

# BEFORE





# Alex and Beck

3980 Second Avenue, Detroit  
COMPLETED NOV. 2015

## Project overview

Alex and Beck LLC restored the vacant, historic Thomas Beck building to a form and function fitting of its 1879 historical character. The once deteriorated building is located at 3980 Second Avenue on the corner of Second Avenue and Alexandrine Street, two blocks west of Woodward Avenue in Midtown Detroit. The building is one of five original Thomas Beck historic homes constructed on the block and one of the only two remaining.

The Thomas Beck “house” was converted into three residential units, located on the second and third floors of the building, which will help fill the rising demand for adequate market-rate housing in Midtown. The first floor commercial retail space is welcoming Detroit Clothing Circle, a retail clothing store that is “graduating” from a pop-up location in Eastern Market. Detroit Clothing Circle will occupy the entire 992 square feet of the first floor.

The building underwent a substantial rehabilitation. The majority of the interior of was removed, with the exception of historical elements that survived previous renovations of the building. All major mechanical systems were replaced, the roof was replaced, significant insulation was added and the retail and residential units were completely built out with new materials, fixtures and appliances. The front and back entrances were completely replaced and an ADA-accessible lift was added to the rear entrance. The redevelopment of this building was essential to unifying and stabilizing the surrounding neighborhood and complements three additional redevelopment projects on Alexandrine Street.

**MEDC investment:** \$178,000 Community Revitalization Program (approved 2014)

**Private investment:** \$839,084

**Local investment:** \$40,425 Obsolete Property Rehabilitation Tax Abatement; \$50,000 Façade Improvement Grant; \$5,000 Security Enhancement Grant from Midtown Detroit Inc.

**Jobs created:** 2