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July 17th, 2023

HDC APPEAL TO LAST STAFF REPORT

2405 BURNS AVE DETROIT MI, 48214

*** Due to the amount of work done on this property prior to our involvement, and the home's features undocumented: It is our belief that the overall design of the vinyl replacement windows is not historically accurate, and therefore should not be used as a reference for further historic and aesthetic templates. (These replacement windows were not installed by the current homeowner nor any of the trades and/or carpenters that are currently working on this property - and to our knowledge are one of the ongoing violations against 2405 Burns Ave.)

First Floor NorthEast Elevation Picture and Casement Windows, First Floor South East Elevation Casement Ribbon Windows:

Upon removal of interior trim (Casing, jamb extensions as well as haphazard patch-work), it became clear that the need for many of these elements was primarily due to improper measurements taken for the replacement vinyl windows. Removal of the aforementioned elements also revealed that these window openings originally housed French Style In-swing Casement windows. This conclusion was reached on the discovery of two hinge mortises on each side of the jambs on both windows, all flush with the interior reveal of the jamb. It is our belief that when the radiators were installed in the house, they interfered with the original operation of the windows, which were subsequently replaced with picture windows. (The inherit benefit in this change from operable to fixed windows is that the size of them constituted a security concern for the current homeowner.) The same hinge mortises were also found (again flush with the interior jamb reveal, dictating an in-swing operation) on the 1F-NE Casement Windows as well as 1F-SE Casement Ribbon Windows. Our current beliefs regarding the above factors, in conjunction with the Historical Restoration performed on the 2F-NE Double Hung windows by Mary Dindas, led us to make the decision to redesign the muntin pattern on the windows in question.

Window Design | Scale | Operation:

The redesign of the windows was a collaborative process with Jeff Weatherford of Preservation by Design, a professor in EMU's Historic Preservation Program, and an established craftsman who was contracted by NewHue to fabricate these windows. The House can be classified as a French Cottage Farmhouse.

The 1F-NE Picture windows are by far the most noticeable of the changes. Firstly, we decided they should remain picture windows and not return to their original French In-swing casement, not only because that operation would again directly interfere with the radiator but also because of the aforementioned security concern that an operable window of that size would pose to the current homeowner. The muntin pattern and scale was dictated by the windows directly above each of the picture windows; which consist of restored original double hung windows with a sizable mullion separating each pair. Since we had not found any evidence in the structure of the picture windows of any mullion we did not want to add one and create any unnecessary divisions. That being said, we still wanted the scale of the above double hung

windows to translate to the first floor. The picture windows' smaller pane's width is based off the measurement taken from outside to outside of the pairs of double hung windows - including the mullion in the center. Our decision to leave the lower pane open was in an effort to maximize the viewable area out of one of the most used rooms in the house, as well as to adhere to a more accurate French Cottage Farmhouse aesthetic. This design portrays a Guillotine style sash which is not only a period match, but is also found in abundance in Indian Village. We feel that the design of "5 over 1" emulates not only historical accuracy, but also establishes a vertical relationship between the windows in a way that the muntin pattern of the vinyl picture windows could not.

The two casement windows on the 1F-NE elevation retained the scale and operation as the vinyl replacements, however their design was altered for similar reasons as the picture windows. The vinyl replacement windows were out-swings, which was opposite of our findings on the original jambs; while they are still casements they are now a more historically appropriate in-swing style. The set of 3 double hung windows directly above them are noticeably shorter than the double-hungs on either side of them, giving the panes a much more square dimension. We feel that the current design of "2 over 2" is far more proportionate and again establishes a better relationship between the first and second floor.

Lastly the set of 5 ribbon windows on the 1F-SE elevation. The vinyl replacements which were removed were all left hand out-swing casements, with a "2 by 5" muntin pattern. Our first alteration was to return them to a historically accurate in-swing style. The new muntin pattern was designed to echo the organization of the picture windows, while still retaining the verticality of the window itself. The guillotine style repeated on all 5 sashes also mimics the set of three double hung windows directly above it.

Entry Door:

Without having any documentation stating that the front porch door was in fact original, and the condition of the door, we could not logically warrant the money, material and effort it would take to restore it. The bottom panel delaminating from the structure of the door, muntins and glazing rotted through, and swelling causing the door to fit improperly in its jamb were the driving factors in this decision. We instead opted to retain the profile and jamb, and recreate it with a different pane configuration to better fit the French Cottage Farmhouse, using other similar configurations present in Indian Village. The craftsmanship, finish and installation are all period matches to what we hypothesize an original door to have been.

Fence:

NHR+D, LLC was not involved in the quoting, demolition of pre-existing fence or installation of new fence. We are however of the opinion that the new fence is akin to the previous fence in material, construction and dimension, and was needed considering the condition that numerous portions of the old fence was in.

Brick Facade Paint Removal:

NHR+D, LLC was not involved in the assessment of, or removal of paint from the brick. We are aware that the contractor that did the work tuck-pointed each and every mortar joint with structurally compatible materials - which is a feat in and of itself. We recommend that if the primary concern of the HDC is that the removal paint from the brick facades has caused damage to the structural integrity of the building, a masonry contractor of their choosing be brought in to inspect the quality of the previous contractor's work. The homeowner plans on sharing a professional analysis and recommendation that the masonry shall remain in its current state(close to natural)



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)

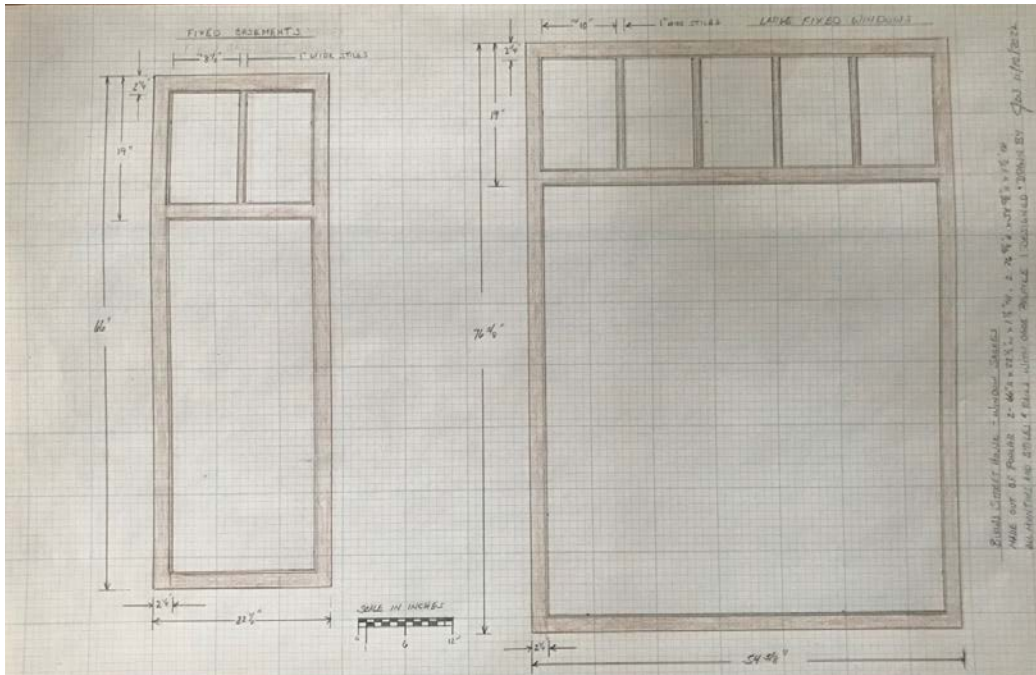


Southeast Elevation & Southwest Elevation

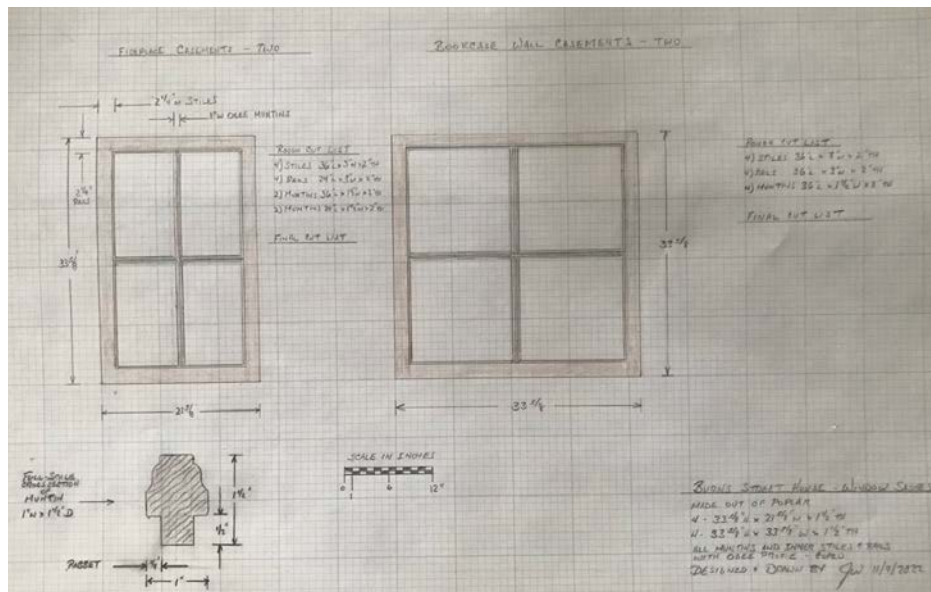
-First Floor: (under porch) 3 vinyl double hung to be replaced with wood windows(6 over 1 lites). Leftside 2 original double hung to be restored by Mary Dindas.

-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.



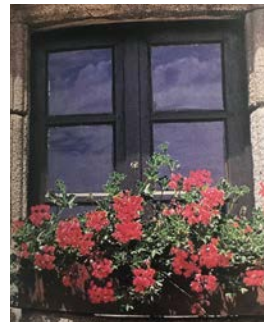


Front door(exterior shown) and back door design(interior shown)





Precedent found in Indian Village

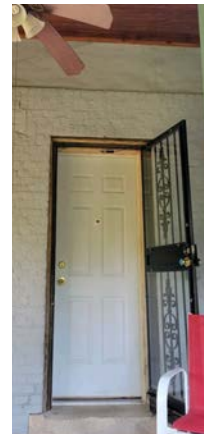


Precedent for door design

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