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## New Hue Restoration + Design, LLC

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## HDC PROJECT REVIEW

2405 BURNS AVE DETROIT MI, 48214

### Existing Conditions

This 1914 “French Cottage Farmhouse” has faced a life of deterioration, neglect, and illegitimate work done on both the interior and exterior. As a result, the home has lost substantial original character and quality. Most windows have been replaced with vinyl windows by previous owners, and all brick mouldings surrounding the windows have been capped with aluminum. Some original double hung windows have been saved by the previous owner, and kept in the attic (these windows are planned to be restored and put in the original openings). A few other original windows remain in their openings, and will be restored. Our discoveries uncovered original hinge and latch placements of first floor casement windows, and original sash locations of first and second floor double hung windows. These hinge and latch locations indicate that the original windows would have been inswing style casements. The two large picture windows have the same original hinge locations, suggesting that they would have been French style inswing casement windows. Later, at the time of installing radiators, one was installed in front of the picture windows, and would have hindered the window from being operational. It is not clear that these windows would have been sealed shut or potentially replaced with a picture window. The existing vinyl windows that have been removed, had been picture windows. Due to the lack of historic pictures, and previous owners not archiving all the original windows, the possibility of picture windows is only an informed assumption.

Other exterior carpentry that had not been capped with aluminum have been subject to rot/failure. The stucco has been neglected for some time, and has not been re-sealed properly, and has cracking. A back entrance door has been replaced with a modern steel entrance door(done by previous owner), while the front entrance door, which may not be original to the house, has seen neglect and significant splitting of the rails and stiles, and the wood veneer has been cracking and delaminating from the center of the door. The door has been warped over time, and now it does not sit in its opening properly. Previous owners have tried to retrofit this door with updated hardware, and have damaged the latch side of the door and the door jamb. The muntins of the lite on the door have failed completely, pulling off the door and glass. Though the glass of this door is ¼” plate, it does not seem to be old glass. From our material analysis, this door may not be original to the house, and is more of a “Dutch” style door, and because of its veneer, it could have been at one time made to be stain grade. The construction and material used for this door, may show that it was a cheaper made door.

### Project Description

New Hue Restoration + Design, LLC intends on producing new custom poplar windows and solid white oak doors, to replace all vinyl windows, and decrepit and modern doors. Our team will also be restoring all exterior carpentry, stucco work, and finishing these to the proposed color scheme. Discoveries show that the new color scheme would be similar to the original, and adhere to Indian Village *Elements of Design*.

The Design of the two Picture windows would be period appropriate in that the design reflects the layout of a guillotine sash, while the upper 5 lites are dimensioned the same as the second floor sash lites and its mullion, with a single lower lite. This allows more cohesion and verticality for this facade, rather than if the picture window had been designed with 4 lites or six lites. Evidence shows that they had been operational, but had potentially changed after the installation of radiators. A picture

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window is not out of the ordinary for a window opening this large. This design would also carry into the design of the other inswing casement windows to be made for the first floor (North/South elevation). The ribbon of casement style around the sunroom would be inswing, and have two upper lites above a lower lite. The ribbon of casements at the dining room (South elevation) would have 3 lites over 1 lite, considering it is a wider window, and again would be made an inswing style using the historic hinge placement. This design and muntin configuration would be period appropriate, and serve as updated character defining features. The upper and lower lites of these casement windows shall be scaled to match the lites of the sashes of the second floor windows. The smaller windows on the northeast elevation would be made to be inswing style casements, and reflect the style of the sashes on the second floor(4 lite). All other vinyl double hung windows shall be replaced with Poplar windows to fit original sash locations. The design of these will be based on the remaining original double hung, following a 4 over 1, and a 6 over 1 lite layout. Work scope of replacement and repair of windows to only apply to northeast and southeast elevation, however if the homeowner intends on replacing all other windows, they would follow the same procedure of repair or replace. New Hue Restoration + Design, LLC would be making all new windows, doors, and restoring the brick moulding. The windows and doors will be constructed using mortise and tenon. Large glass panes shall be tempered ¼” plate glass. The Restoration of all existing sashes would be done by Re-Lite Restoration’s, Mary Dindas.

The door design is modeled off casement windows and doors with wide horizontal muntins common in French farmhouse design. After the analysis of the existing door and its issues, there was an opportunity for new doors at both porches, making the entrances cohesive. The doors would be mortise and tenon solid white oak with a stain finish to match the porch ceilings, while the interior, stained to match the darker woodworking. The tempered insulated glass units have been bronze tinted to soften the sharpness of the glass. This finished wood element would be celebrating the home's stained woodworking found on the interior, and would complement the proposed color scheme.

#### Detail Scope of Work

- Remove all existing vinyl windows on Northeast, and Southeast elevation
- Remove all aluminum window casing to reveal original brick moulding, and sills
- Strip all existing exterior carpentry of paint, prime and paint. Replace any failed carpentry with similar material and dimensions. Paint exterior carpentry and stucco with proposed new color schedule.
- Replace vinyl windows with new period appropriate, custom poplar windows with historic muntin detail(exterior finished black, interior finished to either painted trim (white) or stain match where applicable
- New wood windows shall vary in operation. Using the historic hinge locations, the casement style windows shall be inswing, and the new double hung windows shall be built to fit existing historic sash locations. The two vinyl picture windows shall be replaced with period appropriate wood picture windows.
- Removal of existing front entrance door, and entrance door found at back porch
- Replace existing “Dutch” style door and steel porch entrance door, with newly designed and period appropriate matching solid white oak door. Exterior of the door is finished to match the tongue and groove ceiling of the entranceways, while the interior is finished to match the darker woodwork of the interior doors, and trim.



Northeast Elevation

*-First floor: replacement of vinyl picture windows with wood picture windows. Replacement of two smaller outswing casement with new wood inswing(utilizing original hinge placement)*

*-Second Floor: All restored double hung sash(done by Mary Dindas)*

*-Third floor: vinyl window to be replaced with wood inswing*



Southeast Elevation

-First floor: (Rightside) series of 5 vinyl casement style to be replaced with wood inswing(utilizing original hinge locations). Small fixed vinyl window under porch to be replaced with wood fixed window(closest window) (leftside) series of 5 to be replaced with inswing casement.

-Second floor: (Rightside) series of 3 vinyl double hung to be replaced with wood sashes(keeping the 4 over 1 lites) middle series of 3 double hung to be restored by Mary Dindas. Vinyl Single 8 over 1 to be replaced. (Leftside) series of 3 vinyl windows to be replaced(keeping the 6 over 1 lites)



Current state of facade (showing restored brick moulding & gable)

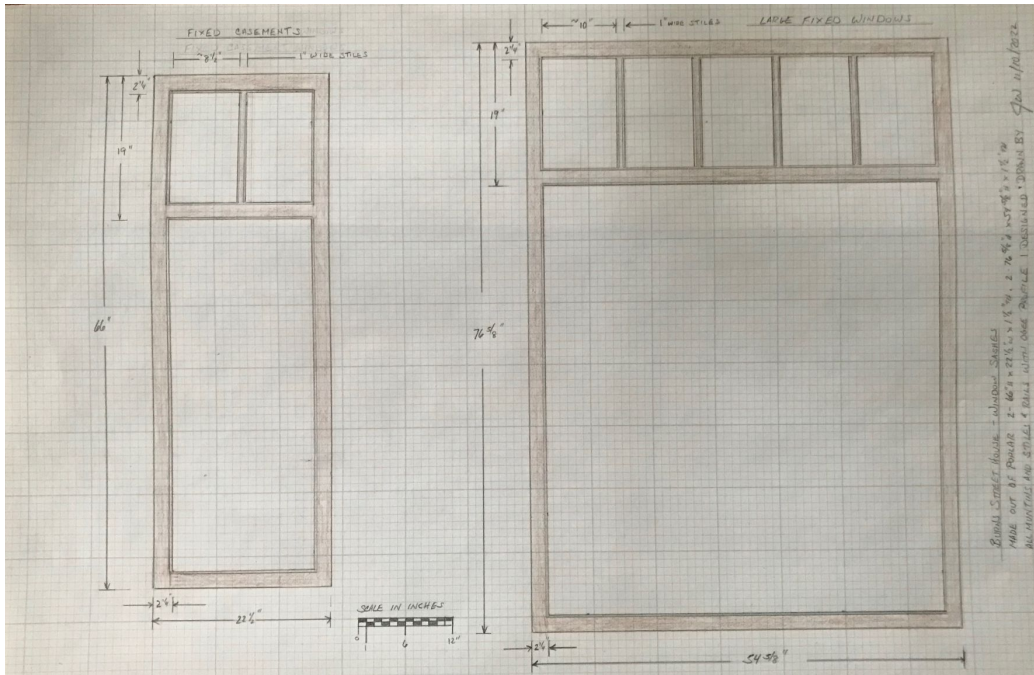


*Southeast Elevation & Southwest Elevation*

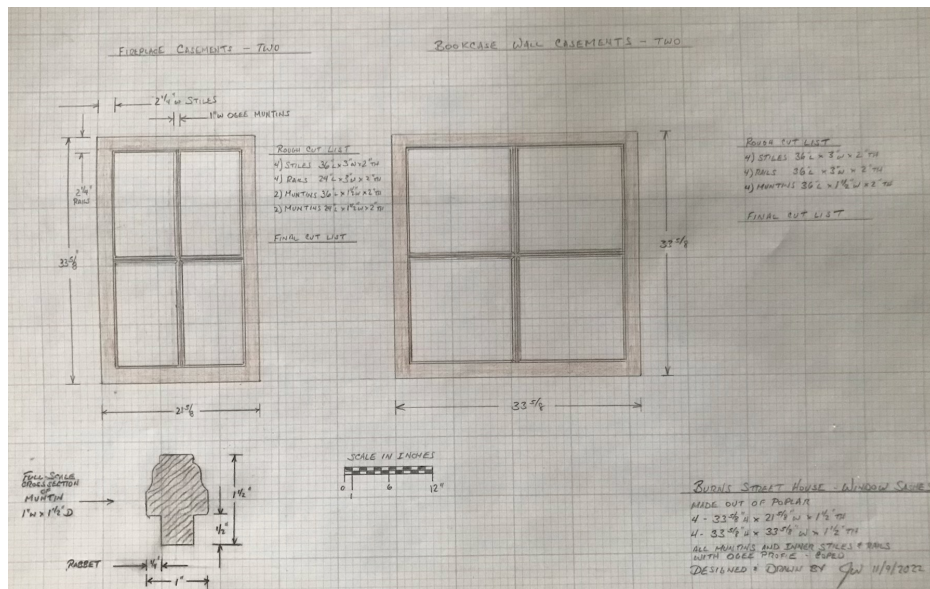
*-First Floor: (under porch) 3 vinyl double hung to be replaced with wood windows(6 over 1 lites).  
Leftside 2 original double hung to be restored by Mary Dindas.*

*-Second Floor: (furthest right) small double hung to be restored by Mary Dindas. 2 vinyl double  
hung in center to be replaced(keep 8 over 1 lites). (Leftside) vinyl double hung to be replaced  
with wood window(keep 8 over 1 lites)*

*-Third Floor: vinyl double hung to be replaced with wood(keep 8 over 1)*



Window design for picture window and ribbon casement (for first floor) Northeast and Southeast elevations



Window design for small casement on Northeast elevation/Northwest and small porch fixed window on Southeast elevation. Muntin profile design displayed in lower left



*Poplar muntins, rails, and stiles of windows showing interior detail, and stain match.*

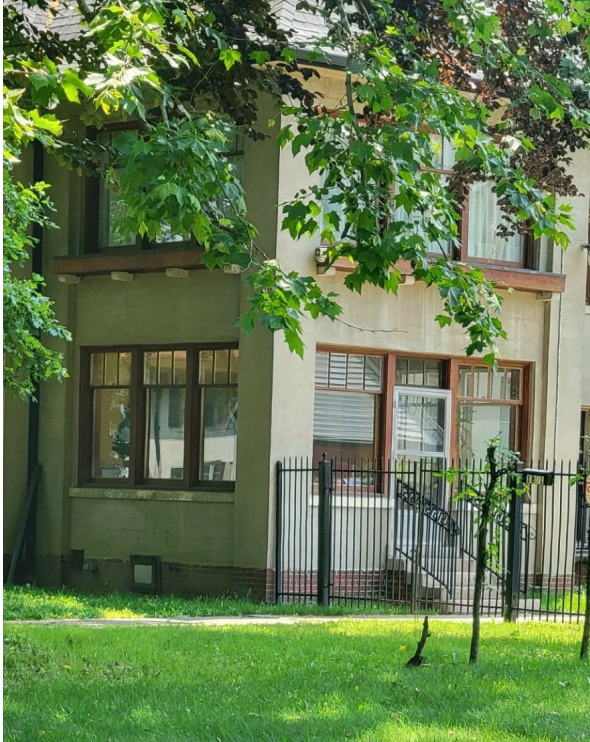




*Front door(exterior shown) and back door design(interior shown)*







*Precedent found in Indian Village*

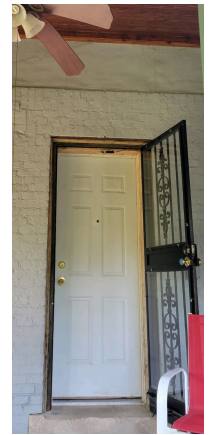


*Precedent for door design*

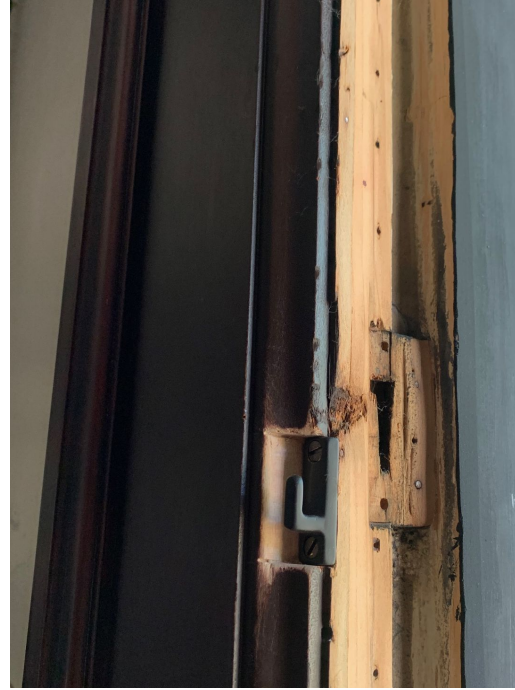
Sources:

Donald E. (1995). *"The French Farmhouse: Its History, Construction, and Regional Styles"*  
Abbeville Press

French L., Eberlein H. (1926). *The Smaller Houses and Gardens of Versailles*. The Pencil Point Press



*Images showing front door deterioration, and back porch entrance door*



Original hinge and latch locations found at first floor casement openings  
(including picture windows-lower left image)



*Original latch location centered on sill of picture window. Radiator in front of picture window*



*Aluminum capping covering all brick moulding and mullions. Existing picture window in place*