



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

# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

**Date:** 8/11/25

**Application Number:** HDC2025-00493

## APPLICANT & PROPERTY INFORMATION

**NAME:** Lars Graebner

**COMPANY NAME:** VolumeOne Design Studio, LLC

**ADDRESS:** 1100 Parker Street, Suite 100

**CITY:** Detroit

**STATE:** MI

**ZIP:** 48214

**PROJECT ADDRESS:** 644, 656 Selden Street

**HISTORIC DISTRICT:** Willis-Selden

## 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:

--If known, please explain why the limestone portal was "ultimately painted to match the original limestone color" after being repaired in 2019 (before being painted black), instead of being repaired and left uncoated.

--Regarding the limestone paint removal method, when "vapor blasting with glass bleed media" is mentioned, are glass beads intended? Please provide complete information, technical specs (beads, pressure, contractor, machinery used), and documentation/reference material explaining how this proposed work meets the Secretary of the Interior's Standards for Rehabilitation, the Guidelines for Rehabilitating Historic Buildings, Preservation Briefs, and/or other National Park Service guidance for paint removal on limestone.

--Regarding the existing murals, the materials submitted in July proposed "a total removal [of the existing paint] and cleaning of the face brick" on the west and east walls. It seems this plan has changed. The July documents show the trellis attaching to bricks where the existing mural is, and unpainted bricks under the round Medusa logo. Please provide updated documents detailing this revision and drawings that show painted-over bricks where the trellis attaches and under the Medusa logo. Please also show the east wall mural post work, as now proposed.

Thank you.

## APPLICANT RESPONSE

Response Date: 08/23/2025



1. Painted limestone portal: The portal was painted after certain repairs were made by patching holes and chopped-off as well as eroded areas with a cement-lime based mortar, rather than replacing the limestone itself. We assume this decision was made by the owner due to cost. (All quoins on the corner of the façade were replaced, however). Please see the photos of the damaged areas attached (Site photo from January 2019)

2. We discussed the removal of the paint once more with the owner after your comment. We decided to follow THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WITH GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS, Standard # 8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand scraping) prior to repainting.

Paint that is firmly adhered to the stone surfaces will not be aggressively removed. Any shiny or too smooth surfaces will be sanded over using sand or emery paper to create a good key.

The use of KEIM SOLDALIT Sol-silicate All Surface Mineral Finish can be applied to previously painted surfaces without primer. It is ideal for surfaces exposed to severe weather conditions. Tenacious adhesion is enhanced with Soldalit's nanoparticle technology that allows penetration of even the densest mineral or masonry substrates and provides a mechanical anchor to most existing organic, latex, or acrylic paints in sound condition. (<https://keim-usa.com/product-categories/exterior-paint/soldalit/>)

3. Murals: The murals will be treated the same as the painted lime stone portal. The owner has now decided to not again paint a large mural or logo on the building, but paint the surface to match the white paint of the rest of the building. All areas which are currently not painted and show the ironspot yellow brick will not be painted. Both murals on the west and east side will be painted over with white KEIM paint. The method of removing loose and flaky paint is the same as described above.

Ownership has decided to not use a 'Medusa' logo or any other logos on the building.









