



HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

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

Date: 12/10/2025

Application Number: HDC2025-00731

APPLICANT & PROPERTY INFORMATION

NAME: joshua brown

COMPANY NAME: RAM Construction Services

ADDRESS: 13800 Eckles RD

CITY: Livonia

STATE: MI

ZIP: 48150

PROJECT ADDRESS: 460 West Baltimore Street

HISTORIC DISTRICT: General Motors Research Laboratory/Argonaut Building

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:

This application is not yet complete. Please provide the following:

1. Current photos of the overall building(taken from the street or sidewalk). Include photos of each pertinent side, and where possible, close up photos of each ramp with a detailed view of the work area.
2. Include a narrative clarifying maintenance problems.
3. What is the plan for after the removal of the fire escapes?
Will the holes on the facade be patched up?
4. If there are any alterations that will be made to the facade of the building (i.e. turning the doors into windows) we would need drawings/dimensioned sketches.

Please note that this will need to go in front of the Historic District Commission for review. Upon receipt of the requested information, this application will be docketed for the next available HDC Meeting.

APPLICANT RESPONSE

Response Date: 12/16/2025



2. Narrative Clarifying Maintenance Problems

Exterior fire escapes are no longer functional due to prior interior renovations that permanently eliminated interior access to these structures. The original door openings were framed in and finished during earlier work, rendering the fire escapes unusable as a means of egress.

Additionally, the existing fire escapes have deteriorated significantly due to age and disuse. Their condition presents safety concerns, as they would not safely support occupant loads in an emergency. The structures now pose a fall hazard and potential liability risk if left in place.

3. Plan After Removal of the Fire Escapes

The building will continue to rely on existing, code-compliant interior stairwells for egress. These stairwells were constructed as part of the 2008–2009 interior reconstruction, when the building was converted to its current educational and commercial use.

The interior stairwells fully meet current life-safety requirements and adequately serve the building's occupancy, eliminating the need for exterior fire escapes.

4. Facade Repair Following Removal

All attachment points and penetrations created by the removal of the fire escapes will be repaired. The facade will be patched and restored using materials and methods compatible with the existing exterior to maintain visual continuity and building integrity.

5. Proposed Alterations to the Facade

No alterations to the facade are proposed. The scope of work is limited to the removal of the non-functional fire escapes and restoration of affected areas. No new openings, enclosure changes, or door-to-window conversions are included; therefore, additional drawings or dimensioned sketches are not required.

Untitled Map

Write a description for your map.

Legend



485 W Milwaukee Ave

Google Earth

Image Landsat / Copernicus

College for

40 ft

Untitled Map

Write a description for your map.

Legend

485 W Milwaukee Ave

College for Creative Studies - Taubman Center

Google Earth

Image Landsat / Copernicus

600 ft



Untitled Map

Write a description for your map.

Legend

Cadillac Place

College for Creative Studies - Taubman Center

Google Earth

Image Landsat / Copernicus



80 ft



Untitled Map

Write a description for your map.

Legend

485 W Milwaukee Ave

College for Creative Studies - Taubman Center

W Baltimore Ave

Google Earth

Image Landsat / Copernicus



60 ft