



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 08/19/2026

Application Number: HDC2026-00461

APPLICANT & PROPERTY INFORMATION

NAME: Joseph Hudec

COMPANY NAME: Infuz Architects

ADDRESS: 1451 Bagley St, Suite 7

CITY: Detroit

STATE: MI

ZIP: 48216

PROJECT ADDRESS: 2942/2952/2966 2nd 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:

Regarding the request to remove the windows and rear stairs from the three buildings, staff recommends you submit the following documentation to aid the Commission's review and staff's development of staff reports:

For each building, submit the total count of window openings, as well as the number of openings that retain window sash. Then, submit a number of interior photos (making sure the lighting is ample to offer visibility of the window frames) to illustrate typical window conditions/operation at each building.

Please submit individual pictures (not embedded within drawings) of each side of each building (multiple photos of side and/or rear walls may be needed due to the close proximity of adjacent buildings). Full view and close-up photos of the rear stairs/landings proposed for removal must be submitted.

Ideally, please submit the above information by 10 am, Monday, August 24. Thank you.

APPLICANT RESPONSE

Response Date: 08/24/2026



Additional photos have been attached for the side and rear facades. See attached.

In regards to windows:

There are 68 windows total on the Cromwell Apartments. There are 121 windows total at the Altadena Apartments. There are 202 windows total at the Manhattan Apartments. There is a grand total of 391 windows throughout the 3 buildings.

Please see the attached files for requested photos. These photos are what we have available to date to illustrate the typical window conditions. Please note that all windows have not been un-boarded as there access is limited and areas are inaccessible. We have a couple interior window photos from before, however, we are unable to provide new well lit photos of the interior as requested as it is unsafe to do so at this time.

We have un-boarded and inspected a select number of windows to assess conditions. Of these un-boarded windows, more than half of the windows were missing sashes or have non original sashes in part. See attached window mapping imagery.

M.A.C. APARTMENTS - MANHATTAN PHOTOS

Historic Preservation and Stabilization Program
HISTORIC DISTRICT COMMISSION SUBMISSION
Additional Information 08/24/2026





















M.A.C. APARTMENTS - ALTADENA PHOTOS

Historic Preservation and Stabilization Program
HISTORIC DISTRICT COMMISSION SUBMISSION
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M.A.C. APARTMENTS - CROMWELL PHOTOS

Historic Preservation and Stabilization Program
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2942 2nd Ave - The Cromwell

3 ½ story building 42' x60'

JC Beal Construction Inc. Fall 2013



2952 2nd Ave - The Altadena

4 ½ story building 70' x 46'

JC Beal Construction Inc. Fall 2013



2962 2nd Ave - The Manhattan

4 ½ story building 50' x 90'

JC Beal Construction Inc. Fall 2013



M.A.C. APARTMENTS - PREBOARD PHOTOS

Historic Preservation and Stabilization Program
HISTORIC DISTRICT COMMISSION SUBMISSION
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Interior Window Typical



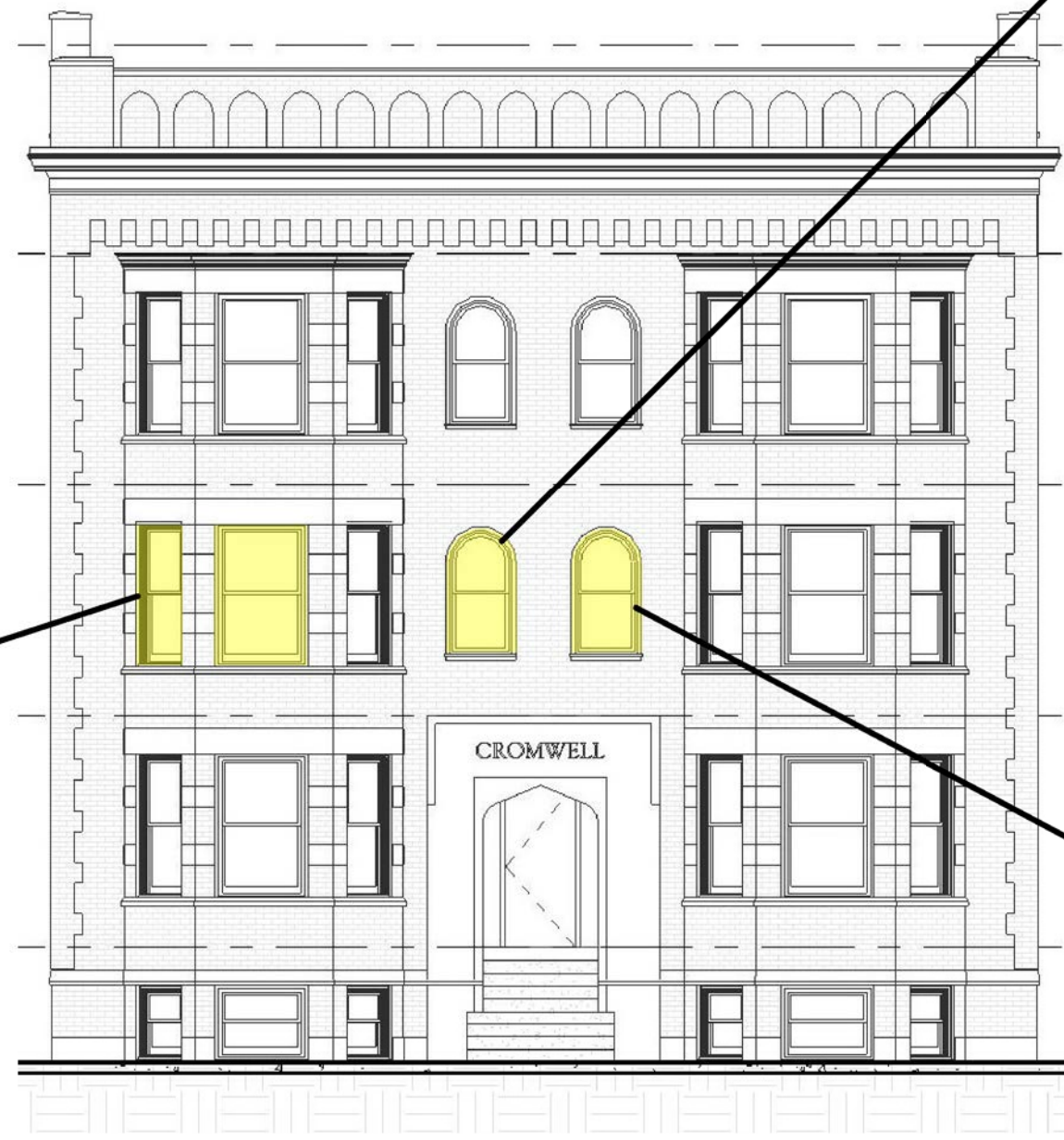












1 CROMWELL - SECOND AVE FACADE - WINDOW MAPPING
1/4" = 1'-0"



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1451 Bagley St Suite 7
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Phone: 313.332.1299

Port Huron Office
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Port Huron, MI 48060
Phone: 586.2957604



2966/2952/2942 2ND AVE
DETROIT, MI 48201

JC BEAL CONSTRUCTION LLC M.A.C. APARTMENTS - STABILIZATION PHASE

WINDOW MAPPING

A-0.3.4

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1 ALTADENA - SECOND AVE FACADE - WINDOW MAPPING
1/4" = 1'-0"

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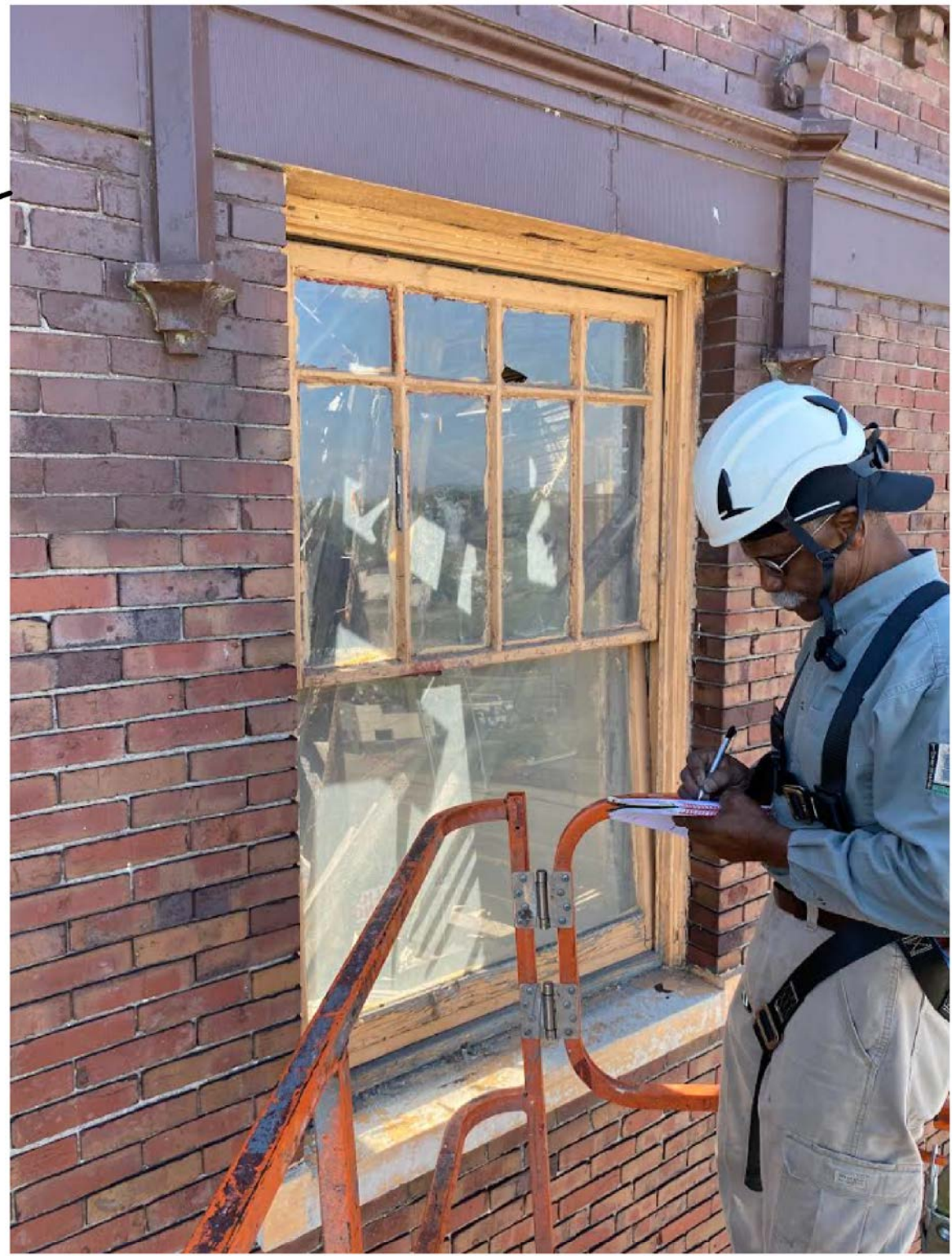
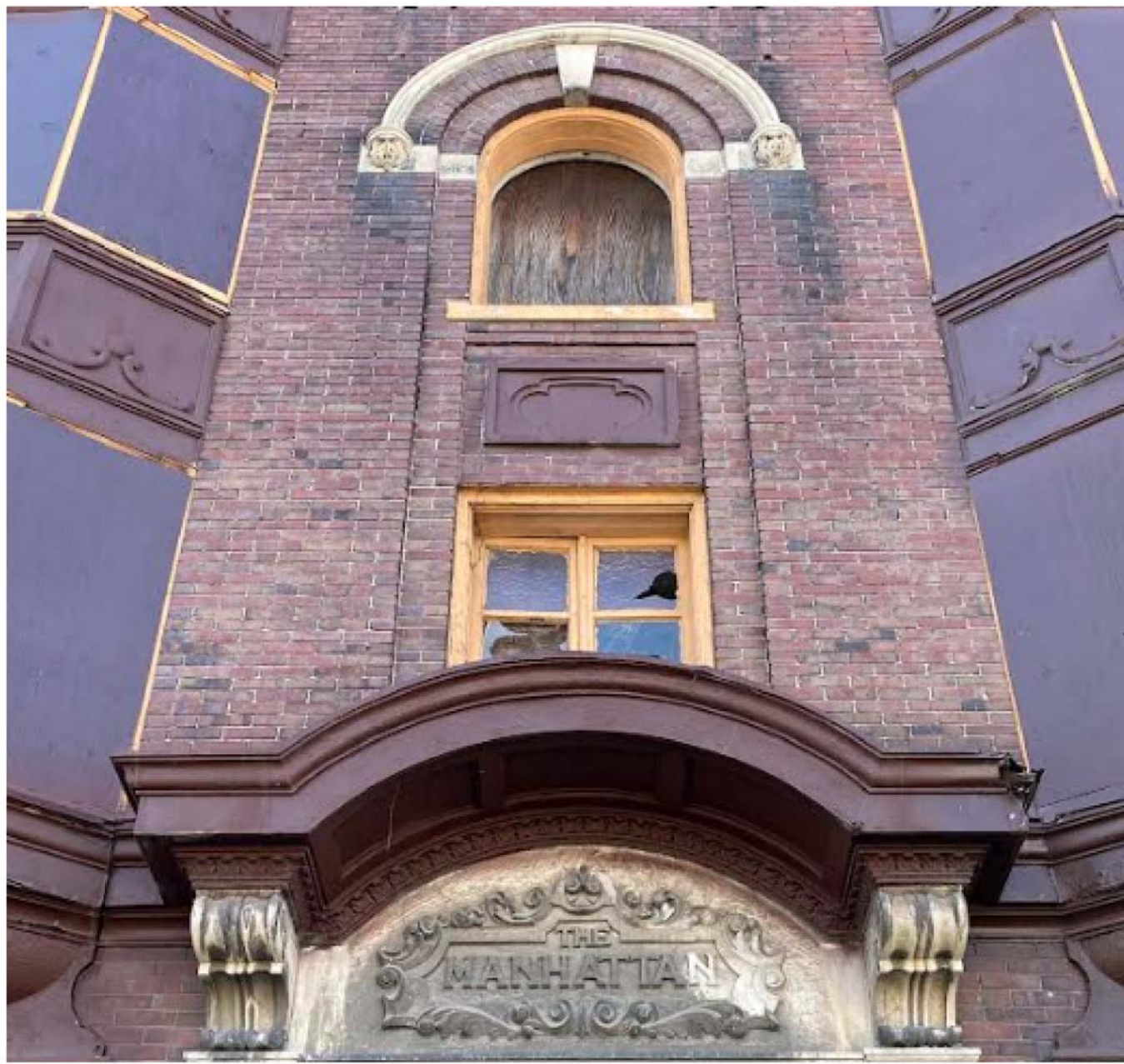
JC BEAL CONSTRUCTION LLC M.A.C. APARTMENTS - STABILIZATION PHASE

WINDOW MAPPING

A-0.3.5

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2 **MANHATTAN - CHARLOTTE ST FACADE - WINDOW MAPPING**
1/4" = 1'-0"



1 **MANHATTAN - SECOND AVE FACADE - WINDOW MAPPING**
1/4" = 1'-0"



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JC BEAL CONSTRUCTION LLC

WINDOW MAPPING

A-0.3.6

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