
[EXTERNAL] Re: 2942/2952/2966 2nd Avenue

From Joe Hudec <joehidec@infuzarchitects.com>

Date Tue 9/1/2026 1:25 PM

To Ellen Thackery <ellen.thackery@detroitmi.gov>

Hi Ellen,

We know the overall staff report is still in the works. We did see the 4 bulleted items listed for missing information in the initial report posted. See below for our responses in red:

- What water pressure is proposed to clean the bricks and stone?

Cleaning to follow the City of Detroit Masonry Cleaning Guidelines. Low-pressure washing of under 100 psf. Never to exceed 100 psf. Start in a small test area, slowly increasing water pressure.

- Are there exterior historic doors? Have they been documented?

No exterior historic doors remain at the main entrances off 2nd Ave and Charlotte. They were gone when then the buildings were acquired. These openings have been infilled w/ masonry block to prohibit access into the building.

At the rear doors, these openings have been boarded up and have not been inspected at this time due to limited access constraints.

- Have the windows been documented in detail? What is proposed for the brick moldings and other window trim?

The windows have been investigated and documented only to a selected extent due to limited access constraints. The interior is inaccessible, and only limited lift access was available to do unboarding and select inspection of typical window conditions. In addition, Blackberry Windows has done an assessment of the windows and has provided a report letter that we included in the submission. We have also provided additional pre-boarding photos, as well as additional photos from our select survey of the windows.

As for the Brick moulding at masonry openings, their existing condition echo's the windows condition. With the proposal to remove windows, the brick moulding will also be proposed to be removed. The future window replacement selection would look to provide aluminum brickmould attachments as part of the system. (Not part of this Scope of Work)

- What gutters and downspouts exist now

The existing gutters and downspouts only remain in part, with a lot of missing sections. They are metal and, where present, are experiencing rusting/corrosion. The gutters are of a box shape and the downspouts are round and fluted/ribbed. We have provided additional photos that include photos of the rear of the buildings. There are existing gutters and downspouts visible there.

Please feel free to reach out if there are any additional questions or if you need anything else.

Best,

Joe Hudec

Architectural Designer

M: [\(412\) 779-9046](tel:(412)779-9046) | O: [\(313\) 242-7322](tel:(313)242-7322)

1451 Bagley Street, Suite 7, Detroit, MI 48216

infuzarchitects.com



The information contained in this transmission (including any attachments) is confidential and may be privileged. It is intended only for the use of the individual or entity named above. If you are not the intended recipient, dissemination, distribution, or copy of this communication is strictly prohibited. If you have received this communication in error, please erase all copies of this message and its attachments and notify me immediately.

On Fri, Aug 28, 2026 at 2:34 PM Ellen Thackery <ellen.thackery@detroitmi.gov> wrote:

Hello.

Your application is scheduled to be heard at the Detroit Historic District Commission meeting on 9/9/26 at 4:30 PM.

This meeting will be held in person at the Coleman A. Young Municipal Center but can be attended by applicants online, via Zoom. We recommend that applicants attend in person if possible. After 5:00 PM, the only entrance to the building is via the Randolph Street entrance. Please respond to this email letting us know which members of your applicant team expect to join via Zoom, so they can be identified by our staff for "promotion" to the webinar panel at the appropriate time.

Historic District Commission Meeting Details:

Wednesday, 9/9/26 at 4:30 PM

(In person) - Coleman A. Young Municipal Center, 2 Woodward Ave, Detroit, MI 48226

Erma Henderson Auditorium, 13th floor

(Via Zoom) - Meeting Link: <https://cityofdetroit.zoom.us/j/532007617>

(By Phone) - [312-626-6799](tel:312-626-6799) (Meeting ID # 532007617)

Going forward with your application, I will be your primary Historic District Commission (HDC) staff contact for this specific application. Please be aware that HDC staff has conducted a field visit to view and photograph the property from the public sidewalk (right-of-way). As I compile the staff report early next week, I may have some questions and I will contact you by email if that is the case.

The staff reports are typically available the Monday prior to the meeting and will contain a staff recommendation to the Commission. They will be posted to the HDC website at <https://detroitmi.gov/government/commissions/historic-district-commission> (click on the appropriate meeting date to be brought to the page) along with all submitted documents and photographs. I will notify you by email when the staff reports are available. It is imperative that you read the staff report completely prior to the meeting.

Please email me should you have any questions or concerns. Thank you.

Ellen Thackery

Planner III, Historic Preservation | Planning & Development | City of Detroit

Coleman A. Young Municipal Center, 2 Woodward Ave. Suite 808, Detroit, MI 48226

🌐 www.detroitmi.gov/hdc

✉️ ellen.thackery@detroitmi.gov

Mary Sheffield, Mayor

