



HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

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

Date: 04/17/2026

Application Number: HDC2026-00121

APPLICANT & PROPERTY INFORMATION

NAME: Thomas Roberts

COMPANY NAME: Thomas Roberts Architect, LLC

ADDRESS: 2927 4th St

CITY: Wyandotte

STATE: MI

ZIP: 48192

PROJECT ADDRESS: 2900 Cass Avenue.

HISTORIC DISTRICT: Cass Park

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:

Please upload the photos here. Using Microsoft Word/Google Docs - copy and paste 1 photo per page (with labels). Try to compress the file or upload in groups of 10-20.

APPLICANT RESPONSE

Response Date: 04/18/2026



Requested photos attached in Microsoft Word



Photo M1 (West Elevation – Column Line B)



Photo M2 (West Elevation – Column Line C)



Photo M3 (South Elevation – Column Line 1)



Photo M4 (South Elevation – Column Line 2)



Photo M5 (South Elevation – Column Line 3)



Photo M6 (South Elevation – Column Line 4)



Photo M7 (South Elevation – Column Line 5)



Photo M8 (South Elevation – Column Line 6)



Photo M9 (South Elevation – Column Line 7)



Photo M10 (South Elevation – Column Line 8)



Photo F1 (West Elevation – Column Lines A, B & C)



Photo F2 (Partial South Elevation – Column Lines 1, 2 & 3)



Photo F3 (Partial South Elevation Column Lines 3, 4 & 5)



Photo F4 (Partial South Elevation – Column Lines 5, 6 & 7)



Photo F5 (Partial South Elevation – Column Lines 6, 7 & 8)



Photo S1 (West Elevation – Between Column Lines A & B)



Photo S2 (West Elevation – Between Column Lines B & C)



Photo S3 (South Elevation – Between Column Lines 1 & 2)



Photo S4 (South Elevation – Between Column Lines 2 & 3)



Photo S5 (South Elevation – Between Column Lines 3 & 4)



Photo S6 (South Elevation – Between Column Lines 4 & 5)



Photo S7 (South Elevation – Between Column Lines 5 & 6)



Photo S8 (South Elevation – Between Column Lines 6 & 7)



Photo S9 (South Elevation – Between Column Lines 7 & 8)



Photo Misc1 (Nation Register Nomination Photo Circa 2004)



Photo Misc2 (West Elevation Circa 2014)



Photo Misc3 (Southwest Corner Circa 2014)



Photo Misc4 (South Elevation – Date Unknown)



Photo W1 (Left & Center Windows)



Photo W2 (Right Window)



Photo W3 (Right Window – Sill & Lower Sash Opening)



Photo W4 (Left & Center Windows – Sill & Lower Sash Opening)



Photo W5 (Upper Sash & Spandrel)



Photo W6 (Right Window – Upper Sash, Mull, & Head)



Photo W7 (Left & Center Windows – Upper Sash, Mull, & Head)



Photo W8 (Brick Molding)



Photo W9 (Jamb)

Your ref
Our ref 23170
File ref

RESURGET ENGINEERING

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April 16, 2026

Dear Mr. Beal,

2900 Cass Façade Review

Resurget Engineering PC completed a façade review at the building located at 2900 Cass Avenue in Detroit, Michigan. The purpose of this façade review was to provide ownership with a better understanding on the condition of the façade so high-level planning decisions can be made for possible future renovation of the building.

Background

During September, 2024, an up-close visual review of the referenced building's façade was conducted with the aid of a manlift. The results of this review were provided to JC Beal Construction in the form of elevation drawings showing general areas of deteriorated/damaged façade items with a brief description of recommended actions. The following is a summary of these observations and opinions.

Field Observations

In October, 2024 Resurget Engineering provided JC Beal Construction with the results of our survey. The results of the survey can be referenced in the attached drawings. Resurget Engineering utilized elevation drawings provided by Thomas Roberts Associates. The recommended action items (shown in red) were provided by Resurget Engineering and not by Thomas Roberts Architects.

The following summarizes main recommended restoration items to the façade in order to return it to a good condition.

- Stone Sill Replacement
- Metal Lintel Replacement
- Masonry Brick Repair
- Tile Coping Replacement
- Seal/anchor Concrete Panel/Brick Joint

- Expose/clean/coat Relief Steel Member
- Spandrel/Decorative Concrete Panel Replacement
- Concrete Panel Replacement
- Concrete Panel Repair
- Concrete Cornice Replacement
- Concrete Cornice Ledger Repair
- Concrete Coping Replacement
- Parapet Brick/Concrete Panel Repair/Seal Panel Joints
- Chimney Cap Replacement

The location of these items can be referenced on the attached drawings. Photographic documentation of our observations can also be referenced below.



Photo 1: Unbonded/damaged decorative panel



Photo 2: Damaged Cornice component



Photo 3: Debonded decorative spandrel component



Photo 4: Out of plumb parapet wall



Photo 5: Damaged concrete panels and cornice components



Photo 6: Unbonded brick façade at building corner



Photo 7: Damaged spandrel and header components

Conclusions

Based on our observations, it is our opinion that the current condition of façade represents a safety risk to the public. These unsafe façade components, which include items, but not limited to, parapet brick, decorative concrete spandrels, concrete panels, headers/sills, cornice components. These items appear to be at risk of falling to the ground and we recommended a safety fence be maintained along public sidewalks to prevent access. This safety fence is recommended to remain until stabilization repairs to the façade have been completed.

General Comments

This report has been prepared in accordance with generally accepted engineering practices for the assessment of facade components. The report does not reflect changes that may have occurred subsequent to Resurget Engineering's review. This assessment does not represent a warranty or guarantee of future performance, expressed or implied.

Should you have any questions regarding the findings or recommendations provided, please contact our office.

Yours sincerely

A handwritten signature in black ink, appearing to read "Kevin M. Whalen". The signature is fluid and cursive, written in a professional style.

Kevin M. Whalen, PE
Senior Project Engineer

Attachment: Façade Condition Elevation Drawings



Photo W10 (Sill @ Spandrel)



Photo W11 (Mull & Sash Stile)



Photo W12 (Mull & Sash Stile)



Photo W13 (Mull Jamb)



Photo W14 (Sash Top Rail)



Photo W15 (Sill)



Photo W16 (Sill)



Photo W17 (Sill)



Photo W18 (Sash Meeting Rail)