

# 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

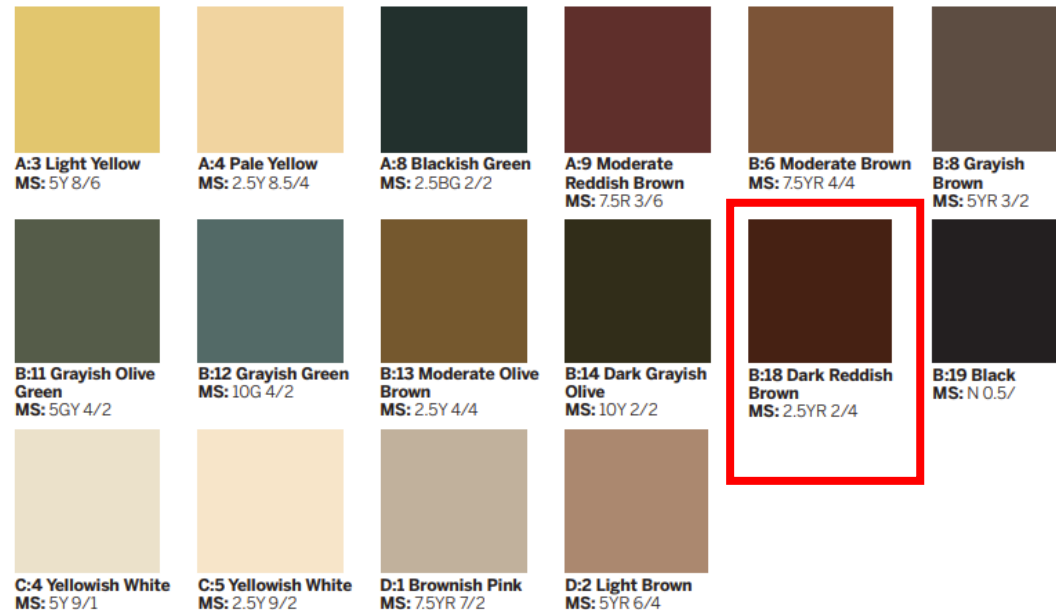
### ACCEPTABLE COLOR COMBINATIONS \*MS = MUNSELL STANDARD

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



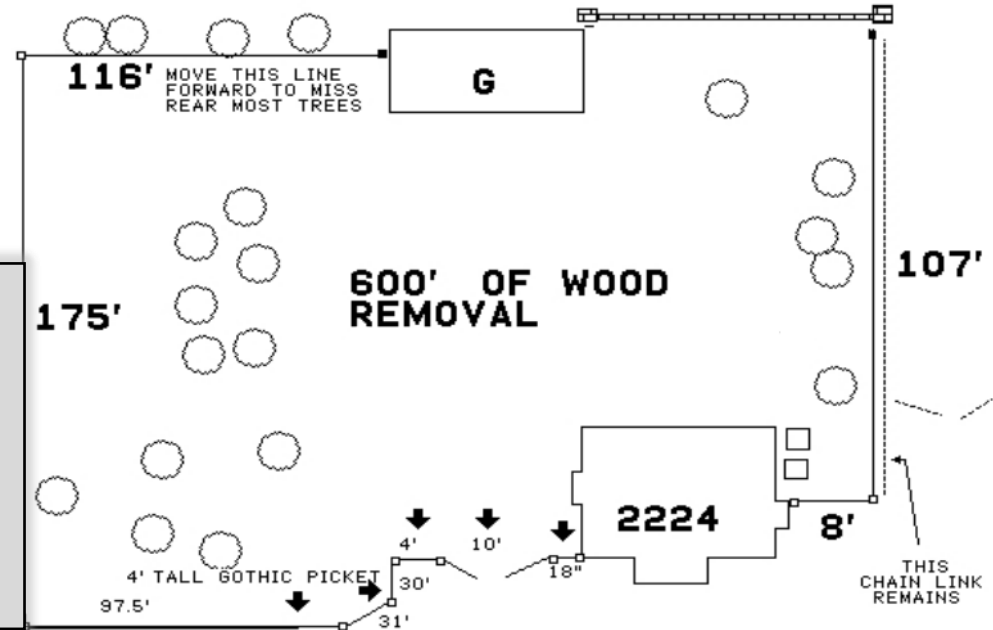
**B:18 Dark Reddish Brown**  
MS: 2.5YR 2/4



# 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.

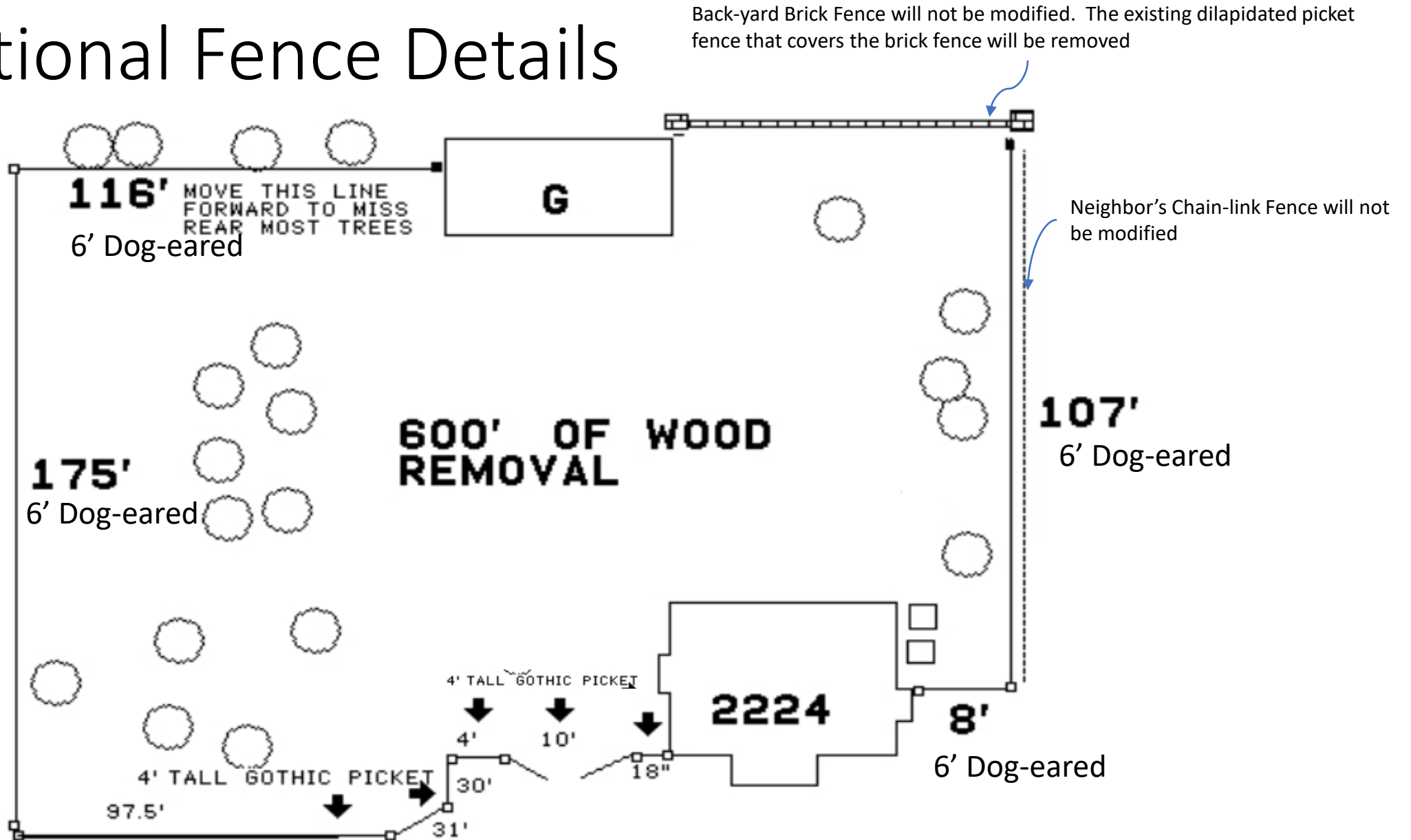


Cedar Solid-Board Fence (Interior View)



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

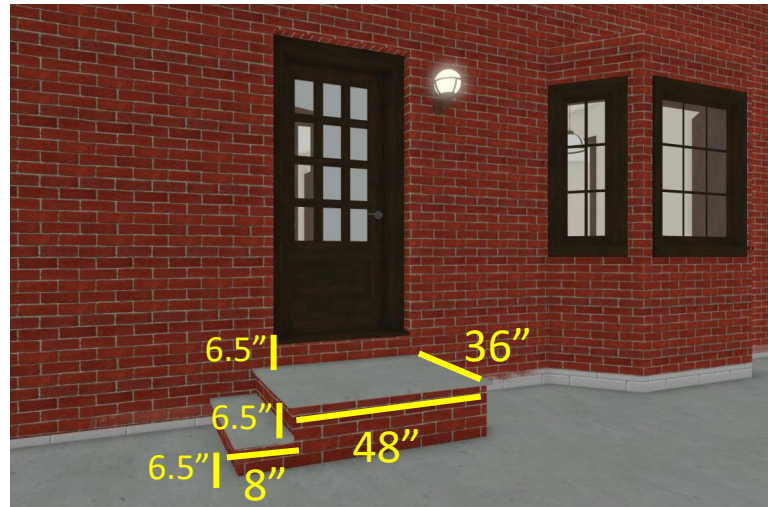


# 2224 Burns New Door Dimensioned

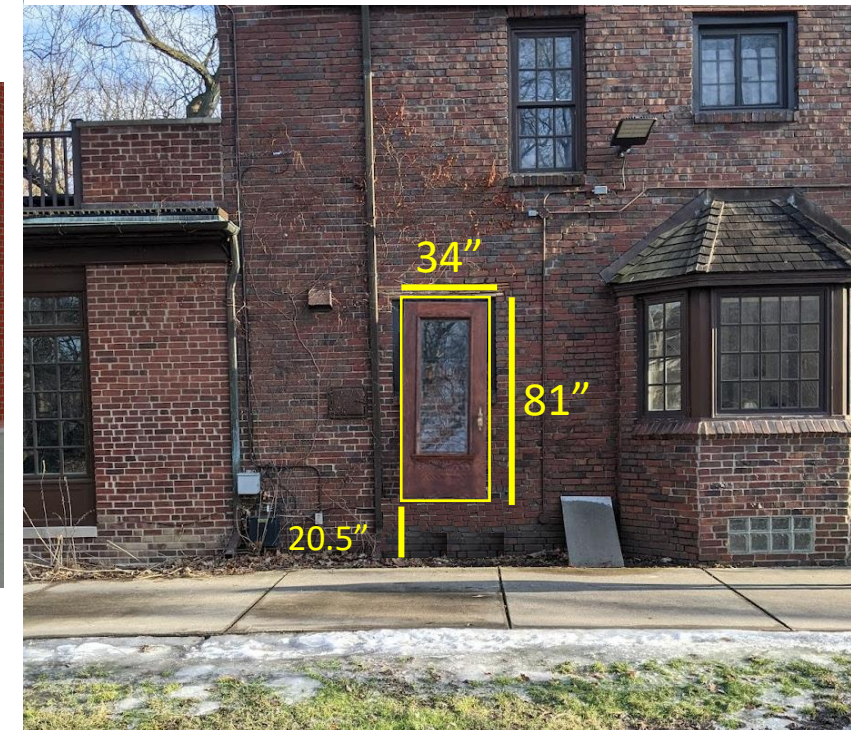
**Before**



**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

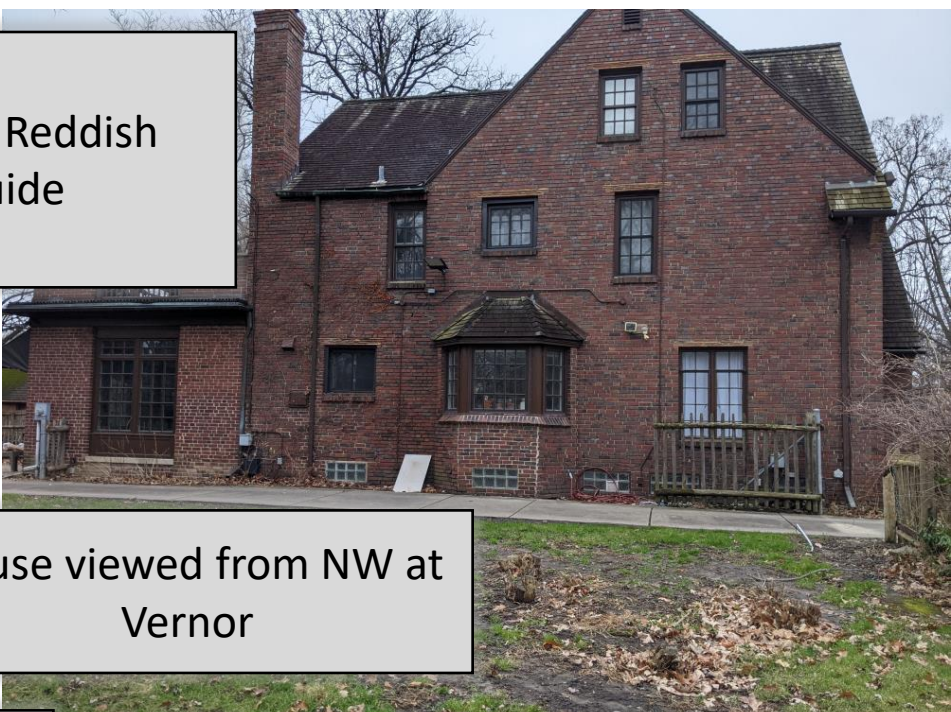


Door #3 with damaged paint and siding visible



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



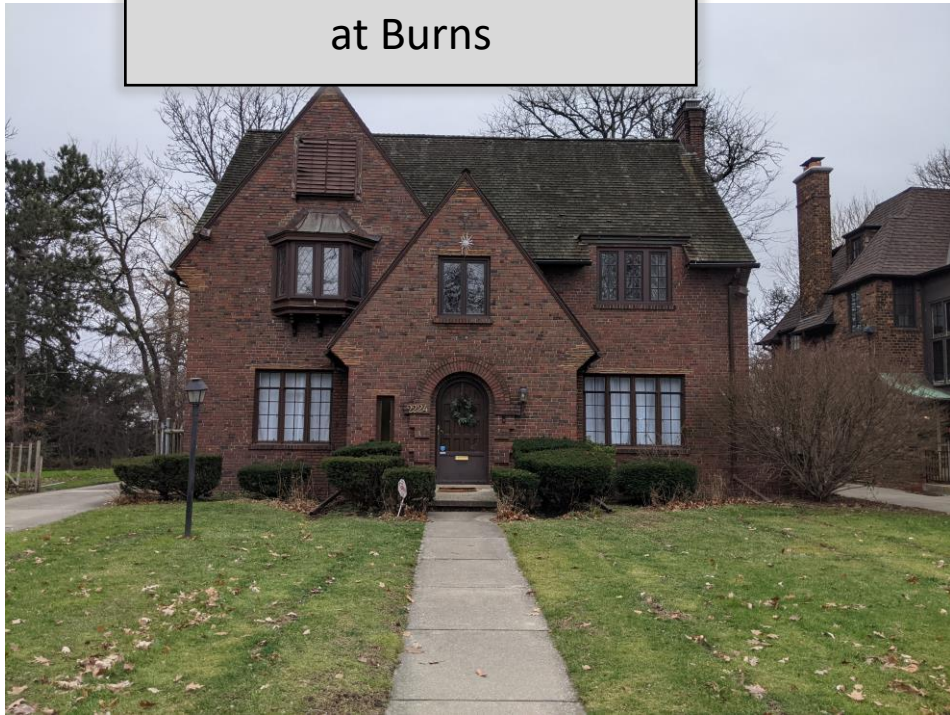
House viewed from SW corner at Burns

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



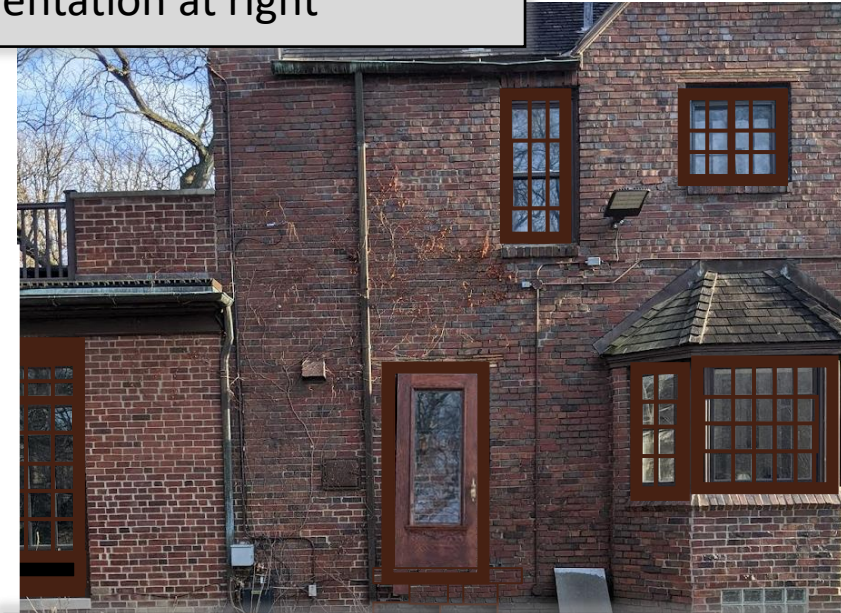
New door will remain historic stained oak color, in accordance with the intent of the style guide

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

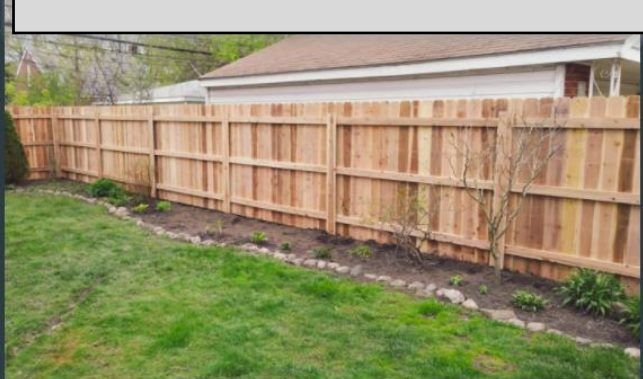


Collapsed fence along Vernor,  
temporarily restrained after recent  
storm to prevent further collapse



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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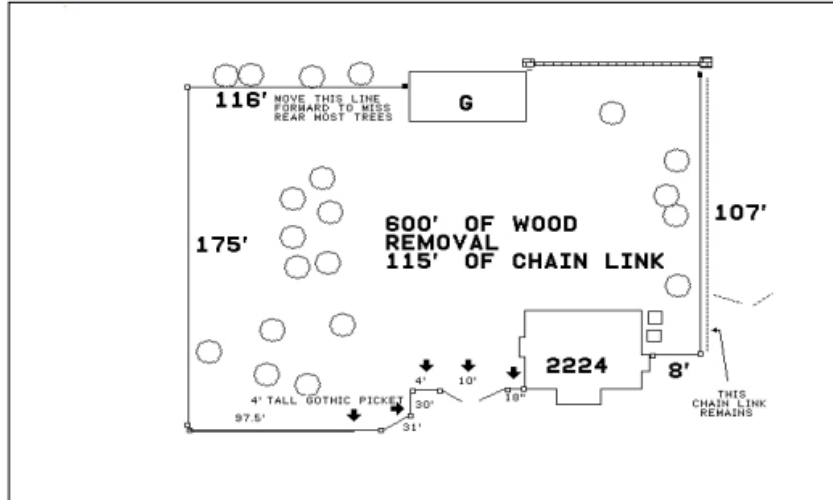
**Customer Information:**

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  
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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)

Initial \_\_\_\_\_  
 Initial \_\_\_\_\_