



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

Phone 313•224•1339  
www.detroitmi.gov

**SR-1 – SUMMARY STAFF REPORT (05-01-2026)**

*This report, prepared by staff, summarizes the proposed scope of work, the existing conditions at the property, and any factual background information. No PDD/HDC staff analysis/opinion is included.*

**ADDRESS:** 2900 CASS (AKA 146-166 TEMPLE) T  
**MEETING DATE:** 05-13-2026  
**APPLICATION NUMBER:** HDC2025-00121  
**HISTORIC DISTRICT:** CASS PARK LOCAL  
**APPLICANT/ARCHITECT:** THOMAS ROBERTS/THOMAS ROBERTS ARCHITECT, LLC  
**OWNER:** TEMPLE COMMONS LLC  
**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 04-17-2026  
**DATE(S) OF STAFF SITE VISIT:** 04-23-2026

**SCOPE PHRASE FOR AGENDA:** STABILIZE AND REHABILITATE BUILDING

**PUBLIC HEARING PER 21-2-77:** NO

**SUMMARY OF SCOPE OF WORK:**

*Based on staff review of the submitted documents, the following work is proposed:*

- Removal of existing wood windows, replacement with aluminum windows
- Removal of existing storefront infills, replacement with aluminum storefront systems w/stone bases
- Stabilization, repair, and replacement of exterior masonry/limestone veneer, including repair/replacement of concrete panels and replacement of spandrel panels and parapet medallions with GFRC or FRP
- Replacement of clay tile parapet coping with painted metal coping
- Removal of wooden roof assembly, install temporary roof
- Cleaning of existing masonry and removal of paint/coatings from stone at west/south elevations

**MISSING INFORMATION, CLARIFICATION, OR OTHER ITEMS RELATING TO A COMPLETE SCOPE OF WORK:**

- None

**EXISTING CONDITIONS:**

- The subject property is a three-story, steel-framed brick/tile commercial building erected in 1923. The building occupies the majority of a single corner lot at the northeast corner of Temple Street and Cass Avenue, with zero lot lines (no setback) at both street-facing sides.
- As described in the designation report, the building consists of “seven bays along Temple and two along Cass. The first story is comprised of storefronts and display windows, most of

which have been filled in. The second and third floors have 1/1 double hung sash windows in groups of three along Temple and in pairs along Cass. The window groupings are separated by pilasters that span both stories. The pilasters are decorated at both the top and bottom with paterae. Ornamental paneled spandrels separate the second and third floor windows. There is a simple dentiled cornice.”

- Current condition of the property appears to be poor, with substantial deterioration of the exterior façade visible along with boarded windows and storefronts. A protective fence is erected on the sidewalk surrounding the public-facing facades.



Staff photo, view to northwest fronting Temple. 04-23-26



Base Unit Tools, Satellite View.

### BACKGROUND INFORMATION:

- There are no records of previous HDC applications or approvals.

### DISTRICT INFORMATION/SIGNIFICANCE:

- The Cass Park Local Historic District was established in 2016. The Historic Designation Advisory Board (HDAB) Report notes that the district is “a collection of twenty-three buildings built between the early 1860s and the late 1920s, and a small historic city park.”
- [Link to District Elements of Design, per Section 21-2-233](#)
- The subject property is identified (via its alternate address, 146-166 Temple), as a

contributing resource, one of twenty-four contributing resources specified in the HDAB report for this district, including Cass Park and the Robert Burns statute therein.

**REPORT PREPARED BY: GL**