



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID
HDC2026-00121

PROPERTY INFORMATION

ADDRESS(ES): 2900 Cass Avenue.
HISTORIC DISTRICT: Cass Park

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|---|--|--|---|---|
| <input checked="" type="checkbox"/> Windows/ Doors | <input checked="" type="checkbox"/> Walls/ Siding | <input checked="" type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/ Chimney | <input type="checkbox"/> Porch/Deck/Balcony | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Signage | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

The primary effort of the project is to stabilize the building from further deterioration and potential need for demolition. The scope of the project includes removal and replacement of the existing original wood windows and storefront infill panels; significant stabilization and restoration of the exterior masonry and limestone veneer; and reconstruction of the roof and floor assemblies. No new mechanical equipment will be added to the roof and there will be no new exterior façade lighting or canopies at this time. A new light fixture will be added above the service door on the east elevation and there will be no new exposed conduit on the exterior. A new elevator shaft and penthouse are shown for reference only and are not included in this phase of construction. The future planning of the building will remain unchanged including first floor retail and office space on the second and third floors.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant			
NAME: Thomas Roberts	COMPANY NAME: Thomas Roberts Architect, LLC		
ADDRESS: 2927 4th St	CITY: Wyandotte	STATE: MI	ZIP: 48192
PHONE: +1 (734) 250-4032	EMAIL: tom@thomasrobertsarchitect.com		

I AGREE TO AND AFFIRM THE FOLLOWING:

<input checked="" type="checkbox"/>	I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
<input checked="" type="checkbox"/>	I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
<input checked="" type="checkbox"/>	I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.
<input checked="" type="checkbox"/>	As required by the state Local Historic Districts Act, Act 169 of 1970 (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531

DocuSigned by:
THOMAS ROBERTS
12C20AD055164EB

03/17/2026

SIGNATURE

DATE






NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT



Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER: (only applicable if you've already applied for permits through ePLANS)	N/A
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GENERAL

<p>1. DESCRIPTION OF EXISTING CONDITION <i>Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")</i></p> <p>The existing steel frame structure is generally in fair condition, but the wood framed floor and roof assemblies are in very poor condition. The first floor is comprised of storefronts, display windows, and masonry infill that are in poor condition. The second and third floors are open floor plans with double hung wood sash windows in groupings of two on the west elevation and groupings of three on the south elevation. The original exterior wood windows are in very poor condition and are not restorable. The exterior limestone veneer on the west and south elevations is in poor condition and the exterior brick bearing walls on the north and east elevations are in fair condition. The lower storefront and upper facade of limestone veneer has been painted, and all the exterior brick is painted.</p>	
<p>2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	
<p>3. DESCRIPTION OF PROJECT <i>In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)</i></p> <p>The primary effort of the project is to stabilize the building from further deterioration and potential need for demolition. The scope of the project includes removal and replacement of the existing original wood windows and storefront infill panels; significant stabilization and restoration of the exterior masonry and limestone veneer; and reconstruction of the roof and floor assemblies. See attached drawings</p>	
<p>4. DETAILED SCOPE OF WORK <i>In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")</i></p> <p>See attached</p>	
<p>5. BROCHURES/CUT SHEETS <i>Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.</i></p>	

ADDITIONAL DETAILS

<p>6. WINDOWS/DOORS <i>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</i></p>	
<p>9. OTHER <i>Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.</i></p>	

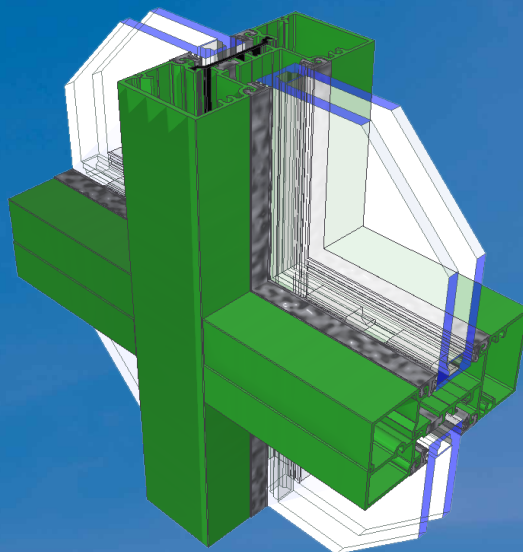
T14000 Series Storefront

Single cavity pour and debridge thermal barrier

For optimal strength and thermal performance, use Tubelite's 14000 Series Storefront Framing, a flush-glazed system for use on storefront and low-rise applications. Framing is available in standard single cavity pour and debridge thermal barrier members with 2" x 4-1/2" profiles for use with glass or panels up to 1-1/8" thick. Extra-heavy intermediate verticals are available for high performance against strong windloads.

Reduce project labor costs with the flexibility of inside or outside glazing. Members can be assembled using screw spline or clip joinery. Our redesigned storefront systems are based on #12 screw fasteners which greatly decrease rework in the field. Framing is compatible with Tubelite Narrow, Medium and Wide Stile Doors.

Our 14000 Series Storefront products are subjected to thorough testing by an independent laboratory, ensuring that you get the highest quality storefront framing products that the industry has to offer.



Wendy's, Cemetery Road, Hilliard, OH



Standard Medium Stile Entrances



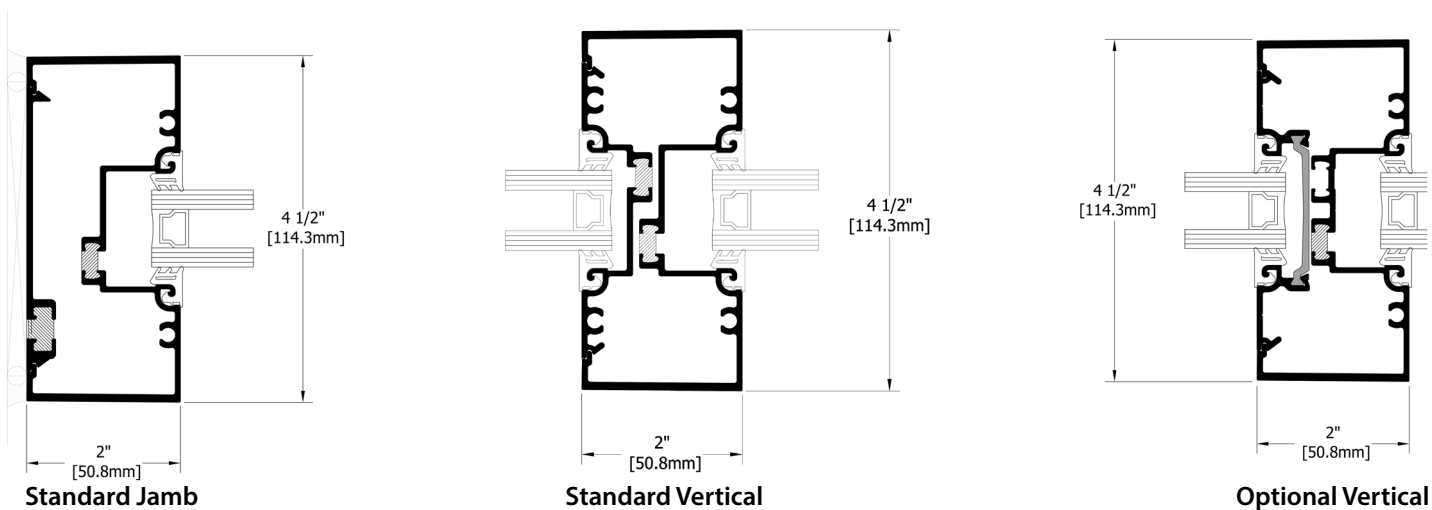
200 Series Curtainwall

ALSO USED WITH

TUBELITE[®]
DEPENDABLE

T14000 Series Storefront

Single cavity pour and debridge thermal barrier

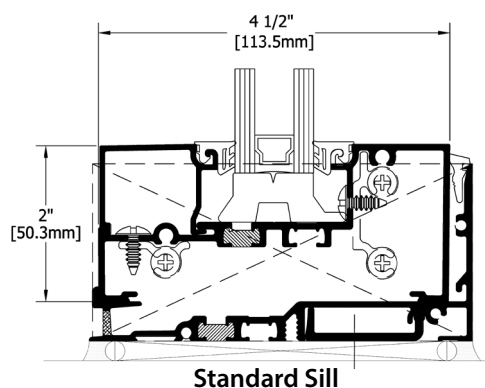


System Features:

- Standard 2" (50.8mm) sight-line on verticals and horizontals
- 4-1/2" (114.3mm) system depth
- Single cavity pour and debridge thermal barrier
- EPDM roll in gaskets for 1" glass or panel thickness, standard
- Glass centered in the system depth
- #12 screw construction

Optional Features:

- Screw-spline or shear block connections
- Steel reinforcing if required
- Easily integrates with standard or thermal doors, operable vent windows & sun shades
- A wide variety of standard anodized and painted colors are available to complement any project with warranted protection, as well as street appeal.
- Curved Headers



T14000 Series Product Specifications

Application: Low-rise commercial buildings: retail, office, healthcare, schools, etc.

Description: 2" x 4-1/2" center set, outside or inside flush glazed storefront

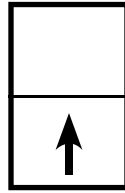
Face Width:	System Depth:	Glass:	Air Infiltration:	Water Infiltration:	Structural:	CRF:	U-Factor**:	Acoustic:
2"	4-1/2"	1" std (1/8" – 1-1/8")	0.06 CFM/Ft.2 @ 6.24 PSF	12 PSF – Static 12 PSF – Dynamic	30 PSF – Design 45 PSF – Overload	T (Thermal) 71, 73 _c	0.32 - Thermally Broken (Strutted Filler)	STC 31 OITC 25

** U-Factor per AAMA 1503-09: COG = 0.24.

Glass Makeup: 1" IGU – 1/4" SNX62/27 #2, 1/2" Argon with warm edge spacer, 1/4" clear

DISCLAIMER: Tubelite takes no responsibility for product selection or application, including, but not limited to, compliance with building codes, safety codes, laws, merchantability or fitness for a particular purpose; and further disclaims all liability for the use, in whole or in part, of this Technical Guide in preparation of project specifications and/or other documents. Technical Guides are subject to change at any time, without notice, and at Tubelite's sole discretion. ©2024 Tubelite

11052024



H650/H655 Series
4 1/8" Frame Depth
Single Hung

H650/H655 SERIES SINGLE HUNG

The Quaker Historical H650/H655 Series Single Hung window is ideal for a variety of applications including - Historical, Landmarks, Institutions, Education, Apartments and Assisted Living.

FEATURES

- ◇ Commercial Framing System
 - 4 1/8" main frame
 - 0.062" wall thickness of interior and exterior walls
 - Nail flange main frame (H650) or no nail flange (H655)
- ◇ Thermally Enhanced Design
 - Azon pour and debridge thermal break in main frame.
 - AzoCore expandable polyurethane barriers in sash rail extrusions
- ◇ Glazing
 - 1" insulated glass
- ◇ Hardware
 - Gravity Latch
 - Heavy duty Class 5 Balancers
- ◇ Screen
 - Extruded aluminum screen frame

BENEFITS

- ◇ The capacity to match exterior colors for unique project facades
- ◇ The ability to facilitate large sizes for taller and wider window openings
- ◇ Historically accurate panning and trim styles to help your project meet Historic Preservation codes

PERFORMANCE

- ◇ Structural & Thermal (test reports and thermal simulations available upon request)

OPTIONS

- ◇ Available Configurations
 - Single Hung
 - Oriel Single Hung
 - Simulated Single Hung/Fixed
- ◇ Muntin Choices
 - Internal or simulated divided lites available
- ◇ Limited travel hardware
- ◇ Screen
 - Extruded aluminum half screen frame with aluminum wire mesh
 - Extruded aluminum screen frame with sunscreen mesh
 - Extruded aluminum screen frame with stainless steel 0.009" thickness mesh
 - Security screen
- ◇ Glazing
 - Multiple Low-E and argon glazing choices
 - Capillary tubes
 - Wide variety of glazing, tinting and thickness options
- ◇ Panning & Trim Choices
 - Wide variety of panning, receptor and trim available
- ◇ Mulling
 - Wide variety of structural mulls
- ◇ Specialty
 - Extension jambs
 - Ogee lugs
 - WOCD hardware

Model	Single Hung
NAFS Rating	AW-PG50*
Structural Load P.S.F.	75.00*
Air at 6.2 PSF Differential	0.30*
Water (No Penetration) P.S.F.	10.00*
U-Value (ranges based on multiple Low-E/Argon combinations)	as low as 0.30*
SHGC (ranges based on multiple Low-E/Argon combinations)	

Window test size: 60" x 99" Operating Force: 25.3 lbf (maintain motion), 14 lbf (latches)

* - Ratings and Test data shown are projected. Testing in progress as of September, 2021

Our products are tested to the standards of and certified by some of the foremost organizations in the fenestration industry.



ARCHITECTURAL PAINT COATINGS AND FINISHES

◇ Baked on powder coat finish meets AAMA 2604 (an FGIA specification) and is available in unlimited colors

- Quaker Impressive Palette of Colors



- 7 Resemble Colors (painted finish resembling anodized)



- Unlimited Custom Colors

◇ AAMA 2605 (an FGIA specification) powder coat finishes (not available for all colors shown)

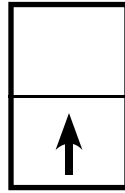
◇ SolarLE Paint Finish (available with Textured Black and Dark Espresso colors only)

◇ AAMA 611-98 Class I (an FGIA specification) clear and tinted anodized finishes

* Printed colors shown here may not accurately depict actual painted colors. Color samples are available upon request.

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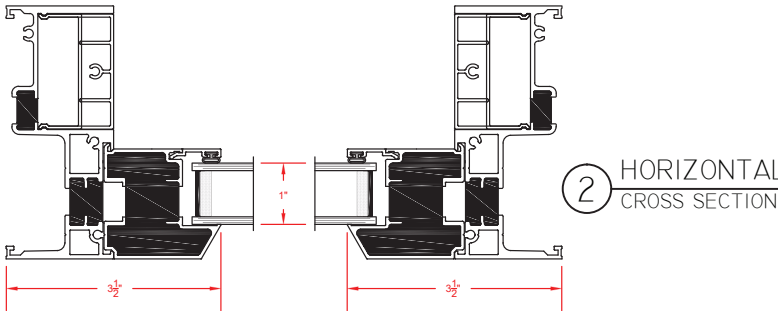
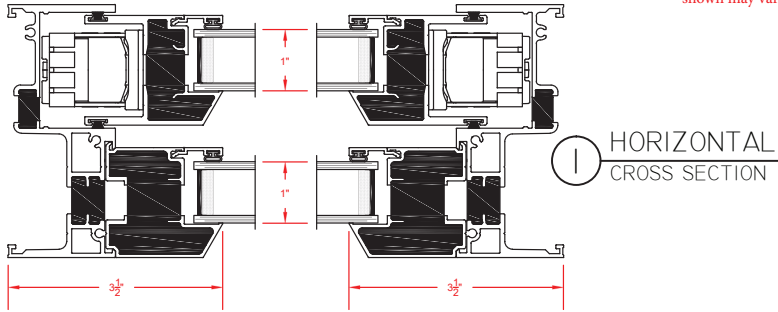




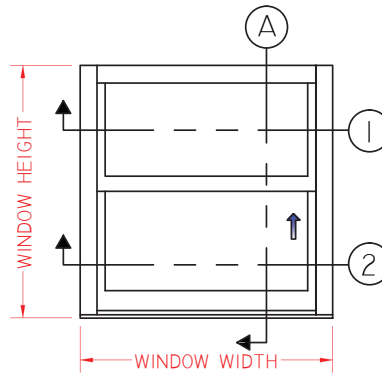
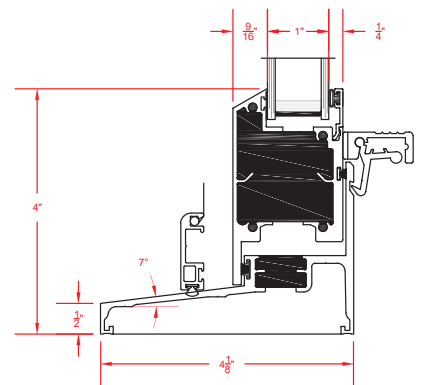
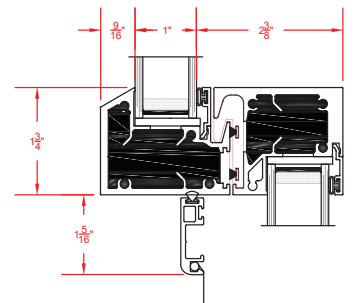
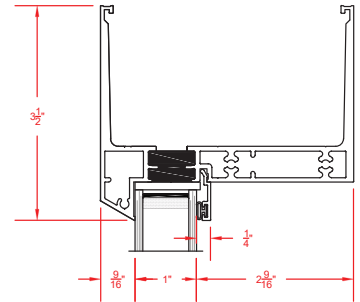
H650 Series 4 1/8" Frame Depth Single Hung

H650 SERIES SINGLE HUNG

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Ⓐ VERTICAL CROSS SECTION



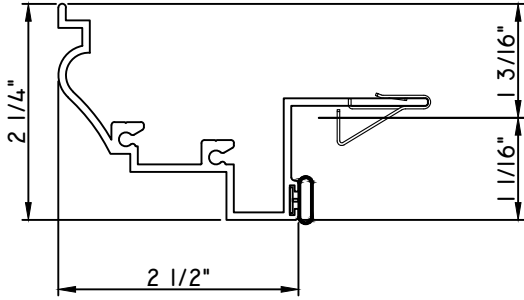
ELEVATION SCALE 1/2" = 1'-0"

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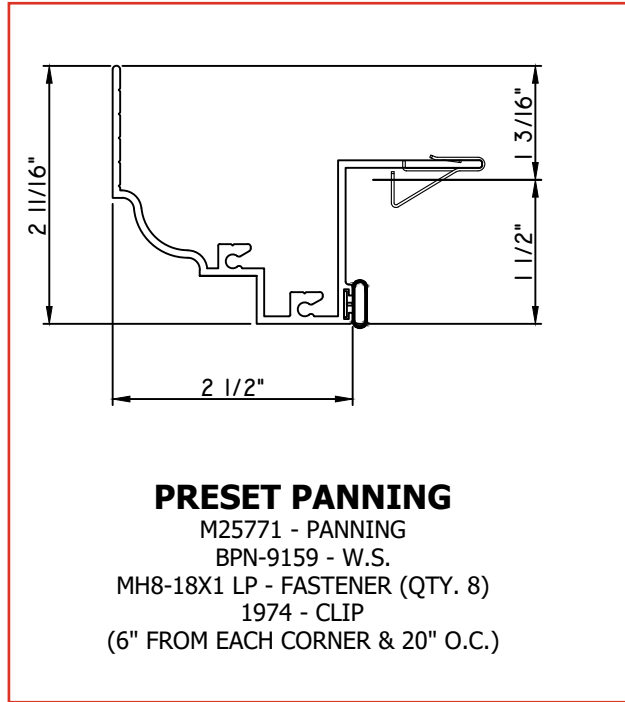




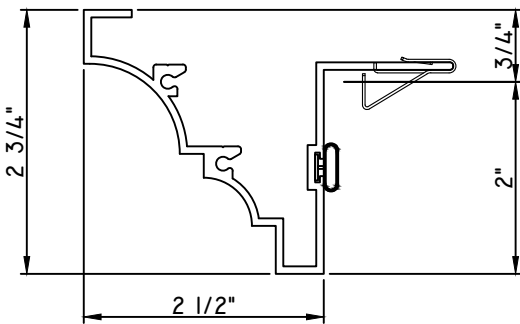
PRESET PANNING



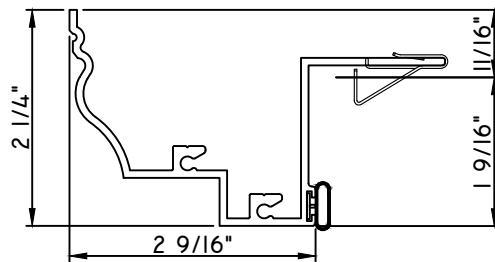
PRESET PANNING
 M21993 - PANNING
 BPN-9159 - W.S.
 MH8-18X1 LP - FASTENER (QTY. 8)
 1974 - CLIP
 (6" FROM EACH CORNER & 20" O.C.)



PRESET PANNING
 M25771 - PANNING
 BPN-9159 - W.S.
 MH8-18X1 LP - FASTENER (QTY. 8)
 1974 - CLIP
 (6" FROM EACH CORNER & 20" O.C.)



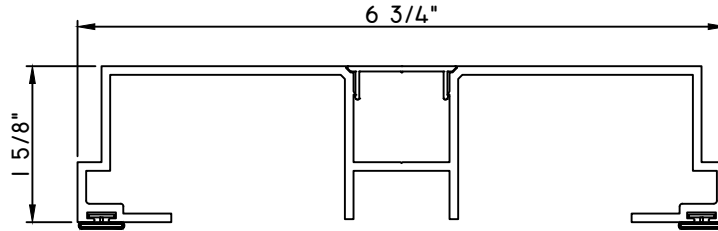
PRESET PANNING
 M24892 - PANNING
 BPN-9159 - W.S.
 MH8-18X1 LP - FASTENER (QTY. 8)
 1974 - CLIP
 (6" FROM EACH CORNER & 20" O.C.)



PRESET PANNING
 M27049 - PANNING
 BPN-9159 - W.S.
 MH8-18X1 LP - FASTENER (QTY. 8)
 1974 - CLIP
 (6" FROM EACH CORNER & 20" O.C.)
 NEW DIE

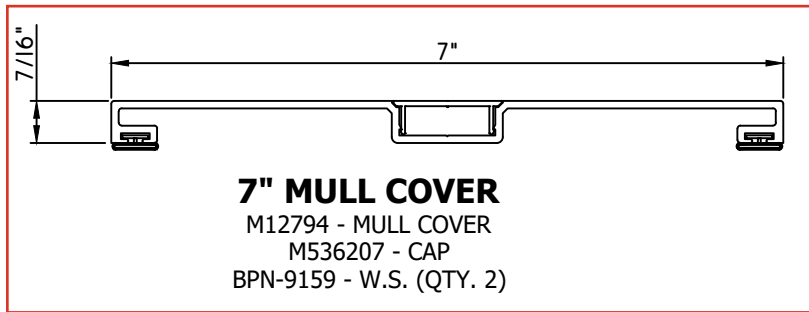


MULL COVERS



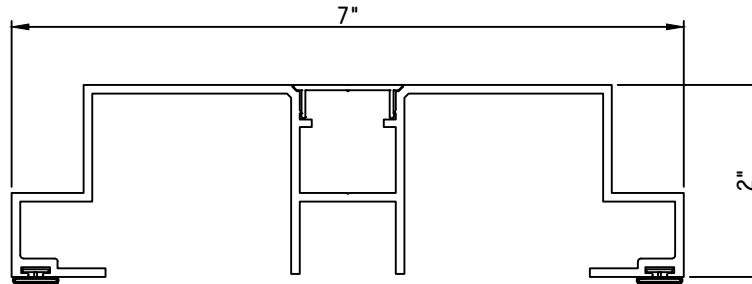
6-3/4" MULL COVER

M27423 - MULL COVER
M536207 - CAP
BPN-9159 - W.S. (QTY. 2)



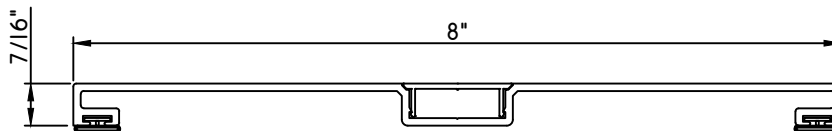
7" MULL COVER

M12794 - MULL COVER
M536207 - CAP
BPN-9159 - W.S. (QTY. 2)



7" MULL COVER

M25907 - MULL COVER
M536207 - CAP
BPN-9159 - W.S. (QTY. 2)



8" MULL COVER

M23410 - MULL COVER
M536207 - CAP
BPN-9159 - W.S. (QTY. 2)



JAHN M70

• Brownstone • Limestone • Sandstone

CERTIFIED INSTALLERS ONLY

This single-component, cementitious, mineral-based mortar is designed for the restoration of natural stone such as limestone and sandstone. **Jahn M70 is completely vapor permeable at any depth and contains no latex or acrylic bonding agents or additives.** The material is available in a variety of compatible, laboratory-engineered formulations, which match the physical properties of the substrate being repaired. M70 provides a permanent, compatible solution, which repairs and protects the beauty of natural stone. (Only Certified Installers may purchase Jahn M70.)

Features and Benefit

- **Single-Component:** Mixes with water only, improving quality control and consistency of application.
- **Compatible Formulations:** Compatibility of physical properties ensures that the mortar and natural substrate react to the environment in the same way.
- **Contains No Latex or Acrylic Bonding Agents :** It protects the substrate by allowing salts, water vapor, and liquid water to reach the surface, preventing failure due to salt expansion or freeze/thaw cycles.
- **Tenacious Adhesion:** Strong bonding capabilities without relying on synthetic bonding agents.
- **Factory Controlled:** No field chemistry resulting in product variation.
- **Custom Colored Upon Request:** Closely matches existing masonry. Choose from Standard or Custom Colors.
- **Certified Installers:** Only installers with certification from Cathedral Stone Products can purchase Jahn M70 Limestone and Sandstone Repair Mortars.

Application Procedures

Surface Preparation

Surfaces to receive M70 must be sound and free of all dust, dirt, grease, laitance and/or any other coating or foreign substance which may prevent proper adhesion. Remove all loose and deteriorated masonry from the repair area using manual or pneumatic cutting tools. The area to be repaired should be cut to provide a minimum of 1/2" depth. Do not install repairs that have a feathered edge (see diagram below), incorrect installation will cause repairs to fail prematurely. Wash the prepared surface with clean water and a bristle brush to remove dust from the pores.



Section: Correct (*Square Cut*) Surface Preparation



Section: Incorrect (*Feathered Edge*) Surface Preparation

Exposed Ferrous Metals

In the event that ferrous metal reinforcement (re-bar, threaded rod, etc.) is exposed within the repair area or repairs are adjacent to ferrous metal jambs, lintels, anchoring systems etc., the Corotech V160 Surface Tolerant Epoxy Mastic must be applied to all properly prepared ferrous metal surfaces before repairs are made. Refer to the Technical Data Sheets within Cathedral Stone's Product line for proper preparation and use of the Corotech V160 Surface Tolerant Epoxy Mastic.

Mixing

The mixing ratio is approximately 5 to 5 1/2 parts powder to 1 part water by volume, **depending on temperature and humidity.** More water may be required as ambient temperature rises. The mixing may be done by hand, stirring until the mortar is thoroughly mixed. The mortar should be the consistency of damp sand. M70 may also be mixed using a slow speed drill (400 - 600 rpm) equipped with a Jiffle-type mixing paddle. For best results, add the powder to the water slowly. The working time will vary, depending upon wind, temperature, and humidity. Using excessive water in the mixture may affect the color of the repair.

Application

Moisten the substrate using clean water. Jahn Mortar should be applied to a glistening wet surface on vertical applications and a well-dampened surface (with no pooling water) on horizontal applications. **If the surface is allowed to dry out before applying M70, this step must be repeated. This is very important.**

The next step of the application is what CSP has termed the "Peanut Butter" coat. The Jahn mortar should be mixed with water to the consistency of wet putty. Apply the "Peanut Butter" coat to the glistening wet substrate approximately 1/8 inch thick. **Important - To achieve proper bond, the "Peanut Butter" coat must not dry out prior to application of Jahn Mortar (5:1) mix!**

Build the material out beyond the surface of the original stone. After achieving initial set, scrape away excess mortar until the desired profile is reached. The waiting period for scraping should be determined on the job, due to the effects of heat, humidity, and wind on the final color. This is characteristic of all mortars, and should be determined through samples applied on site. In hot weather the darker colors may require scraping within a short time, while in cold weather the wait time may be several hours.

For the best result, wait until the Jahn Mortar is the consistency of dry sand before screeding and does not stick to the screeding tool. To achieve a rougher texture, wait longer before finishing. M70 repairs should not be floated or heavily troweled to achieve the finish, since this can alter the texture, porosity, and color of the material.

Where necessary, anchor using threaded stainless steel dowels (or other acceptable anchors). It is normally not recommended to build an armature within the repair using tying wire (or other material), or to use wire lath.

Curing

Periodically mist M70 repairs using clean water for at least a 72-hour period. The timing for initial water misting will vary with ambient conditions. Hot, dry conditions may require misting within 30 to 60 minutes. Cooler, damp conditions may require waiting several hours before beginning the curing process. Mist several times a day. Should access to the repairs be impossible over a period of time, plastic may be used to cover them temporarily. The application of plastic, however, does not remove the need for normal curing techniques.

Clean Up

Remove uncured mortar from the perimeter of the repair before it dries using clean water and a rubber sponge. **Repeat several times with clean water to prevent a halo effect (staining of adjacent masonry).**

Safety Requirements

It is recommended that safety goggles, gloves, and a dust mask equipped with P-2 filters (or equivalent) be worn for protection while mixing.

Limitations

- Do not apply Jahn Mortar to a frozen or exceedingly hot substrate. The applied mortar must be protected from extreme heat, freezing, excessive wind, direct sunlight, and rain. Ambient temperature range should be 40° F to 90° F with low to average humidity.
- Do not add bonding agents to Jahn Mortar or use them as surface preparation materials.
- Minimum thickness of mortar application is ½ “.

Packaging and Coverage

A 5 gallon plastic pail contains approx. 44 lb. of material. This will cover 0.5 cu. ft. (12 sq. ft. at 1/2” thickness).

Storage And Shelf Life

Store material in a dry area away from direct sunlight. Ambient storage conditions should be in the range of 40° F to 90° F with low to average humidity. Average shelf life is 10 years in original, unopened packaging.

Technical Data

Jahn M70 - Sandstone

LIQUID/ PLASTIC PHASE	
Ratio water/dry material	2.3 to 3.0 fl. oz./lb.
Volume mixed mortar M70 in inches/3 per lb. Of dry material	12.0 fl. oz./lb. (approx.)
HARDENED PHASE	
Compressive strength, dry	1800 to 2200 psi
Tensile bending strength, dry	420 to 530 psi
Tensile strength	145 to 290 psi
Linear coefficient of thermal expansion	3.45E-06 to 4.20E-06 in/in °F
Hydraulic coefficient of expansion (%)	0.45 to 0.543
Modulus of elasticity	2418 to 2580 ksi
Open porosity (%)	34.1 to 35.5
Water absorption (%)	14 (approx.)
Specific gravity	1.6

Jahn M70 - Limestone

LIQUID/PLASTIC PHASE	
Ratio water/dry material	2.3 to 3.0 fl. oz. /lb.
Volume mixed mortar M70 in inches/3 per lb. Of dry material	12.0 fl. oz./lb. (approx)
HARDENED PHASE	
Compressive strength, dry	2600 to 3200 psi
Tensile bending strength, dry	540 to 620 psi
Tensile strength	145 to 290 psi
Linear coefficient of thermal expansion	2.0E-06 to 2.8E-06 in/in °F
Hydraulic coefficient of expansion%	0.30 to 0.40
Modulus of elasticity	1730 to 1860 ksi
Open porosity (%)	32.8 to 37.6
Water absorption (%)	16 (approx.)
Specific gravity	1.4

Warning

Not for internal consumption. Keep out of reach of children and animals. Consult Material Safety Data Sheet (MSDS) for specific information.

Notice: The information contained herein is based on our own research and the research of others, and it is provided solely as a service to help users. It is believed to be accurate to the best of our knowledge. However, no guarantee of its accuracy can be made, and it is not intended to serve as the basis for determining this product's suitability in any particular situation. For this reason, purchasers are responsible to make their own tests and assume all risks associated with using this product.

03/2014



PROSOCO®

Enviro Klean®

NEXT GENERATION CLEANERS

2010 All Surface Cleaner®

Enviro Klean® 2010 All Surface Cleaner® is a next-generation product for cleaning and degreasing light-to-heavily soiled stone, tile, masonry and much more. Powerful enough for industrial use, flexible enough for jobs around the home, space-saving EK 2010 replaces a host of individual cleaning agents. It is concentrated for the toughest industrial cleaning jobs on concrete, metal and many other plant and warehouse surfaces. EK 2010 is dilutable for home-use on windows, bathroom tub and tile, counter tops and more.

Easy-to-use EK 2010 All Surface Cleaner® is water-rinsable and contains no harsh acids, caustics or solvents. EK 2010 also removes PROSOCO's Siloxane PD over spray from windows.

ADVANTAGES

- Cleans and degreases light-to-heavily soiled stone, tile, masonry and much more.
- Effectively removes moderate biological staining.
- Dilutable for jobs around the home.
- Replaces a host of individual cleaning agents.
- Effective cleaner for windows, bathroom tub and tile, counter tops and more.
- Easy-to-use and water-rinsable.
- Contains no harsh acids, caustics or solvents.

Limitation

- Repeated use may dull polished carbonate surfaces, including but not limited to limestone, marble and travertine.

TYPICAL TECHNICAL DATA

FORM	Clear, green liquid Fresh odor
SPECIFIC GRAVITY	1.070
pH	10.5 7.8–8.2 Typical Rinse water
WT/GAL	8.90 lbs
VOC CONTENT	0
FLASH POINT	>200° F (>93° C) ASTM D 3278
FREEZE POINT	32° F (0° C)
SHELF LIFE	3 years in tightly sealed, unopened container

SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job site controls during application and handling.

24-Hour Emergency Information:
INFOTRAC at 800-535-5053

REGULATORY COMPLIANCE

VOC Compliance

Enviro Klean® 2010 All Surface Cleaner® is compliant with all national, state, district, consumer and institutional product VOC regulations.

Product Data Sheet

Enviro Klean® 2010 All Surface Cleaner®

PREPARATION

Before use, test all substrates not intended to be treated with 2010 All Surface Cleaner®. If testing indicates adverse effects, the substrate must be protected before full scale application.

Best practices are to protect people, vehicles, property, plants and all surfaces not set for cleaning from the product, splash, rinse, residue, fumes and wind drift. Rinse non target materials with large quantities of water. Grass and plantings may be protected with sprinklers.

Divert pedestrian and auto traffic if necessary. Best practices are to clean when traffic is at a minimum.

Surface and Air Temperatures

Best air and surface temperatures for cleaning are 50°F (10°C) or above. Cleaning when temperatures

are below freezing or will be overnight may harm masonry. If freezing conditions exist before application, let masonry thaw.

Equipment

Apply with low-pressure sprayer, brush or heavy nap roller. Scrub heavily soiled surfaces with a nonabrasive brush or synthetic scrubbing pad.

Rinse with enough water and pressure to flush spent cleaner and dissolved soiling from the masonry surface and surface pores without damage. Masonry-washing equipment generating 400–1000 psi with a water flow rate of 6–8 gpm is the best water/pressure combination for rinsing porous masonry. Use a 15–45° fan spray tip. Heated water (150–180°F; 65–82°C) may improve cleaning efficiency.

Use adjustable equipment for reducing water flow rates and rinsing pressure for sensitive surfaces. Rinsing pressures greater than 1000 psi and fan spray tips smaller than 15° may permanently damage sensitive masonry. Water flow rates less than 6 gpm may reduce cleaning productivity and contribute to uneven cleaning results.

Storage and Handling

Store in a cool, dry place. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45–100°F (7–38°C). If product freezes, allow to thaw and mix well. Do not double stack pallets. Dispose of in accordance with local, state and federal regulations.

APPLICATION

Read “Preparation” and the Safety Data Sheet before use.

ALWAYS TEST a small area of each surface to confirm suitability, coverage rate and desired results before beginning overall application. Test each type of masonry and each type of stain. Test with the same equipment, recommended surface preparation and application procedures planned for general application. Let surface dry 3-7 days before inspection and approval. Make the test panel available for comparison throughout the cleaning project.

Dilution & Mixing

When removing heavy soiling, use in concentrate.

When used as a light-duty cleaner, dilute up to 1 part cleaner to 10 parts clean water.

Recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon of concentrate.			
Substrate	Type	Use?	Coverage
Architectural Concrete Block	Burnished	yes	50–150 sq.ft.
	Smooth	yes	
	Split-faced	yes	5–14 sq.m.
	Ribbed	yes	
Concrete	Brick	yes	50–150 sq.ft. 5–14 sq.m.
	Tile	yes	
	Precast Panels	yes	
	Pavers	yes	
	Cast-in-place	yes	
Fired Clay	Brick	yes	150–500 sq.ft.
	Tile	yes	
	Terra Cotta	yes	14–46 sq.m.
	Pavers	yes	
Marble, Travertine, Limestone	Polished	yes	500–1000 sq.ft. 46–93 sq.m.
	Unpolished	yes	150–500 sq.ft. 14–46 sq.m.
Granite	Polished	yes	500–1000 sq.ft. 46–93 sq.m.
	Unpolished	yes	150–500 sq.ft. 14–46 sq.m.
Sandstone	Unpolished	yes	150–500 sq.ft. 14–46 sq.m.
Slate	Unpolished	yes	150–500 sq.ft. 14–46 sq.m.
Always test to ensure desired results. Coverage estimates depend on surface texture and porosity.			



Product Data Sheet

Enviro Klean® 2010 All Surface Cleaner®

Application Instructions

1. Working from the bottom to the top, prewet the surface with clean water.
2. Apply the appropriately diluted solution to the masonry surface using a brush or low-pressure spray.
3. Let the cleaner stay on the surface 1–10 minutes, based on testing. Gently scrub heavily soiled areas.
NOTE: Do not let EK 2010 dry on the surface. If drying occurs, lightly wet surfaces with fresh water and reapply the cleaner in a gentle scrubbing manner.
4. Working from the bottom to the top, rinse the surface thoroughly with clean water.
5. Repeat steps 1 through 4 if necessary.

Cleanup

Clean tools and equipment using fresh water.

WARRANTY

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO, Inc. warrants this product to be free from defects. **Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose.** The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be

limited in all events to supplying sufficient product to re-treat the specific areas to which defective product has been applied. Acceptance and use of this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.

CUSTOMER CARE

Factory personnel are available for product, environment and job-safety assistance with no obligation. Call 800-255-4255 and ask for Customer Care – technical support.

Factory-trained representatives are established in principal cities throughout the continental United States. Field visits by PROSOCO personnel are for the purpose of making technical recommendations only. **PROSOCO is not responsible for providing job-site supervision or quality control.** Proper application is the responsibility of the applicator. Call Customer Care at 800-255-4255, or visit our website at prosoco.com, for the name of the PROSOCO representative in your area.



PROSOCO®

Enviro Klean®

NEXT GENERATION CLEANERS

Safety Peel 1

Enviro Klean® Safety Peel 1 is a solvent paste with a mild citrus odor that contains no methylene chloride or methanol. Designed for removal of paint, graffiti and clear coatings, Safety Peel 1 is a slow-working paint remover. Usually just one application dissolves multiple layers.

Safety Peel 1 reduces environmental and applicator risks associated with use of conventional chemical paint removers. Used properly, Safety Peel 1 substantially reduces the volume of waste. Potentially hazardous paint solids are trapped in the semi-dry paste, which is then “peeled” from the surface, simplifying containment and disposal.

Each 5-gallon pail of Safety Peel 1 includes a 10-pack of PROSOCO’s OverCoat. Use this specially designed protective paper film to cover applications of the paste paint stripper. OverCoat keeps the paste moist, increasing paint-removal effectiveness. The paper also protects the paste and passersby from incidental contact.

In addition to their use as standard paint strippers, Enviro Klean® paint removers were developed for lead-based paint abatement projects where removal, containment and disposal of lead containing wastes are of primary concern.

SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job-site controls during application and handling.

24-Hour Emergency Information:
INFOTRAC at 800-535-5053

REGULATORY COMPLIANCE

VOC Compliance

Enviro Klean® Safety Peel 1 is compliant with all national, state and district VOC regulations.

ADVANTAGES

- Ideal for lead-based paint abatement; simplifies containment and disposal.
- Contains no methylene chloride or methanol.
- Mild citrus odor; suitable for interior or exterior.
- Suitable for trowel or spray application.
- Slow drying improves removal efficiency – remains active for up to 12 hours when uncovered, and up to 24 hours when used with PROSOCO’s OverCoat.
- Paste consistency adheres to vertical surfaces; prevents airborne lead particles.
- Rinses easily with cold or hot water. No surface neutralization required.

Limitation

- May not be effective for removal of some paints. Always test.

TYPICAL TECHNICAL DATA

FORM	Light green paste
SPECIFIC GRAVITY	1.24
WT/GAL	9.94 lbs
VOC CONTENT	30% maximum
FLASH POINT	157° F (69° C) ASTM D 3278
FREEZE POINT	<-22° F (<-30° C)
SHELF LIFE	1 year in tightly sealed, unopened container

Product Data Sheet

Enviro Klean® Safety Peel 1

PREPARATION

Protect people, vehicles, property and all non masonry surfaces from product, splash, residue, fumes, rinse and wind drift. Protect and/or divert pedestrian and auto traffic.

Surface and Air Temperature

For maximum effectiveness, surface and air temperatures should be at least 40°F (4°C) during application. Product efficiency is reduced in cold weather.

Equipment

Safety Peel 1 can be applied using a trowel or other suitable applicator.

Equipment must be fitted with solvent-resistant seals and parts. Spray hose should be poly-lined, chemical-resistant, and pressure rated for spray. Spray tips should have a minimum orifice of 1/4 inches to prevent tip fouling. Hopper attachments which provide direct gravity feeds, or paste extrusion equipment have proven most effective. Adjust sprayer to the lowest pressure setting to produce a slow even flow of material.

Before the poultice dries, cover it with PROSOCO's OverCoat protective paper, glossy side down, and tape down the edges. OverCoat is a semi-impermeable protective paper for keeping poultice cleaners and paint removers moist, increasing effectiveness. The paper also protects cleaner and passersby from incidental contact. Visit www.prosoco.com or call 800-255-4255 for more information.

Storage and Handling

Store in a cool, dry place away from potential ignition sources. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45–100°F (7–38°C). Do not double stack pallets. Dispose of in accordance with local, state and federal regulations.

APPLICATION

Read Preparation and the Safety Data Sheet before use.

ALWAYS TEST a small area of each surface and paint coating to confirm suitability, dwell times, coverage rate and desired results before beginning overall application. Test with the same equipment, recommended surface preparation and application

procedures planned for general application. Let Safety Peel 1 dwell at least two hours before removing and evaluating.

Dilution & Mixing

Apply as packaged. Do not dilute or alter.

Stir well before use.

Typical Coverage Rates

Coverage estimates depend on surface texture and porosity. Always test to ensure desired results. Applied 1/16 to 1/8 inches thick, Safety Peel 1 has a coverage rate of 20–40 sq.ft. (2–4 sq.m.) per gallon.

Application Instructions

1. Apply with a brush, roller or trowel, 1/16 to 1/8 inches thick.
2. Cover Safety Peel 1 with OverCoat, glossy side down. Press the OverCoat protective paper against the Safety Peel 1. It will cling to the surface. Rub gently to remove air pockets and ensure smooth, overall adhesion. Tape/seal off edges of the film.
3. Let Safety Peel 1 and OverCoat dwell at least two hours before evaluating their effectiveness. Some types and thicknesses of coatings may need dwell times of up to 24 hours. Multiple applications may also be necessary.
4. Remove and collect the paste, paper and dissolved material by inserting a trowel, spatula or other paint scraping tool through the paste and lifting it from the surface. Remove as much as possible. Reapply as needed.
5. Rinse surface clean with water, preferably heated water, to improve removal effectiveness. Let cleaned surface dry thoroughly before any other treatment is applied. If residual product has dried on the surface, wet it down with warm water and keep it moist for 15 minutes. This makes it easier to rinse thoroughly with a pressure washer.

Cleanup

Clean tools and equipment with PROSOCO's Graffiti Remover, mineral spirits or similar solvent.

Dispose of paper, spent cleaner and dissolved coatings/contaminants according to local, state and federal regulations.

Repainting Treated Surfaces

Before repainting, lightly sand wood surfaces or prepare as required.

Product Data Sheet

Enviro Klean® Safety Peel 1

Waste Disposal

When lead-containing paint and other paint coatings are removed from a building surface, disposal of the resulting waste is regulated by the United States Environmental Protection Agency (US EPA) and many state and local agencies. Federal standards for classification, handling and disposal of potentially hazardous wastes are detailed in the EPA's Resource Conservation and Recovery Act (RCRA) of 1976. Additional, more stringent regulations may be imposed by state and local regulatory authorities.

Solid, liquid or semi-solid wastes generated through use of Safety Peel 1 may be classified hazardous if there is sufficient lead (or other materials) present in the removed coatings to classify the waste as toxic. The hazardous characteristics of waste created will depend upon the nature of coatings being removed, method of rinsing and applicable regulations.

Contractors must consult and comply with current federal, state and local regulations regarding containment, transport and disposal of hazardous wastes.

WARRANTY

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Turner Restoration

Mastering the Art of Practical Preservation
in PO Box 02775
Detroit, MI 48202

February 1, 2026

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RE: 2900 Cass Ave., Detroit, MI 48201

Gentlemen,

My purpose has been to determine the condition of the existing windows at 2900 Cass Ave., Detroit, MI 48201 that were opened for my examination and offer a solution that is cost effective and upholds the historic nature of the existing structures. In December, 2024, we examined a sampling of the window conditions of the building.

The examination revealed that the structure is in very poor condition due to lack of proper roof and structural repairs over the years. Furthermore, while the window openings were boarded the windows themselves appear to be in poor condition and beyond repair based on the condition of those sampled. An inspection of the sample windows where boards had been removed on the second and third floors revealed them to be holding an excessive amount of water throughout the frames and sills and missing components of the upper and lower sashes e.g., bottom rails and weight pocket doors. The window mulls appear to be warped and metal lintels above the windows appear distorted due to the apparent movement of the structural components above them.

Given their condition, I recommend that all of the wood windows' sash and framing be removed and replaced with new windows that replicate the size, design and function of the original windows throughout the building.

Thank you, for considering Turner Restoration for your window repair and restoration needs.

James A. Turner
jaturnerrestoration@gmail.com
(313)574-9073

2900 CASS AVE. PROPOSED RENOVATION

2900 CASS AVENUE & TEMPLE STREET



HISTORIC IMAGERY



HISTORIC IMAGERY



2900 CASS AVE. PROPOSED RENOVATION

2900 CASS AVENUE & TEMPLE STREET



Historic District Commission Submittal

Date: March 2, 2026
Subject: 2900 Cass Building Stabilization
Preliminary HDC Review Submittal
Project No: 23021.00
Prepared By: Thomas Roberts, AIA

PROJECT TEAM

Owner – Temple Commons LLC
Architect – Thomas Roberts Architect
Construction Manager – JC Beal

DESCRIPTION OF EXISTING CONDITIONS

The existing three-story commercial building was constructed in 1923 and the architect is unknown. The 10,500gsf building sits on the northeast corner of Cass and Temple Avenues and is a contributing resource at the Local and National levels in the Cass Park Historic District. The existing steel frame structure is generally in fair condition, but the wood framed floor and roof assemblies are in very poor condition. The first floor is comprised of storefronts, display windows, and masonry infill that are in poor condition. The second and third floors are open floor plans with double hung wood sash windows in groupings of two on the west elevation and groupings of three on the south elevation. All the original exterior wood windows are in very poor condition and are not restorable. The exterior limestone veneer on the west and south elevations is in poor condition and the exterior brick bearing walls on the north and east elevations are in fair condition. The lower storefront and upper facade of the limestone veneer have been painted, and all the exterior brick is painted.

DESCRIPTION OF PROJECT

The primary effort of the project is to stabilize the building from further deterioration and potential need for demolition. The scope of the project includes removal and replacement of the existing original wood windows and storefront infill panels; significant stabilization and restoration of the exterior masonry and limestone veneer; and reconstruction of the roof and floor assemblies. No new mechanical equipment will be added to the roof and there will be no new exterior façade lighting or canopies at this time. A new light fixture will be added above the service door on the east elevation and there will be no new exposed conduit on the exterior. A new elevator shaft and penthouse are shown for reference only and are not included in this phase of construction. The future planning of the building will remain unchanged including first floor retail and office space on the second and third floors.

DETAILED SCOPE OF WORK

The following scope of work has been identified:

Demolition

1. The existing wood framed roof assembly will be removed.
2. All existing wood floor assemblies and all miscellaneous interior non-loading bearing partitions will be removed.
3. The existing post and beam steel frame is to remain.
4. All existing wood windows and storefront infill panels are to be removed including the storefront.
5. See exterior elevations (Sheets D300-D302) for areas of limestone and spandrels to be removed.

Site

1. There is no site work during this phase of the project other than miscellaneous sidewalk replacement.

Roofing

1. A temporary roofing system will be installed on the main roof and penthouse roof. The scope of work will not be visible from the public right-of-way.

Parapet Copings, Gutters & Downspouts

1. The existing clay tile parapet coping on the north and east facades will be removed and replaced with new painted metal coping. Paint color to match adjacent finish material.

2. A new gutter and downspout will be installed on the existing penthouse. The scope of work will be minimally visible from the public right-of-way. Paint color to match adjacent finish material.
3. A new metal cap flashing will be installed on top of the existing cornice. The drip edge will be minimally exposed. Metal cap flashing color to be similar to the existing stone.

Masonry

1. Patching and tuckpointing will be provided in areas identified on sheets D300-D302.
2. 'N' Type mortar will be used and will match in color, texture, and tooling.
3. Replacement brick identified on the north and west elevations will match, color, size, and texture.
4. The replacement stone identified on the south and west elevations will be in-kind and match in size, color, texture, and profile.
5. A new stone base will be provided at the new storefront.
6. Existing cast spandrels will be removed and replaced with GFRC (glass fiber reinforced concrete) or FRP (fiberglass reinforced plastic) panels to match in size, texture, and profile of the existing spandrels. The color of the new spandrels will match the stone. Sample test areas will be provided in work areas prior to starting construction.
7. Existing stone elements including medallions will be replaced with GFRC or FRP panels to match in size, color, texture, and profile of existing stone. Sample test areas will be provided in work areas prior to starting construction.
8. Existing stone elements identified to be patched will match the stones color, texture, and strength. Mortar-Based Patch (e.g. Jahn Limestone Patch M70) or Dutchman are acceptable means for patching. Sample test areas will be provided in work areas prior to starting construction.
9. All existing masonry and in areas of new masonry work requires cleaning using the gentlest means possible. Chemical, acid, abrasive, and blasting methods will not be allowed. Alkaline-based cleaner (e.g. Prosoco Enviro Klean 2010), low pressure power wash with water and soft bristle brushes will be acceptable means of cleaning. Sample test areas will be provided in work areas prior to starting construction.
10. All existing paint and/or coatings will be removed from the stone on the west and south elevations using the gentlest means possible. Chemical, acid, abrasive, and blasting methods will not be allowed. Alkaline-based paint stripper (e.g. Prosoco Enviro Klean Safety Peel 1), low pressure power wash with water and soft bristle brushes will be acceptable means of removing paint. Sample test areas will be provided in work areas prior to starting construction.

Windows & Doors

1. Existing double-hung wood windows and frames on the 2nd and 3rd floors will be removed and replaced with historic single-hung aluminum windows. It is intended that the new windows match the existing in configuration, function, profile and color. Glazing will be 1" insulated with clear low-e finish. There will be no exterior screens.
2. New aluminum storefront will be installed on the first floor. It is intended that the new storefront generally match the existing in configuration, function, profile and color. Glazing will be 1" insulated with clear low-e finish.
3. The existing door and frame on the east elevation will be removed and replaced with insulated hollow metal door and frame. It is intended that the new door and frame is similar to the existing in configuration and function. The new door and frame will be painted.

Carpentry

1. There is no exterior exposed carpentry included in the scope of the project.

Painting

1. The existing painted brick on the north and east elevations will be repainted.
2. There is no new painting of the stone on this project.
3. The new hollow metal service door and frame will be painted finish. Paint color to match painted brick.
4. New and existing steel lintels to be a painted finish. Paint color to match adjacent finish material.

Lighting

1. There is no exterior lighting on this project other than a new utility light above the rear ingress/egress door on the east elevation.

Miscellaneous

1. The existing interior central stair to remain.
2. There will be no new conduit installed on the exterior of the building.
3. New elevator penthouse will be finished with exterior insulation finish system (EIFS) colored to match the painted brick. The penthouse will be minimally visible from the public right-of-way. The elevator shaft and penthouse are shown for reference only and are not included in this phase of construction.

The following documents have been included with this submission:

1. Detailed scope of work summary
2. Renovation building plans and exterior elevations.
 - a. Existing exterior building condition photo survey.
 - b. Existing exterior window condition photos and details.
3. Proposed Products