



# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

<b>APPLICATION ID</b>
HDC2026-00167

## PROPERTY INFORMATION

<b>ADDRESS(ES):</b> 1450 Parker Street
<b>HISTORIC DISTRICT:</b> West Village

**SCOPE OF WORK: (Check ALL that apply)**

- |   |  |                                       |  |   |   |
|---|--|---------------------------------------|--|---|---|
| <input type="checkbox"/> Windows/ Doors | <input type="checkbox"/> Walls/ Siding | <input 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 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:**

We will be performing necessary tuckpointing, cracked brick & stone replacement on the west elevation of the building in an area that is approximately 25ftx65ft for this scope of work. We will be removing brick to expose the lintels in some of these area which will have rust removed and two applications of a galvanized coating will be applied. If the cross section o the lintel in an area has 10% or more loss of section, we will remove that section of lintel and install a new hot dipped galvanized lintel to replace and fasten in place. The masonry work will be performed per NPS Briefs 1&2. We have performed petrographic analysis of the mortar which will provide us with a matching color & compressive strength of the original. If brick is replaced we will be using a Belden Masonic Blend Smooth severe weather brick. The stone will be patched using Mimic Limestone patching material as manufactured by Conproco. If total replacement of the limestone is needed replacement new limestone matching color & dimension will be installed.

## APPLICANT IDENTIFICATION

<b>TYPE OF APPLICANT:</b> Contractor			
<b>NAME:</b> Richard V. Akins		<b>COMPANY NAME:</b> Akins Construction, Inc.	
<b>ADDRESS:</b> 6565 E. Nevada		<b>CITY:</b> Detroit	<b>STATE:</b> MI <b>ZIP:</b> 48234
<b>PHONE:</b> +1 (810) 217-3204		<b>EMAIL:</b> richard@akinsconstruction.net	

## 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, <a href="#">Act 169 of 1970</a> (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, <a href="#">1972 PA 230, MCL 125.1501 to 125.1531</a>

Signed by:  
*Richard V. Akins*  
648338DA943F413

04/09/2026

SIGNATURE

DATE





**NOTE: Based on the scope of work, additional documentation may be required. See [www.detroitmi.gov/hdc](http://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.**

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

<p><b>1. DESCRIPTION OF EXISTING CONDITION</b>  <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><b>2. PHOTOGRAPHS</b>  <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	
<p><b>3. DESCRIPTION OF PROJECT</b>  <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><b>4. DETAILED SCOPE OF WORK</b>  <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>We will perform make safe of areas we feel are unsound. Once completed we will remove unsound areas and inspect lintels. Once lintel repairs have been completed we will install flashing and replace removed brick that have been cleaned and or replaced if cracked. Areas where bowing is evident will have the masonry removed and new anchors installed, followed by the brick being cleaned of mortar and reset. Limestone that will be checked to make sure they are in sound condition to be patch will have this work done. If the limestone is unsound we will replace with a new piece of limestone. When this work is complete we will remove all unsound mortar joints and tuckpoint with new mortar and allow to cure. Once cured we will chemically clean the masonry removing all mortar smears and</p>	
<p><b>5. BROCHURES/CUT SHEETS</b>  <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><b>9. OTHER</b> <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>	





Ultimate **SAFE** Urban High  
Rise Restoration System  
&  
Biodegradability Statement

## Principle Points of Safety of the Ultimate Safe Urban High Rise System:

1. OneRestore® ships and is considered to be non hazardous/non corrosive in its concentrate. That is, it does not damage glass, paint, skin, or other substrates undiluted.

2. Chlorine, the principal engine of OneRestore®, is present in all water that is treated for consumption in the U.S.A

3. Neutralization has not been left to chance in this instance. OneRestore® is acidic and once you have applied product to alkaline materials such as (limestone, mortar, aggregate, etc...), the two run over each other creating neutralization before the chemical runs off. Cleansol is used as a second step prior to rinsing to assure neutralization of any remaining residues.



Redwood Forest

These pictures show trees and plants under and directly adjacent to a 43 story building being cleaned with no harm done.



Sensitive Plants

## Ultimate Safe Urban High Rise Application System:

In regards to the rinsing overspray, applying OneRestore® twice at low pressure will achieve a concentration of 4 oz per sq ft. A pressure washer using a 5 gallon per minute output, spraying on a square foot for a minimum of 5 seconds (640 oz) ÷ 60 seconds per minute; results in outputs of 10.66 oz per second X 5 seconds = 53.3 oz.

This achieves a 13.3: 1 dilution level. The 5 second spray would be a minimum, 10 seconds is not unrealistic. This would double the dilution levels. Best practices would include a low pressure rinse of the chemistry from the wall before a high pressure rinsing. This would create virtually no overspray and allow the chemistry to run down the wall achieving neutralization from the alkaline substrates before reaching the ground. Because low pressure rinsing is low impact, it tends to take a little longer than high pressure rinsing. This low pressure rinse leaves very little active chemistry residue in the substrate and reduces the amount of chemistry by about 90%. This means when the high pressure rinse occurs the water volume is applied to 1/10 as much chemistry increasing the dilutions by a factor of 10. A vehicle or a person could be subjected to these dilutions almost interminably and experience no detriment.



#### Product Disposal Statement:

Federal, state, and local authorities regulate disposal of waste. In order to ensure compliance with these agencies, contact the proper local authorities for regulations regarding proper waste disposal methods in your area. If used product has been collected, dispose of the product to a sanitary sewer system. The MSDS information can be used to accurately indicate the hazards present in the product when contacting the sanitary treatment plant. The information is in good faith, but no warranty either express

of implied, is made. Hazards associated with any soils removed but the product are beyond our control. Final determination of the suitability of any material is the sole responsibility of the user. All materials may present unknown hazards and should be used with caution. Although certain hazards are described, we cannot be sure or guaranteed that these are the only hazards that exist. All products have been classified in accordance with the hazard criteria of the Code of Federal Regulations (CFR) and the MSDS contains all the information required by the CFR.

#### Recommended Disposal of Spent Product:

OneRestore's® DOT shipping classification is non-hazardous liquid, not regulated by the DOT. The product does not contain any known hazardous ingredients that would be rejected or deemed inappropriate in its waste stream by a municipal sanitary treatment plant. Prior tests have shown this product can have a neutral pH after use on a masonry surface followed by the subsequent rinse. If the product is not neutral, test spent liquid with either pH strips or a pH meter to determine the pH. We recommend neutralization with sodium perborate monohydrate, which may be available locally or can be purchased from EaCo Chem Inc. If the spent OneRestore® product has been collected, the next step should be to dispose to a sanitary sewer outlet. It may be appropriate to check with the sanitary treatment plant in question if prior approval is desirable. (The MSDS for OneRestore® can be used accurately to indicate the hazards present in the product when contracting the water treatment plant to make this prior determination.)



## Generalized Product Biodegradability Statement:

All EaCo Chem products listed in the Urban High Rise System can be classified as Biodegradable using the following information.

Current definitions of biodegradability would include; (1) capable of being decomposed by a natural biological process, (2) destruction of chemical compounds by the biological action of living organisms.

In performing an environmental safety assessment, several important aspects should be noted:

1. The need to focus on the ingredients, rather than the formulated product. Consumer products tend to lose their identity upon use.
2. The biodegradation process mitigates the environmental concentration of cleaning product ingredients.
3. To identify the environmental compartments in which the residuals of cleaning product ingredients exist.

## TSCA Specified Biodegradation Protocols:

TITLE	CFR References	Protocol Source
Aerobic Aquatic	40 CFR 7963100	W.E. Gledhill method
Anaerobic Biodegradability of Organic Chemicals	40 CFR 7963140	Healy & Young ASTM method
Ready Biodegradability Modified AFNOR Test	40 CFR 7963180	OECD
Ready Biodegradability	40 CFR 7963200	OECD
Ready Biodegradability, Closed bottle	40 CFR 7963220	OECD
Ready Biodegradability, MITI Test	40 CFR 7963240	OECD
Ready Biodegradability, Sturm Test	40 CFR 7963260	OECD
Simulation Test-Aerobic Sewage Treatment	40 CFR 7963300	OECD
Inherent Biodegradability	40 CFR 7963340	OECD
Inherent Biodegradability	40 CFR 7963360	OECD

All of the products sold by EaCo Chem Inc. are biodegradable when the definitions specified above are applied. With this in mind, at no time do we advocate a cleaning process that includes disposal of liquid runoff to the storm sewer.

Information on products manufactured by EaCo Chem Inc., which includes brochures, Material Safety Data Sheets (MSDS) and product data specification guidelines, are readily available at [www.eacochem.com](http://www.eacochem.com). In addition, hard copies of this information are also available upon request by calling 1-800-313-8505.

# *Akins Construction, Inc.*

*“Restoration Specialists”*

Date: March 11, 2026

Attention: Daniel Mrakovcic  
Sea Breeze LLC  
1415 Parker Street  
Detroit, MI 48214

Reference: 1450 Parker Street West Elevation

Subject: Scope of Work to be performed.

Below is the scope of work approved to be completed by the approved contract.

- Make any unsound areas safe which may pose a potential fall hazard.
- Remove existing stone which has deteriorated beyond structural repair. (See attached photos as outlined in attached area scope of work photo outlined in red cloud.)
- Remove areas where brick has separated from structure. Inspect existing lintels & remove rust & apply two coats of a galvanized coating. If an area of the lintel has lost more than 10% of its cross section that area will be replaced with a new galvanized lintel. New flashing with weeps will be installed along all lintels. Install new masonry anchors as needed and reset existing brick as available or new brick matching existing as closely possible. (See attached photo showing new brick approved by owner if replacement is needed.)
- Perform necessary tuckpointing with mortar matching existing mortar in strength & composition, including color.
- Install new sealants around windows and other areas where sealants are present in work area.
- Clean the masonry using an approved masonry restoration cleaner to remove biologics, pollution, & mortar smears following low pressure cleaning methods.

If conditions other than the work described above the owner will be made aware and corrective recommendations will be submitted for approval.

Sincerely,

Richard V. Akins

# *Akins Construction, Inc.*

## *"Restoration Specialists"*

Date: March 11, 2026

Attention: Daniel Mrakovcic  
Sea Breeze LLC  
1415 Parker Street  
Detroit, MI 48214

Reference: 1450 Parker Street West Elevation  
Subject: Existing Conditions in work scope area.

Upon contact with the owner, we were asked to visually inspect the work scope area and make recommendations for repair & provide a proposal. Below are existing conditions and reasons for these repairs and or replacements, which is a part of our contract.

As noted on the attached photo showing scope of work area, the red cloud outlines show those stone which have deteriorated to the extent that the rebar has corroded and has fractured the stone to such a degree that it is disintegrating into small chunks the size of silver dollars. In addition, texture and color matches for these stones if they were able to be patched would distract from the intent of maintaining the architectural continuity of this elevation. (See attached photos) If existing stones are in structurally sound patching will be performed. The stones outlined also have separated from the adjacent walls and will need to be reanchored.

Areas within the scope of work have areas where masonry anchors have failed and some sections of the wall are separating from the rest of the structure. These areas will have existing brick removed and cleaned for reuse where possible for reuse. Broken and cracked masonry units will be replaced with new masonry units which are severe weather units matching in texture and color as close as possible. (See attached photo showing brick sample card approved by owner.)

The existing lintel will be exposed, and all rust will be removed and two coats of a galvanized paint will be applied. If an area of lintel has lost 10% of its cross section it will be replaced with a new lintel will restore its structural integrity. The new lintel will be galvanized and will have a perma-barrier flashing material installed along with stainless steel drip edge and weeps every 24 inches.

Other areas of the work scope area require necessary tuckpointing. Mortars used will match existing aggregate and mortar type/blend so that the resulting mortar compressive strengths are equal or less than existing. Mortar will be matched also for color to existing mortar.

Upon curing of the masonry, we will be cleaning the work are using EacoChem One Restore cleaner which is designed to clean new & existing masonry & stones removing biologics, pollution, and masonry staining.

If further information is required, please contact me at your convenience.

Sincerely,

Richard V. Akins



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## PRODUCT DATA SHEET

OneRestore® provides remarkable versatility, cleaning power, and safety all in one. It is appropriate for single or multiple surface restoration. OneRestore® is capable of removing the deepest stains. It can also be used to safely remove deposits on glass and anodized aluminum. OneRestore® is a great choice for cleaning and restoring college campuses, government facilities, hospitals, and office buildings.

### ADVANTAGES

- Excellent for removing virtually all stains, including mineral oxide stains, environmental pollution stains, and rust.
- Spray-on / rinse-off application process improves productivity. No scrubbing required.
- Restoration using one product simplifies the process and reduces protection requirements.
- No harm to plants from rinsed product when used as directed.
- Safe on glass and anodized aluminum when used as directed.
- Ideal for deep stain removal from porous substrates.
- Safe for non-colored horizontal concrete, such as driveways and sidewalks.
- Biodegradable

### LIMITATIONS

- Do not allow product to dry on the surface. Always rinse thoroughly.
- Do not use on polished stone or oxide films used for tinting glass or self cleaning glass.
- Not suitable for certain low-fire tiles when using extended dwell times.
- Not recommended for colored horizontal surfaces.
- Do not allow to puddle and dwell on horizontal surfaces.
- Do not use on galvanized metal.

*\*For information about soft metals, please see our soft metal Issue Statements at our website, [www.eacochem.com](http://www.eacochem.com), for more complete guidance.*

### TECHNICAL DATA

Appearance:	Amber color
Odor:	Pleasant scent
Physical State:	Liquid
pH:	>1.0
Boiling Point:	>212° F
Specific Gravity (water=1):	1.117 @ 77° F
Evaporation Rate:	N/D
Solubility in Water:	Complete
Flash Point:	N/D
Viscosity	Water thin
Decomposition Temp:	N/D
Oxidizing Properties:	N/D

### PREPARATION

Protect adjacent surfaces and surrounding building hardware not intended to be cleaned from exposure to the cleaning solution. Avoid direct contact with foliage. Cover landscape using plastic or wet the foliage with water before and after cleaning. *Do not leave plastic on foliage for extended periods of time.* Avoid wind drift on surrounding surfaces as well as auto and pedestrian traffic.

### SURFACE & AIR TEMPERATURES

Excessively high or low temperatures will produce poor results and possible harm. Best cleaning results are obtained when air and surface temperatures are above 40° Fahrenheit and less than 90° Fahrenheit. Do not clean when temperatures are below freezing or will be overnight. If freezing conditions exist, allow adequate time for the surface to thaw. If air temperatures exceed 90° Fahrenheit, flash cool the surface with water before applying product. Do not allow products to dry on the surface. Always rinse thoroughly while still wet.

### PRE-TESTING

Always test prior to beginning full-scale cleaning operations. Pre-testing will determine suitability and effectiveness on each type of surface and stain designated to be cleaned. Pre-testing will also determine dwell times and number of applications required to achieve desired results. Pre-testing will show any potential or adverse reactions to adjacent surfaces. Allow test areas to dry thoroughly before evaluating final appearance and results.

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## PRODUCT DATA SHEET

### PRE-TESTING - WINDOWS, WINDOW FRAMES, DOOR FRAMES

The best way to test windows, window frames, and door frames is to apply the suggested product to the end of a pencil eraser and place a small dot on each of the surfaces in question. Allow the product to dry on the surface (10 to 15 min). Rinse completely and check the results. If this produces any type of discoloration, do not allow the product to come in contact with these surfaces. They must be covered prior to cleaning.

### SUITABLE SUBSTRATES

The following substrates have been tested on and are deemed suitable under standard conditions. Pre-testing is always recommended prior to full-scale cleaning.

- |                     |                            |
|---------------------|----------------------------|
| ✓ Brick             | ✓ Terrazzo                 |
| ✓ Limestone         | ✓ Anodized Aluminum        |
| ✓ Concrete          | ✓ EIFS                     |
| ✓ Precast           | ✓ Uncoated Stainless Steel |
| ✓ Exposed Aggregate | ✓ Stucco                   |
| ✓ Granite           | ✓ Glass                    |
| ✓ Unpolished Marble |                            |
| ✓ Synthetic Stone   |                            |

While this list is extensive, there are other substrates that OneRestore® may be suitable for that are not listed. Every cleaning situation is unique in its own way, so please follow all precaution, pre-testing and application instructions included in this Product Data Sheet.

### STAIN REMOVAL

OneRestore® can remove a multitude of stains including:

- |                        |                              |
|------------------------|------------------------------|
| ✓ Vanadium             | ✓ Caulk Bleed                |
| ✓ Manganese            | ✓ Hard Water Stains on Glass |
| ✓ Mineral Oxide Stains | ✓ Sealer Overspray on Glass  |
| ✓ Pollution Stains     | ✓ Fresh Tar Stains           |
| ✓ Concrete Leaching    |                              |
| ✓ Sealant Stains       |                              |

### SAFETY INFORMATION

Always wear goggles and chemical resistant gloves when handling this product. Read the Safety Data Sheet for additional safety and health hazard information prior to use. Do not get in eyes, on skin, or on clothing. Do not wear contact lenses when using this product. If material comes in contact with clothing, wash before re-use. Keep container closed when not in use. Use with adequate ventilation. Use NIOSH/MSHA approved respiration devices when adequate ventilation is not available. Though the potential for fuming is minimal, take precautions to avoid exposing building occupants to fumes. Do not remove the label from the container. Dispose of empty containers in accordance with federal, state, and local requirements.

### CAUTION: KEEP AWAY FROM CHILDREN

**VELOCITY EHS 24 HOUR EMERGENCY RESPONSE SERVICE NUMBER - 1-800-255-3924**

### DILUTIONS

OneRestore® is always used undiluted.

### COVERAGE RATES

Coverage rates with OneRestore® will vary from 75-250 sq. ft. per gallon depending on the surface porosity, texture, ambient temperature, craftsmanship, and severity of staining.

### APPLICATION INSTRUCTIONS

1. Pre-wet the surface (do not saturate) with water before applying OneRestore®.
2. For best results, apply OneRestore® with a low-pressure sprayer (brushing is not necessary).
3. For the majority of instances, a single application with a 5 to 10 minute dwell time will remove many of the stains.
4. For deeper stains or very porous surface, a double application with 5 to 10 minutes in between applications will provide the best results. Do not rinse between applications.

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## PRODUCT DATA SHEET

### RINSING

Proper rinsing techniques determine the final look and quality of the job. A thorough rinse job is always recommended; however, our chemistry never requires flooding the surface. OneRestore® can be rinsed using cold water. Pressures that mark the surface should be avoided. When in doubt, follow the manufacturers recommended P.S.I. for the substrates. **Do not use a zero-degree nozzle**

**Caution: Do not allow the product to dry on a surface.**

### SPILL OR LEAK PROCEDURES

Check with state, local, or federal regulation for waste disposal methods in the area. Wear proper protective equipment while doing clean-up. For large spills, dike and contain for intended use. For residual, use a chemical absorbent material. For small spills, use a chemical absorbent material and place in an approved container for disposal.

### CONTAINER HANDLING/STORAGE

Store product in a cool, dry place away from caustic-based materials. Vent the bung cap before opening. Keep container tightly closed when not in use. Wash thoroughly after handling. For best results, liquid should be 32°F or higher prior to use.

### INSTRUCTIONS IN CASE OF CONTACT OR EXPOSURE

**Eyes:** Flood with water for 15 minutes. If irritation develops, seek medical attention.

**Skin:** Wash off with soap and water. Follow with a good emollient. If irritation develops, seek medical attention.

**Ingestion:** Drink lots of water to dilute. Do not induce vomiting. Seek immediate medical attention.

**Inhalation:** Move to fresh air. If irritation develops, seek medical attention.

### NOTICE

This product has been classified in accordance with the hazard criteria of the CFR.

### DISCLAIMER

The information herein is given in good faith, but no warranty, either expressed or implied is made. Final determination of the suitability of any material is the sole responsibility of the user. All materials may present unknown hazards and should be used with caution. Although certain hazards are described herein, we cannot be sure or guarantee these are the only hazards which exist.

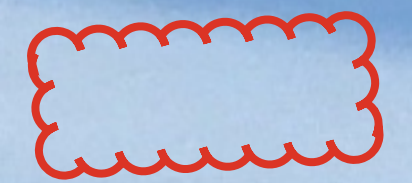
### CUSTOMER SERVICE

Factory personnel are available for assistance Monday through Friday from 8am to 5pm EST at (724) 656-1055. Questions can also be sent to [info@eacochem.com](mailto:info@eacochem.com). A reply can be expected by the following business day. FaceTime and Call from the Wall are available while on jobsite.

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Work Area



Stone Replacement

