

**STAFF REPORT:** APRIL 13, 2022 MEETING  
**APPLICATION NUMBER:** 22-7748, 7749, 7750  
**ADDRESS:** 2224 - 2248 BURNS

**PREPARED BY:** A. DYE

**HISTORIC DISTRICT:** INDIAN VILLAGE  
**APPLICANT:** BLAINE RILEY  
**PROPERTY OWNER:** BLAINE RILEY  
**DATE OF PROVISIONALLY COMPLETE APPLICATION:** MARCH 21, 2022  
**DATE OF STAFF SITE VISIT:** MARCH 23, 2022

**SCOPE:** REPLACE FENCE AND GATE, REPLACE WINDOW WITH DOOR, ERECT STOOP

**EXISTING CONDITIONS**

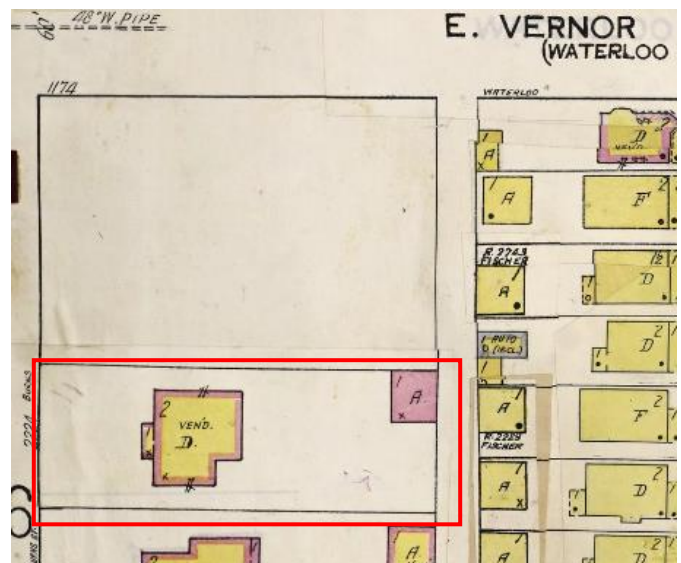
Erected circa 1927, the 2-1/2 story, 3-bay structure modifies the symmetrical placement of the front elevation’s openings by differently sized and shaped windows (and door), as well as differing muntin patterns. The two protruding, stepped down, cross gables contrast against the expansive roof surface. A signature character defining feature of this house is the contrasting narrow stone placed at the corners of the gables as well as above most of the window openings. Another dominant feature is the cedar shingle roof due to the steeply pitched reverse gable design. The large vent above the bay window has been in place since at least the time of district designation.



HDC staff photo, March 23, 2022 / Right: v8, 1915-1951 Sanborn Map

The flat front lawn is transected by a concrete front walk. A driveway immediately north of the house extends from Burns to the detached garage at the northeast rear corner of the lot.

The adjacent lots to the north, 2236 and 2248 Burns, appear to have never been built upon. The 1910 and the 1915 – 1951 Sanborn maps show no structures on these parcels. There are also no building cards on file in BSEED for either address.



The adjacent lots are enclosed by a fence. A 6' tall wood stockade fence extends along the rear/alley and side (at E. Vernor) lot lines, while a lower 5' tall picket fence extends across the front of the two lots at Burns. The setback from the E. Vernor and Burns sidewalks is 18". At the southwest corner of 2236, the fence is placed at an angle before returning to run parallel with the lot line adjoining 2224 Burns. A wood gate, at the same height and design of the fence, is positioned at the front edge of the house and closes off the rear portion of the driveway (the gate is partially visible on the photo on page 1).



HDC staff photo, March 23, 2022

**PROPOSAL**

- Remove window on north side of house and enlarge the opening for new door. Erect step and landing for new door opening.
- Repair and repaint garage doors and trim on house and garage. Color: B:18, Dark Reddish Brown.
- Remove existing wood fence at 2236 and 2248 Burns. Erect new wood fence in same location, and replace wood driveway gate with a new wood driveway gate.
  - Two fence designs to be used: a 6' solid board fence and 4' gothic picket-style fence (3" spacing between pickets). A natural stain will be applied to both fences. Locations of each fence style is shown on applicant's site plan.

**STAFF OBSERVATIONS AND RESEARCH**

- The Indian Village Historic District was established in 1971.



Applicant photos

**Window/Door Opening**

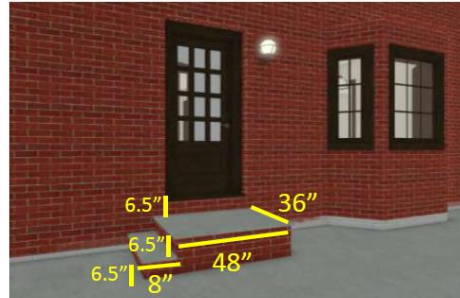
- The existing window unit proposed for removal is not character-defining, but the stone lintel above the window is a character-defining feature of the house.

- There are multiple sized openings on this elevation. It is staff’s opinion the alteration of the square opening for a wider/taller door is in keeping with the elevation’s patterning, and may offer a balance to the casement window opening on the other side of the bay window (as well as mimic the tall/short opening arrangement directly above at the second floor).
- As shown in the applicant’s mocked up photo (below right), the left edge of the door opening will match that of the existing window opening, allowing the vent, milk door and downspout to remain in place. It appears the header for the door may remain in line with the existing window header. If so, it is not clear if the applicant intends to retain the stone lintel.

**Before**



**Rendering**



Left: Applicant’s photo of existing conditions. Middle and right: Applicant’s positional drawing and elevation.

**After**



The door above is an actual snapshot of the door propped against the house. The colors are exactly as the finished product will be. The door has been digitally moved slightly up to show the finished install location.

**New fence**

- The 1971 designation photographs of 2224, 2236 and 2248 Burns show a fence wrapping around the undeveloped lot. A stockade board privacy fence runs along E. Vernor, while a lower picket fence is located at the Burns sidewalk and returns to the setback of 2224 Burns. Also noted in the 2224 Burns designation photo, is a pergola and wood gate enclosing the back portion of the driveway.



2224 Burns designation photo, HDAB, 1971



*Above and below: 2236 and 2248 Burns designation photos, HDAB, 1971*

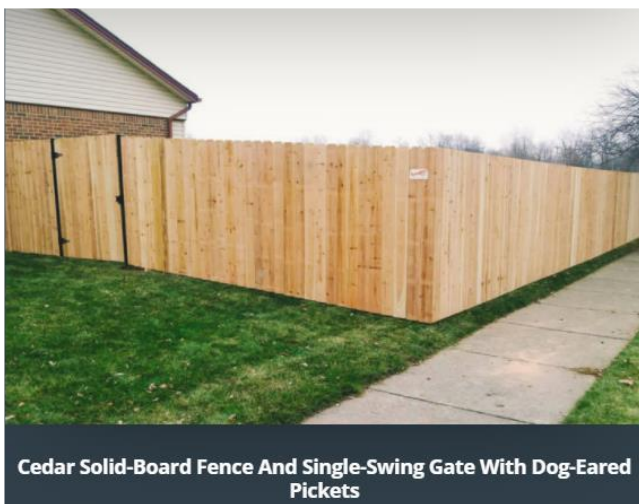
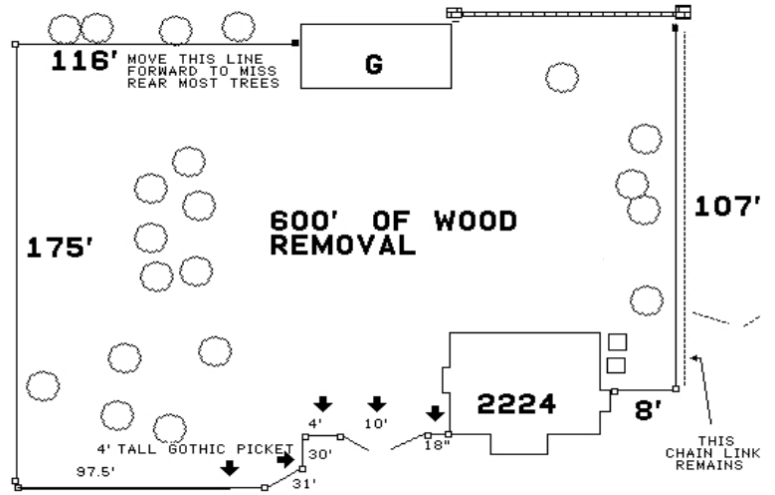


- Staff suspects the existing fence is a replacement of the one seen in the designation photo, as the one in place at time of designation had a top, center, and bottom rail. The current fence has a top and bottom rail. It is staff's opinion that the existing fence designs, while charming in a homespun way, are not character-defining features of the lots.



*HDC staff photo, corner of E. Vernor and Burns, March 23, 2022*

- The applicant’s proposal specifies the installation of a new fence in a similar arrangement as the existing fence. A 4’ tall picket fence (with 3-inch spacing between each picket) would enclose the side lot line adjacent to the house as well as along the Burns sidewalk. At the corner of Burns and E. Vernor, a 6’ tall solid board fence would run east to the corner of E. Vernor and the alley, and then continue south along the rear lot line. The double lined fence at the right corner of the rear yard denotes an existing brick wall that will remain in place.
- The proposed style and fencing material are consistent with the Fence and Hedge Guidelines and are appropriate to the district. The Guidelines allow for two types of fencing material on a single lot.



*Applicant photos showing installation of both fence designs. Gothic-style picket is proposed for the fence along Burns.*



*Looking east at 2224 Burns. HDC staff photo, March 23, 2022*

- The pergola visible in the 1971 designation photo is no longer present. According to Google street view, it was removed between September 2013 and August 2018. It is staff’s opinion the wood pergola was probably

constructed at the time of the adjacent fence as its design was more in keeping with the wood post fence than with the finely detailed masonry house.

- The existing fence projects past the setback of the houses along Burns. The following excerpts from the district's Elements of Design discuss open space, setbacks, and fences:
  - **Element #12, Walls of Continuity.** *The major wall of continuity is created by the buildings with their uniform setbacks within the blocks. ...Fences across side lots contribute to the major wall of continuity where placed at the front yard setback line.*
  - **Element #13, Relationship of significant landscape features and surface treatment.** *...Hedges between properties, and ornamental front yard fences or hedges are not uncommon...Side lots are not uncommon in the district, and a number of these form a part of the original site plan for the residence. Such side lots are usually landscaped, often fenced at or near the setback line, and very occasionally contain paved areas such as a tennis court... The street right-of-way of 80 feet combined with a pavement width of between 24 and 29 feet creates wide tree lawns or berm areas, which adds to the generous ambience of the urban landscape of the district... Fencing ranges widely in type; fencing in public view was generally designed to compliment the style, design material, and date of the residence.*
  - **Element # 14, Relationship of open space to structures...** *Open space in the district occurs in the form of vacant land, a City park, school yards for the Waldorf and Nichols Schools, and side lots. Where an original or early arrangement of a house and grounds included and still includes landscaped lots which form part of the landscaping plan for the residence, such landscaped lots are significant landscape features.*
  - **Element #17, Rhythm of building setbacks.** *Because of the existence of various subdivisions and their related subdivision and deed restrictions, setbacks vary from area to area within the district, though they are consistent within each block or area. The varying designs of the houses, occasionally with slight setbacks in the façades, cause the houses to relate to the front setback line in different ways; this creates a slight variation in the setback line. Nevertheless, within each block or area, a wall of continuity is created.*
  - **Element #22, General environmental character.** *The Indian Village Historic District, with its long, straight streets, its hierarchy of walls of continuity (lamps, trees, buildings) and its large, dignified homes, has an urban, substantial, low density residential character.*
- The fence at 2236 Burns does not extend to the SW corner of the front lot, it angles towards the house at 2224 Burns just before the corner lot lines, giving more open space at this area of the side yard, and reducing the fence's visual impact on the house and streetscape. The applicant's proposed installation retains this angled wall.



Google street view, August 2018

- The lower height and widely spaced picket fence at the Burns sidewalk offers the opportunity to see over the fence (as well as through the fence) into the yard and also keeps the viewshed open of the houses that extend south along Burns. Both fences are slightly set back from the sidewalk. A wide tree lawn is present at Burns, while a narrower tree lawn is present at E. Vernor.
- There are several examples of corner lot front yard fencing within the Indian Village Historic District, in which a house is not present. The consistent detail these installations share is a high degree of transparency.



*HDC staff photo, March 23, 2022*

Following this staff report are existing corner lots (vacant lots and/or yard enclosures) that showcase different fencing designs or conditions.

- Additionally, it is staff’s opinion, the east-west streets are of varying character which should be taken into account when reviewing fence/landscaping applications. Three east-west streets (Agnes, St. Paul and Goethe) are, in staff’s opinion, neighborhood streets (narrow, two-way roads, generally low speed traffic). The remaining streets (Kercheval, E. Vernor, Charlevoix, Mack) are thoroughfares within the district with wide, and/or multiple lanes, where cars often travel at higher rates of speed.
- Staff believes important points for the Commission to consider in addition to the visual impact of the fence/landscaping on the view of the lot and streetscape, is the physical impact to pedestrians on the sidewalk, and the manner in which the fences/lots/viewsheds are experienced.
  - A fence or vertical landscaping, when placed immediately adjacent the sidewalks, can create the feeling of a wall, and may limit pedestrians’ mobility on the sidewalk (not only when people need extra space to pass each other, but also when landscaping is not maintained and begins to cover the sidewalk).
  - On the other hand, a solid fence and/or landscape walls (of to-be-determined material and height) may be appropriate, so long as adequate greenspace surrounding the sidewalk is available. Staff feels the depth of greenspace includes the tree lawn. When present, this can allow for varying fence/landscaping setbacks from the sidewalk (i.e., a deeper setback may be more important when no tree lawn is present).
  - Visual examples of both of the above settings can be found following this staff report.

## **ISSUES**

### **Window/Door Opening**

- The selected solid oak and full glass door is of sympathetic age, however the proposal for the door to have a semi-transparent stain wood finish is not appropriate for an opening at this location on an English Revival-style house, as historic wood components are generally always painted.
- It is staff’s opinion that a semi-transparent stained wood front door can be an exception, as the contrast of finish can be appropriate for a main entrance. Staff noted the front door of this house is painted, and the side door will be positioned between banks of windows with painted sash and trim. Therefore, the secondary entrance would have the most prominent finish of all the window and door openings on the house and be in contrast with the remaining painted openings on the north side of the house. As the side elevation is adjacent the driveway and an empty lot, it is quite visible from the public right-of-way.



*Applicant photo*



*HDC staff photo*



**B:18 Dark Reddish  
Brown  
MS: 2.5YR 2/4**

*Proposed window/trim color*

- The landing is specified at 36” wide by 48” deep. While it appears to HDC staff that the bay window extends less than 36” from the side wall, the applicant states the landing will not extend into the driveway.
- It is not clear if the applicant will remove the window opening’s stone lintel or leave it in place.

**Fence**

- The proposed light wood stain is a contemporary finish for fencing; the wood fence should be painted or stained with a solid stain in a darker color that complements the adjacent house. This is especially pertinent for this application as the fence abuts the house due to the driveway gate.

**RECOMMENDATION**

Section 21-2-78, Determination of Historic District Commission

It is staff’s opinion the removal of the window and installation of the door and landing will not destroy historic materials that characterize the property, and the replacement of the existing fence with the new wood fence will not alter the 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 and the Elements of Design for the district.

Staff recommends the Certificate of Appropriateness be issued with the following conditions:

- The existing stone lintel of the window will remain in place to give evidence of the original opening.
- The wood door shall be painted dark reddish brown to match the front door and all other wood components.
- The side entry step and landing will not extend further from the wall than does the adjacent bay window, and will leave the existing driveway surface intact.
- The setback of the fence will be no closer to the sidewalk than the current fence, and could be set back further. The setback distance will be confirmed and added to the site plan for staff review.
- The wood fence and gate will be painted or stained in a solid stain in a color that compliments the adjacent house. The selected color will be submitted for staff review. The paint or stain will be applied after the wood has time to dry out, no earlier than May 2022 and no later than October 2022.



**Corner Lot Comparisons – All photos by HDC staff (unless otherwise noted)**



**#1 SE corner of Burns and St. Paul, March 23, 2022**  
No fence, open lot



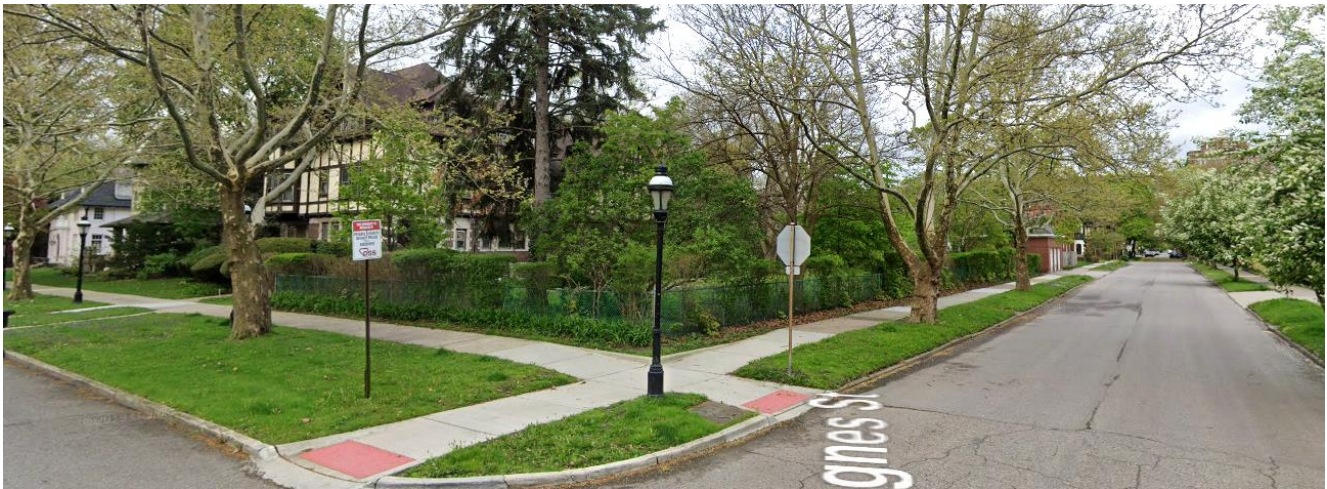
**#2 NE corner of Burns and Charlevoix, March 23, 2022.**  
Two material fence, multiple yard enclosures. Transparent fence at front yard, privacy fence beyond setback/rear yard. Both fences are only slightly set back from sidewalk. Important to note, there is no tree lawn buffer between Charlevoix and the sidewalk.



**#3 NE corner of Iroquois and Kercheval, March 23, 2022.**  
Seasonal transparency. Fully transparent fence at front setback line, fence is deeply set back from the Kercheval sidewalk.



**#3 Google street view, July 2009**  
The yard behind the transparent fence is obscured by summer growth. The extended space between the sidewalk and fence creates a more open verdant environment for pedestrians, while offering full privacy for the interior of the rear lot. This additional greenspace is especially important along streets where the sidewalk ends right at the street, as it does here at Kercheval.



**#4 SW corner of Iroquois and Agnes, Google street view, May 2019**  
 Seasonal Transparency. Fully transparent fence is slightly set back from both sidewalks. The fence is set back to allow a single line of plantings to be placed on the public-facing side of the fence. A tree lawn is present, and Agnes is a two-way neighborhood street.



**#5 SW corner of Iroquois and Charlevoix, March 23, 2022.**  
 Semi-transparent wood fence (36 – 48” in height) that is set back from both sidewalks. A narrow tree lawn is present at Charlevoix.



**#5 Google street view, August 2021.**  
 Pedestrians see over and through this fence. Since there is no interior privacy fence at the setback line to obstruct the view to the rear portion of the lot, an open viewshed for a fenced lot was created. The deeply set back fencing (and angled corner) allows for the planting of shrubs and trees that offer additional interest to the lot while creating occasional natural visual barriers.



**#6 NE corner of Seminole and Charlevoix, March 23, 2022**

Two material fence, full yard enclosure. Transparent fence at front yard, privacy fence beyond setback/rear yard. No barrier at the setback line allows for a full view of lot. Both fences are only slightly set back from sidewalk and there is no tree lawn buffer between Charlevoix and the sidewalk.

# 2224 Burns Summary

We recently moved in to 2224 Burns and are looking to make several exterior changes

- Replace existing vinyl window with period-era door
- Repair & repaint much of damaged exterior trim & garage door
- Repair dilapidated fence damaged in recent wind

# 2224 Burns – Existing Conditions

- Vinyl Window –
  - Window is in acceptable functional state but is out of compliance with historic standards
- Exterior Trim & Garage Door –
  - Garage doors are functional, but paint has flaked off or faded across many areas
  - Trim on both the garage & house is significantly damaged, in some cases totally rotted through
  - Paint on exterior trim is chipped and flaking across the full scope of the house
- Fence –
  - Wooden fence surrounds the property and adjoining side-yards along Burns, Vernor, back alley, and neighboring lot (backyard only)
  - Several sections of fence have totally rotted through and fallen over
  - Much of the remaining wood is irreparably weathered and damaged and should be replaced
  - Many sections have exposed nails and screws that pose a safety hazard

# 2224 Burns Description of Work

- Vinyl Window –
  - Replace with a period-era wooden door. Doing this will allow us to have better access to the side yard and improve the flow and functionality of the house while improving the historical nature of the property
- Exterior Trim & Garage Door –
  - Garage doors will be retained and repainted B18 Dark Reddish Brown
  - Garage trim will be repaired with wood filler or replaced directly with wood depending on severity of damage, and repainted B18 Dark Reddish Brown to match the garage doors
  - House trim will be repaired with wood filler or replaced directly with wood depending on severity of damage, and repainted B18 Dark Reddish Brown to match the garage
  - Window frames will also be repainted B18 Dark Reddish Brown to match
  - Third floor vent will be repaired with wood filler or replaced directly with wood depending on severity of damage, and repainted B18 Dark Reddish Brown to match the garage and house
- Fence –
  - All wood panels of existing fence will be removed and scrapped and replaced with Cedar dog-ear panels
  - Burns-side fence will be fully replaced with cedar picket fencing

# 2224 Burns Snapshots of New Hardware – Trim Paint

## COLOR SYSTEM D

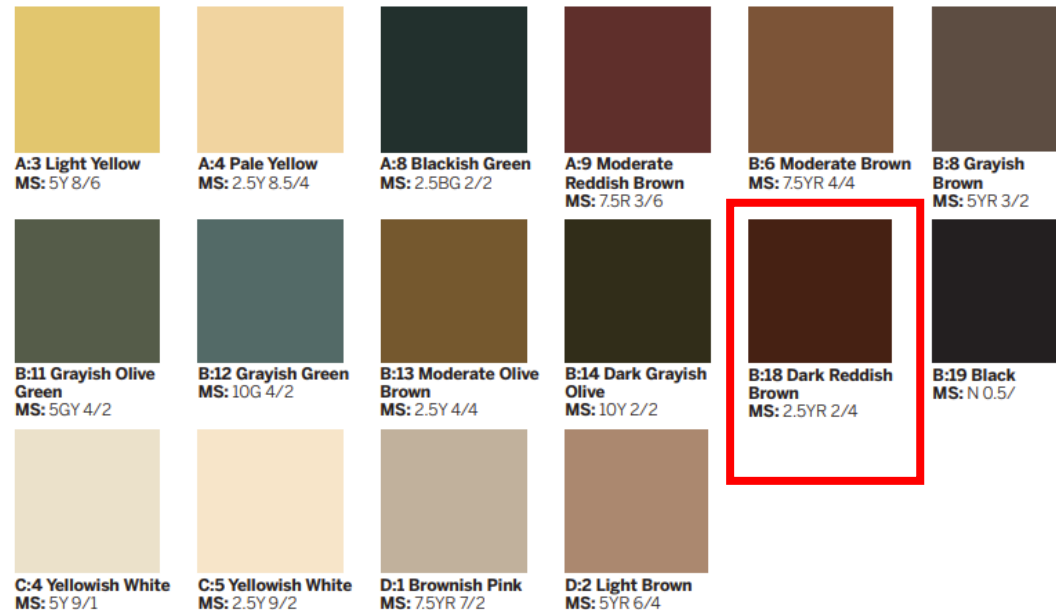
### ACCEPTABLE COLOR COMBINATIONS \*MS = MUNSELL STANDARD

| BODY  | TRIM   | SASH                                   | SHUTTERS                                |
|---|--|--|---|
| Stucco:<br>Leave natural or match original stucco color,<br>or A:3, A:4, C:4, C:5, D:1, D:2 | Match half-timbering color<br>or match existing stone trim<br>color or match shingle color<br>or A:8, A:9, B:6, B:8, B:11,<br>B:12, B:13, B:14, B:18 | Match trim color or A:9,<br>B:18, B:19 | Match trim color or match<br>sash color |
| Half-timbering:<br>A:8, B:6, B:8, B:11, B:12, B:13, B:14, B:19                              |  |  |   |
| Shingles/Clapboard:<br>B:6, B:8, B:11 (rare), B:12, B:13, B:14                              |  |  |   |
| Existing brick or stone   |  |  |   |

We will use the B18 Dark Reddish Brown, which will be similar to existing (below).



**B:18 Dark Reddish Brown**  
MS: 2.5YR 2/4

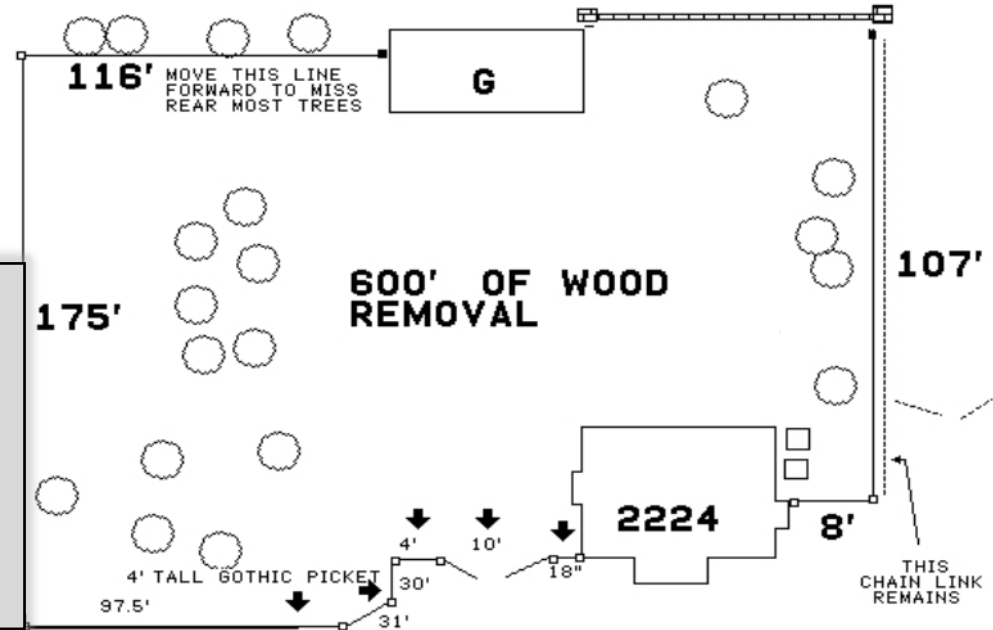




# Fence Details

Planned fence will be installed by Kimberly Fence, who will also handle the removal of the old fence. The proposed new fence path is at right. It will go in the same position as the existing fence.

A natural color stain will be applied for weather protection. The gap between each picket is approximately 3 inches. The picket fence is 4' tall, the dog-ear fence is 6' tall. Final look will be like the below. Please note that the proposed implementation will use gothic pickets as shown below, not the pointed pickets depicted.

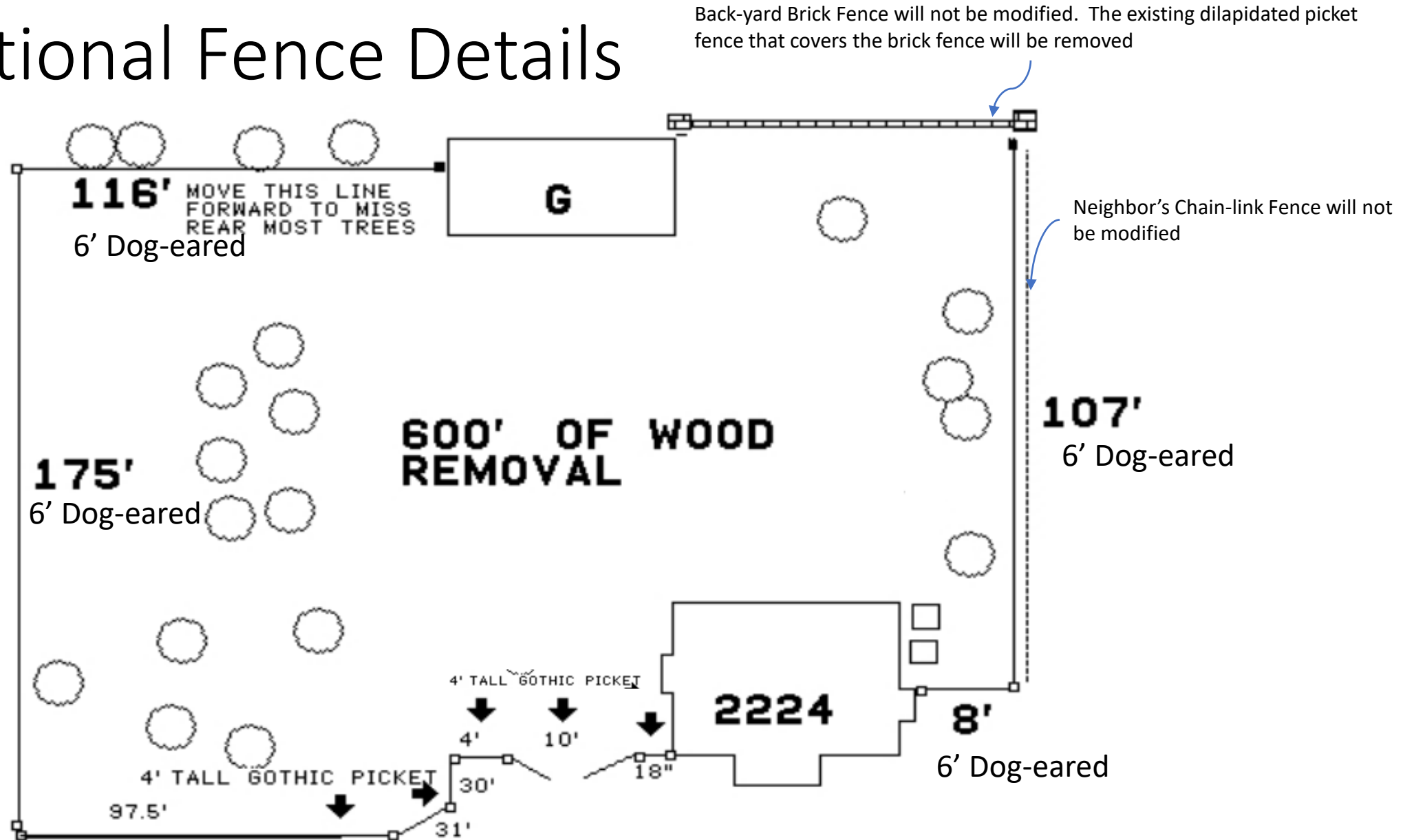


Cedar Solid-Board Fence (Interior View)



Cedar Solid-Board Fence And Single-Swing Gate With Dog-Eared Pickets

# Additional Fence Details



# 2224 Burns Snapshots of New Hardware

New door, solid oak  
historical door with glass  
pane



Rendering of new door with landing.

\*note that the door window has changed slightly from the designer's rendering to the actual door we sourced. The door at far left is what will be used.

The door will not go down to the grade. There will be 2 brick steps to get onto the ground with a 36"x48" landing. Stairs and landing will be made of matching brick, and when possible, use salvaged brick from the area being removed for a clean match. Stairs would be 6.5" rise, 36" width, 8" run.

At 36" wide, this landing will but up against, but not extend onto, the existing driveway. The width is largely enveloped by the existing nook that already extends out, just to the right of the planned door location as seen in the rendering. The door will rotate in-ward.

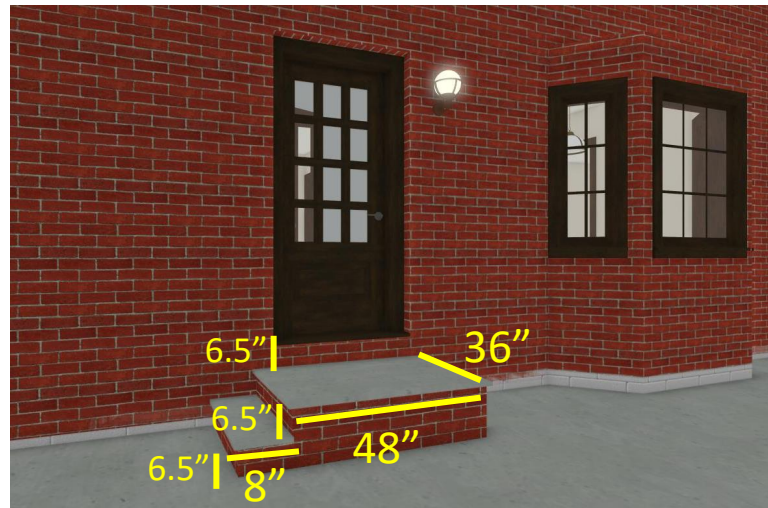
Side Door

# 2224 Burns New Door Dimensioned

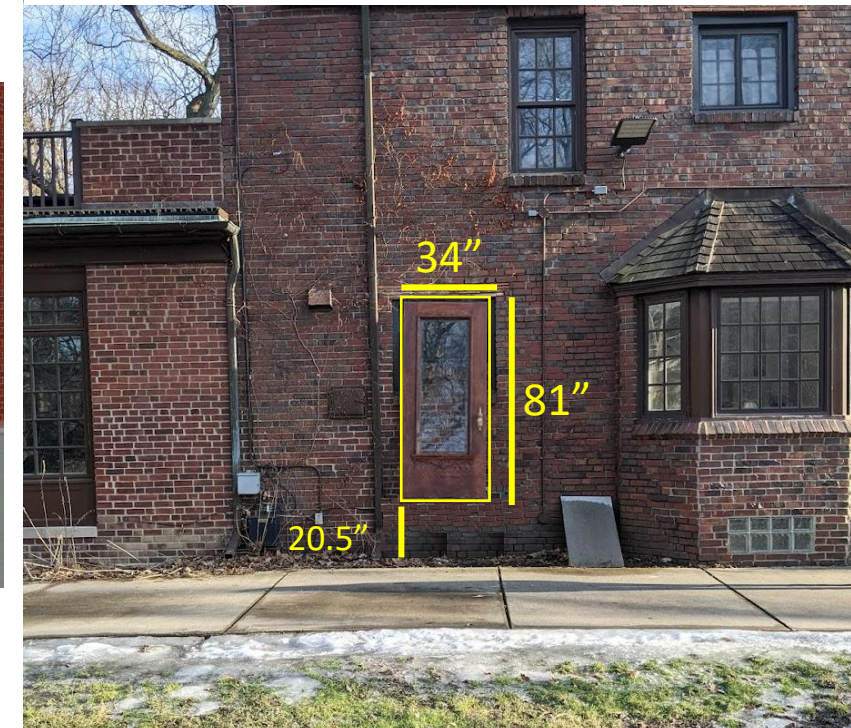
**Before**



**Rendering**



**After**



The door above is an actual snapshot of the door propped against the house. The colors are exactly as the finished product will be. The door has been digitally moved slightly up to show the finished install location.



Paint & Trim



Garage (as viewed from Burns facing North)



Door #2 with damaged paint and siding visible

Trim color will be B18 Dark Reddish Brown per the style guide



Door #1 with damaged paint visible



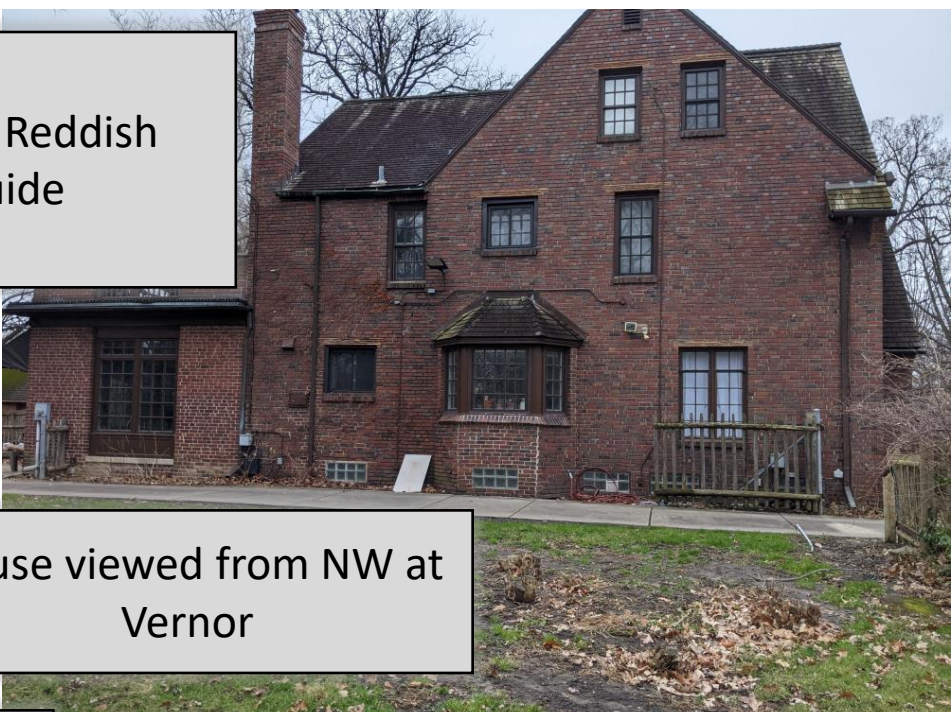
Door #3 with damaged paint and siding visible





House viewed from SE corner at Burns

Trim color will be B18 Dark Reddish Brown per the style guide



House viewed from NW at Vernor



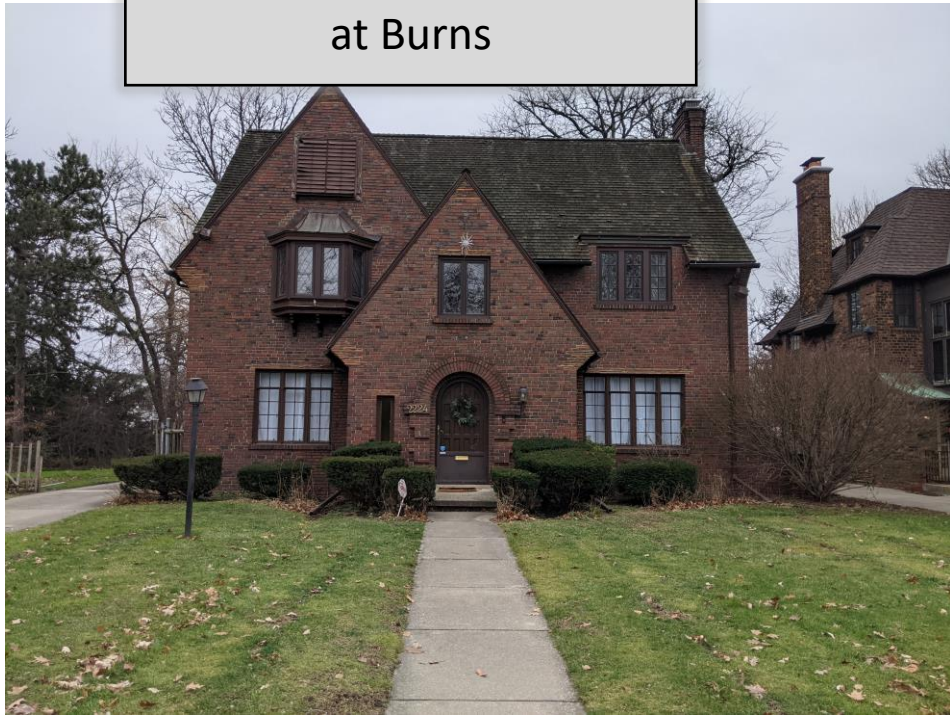
House viewed from SW corner at Burns

Trim and window frames will all be painted black



Rear of the house

House viewed from center  
at Burns



Trim color will be B18 Dark  
Reddish Brown per the  
style guide



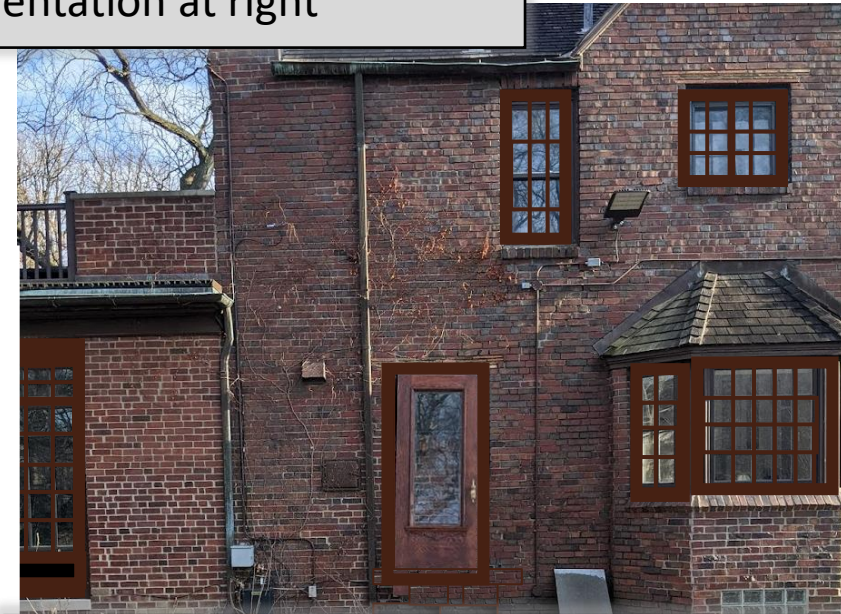
New door will remain historic stained oak color, in accordance with the intent of the style guide

Similar houses in Indian Village are shown at left

Proposed implementation at right



**B:18 Dark Reddish  
Brown**  
MS: 2.5YR 2/4



Trim color will be B18 Dark Reddish Brown per the style guide



House viewed from NW at Vernor



The current window opening is 38". The new door is 34" wide, so it will fit within the existing opening with room for framing & lock mechanism.

The basement window (red) will be obscured by the planned steps or landing referenced on page 5. This is acceptable to us as the windows are largely internally obscured already by plumbing and ducting.

Fence

Collapsed fence along alley



Collapsed fence along alley



Collapsed fence along alley



Collapsed fence along alley





Deteriorated backyard fence



Deteriorated backyard fence

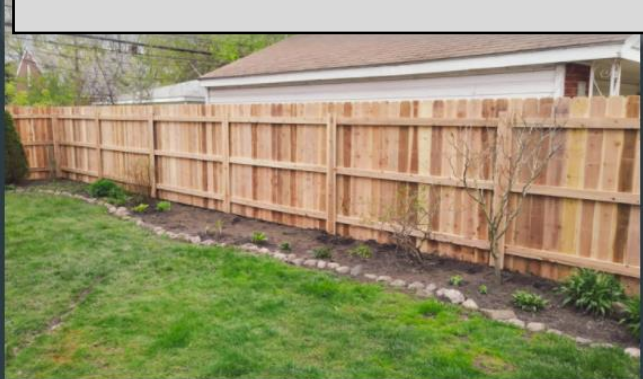


Collapsed fence along Vernor,  
temporarily restrained after recent  
storm to prevent further collapse



Collapsed fence along Vernor,  
temporarily restrained after recent  
storm to prevent further collapse

Proposed Replacement



Cedar Solid-Board Fence (Interior View)



Cedar Solid-Board Fence And Single-Swing Gate With Dog-Eared Pickets







**Cedar Solid-Board Fence (Interior View)**



**Cedar Solid-Board Fence And Single-Swing Gate With Dog-Eared Pickets**

Deteriorating fence along Burns



Deteriorating fence along Burns



Please note that general 4' fence images depict pointed pickets, but the actual build will be made with gothic pickets. The image at right is a French gothic picket



# Fence Contract (reference)

**KIMBERLY FENCE**  
 KIMBERLY FENCE & SUPPLY INC. 6470 E. 9 MILE RD.  
 WARREN, MI 48091 OFFICE 586-920-2014 FAX 586-510-4939  
 www.kimberlyfence.com sales@kimberlyfence.com

**PROPOSAL/CONTRACT**

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**Customer Information:**

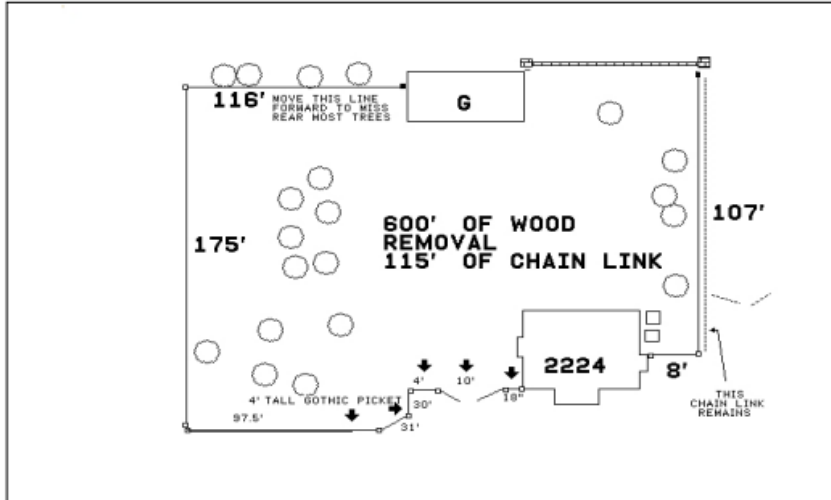
BLAINE RILEY  
 C-313-643-5380  
 2224 BURNS AVE  
 DETROIT, MI 48214

**Job Site Information:**

E-BLAINE@UMICH.EDU

**Job Description:**

REMOVE EXISTING FENCES, WOOD AND CHAIN LINK AND HAUL AWAY, NEIGHBOR FENCE TO REMAIN (107' SIDE). FURNISH AND INSTALL 6' TALL CEDAR SOLID BOARD (LARGE NUMBERS) ON STEEL - POSTMASTERS AND 4' TALL CEDAR GOTHIC STYLE SPACED PICKET, SMALL LETTERING, LEFT FRONTAGE.



**Approved & Accepted for Customer:**

\_\_\_\_\_  
 Customer Date  
 Accepted for KIMBERLY FENCE & SUPPLY INC.:  
 \_\_\_\_\_  
 Salesperson Date

Contract Amount: \$ [REDACTED]  
 Down Payment: \$ [REDACTED]  
 Balance Upon Completion: \$ [REDACTED]

**KIMBERLY FENCE**  
 KIMBERLY FENCE & SUPPLY INC. 6470 E. 9 MILE RD.  
 WARREN, MI 48091 OFFICE 586-920-2014 FAX 586-510-4939  
 www.kimberlyfence.com sales@kimberlyfence.com

**PROPOSAL/CONTRACT**

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**Customer Information:**

BLAINE RILEY  
 C-313-643-5380  
 2224 BURNS AVE  
 DETROIT, MI 48214

**Job Site Information:**

E-BLAINE@UMICH.EDU

**TERMS AND CONDITIONS**

Kimberly Fence & Supply is referred to as KFSI for this document.

- \*KFSI will, if applicable, remove & haul away old fence(s) & install new fence per manufacturer's specifications and/or ASTM standards.
- \*KFSI will reasonably clean up dirt (spoils) created from digging & place it as directed within the property. Dirt WILL NOT be hauled away without added costs agreed to in writing prior to starting the work.
- \*KFSI will assist customers in determining property lines upon request. Under NO circumstance will KFSI guarantee accuracy or accept responsibility for inaccurate placement of the fence. We suggest you obtain a survey prior to the start of the fence.
- \*KFSI will pull applicable permit. You must notify KFSI if you are part of a Home Owners Association (HOA)/Historical District. Their restrictions may differ from city or township regulations and may require separate permits.
- \*KFSI will call Miss Dig to mark public utilities. Miss Dig DOES NOT mark private utilities such as, but not limited to, electrical, gas, sprinkler lines, etc. Any damage to private lines will be at the customer's expense & responsibility to repair.
- \*KFSI retains the right to charge for what it determines to be unforeseen digging conditions. Each yard is entitled to 3 "Hand Dug" holes. In case of, but not limited to, Miss Dig conflicts, buried concrete, rocks and/or debris requiring in excess of 3 hand dug holes, a \$ 25.00 per additional hole charge may apply. Fence set to existing grade. Gate hardware installed @ installer's discretion unless noted.
- \*Balance is due upon completion of the work. All materials remain the property of KFSI until paid in full. The customer agrees to allow KFSI access & right to remove materials in the event of non-payment.
- \*The customer is not entitled to cancel or change the contract once initiated. Upon receipt of a written request, KFSI may, at its discretion, agree to terminate or change the contract. Returned credit card deposits are subject to a 10% fee. Any labor & material costs incurred prior to cancellation are non-refundable. Special order & non-stock items are non-refundable.
- \*The proposal/contract is valid for 30 days from the date on the proposal/contract unless otherwise indicated in writing by KFSI.

\*Warranty info see [www.kimberlyfence.com/warranty-information](http://www.kimberlyfence.com/warranty-information)

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