



**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 – OBJECTIVE STAFF REPORT (08-28-2026)

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: 2942-2952 SECOND

MEETING DATE: 09-09-2026

APPLICATION NUMBER: HDC2026-00461

HISTORIC DISTRICT: CASS PARK LOCAL HISTORIC DISTRICT

APPLICANT: INFUZ ARCHITECTS

OWNER: LINE ROCK, LLC

ARCHITECT/CONSULTANT: JOSEPH HUDEC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 08-17-2026

DATE(S) OF STAFF SITE VISIT: 08-25-2026

SCOPE PHRASE FOR AGENDA: STABILIZE THREE BUILDINGS, REMOVE WINDOWS AND REAR STAIRS, REPAIR FAÇADE ELEMENTS

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:

- **Retain and repair**
 - masonry bearing walls
 - steel structural frames
 - significant architectural features
 - restore masonry and stone (clean and repair)
 - restore and reinstall or replicate decorative metal features
 - repair or replicate parts of decorative moldings and cornices damaged beyond repair
- **Remove**
 - roofs/gutters/downspouts and floors
 - bay window framing
 - rear decks and stairs at the Manhattan and the Altadena (the Cromwell's have been removed)
 - windows; replace with boards
 - doors; replace with interim steel security doors
 - some chimney height; reduce chimney height to same height as parapet
- **Reconstruct/rebuild**
 - roofs and floors, install new gutters and downspouts
 - bay window framing (decorative details to be preserved and reused or replicated)
 - damaged parapets

- **Install**
 - temporary masonry wall shoring and cross bracing

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

- What water pressure is proposed to clean the bricks and stone?
- Are there exterior historic doors? Have they been documented?
- Have the windows been documented in detail? What is proposed for the brick moldings and other window trim?
- What gutters and downspouts exist now?

EXISTING CONDITIONS:

- The three subject apartment buildings stand at the southeast corner of Second Avenue and Charlotte.
 - The Manhattan, furthest north and at the corner, has four stories above a raised basement, stone at the basement and first floors, and brownish brick on the upper three stories, and the building features quoining, three-story bay windows, and an elaborate cornice and parapet.
 - The Altadena just south of the Manhattan also has four stories above a raised basement, stone at the basement and first floors, and lighter brownish brick on the upper three stories, and the building features quoining, three-story bay windows, and a decorative cornice and a parapet, but the parapet and cornice of the Altadena are more restrained than those of the Manhattan.
 - The Cromwell is the furthest south and has three stories above a raised basement, stone accents, and light-brown bricks, with quoins, three-story bay windows, and a deteriorated parapet.
- The Cass Park Local Historic District's Final Report from the Historic Designation Advisory Board states (emphasis added): "The Cass Park Local Historic District is a collection of buildings representative of the development of the area from an exclusive residential neighborhood in the late 1800s to an important cultural and commercial district during the 1920s. The district is significant because of the wide array of architectural styles and the different uses of its buildings. Located within the district are important examples of residential architecture from the late 1800s such as the Alhambra Flats at 100-112 Temple. **Later residential structures dating from the early 1900s are represented by the Ansonia Flats at 2909-23 Second and the group of three apartment buildings. The Cromwell, The Altadena and The Manhattan, at 2942 Second, 2952-2958 Second and 2966-72 Second. This collection of buildings,** together with the adjacent Vernon Murphy at 487 Charlotte and the Boulevard Hotel at 2931-2933 Second, **exemplifies the density of residential structures that once existed throughout the South Cass Corridor."**
- About the Cromwell, the Report states: "The Cromwell Flats (2942 Second), designed by A. C. Varney, was constructed in 1905 and is an excellent example of the small scale, three-story apartment building with two flats per floor."
- About the Manhattan and the Altadena, the report states: "As Detroit developed as an industrial center during the 1910s, the ever-increasing population created an overwhelming need for more housing. Instead of flats, apartment buildings with smaller and more numerous

units were constructed at an incredible rate in the neighborhood surrounding Cass Park. The architectural firm of Pollmar and Ropes was responsible for a substantial amount of the new apartment house and commercial work throughout the city. The Manhattan Apartments (2966 Second) built in 1905, and the Altadena Apartments (2952 Second) built in 1911, were both designed by the firm.”

- The rear decks and stairs have been removed from the Cromwell.



- Cromwell, 2942 Second, 8/25/26



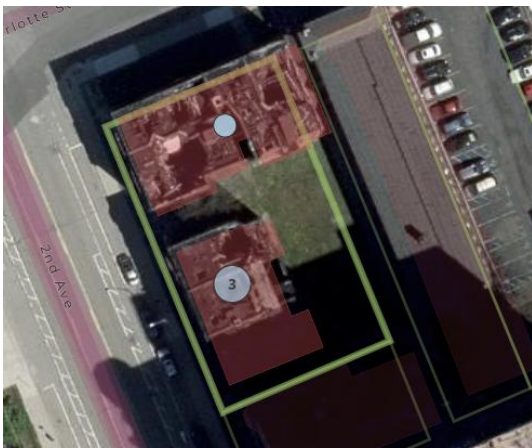
- Altadena, 2952 Second, 8/25/26



- Manhattan, 2952 Second (AKA 2966 Second),
8/25/26



- 2942 Second, Base Unit Tools



- 2952 Second, Base Unit Tools

BACKGROUND INFORMATION:

- Records maintained by BSEED show dangerous building complaints, a maintenance inspection and correction order, a vacant property registration, and zoning verification letters over the years between 2006 and 2025.
- This proposal, according to the application materials, is to prepare the buildings for a more comprehensive rehab after the stabilization and repairs.

DISTRICT INFORMATION/SIGNIFICANCE:

- Period of Significance: 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](#)
- Date/period of construction, if known: According to the HDAB report, the Cromwell (2942 Second) was built in 1905, the Manhattan (the building on the corner) was built in 1905, and the Altadena (between the two) was built in 1911.
- Contributing status of resource: Contributing

REPORT PREPARED BY: et