
		LOT NO.
32412	7/19/27	DATE
Dwelling		
USE		
BrickVen		
CO. NO.		
REMARKS		O.K.
B.V. garage		O.K.

On August 5 a SeeClickFix complaint was submitted regarding the replacement of windows, at which time HDC staff forwarded the information to BSEED. On August 7 a BSEED inspector conducted a site visit and gave notice to the contractor of the window violation, as well as for other work he found occurring at the site. On August 8 a roofing contractor visited HDC staff to obtain a permit for a roof replacement. Staff noticed the roof had already been replaced, and that this was the property with the active window complaint. The contractor was informed the completed work, roof and windows, would have to be reviewed by the HDC at an upcoming meeting.

On September 12, a different contractor submitted a landscape plan and was informed the property had to be reviewed by the HDC. Over the next four weeks, multiple conversations were had between HDC staff, the general contractor and property owner, but the required documentation and application was not submitted.

At the end of October, full pictorial documentation was submitted for the property and staff identified additional projects that were completed or were in the process of being completed.

## **PROPOSAL**

With the current proposal the applicant is seeking the Commission's approval for the following items; their narrative is in italic type. A photographic narrative, broken out by project and assembled by HDC staff from the applicant's submitted photographs, follows this report.

- Dimensional asphalt shingle roof (reddish brown) replaced with new dimensional asphalt (gray) on the house and garage. *This is already done as you know but we'd like to get this approved. It shouldn't need the board approval as we didn't change anything substantial. The shingles are the same type and the color is only slightly changed as we couldn't match it exactly, but it's still within historic guidelines. The shingle color is Black Sable - it's the same on both the house and the garage. Both needed to be replaced due to severe damage (whole in roof/tarped) and unfortunately my first contractor did that without approval first and I can't go back in time now.*
- Aluminum gutters and downspouts (reddish brown) replaced with 4" gutters and downspouts (black). *These were missing from most areas and damaged badly in the remaining spots; needed replacement (See before pics link). They are halfway done (See current pics link) but we were stopped by the city saying we needed approval for these too (we didn't know). The gutters we bought and started to hang are commercial grade black 4" gutters. The home is so big that regular grade gutters wouldn't flow water efficiently. If we can get this one approved quickly by staff so we can finish the job that would be ideal as they are needed to avoid water damage.*
- Wood fascia, soffits, double-hung window casings and horizontal wood trim separating the stucco from the brick veneer at the gables, has been wrapped with brown aluminum. *Horizontal trim is wood and painted brown. Trim along roofline on downward slope is aluminum and to code.*
- Double vent on west gable removed; stucco and wood trim installed to re-establish historic patterning. *We did remove an attic fan as well so we sealed that up and it's not even noticeable now - looks much cleaner and matches on both sides.*
- Exterior painting – green window sash and trim changed to a color similar to Color System D, D:1 Brownish Pink. *This is already partially done but we'd like to fully disclose anyway to get your approval for that and the last part that needs to be done. We painted 3 things outside: i. The front arched windows. They needed to be scraped and painted so we did so and restored them to their original luster. We matched the color with the windows (which we had matched to the stucco*

previously). ii. The stucco on the upper floor of the sides of the house. This was just rundown so we did a fresh coat to make sure it was looking good (maintenance, not change). iii. The cedar shake in the back of the house. Same thing as the arched windows in front. Please note that we would like to do the same for the green back patio door wall as well with your permission so it all blends together. We didn't change any of this stuff, just the scrape/paint, as we wanted to keep the original look and feel. Colors match Color System D.

- Garage door (hasn't been completed yet) – single overhead steel door (reddish brown) to be replaced with a four panel overhead aluminum door (black). *This door is completely ruined and needs replacement to be functional and not look terrible (before pics). We were going to get a black or clay colored door to match the roof or windows, keeping the same style as the one that is there currently.*
- Landscaping – Tree adjacent the front entry was removed, overgrown shrubs removed and a landscape plan implemented for the front yard.  
*The lighting picked out is only for accent by the front door. All exterior lighting that was in place is operational.*
- Railings removed at front arched windows, rear raised porch, rear entry and second floor balcony. Applicant proposes to install a standard spindle black railing.  
*The railings on the house and patio were rusted and rotted. Some were missing. They were not safe nor repairable. The second story platform, albeit small for a back bedroom door, was repaired. There wasn't a railing there but it is the same railing being installed as the patio. I believe the railings I have chosen will satisfy the Commission. I am currently looking at railings for the front windows but it is a difficult item to find. Suggestions to possible suppliers would be appreciated.*
- Window Replacement  
*The windows did not open or close. It is nearly impossible to find parts for those windows. By code, you need to have one operational window per room. The windows installed match HDC requirements and are casement-style windows. The front windows of the home are original and redone. The rear patio doors and windows are original and redone. The remaining windows are encasements.  
The split windows have the splits between the panes. This design was not carried to the sides or the third floor for lack of knowledge by David. Original contractor, who was fired, failed to inform David and the historic district. The cots to replace and match with the other split pane windows would be excessive at this point as the budget has already exceeded \$30,000 over what was supposed to be spent.*  
Front Elevation:
  - First floor - arched windows were retained.
  - Second floor - steel windows (transom, sidelights with single casement) were replaced with vinyl sliding windows (three-over-four pattern added to each window); double steel casement replaced with sliding window (each has two-over-three pattern).
  - Third floor – original may have been single casement with two-over-two pattern and was replaced with a vinyl double hung (four-over-four pattern)
- East Side Elevation
  - First and second floor - steel casements (possibly double-casements with transoms) were replaced with vinyl double-hung windows (one-over-one).
  - Third floor – wood double-hung replaced with vinyl double-hung (both one-over-one).

- West Side Elevation:
  - First floor – Narrow steel casement windows (possibly two-over-four pattern) replaced with double-hung vinyl windows (one-over-one); wide steel windows replaced with vinyl sliding windows (clear glass)
  - Second floor - steel casement/transom windows were replaced with vinyl double-hung windows (one-over-one pattern).
  - Third floor – wood double-hung replaced with vinyl double-hung (both one-over-one).
- Rear Elevation
  - First floor – Wood French doors remain, steel double casement (two-over-three pattern) replaced with steel casement/transom (two-over-four pattern) replaced with vinyl double-hung (one-over-one).
  - Second floor – Leaded glass casements remain, two double steel casements (one with transom) replaced with vinyl double-hung windows (one over one).
  - Third floor – one wood double-hung replaced with vinyl double-hung (one-over-one), two mullied wood double-hungs (one-over-one) replaced with one large sliding window.
- Driveway gate and fence – an arched gate is proposed for the driveway, approximately half-way back from the front corner of the house. A 6’-0” fence would be installed from the gate to the front corner of the garage. Ultimately, the property owner wants to enclose the entire rear yard.  
*The fence that will be ordered is 14-foot wide. The gates and fencing will be completed in the spring once the commission provides approval. I will get the lot dimensions and mark them accordingly.*
- Exterior Rear Doors – The door leading to the kitchen, and the door at the second floor balcony, look to be steel or aluminum replacement doors (color: white).  
*I have confirmed with the contractor and David that all doors are original but were painted in the rear at the kitchen and front door stained. Nothing changed here. The front door is going to be refurbished in its entirety.*

## **STAFF OBSERVATIONS AND RESEARCH**

- No collector boxes were identified on the “before” photographs – gutters and downspouts looks to be an in-kind replacement
- The removal of the vent in the west gable is an improvement to the west-facing gable, however additional work should be done to correct the window casing.
- The color selected for the windows is close to a color found in Color System D, but the system specifies this color as an option for stucco, not window sash. The sash should match the half-timbering (which most options on the color chart are shades of dark brown/black).
- Staff offered some direction on a local company that can fabricate custom railings, and suggested contacting Brick + Beam. He agreed to do this and may submit a proposal at the meeting.
- The windows were replaced without detailed analysis as to the existing conditions and repair options/pricing from window companies with experience in steel window repair. Staff requested additional photographs of the windows before they were replaced showing the deterioration levels of the windows. They follow the photo narrative of the multiple projects.
- While it is laudable the wood doors on the front and rear elevations were retained, as well as the leaded glass windows on the rear elevation, no additional effort was made to match the operation/appearance of the remaining windows when they were replaced.
- Staff communicated with the applicant that a full fence proposal must be submitted for approval before any other fencing, beyond the small enclosure on the side of the garage which is included in this application, is installed.

## ISSUES

- Vinyl windows are not compatible with the historic materials on the house and not appropriate within a local historic district.
- A standard black aluminum railing for the rear patio/entry/balcony suggested by the applicant is a contemporary design and appropriate for a property line fence, but not for the house itself.
- The white steel entry doors (on the rear of the house) do not comply with Color System D.
- A catalog cut confirming the fence design was not submitted.

## RECOMMENDATION

It is staff's opinion the following projects: vinyl replacement windows; wrapping of the soffit/fascia/wood trim and window casings with aluminum; exterior color scheme; the removal of the front and rear railings; and the installation of white steel exterior doors did result in the removal of historic materials and the alteration of features and spaces that characterize the property. Therefore, staff recommends the Commission deny a Certificate of Appropriateness because the work as completed doesn't meet the Secretary of the Interior Standards for Rehabilitation, specifically Standards:

*5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

*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.*

It is staff's opinion the following projects: gutter and downspout installation; asphalt roof installation; tree removal and new front yard landscape and lighting; driveway gate and partial fence installation; overhead garage door replacement; and double vent removal; are items that, as proposed and installed do not destroy historic materials that characterize the property. Therefore staff recommends the Commission issue a Certificate of Appropriateness for these projects as proposed/completed as they meet the Secretary of the Interior's Standards, specifically Standards:

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

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

However, staff recommends the Certificate of Appropriateness be issued with the following conditions:

- The window casing where the vent was removed shall be repaired to match the casing on the right side of the window.
- A catalog cut for the fence that will connect the gate to the garage shall be submitted for staff review.

## S U M M A R Y

**AN ORDINANCE** to amend Chapter 25, Article II, of the 1984 Detroit City Code by adding Section 25-2-141 to establish the Sherwood Forest Historic District, to establish conservation as the design treatment level for the district, and to define the elements of design for the district.

(D) The design treatment level of the Sherwood Forest Historic District shall be conservation as provided for in section 25-2-2(4) of this code.

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

*Height.* The height of the majority of the residential structures full stories to two and one half (2½) stories tall, and have at least eighteen (18) feet of studding. These standards shall be met by new single-family residences and by two-family residences which are permitted only on Seven Mile Road. A few houses of one (1) and one and one-half (1½) stories exist. Additions to existing buildings shall be related to the existing structure. Garages range from one (1) to two (2) stories.

(2) *Proportion of buildings front facades.* The typical front facades of residential buildings in the Sherwood Forest Historic District are predominantly wider than tall to their eaves.

(3) *Proportion of openings within the facades.* 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 usually 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 openings with a variety of proportional relationships, sometimes extending around the corners. In general, openings amount to between twenty percent (20%) and thirty-five percent (35%) of the front facades.

(4) *Rhythm of solids to voids in front facades.* In buildings derived from classical precedents, voids are usually arranged in a symmetrical and evenly-spaced manner within the facades. In examples of other styles, particularly those of English Revival sub-styles, voids are arranged with more freedom, but usually result in balanced compositions. Windows are arranged by floor in asymmetrical arrangements in modernistic style houses.

(5) *Rhythm of spacing of buildings on streets.* The spacing of the buildings is generally determined by the lot sizes and setbacks from side lot lines. There is a general regularity in the widths of subdivision lots from one block to another, with the exception of those in the Sherwood Forest manor subdivision where some lot sizes are larger and single houses sometimes occupy more than one lot. Generally, all residences or part thereof, including cornices, balconies, pergolas or porches, are not permitted nearer than five (5) feet to the side lot line.

(6) *Rhythm of entrance and/or porch projections.* Entrance and porch types relate to the style of the building. Entrances and porches on the English revival buildings exhibit freedom of placement and orientation, while on buildings of classical inspiration they are centered on the front facade. Some houses have entrances that recede while others have porches, steps and/or entrances that project. 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. 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 and the winding street plan.

(7) *Relationship of materials.* The majority of houses are faced with pressed, wire cut or glazed brick, often combined with wood, stone and/or stucco. Stone trim is common, and 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. Glass block exists as an original material in some window openings of modern buildings. Original metal balconets, balustrades and light fixtures exist on some properties. Roofs on the majority of the buildings in the Sherwood Forest historic district are either slate or slate-like asphalt shingles.

- (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 horizontal sided elements. Slate roofs have particular textural values where they exist. Asphalt shingles generally have little textural interest, even in those types which purport to imitate natural materials. Garages correspond in materials to the main residential dwelling.
- (9) *Relationship of colors.* Natural brick colors -- such as red, yellow, brown, or buff -- predominate in wall surfaces. When brick is painted, it is in white or shades of cream. 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, particularly those of classical styles, generally have woodwork painted 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 glass, where it exists as decoration visible on the front facade, contributes to the artistic interest of the building. The original colors of any building, as determined by professional analysis, are always acceptable for a house, and may provide guidance for similar houses. Colors used on garages should relate to the colors of the main dwelling.
- (10) *Relationship of architectural details.* The architectural elements and details of each structure generally relate to its style. Residential buildings derived from characteristic elements and details displayed on vernacular English revival-influenced buildings include arched windows and door openings, steeply pitched gables, towers, and sometimes half-timbering. Tall, clustered chimney stacks and decorative chimney pots are features of the district. Classical styles display modest detail, mostly in wood. Porches, shutters, window frames, cornices, and dormer windows are commonly, although not always, treated. Modern style buildings are generally characterized by smooth, unadorned wall surfaces, horizontal bands of windows, and curved corners. A few cape cod style buildings and ranches are located in the northeastern section of the Sherwood Forest Manor subdivision. In general, the district is rich in early to mid-twentieth century architectural styles. Garages correspond in architecture to the main residential dwelling.
- (11) *Relationship of roof shapes.* A variety of roof shapes exist, relating to the style of the buildings. 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. 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, with the exception of cape cod style houses in the northeastern section of the district which display steeply pitched roofs with dormers. Flat roofs are not typical except on porches, sunrooms, and other small extensions of a primary building with a pitched roof; flat roofs as the main roof of a primary building shall not be permitted.
- (12) *Walls of continuity.* Where common setbacks of houses on relatively straight stretches of

residential streets exist, strong walls of continuity are created. This is augmented by tall, fluted light standards and mature trees on the tree lawns. Where streets curve and the procession of houses is less visible, landscape features in the public right-of-way create a sense of continuity.

- (13) *Relationship of significant landscape features and surface treatments.* The typical treatment of individual properties is that of a dwelling erected on a grade of approximately fifteen (15) to twenty (20) inches above the inner grade line of the public sidewalk. The front lawn area is generally covered with grass turf, subdivided by a straight or curving concrete, stone or brick walk leading to the front entrance and a single width side driveway leading to a garage, which is most often located at the rear of the lot but sometimes attached to the rear, side or, less frequently, the front of the main dwelling. On corner lots, garages are located on the side streets and the width of the driveway corresponds to the width of the garage. A single storage building, including garden and tool sheds, shall be permitted provided that it is placed at the rear of the property, is harmonious in color and design to the contiguous property, does not exceed six (6) feet by ten (10) feet in length and width, and six (6) feet in height. Foundation plantings, often of a deciduous nature and characteristic of the period between 1920 and 1960, are present virtually without exception. Large trees of many varieties shield some houses from view. There is variety in the landscape treatment of individual properties. Generally, boundary lines between lots forward of the building line are not marked with fences of any kind, but may have hedges no greater than two (2) feet in height. Hedges and fences of up to four (4) feet in height generally extend along boundary lines beyond the building line. On lots abutting the alley behind Warrington Drive and Livernois Avenue, a tight board fence or masonry wall of a uniform height of five (5) feet must be constructed on rear lot lines. 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. Replacement trees should be characteristic of the area and period. If American elm is planted, it should be disease resistant. Original street lighting throughout the district is of the tall fluted standard with crane neck pendant variety.
- (14) *Relationship of open space to structures.* The Sherwood Forest historic district has, as its main open space, the triangularly shaped Sherwood Forest Park, bounded by Warrington Drive, Saint Martins Road and Canterbury Road. That park, as well as other triangular lots created between the intersection of winding streets, are planted with grass and trees. All houses have ample rear yards as well as front yards. Where vacant lots exist between residences, their landscaping tends to be continuous with the adjacent lots or forested with mature trees.
- (15) *Scale of facades and facade elements.* The Sherwood Forest Historic District comprises a residential neighborhood of moderate to large scaled dwellings. 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 facades.
- (16) *Directional expression of front elevations.* The houses in the Sherwood Forest Historic District are horizontal in directional expression. Large architectural elements within facades are frequently vertical in directional expression, such as multi-storied projecting gabled sections.
- (17) *Rhythm of building setbacks.* Front yard setbacks are generally consistent on each residential street in the Sherwood Forest Historic District, although porch, entrance and window projections and irregular massing result in the appearance of variety. Where lots are combined or irregularly shaped at corners, the rhythm is sometimes irregular.
- (18) *Relationship of lot coverages.* The lot coverage for the single- and two-family residences ranges generally from twenty-five percent (25%) to thirty-five percent (35%), including either the freestanding or attached garage. Where lots are combined, the percentage of lot coverage may be



less.

- (19) *Degree of complexity within the facades.* 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 facades are frequently complicated by gables, bays, irregularly placed openings and entrances, and irregular massing, than those of other styles. The facades of classically inspired buildings and modernistic buildings are straightforward in their arrangement of elements and details.
- (20) *Orientation, vistas, overviews.* The orientation of buildings is largely determined by the winding streets created by the subdivision plans. All but a few buildings in the district are oriented towards the street; buildings situated on corner lots sometimes face the side street or, when the corner lot is curved, the intersection of the streets. The primary vistas are created by the winding streets. Sherwood Forest Manor subdivision has a different character because of its later development and the elliptical shape of its plan. While the streets through Sherwood Forest extend into the green acres subdivision on the north, they do not extend into the palmer woods subdivision on the east.
- (21) *Symmetric or asymmetric appearance.* Front facades 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 Sherwood Forest historic district is a fully-developed residential area of well-maintained, substantial single-family residences of the second quarter of the twentieth century complemented with fine examples of compatible houses from the 1950s and 1960s. On seven mile road, its southern boundary, are several duplexes; the east side of Livernois Avenue, outside the district's boundaries to the west, is an intact commercial thoroughfare of 1940's vintage. With the residential subdivisions of palmer woods to the east and green acres to north, Sherwood Forest is a part of a solid, well-maintained and handsome urban residential community.

**Section 2.** All ordinances, or parts of ordinances, that conflict with this ordinance are repealed.

**Section 3.** This ordinance is declared necessary for the preservation of the public peace, health, safety, and welfare of the People of the City of Detroit.

**Section 4.** In the event that this ordinance is approved by a two-thirds (b) majority of City Council members serving, it shall be given immediate effect and shall become effective upon publication in accordance with Section 4-116 of the 1997 Detroit City Charter. Where this ordinance is passed by less than a two-thirds (b) majority of City Council Members serving, it shall become effective on the thirtieth (30th) day after enactment, or the first business day thereafter, in accordance with Section 4-115 of the 1997 Detroit City Charter.

Approved as to form only:

Brenda E. Braceful  
Deputy Corporation Counsel

Install Black Gutters & Downspouts/Wrap Wood Fascia, Soffits with Dark Brown Aluminum –Page One



Install Black Gutters & Downspouts/Wrap Wood Fascia, Soffits, with Dark Brown Aluminum - Page Two



Wrap Wood Fascia, Soffits, Horizontal trim at edge of stucco gables, and double-hung window casings with Dark Brown Aluminum - Page Three



Remove double vent



Staff discussed with the applicant that the window casing and sill, where it was partially re-installed after the vent's removal needs to be repaired in a way to match the right side

# Exterior Color Scheme

## Before



## After



### Rear Porch Railings

Porch, rear entry and second floor rear porch railings have been removed. Concrete platform poured at rear door entry. Straight black









Home / Lumber & Composites / Decking / Deck Railings / Deck Railing Systems

Internet #302544498 Model # AS152308B




**Aria Railing** >

**36 in. x 6 ft. Black Powder Coated Aluminum Preassembled Deck Stair Railing**

★★★★★ (27) Write a Review Questions & Answers (14)

- Actual Panel Size 34" H x 69.43" L

**\$164<sup>50</sup>**

 Save up to \$100 on your qualifying purchase. Apply for a Home Depot Consumer Card

Color Family: **Black**



Home / Lumber & Composites / Decking / Deck Railings / Deck Railing Systems

Internet #203878097 Model # 50181 Store SKU #574137 Store SO SKU #1000073540




**Peak Aluminum Railing** >

**42 in. x 40 in. Black Aluminum Picket Gate**

★★★★★ (37) Write a Review Questions & Answers (14)

- DIY friendly and easy to install
- Attractive and durable powder coat finish
- All gate hardware included - hinges, latch and fasteners

**\$189<sup>00</sup>**

 Save up to \$100 on your qualifying purchase. Apply for a Home Depot Consumer Card

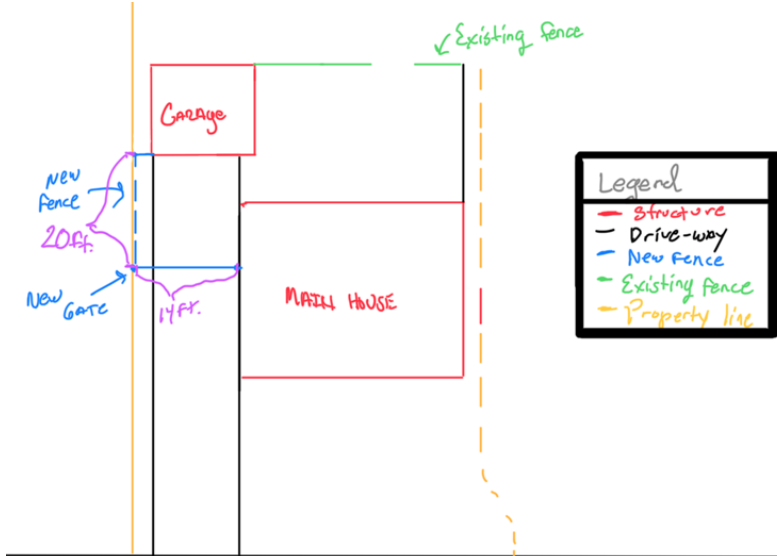
Color Family: **Black**



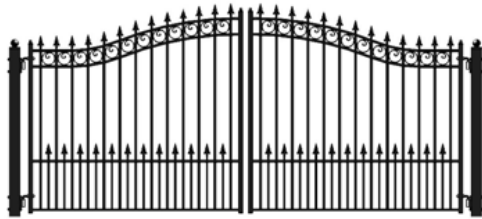
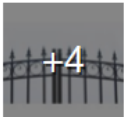
Proposed railing design for rear porches and entry

## Driveway Gate

Gate details: Black metal, 6ft tall, 14 ft long.



Internet #307586017 Model # DG16PRAD-HD



ALEKO >

Prague Style 18 ft. x 6 ft. Black Steel Dual Driveway Fence Gate

★ ★ ★ ★ ★ (1) Write a Review Questions & Answers (1)

\$1,829<sup>00</sup>

OR

\$305<sup>00</sup> per month\* suggested payments with 6 months\* financing on this \$1829.00 purchase\*. Apply for a Home Depot Consumer Card

### Overview

We offer designs you will not find anywhere else. All our gates capture the classic elegance of wrought iron gate designs and offer affordable prices. Our quality gates are all powder coated and galvanized for years of trouble free good loo... See Full Description



Proposed Gate Location

## Landscaping





# Cambridge Supporting Docs

Thursday, September 12, 2019

4:07 PM

## Description of Existing Conditions

1. Dying bushes
2. Low grading
3. Grass doesn't grow due to soil unhealthy

Store SKU #1001513111



Hampton Bay >

Low-Voltage Black Outdoor Integrated LED Landscape Coach Style Path Light with Water Glass Lens (6-Pack)

- Durable, weather-resistant, metal construction with black finish
- 3000K Warm White; 6 pack of integrated LED lights
- Ideal for illuminating and accenting pathways, steps, and gardens

**\$139<sup>00</sup>**  
/package

Save up to \$100\* on your qualifying purchase.  
Apply for a Home Depot Consumer Card

Fixture Color/Finish: **Black powder coated metal**

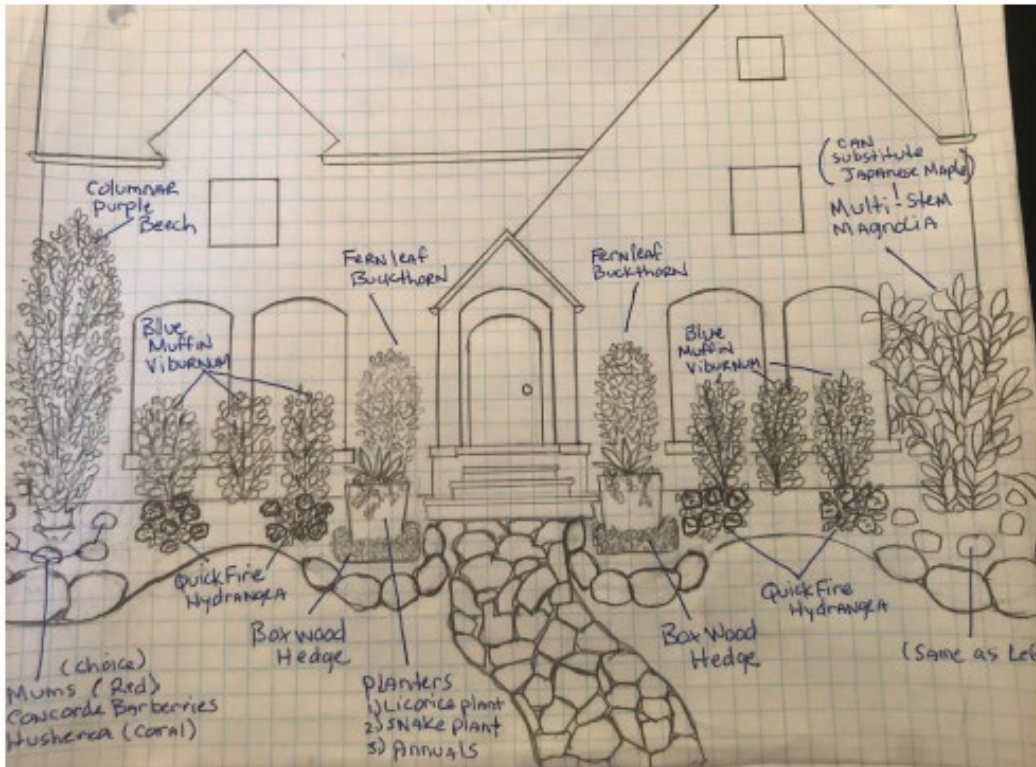
Black **Black powder coated metal**

## Description of Project / scope of work

1. Remove all front bushes
2. Deliver and install 10yard of top soil
3. Plant the following plants and flowers
  - a. Fernleaf buckthorn
  - b. Blue muffin viburnum
  - c. Box wood hedge
  - d. Quick fire hydrangea
  - e. Japanese maple
  - f. Boulders as edging
4. Deliver and install 10 yard of black mulch

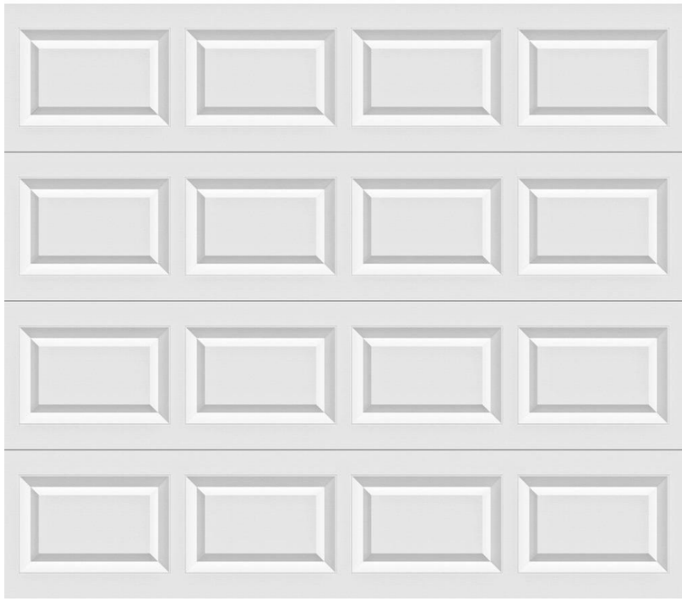
Lights to be installed by front entry for accent lighting.

## Cut Sheet



## Replace Garage Door

New Door: Aluminum, Black, 12 ft wide-Four panel



Window Replacement and removal of arched window railings



EXISTING WINDOWS  
DOCUMENTATION











**New Exterior Doors**



Applicant claims these doors were already in place at time of house purchase. However, there is no previous HDC review for these doors.

**GENERAL SCOPE OF WORK FOR RESIDENTIAL REPAIRS**

Address/Site Location: 3470 Cambridge

Contact Person: Mark Spaul

Contact's Address: 13974 Grandmont

Phone: 248-218 4251

Cost of Construction/Work Estimate: 46,152.00

Note: All trade work requires a separate permit. Do not install drywall until rough carpentry is approved.

List of Work to be Completed:

Kitchen: New Cabinets, New tile floor, New trim, **New exterior door**,  
New kitchen ceiling, New Appliances

Dining Room: Retouch floors, New trim

Living Room: Retouch floors, New trim

Stairway/Hallway: Retouch floors, New trim

**BLD CASE NO.**

**2019 04079**

Buildings & Safety Engineering Department  
PLANS REVIEWED AND APPROVED  
Zoning: [Signature] Date: 8/1/19  
Structural: [Signature] Date: 8/1/19

SUBJECT TO FIELD  
INSPECTION

Original Windows – additional photos supplied by applicant











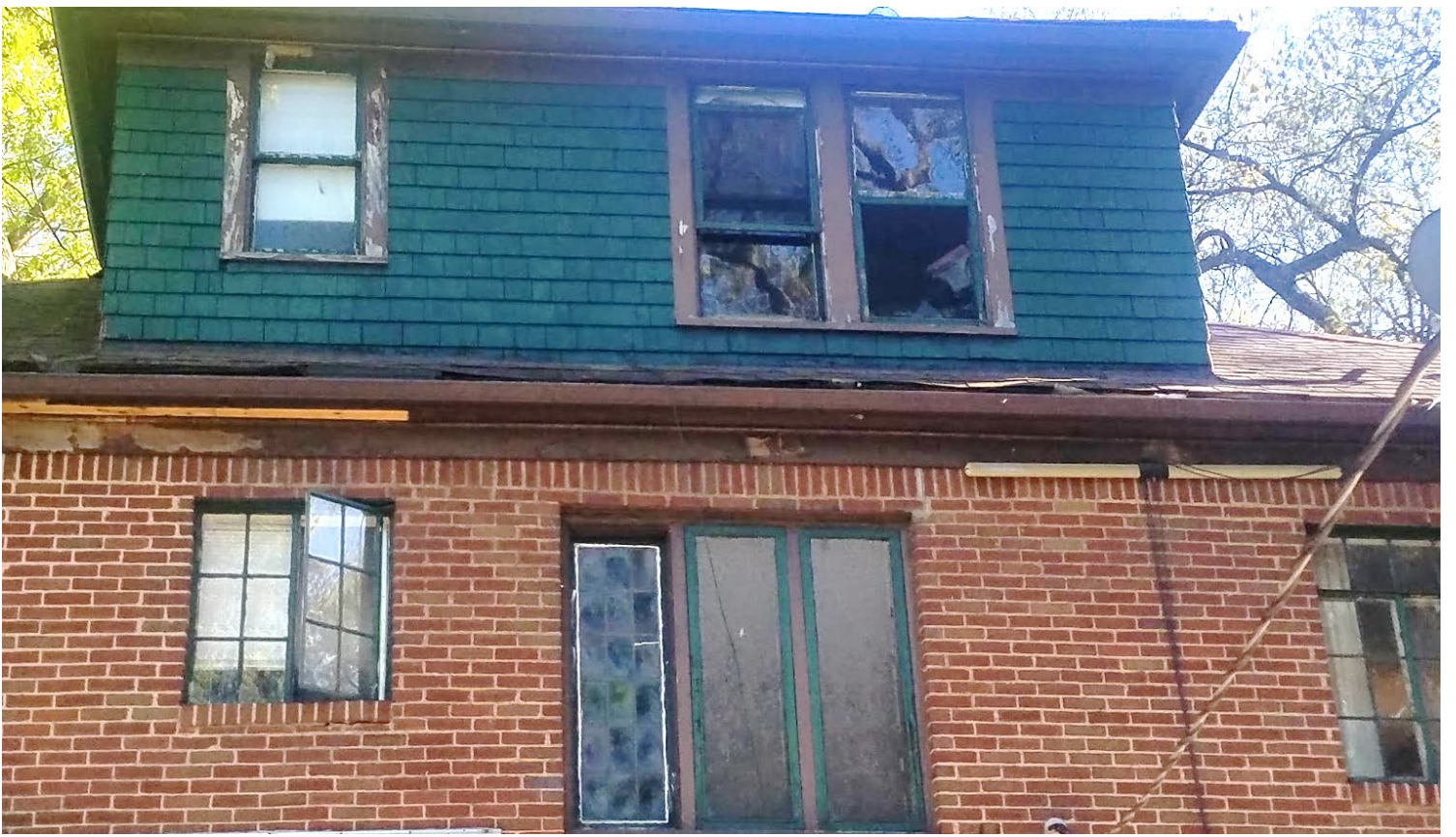
















**CITY OF**  
**Detroit** Buildings, Safety Engineering & Environmental Department

GENERAL SCOPE OF WORK FOR RESIDENTIAL REPAIRS

Address/Site Location: 3470 Cambridge

Contact Person: Martez Spaul

Contact's Address: 13974 Grandmont

Phone: 248-818 4251

Cost of Construction/Work Estimate: 46,152.00

Note: All trade work requires a separate permit. Do not install drywall until rough carpentry is approved.

List of Work to be Completed:

Kitchen: New Cabinets, New tile floor, New trim, New exterior door,  
New Kitchen ceiling, New Appliances

Dining Room: Refinish floors, New trim

Living Room: Refinish floors, New trim

Stairway/Hallway Refinish floors, New trim

**BLD CASE NO.**

**2019 04079**

Buildings & Safety Engineering Department  
PLANS REVIEWED AND APPROVED  
Zoning [Signature] Date 8/7/19  
Structural [Signature] Date 8/7/19

SUBJECT TO FIELD  
INSPECTION



**From:** [Mike Alaweih](#)  
**To:** [Brendan Cagney](#)  
**Subject:** 3470 Cambridge Roof request  
**Date:** Thursday, August 8, 2019 1:33:56 PM  
**Attachments:** [20190808122217.pdf](#)

---

Hi Brendan-

It was good to meet you today and thank you for assisting me with permit request on this roof project please see attached requested information and check list items below. let me know if you have any other questions or if you need more information.

Photographs of all sides see below:

<https://photos.app.goo.gl/6HUWRCh1iAjLrA8M7>

Description of existing conditions : The roof is leaking in a few areas of the home because of improper install by previous owner , a newer shingle was installed over the original cedar shake roof. There are areas of rotted wood fascia and soffits all around house and garage.

See picture link of existing conditions: <https://photos.app.goo.gl/vfynmP6SWRT93vU17>

Description of project: The project will consist of removing the existing house and garage roof and old cedar shake under laments and replace with new under laments and roof shingles , replace all rotted wood with new wood on soffits and fascia boards as necessary

Detailed scope of work:

- Tear off existing shingles and cedar shake under laments on house and garage
- Install new under laments/re-deck with OSB boards
- Install new drip edge 1.5" aluminum drip edge at roof perimeter
- Install two courses of 72" tri-built ice and water shield underlayment at all eaves to protect against ice
- Install new flashing on all vent pipes
- Replace rotted soffits and fascia board wood
- All new ventilation vents
- Install new shingles
- Clean up and remove all debris

Roof replacement material- IKO shingles limited lifetime warranty see color in picture link :

<https://photos.app.goo.gl/N4QXaDapSFs3u2JBA>

Thank you,

Mike





# Cambridge Supporting Docs

Thursday, September 12, 2019

4:07 PM

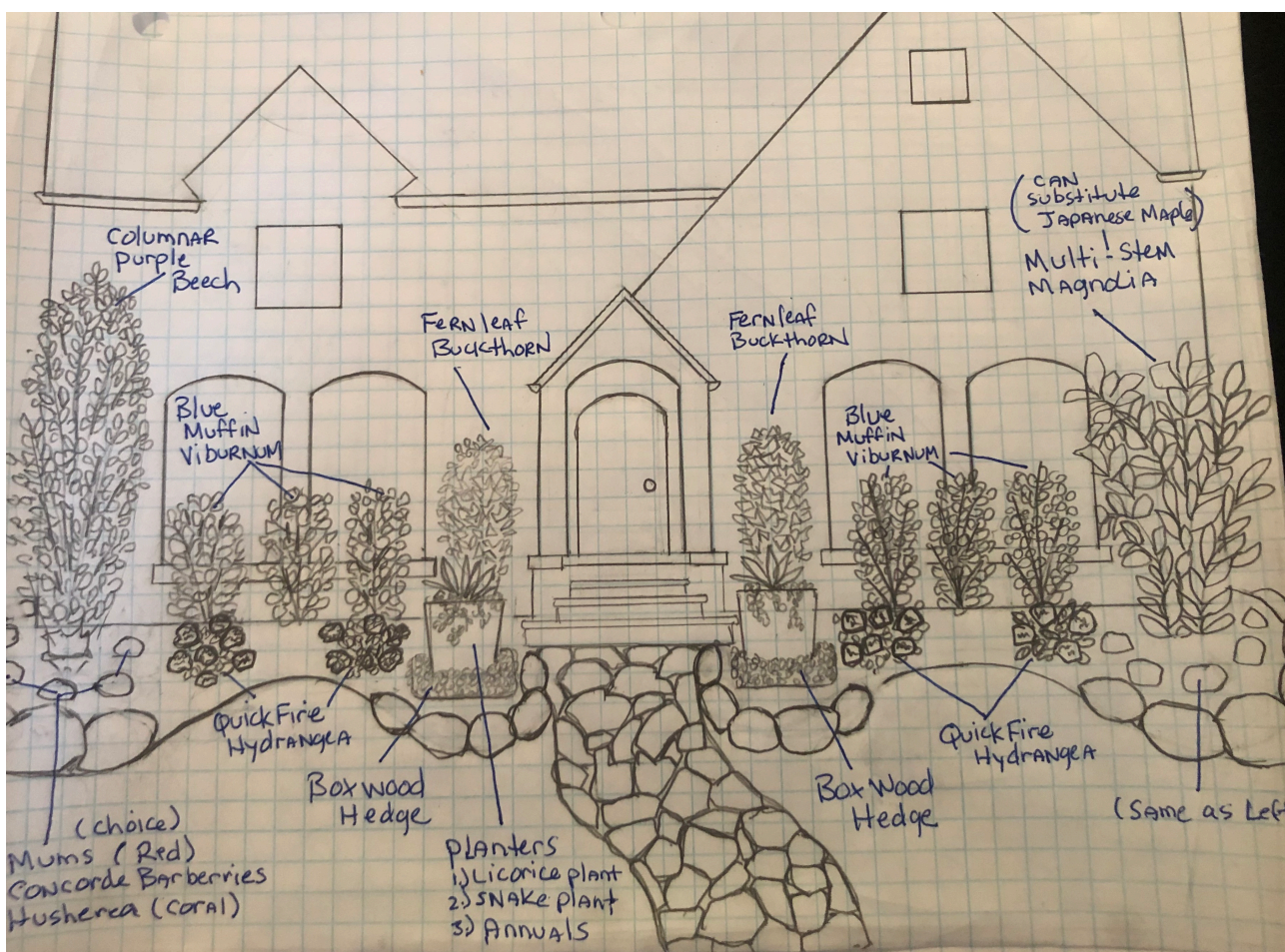
## Description of Existing Conditions

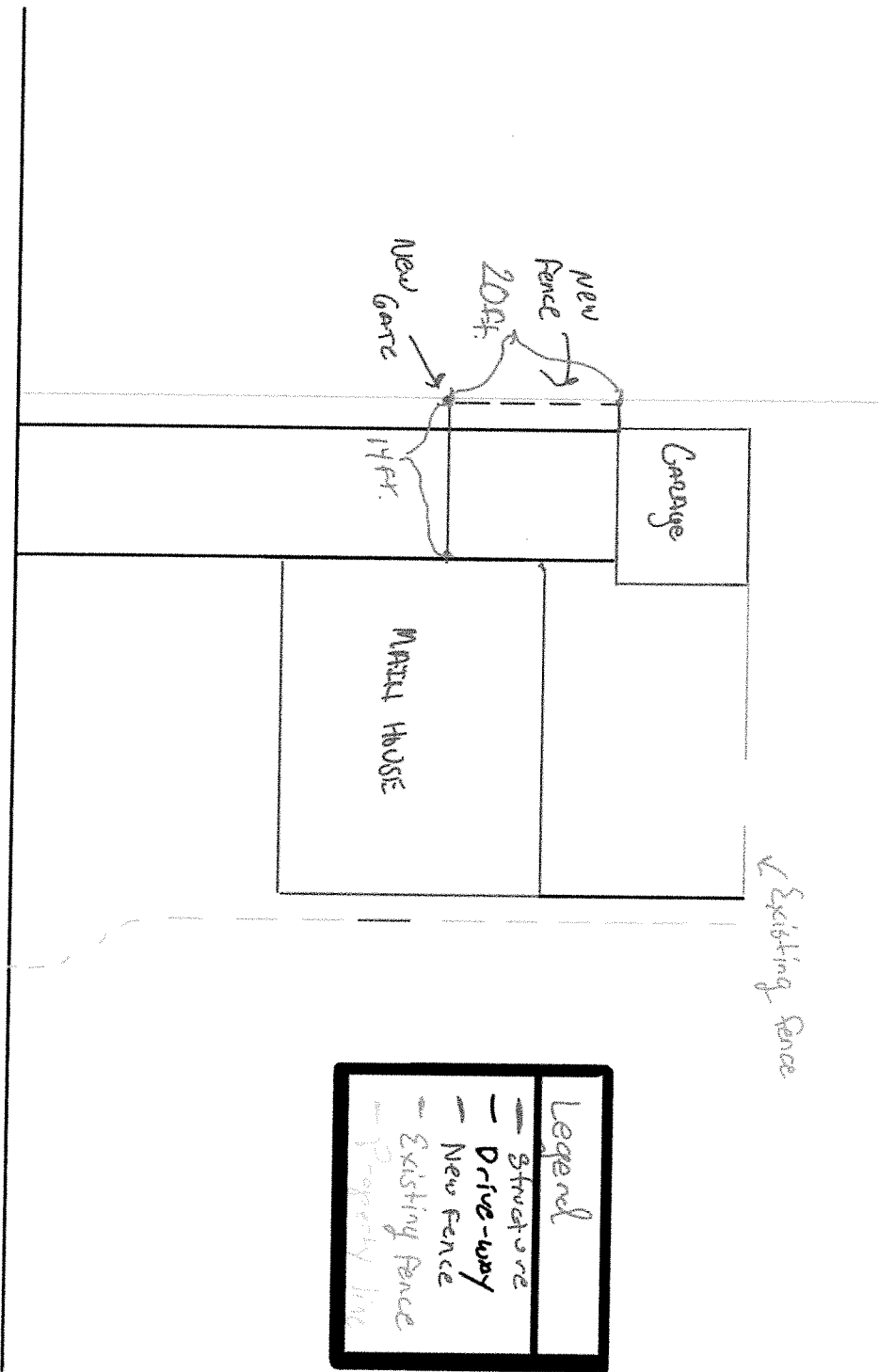
1. Dying bushes
2. Low grading
3. Grass doesn't grow due to soil unhealthy

## Description of Project / scope of work

1. Remove all front bushes
2. Deliver and install 10yard of top soil
3. Plant the following plants and flowers
  - a. Fernleaf buckthorn
  - b. Blue muffin viburnum
  - c. Box wood hedge
  - d. Quick fire hydrangea
  - e. Japanese maple
  - f. Boulders as edging
4. Deliver and install 10 yard of black mulch

## Cut Sheet





# Cambridge application

Thursday, September 12, 2019 4:02 PM

## HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT  
PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: 9-10-19

### PROPERTY INFORMATION

ADDRESS: 3470 Cambridge AKA: \_\_\_\_\_  
HISTORIC DISTRICT: Detroit / Sherwood Forest

### APPLICANT IDENTIFICATION

Property Owner/Homeowner  Contractor  Tenant or Business Occupant  Architect/Engineer/Consultant

NAME: Martez Speed COMPANY NAME: Diamond Project Development  
ADDRESS: 13974 Grandmont CITY: Detroit STATE: MI ZIP: 48227  
PHONE: 248-818-9251 MOBILE: SAME EMAIL: martez@diamond-develop.com

### PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

- Photographs of ALL sides of existing building or site
- Detailed photographs of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions (including materials and design)
- Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work (formatted as bulleted list)
- Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

#### NOTE:

Based on the scope of work, additional documentation may be required.

See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEED) to perform the work.

**SUBMIT COMPLETED REQUESTS TO [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**

# HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

CITY OF DETROIT  
PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVENUE, ROOM 808, DETROIT, MI 48226

DATE: \_\_\_\_\_

## PROPERTY INFORMATION

ADDRESS: 3470 Cambridge AKA: \_\_\_\_\_

HISTORIC DISTRICT: Sherwood Forest

## APPLICANT IDENTIFICATION

Property Owner/  
Homeowner  Contractor  Tenant or  
Business Occupant  Architect/  
Engineer/  
Consultant

NAME: Mile Alaweh COMPANY NAME: Titanium Construction LLC

ADDRESS: 8800 Brandt CITY: Dearborn STATE: MI ZIP: 48127

PHONE: \_\_\_\_\_ MOBILE: 313-445-6342 EMAIL: Malaweh@Titaniumcs.com

## PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

- Photographs** of ALL sides of existing building or site
- Detailed photographs** of location of proposed work (photographs to show existing condition(s), design, color, & material)
- Description of existing conditions** (including materials and design)
- Description of project** (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)
- Detailed scope of work** (formatted as bulleted list)
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### NOTE:

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See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

**SUBMIT COMPLETED REQUESTS TO [HDC@DETROITMI.GOV](mailto:HDC@DETROITMI.GOV)**