



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

# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

**Date:** 8/1/25

**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:

Staff conducted a preliminary review of your application. It is not yet complete. Please provide the following items or answers to the following questions:

--Will the black paint on the historic limestone portal be removed or painted over? If it will be removed, please specify products and methods. If it will be painted over, what kind of black paint is currently on the historic limestone portal? Staff notes that the Keim product cannot be used over certain existing paints. Can you explain why the limestone portal was painted the limestone color after repairs in 2019?

--How will the Smith logo be removed from the brick wall? Please specify products and methods.

--Is the Medusa logo on the brick proposed to be weathered steel or painted onto the brick?

--How will plants grow on the proposed trellis? Are there nearby plant beds to support the trellis growth?

Thank you.

## APPLICANT RESPONSE

Response Date: 08/07/2025

1. Question:

" Will the black paint on the historic limestone portal be removed or painted over? If it will be removed, please specify products and methods. If it will be painted over, what kind of black paint is currently on the historic limestone portal? Staff notes that Keim product cannot be used over certain existing paints. Can you explain why the limestone portal was painted the limestone color after repairs in 2019?"

Answer:

The plan is to remove the black paint via vapor blasting with a glass bleed media. It will then be lightly sanded to a raw, untreated surface. The Keim masonry mineral paint product will be applied directly onto the raw surface.

We are in contact with Keim directly to apply the paint to the manufacturer specifications to assure proper adhesion, surface quality and texture and durability.

The previous restaurant operator completed improvements in 2019 and our team is new to the space in 2025.

The previous owner painted the portal black to change the identity of the restaurant space for a new venue. This occurred without the consent of Volumeone Design Studio. Therefore we plan to restore the historic facade again.

2. Question:

" How will the Smith logo be removed from the brick wall? Please specify products and methods."

Answer:

The logo will be painted over.

3. Question:

"Is the Medusa logo on the brick proposed to be weathered steel or painted onto the brick?"

Answer:

It is proposed to be painted.

4. Question:

"How will plants grow on the proposed trellis? Are there nearby plant beds to support the trellis growth?"

Answer:

We will be reusing the two existing planters that are on-site. The trellis has been designed to be located directly adjacent to the planters.