



City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 7/11/25

Application Number: HDC2025-00441

APPLICANT & PROPERTY INFORMATION

NAME: Dan		COMPANY NAME: CIR Group	
ADDRESS: 3174 Briarhill	CITY: Hartland	STATE: MI	ZIP: 48353
PROJECT ADDRESS: 2900 E Grand Blvd			
HISTORIC DISTRICT: Jam Handy/North End-East Grand Boulevard			

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Thank you for your application. It is not yet complete.

Please revise the scope of work to reflect all exterior work that you will be completing, including the storefront changes, the changes to the house next door, the demolitions or removals of exterior material planned, and the construction of new exterior elements. The current scope of work mentions stairs and storefront work, but, as the initial reviewer, I wasn't clear as to whether the stairs mentioned are the stairs to the rooftop or the steps from the house next door, and I found that some elements appear to be changing that are not mentioned in the current scope, including some doors to be removed, an overhead door to be moved, and fencing and gates being changed.

Please make a complete list of all the changes to the exterior you plan on this site as part of your scope of work; please be sure that your photos include all of those affected elements or materials; and please be sure that your materials include all product specifications for all proposed exterior materials.

(It wasn't clear to me upon initial review what material the new proposed storefront windows and doors would be, for example.)

This proposal will be reviewed by the historic district commission because the scope of work is beyond the work staff can approve. The next regular meeting of the commission is August 13, and all applications to be on that agenda must be complete by Monday, July 21. If these revisions could reach us by July 18, that would be helpful to ensure completeness.

Thank you again.

APPLICANT RESPONSE

Response Date: 8/11/2025



Hello,

The added information I provided would not fit in this section so the document addressing all of your questions and requests is attached. Please review and let us know if you need anything else.

Dan Patrus
CIR Group
810-650-7399

dpatrus@cirmi.net



Additional information requested by historic 7/11/25

Scope of work:

-Per the plans we are looking to add (2) sets of exterior stairs. One set on the west side of the building as shown on the plans. Currently there is a wood set of stairs that goes up to a patio that is on top of the garage of the building. These would be removed as shown on the demo plans and replaced with new steel steps as shown on the plans but moved up against the building. Along with the steps the current deck on the roof of the garage would be replaced with composite decking and railing that matches the stairs as depicted in our drawings.

-The second set of stairs is on the east side of the property and is much smaller and simply allows access to the second courtyard from the front porch. Both stairs are identical in design as depicted in our drawings and would be made of galvanized steel and powder coated white to blend in with the current building finishes. The secondary set from porch to courtyard is not visible from the road. Additionally with current fencing in place the larger set is also hardly visible.

-There are only (2) sets of exterior stairs we are looking to add, the drawings do depict another set on the interior, stating this to avoid confusion per the request for more information.

-On the porch of the house portion of the property, door 112A we plan to remove the bricked in window, there was at one point some sort of window in this location which was bricked up long before current ownership. This would be changed to a clear anodized storefront door with side light with clear glass and is intended to provide access from green room to courtyard adjacent.

-Door 116A is currently a standard steel door, this door is just being swapped to swing the correct way per code requirement and there is no change in materials or visual this is the same door just installed to swing opposite direction. This door is just to the west of the house.

-Door 104 on the west side of the property located under the stairs we speak to above is required by code for egress in an assembly use. This is a 42-inch steel door that matches door 116A and is simply being placed due to code and to allow access to the west courtyard area for egress reasons.

-1st floor storefront openings 100A and 103 we are essentially restoring to what they were originally. Our drawings show a photo we located a photo of what this looked like at one point, and there are still some remnants left in the current openings that allowed us to validate this. We plan to as close as possible match this design intent including simulated lead camming, film on portions of glass to match the original yellow glass design as well as reintegration of the second set of doors that has long since been removed by others. Our goal with this is to restore it to as close to original as we can, the current setup is far from this so this will be a major historical improvement to this property. The materials used for this would be as follows:

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- Remove existing burglar bars on windows not part of original design these were added by others prior to current owner
- Surface applied faux lead camming to recreate the segmentation of the glass as it was originally intended to be
- Custom colored aluminum doors to match original design, shape, hardware and color, with interior push bar as shown in images and required by code
- Yellow film to tint the segmented glass to match the original glass (there is some portion of this still existing, even though our image is black and white the original glass infill in the windows around the door openings was a yellow glass)
- Smoked glass for clear story windows above fixed openings with simulated lead camming to mimic original look and contracts of color you see in historical image
- Large, fixed glass windows are currently split in the center from replacement prior to current owner, we are restoring this back to be one large glass unit with clear anodized frame and clear glass as we can see evidence of original framing being clear anodized
- All of the wood trims still exist around each opening this will be scarped clean, prepped, repaired and re-painted to match original color which we have evidence of
- As a general note there is NO work on second floor windows above this area

-Opening 108A is currently a steel coil up roll door that is in good condition. This door is planned to be removed and salvaged and installed into opening 106R which is off the alley and is currently a very old wood swinging door that has no insulation value and is falling apart and is not original. As shown on the plans 108S would get a new glass garage door with insulated clear glass and clear anodized framing, this is hardly visible from the street as it is blocked by current fencing. There are no adjustments to the size of this opening the door would be made to fit the current opening.

-The original submission has all of the drawings and photos of the site please confirm if what I uploaded is sufficient or if I need to upload more as our drawings are pretty detailed. Sheet A 2.1 references all door numbers I have listed above to provide a more complete scope per your request. If you have any questions, please contact me directly at 810-650-7399.

Kind Regards,

Dan Patrus
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dpatrus@cirmi.net

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