

Sherwood Forest Association (SFA)
Historic Preservation Committee

Building, Repairing, Restoring or Making Exterior Changes to Property

Buildings and landscaping are all important features in a historic district and the Detroit Historic District Commission, through its partnerships with neighborhoods, regulates changes to be sure the historic character is preserved. The following process satisfies requirements in place as a result of Sherwood Forest's designation as a **Detroit Historic District** as well as requirements indicated by a set of legally binding **property restrictions** approved in 1982. **ALL** exterior alterations (including those not visible from the street) to homes in Sherwood Forest, including, painting, brick and porch repairs, fencing, roof replacement, and other modifications require city permits and must be approved using the process outlined below.

PART A – Process for modifying property as a result of our designation as a Detroit Historic District and according to existing property restrictions

1. Homeowner submits an Application For Home Repairs and Alterations to the Sherwood Forest Association's **Historic Preservation Committee** using the form below.

NOTE: Incomplete applications, or those submitted without appropriate documentation (pictures, architectural drawings, etc.), will be return to the applicant with a request for the required clarifying support.

2. The Historic Preservation Committee requests placement of the application on the agenda of the next scheduled Sherwood Forest Association Board of Directors meeting. The board meets on the second Monday of each month.
3. The application and attached documentation are forwarded to members of the board for their review and decision taking into account any property restrictions that apply.
4. The applicant is notified, in writing, of the board's decision.
5. After the Sherwood Forest Association Board of Directors has approved the request, the applicant contacts the Detroit Historic District Commission and submits the following:
 - a. Letter of approval from the Sherwood Forest Association Board of Directors
 - b. Any required information, as outlined on the Detroit Historic District Commission's [website](#).

If you have questions or wish to receive assistance as you work through the process, please contact Phillip Caldwell, II at realestate@sherwoodforestdetroit.org. The Sherwood Forest Historic Preservation Committee is here to help.

Sherwood Forest Association (SFA)

Better Understanding what and when you are required to obtain Sherwood Forest Association (SFA) Board of Directors Approval

PART B – Restrictions that govern new construction and repairs or alterations to property in Sherwood Forest are posted on our [website](#). The three (3) restrictions requiring board approvals as well as the approval of adjoining homeowners are indicated in the table below:

Provision	Requires Board Approval	Requires Adjoining Homeowner Approval
<p>#6 Approval of Construction - Construction and location of any residence or garage, or any material addition to or alteration of a residence or garage (which includes demolition), where a building permit from the city is required, requires prior approval of the SFA. If, after approval, substantial changes are made to the construction plan, re-approval is required. In both instances, the homeowner must submit detailed plans to the SFA, and the SFA must give approval in writing before any work begins</p>	Yes	No
<p>#8 Grade Restrictions - The natural grade of land shall not be raised more than two feet above the sidewalk without written consent of the SFA and the adjoining property owners.</p>	Yes	Yes
<p>#9 Fences and Hedges - This provision governs three kinds of fences and hedges: 1) those that are not on a corner lot; 2) those that are on a corner lot or a lot that has “unusual or special circumstances;” 3) those that abut an alley.</p> <p>Sentence #1 Interpretation – Boundary lines may only be designated by a woven wire fence of a uniform pattern, with iron posts or hedges, unless the SFA grants a variance under the procedure described in #6.</p> <ul style="list-style-type: none"> • A boundary fence or hedge may not be higher than four feet, except in the area of a swimming pool, where it may be six feet. • Fences may not extend beyond the building line. • Hedges that extend beyond the building line may not be higher than two feet above the grade line. <p>Sentence #2 Interpretation - The SFA may grant variances as to nature, height and location of fences and hedges on corner lots or lots with “unusual or special circumstances.” It may do so only after the property owner makes a showing of “good cause” for the variance, and any variance must be “reasonable and</p>	Yes	No
<p>*Comment: This is explicit to the homes that are on Warrington with</p>		

consistent” with the general intent of the restrictions.

***Sentence #3 Interpretation** – Tight board fences or masonry walls must be constructed on rear lot lines of property abutting alleys.

backyards that have abutting alleys.