



**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 (07-31-2026)

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: 3418-3426 JOHN R

MEETING DATE: 08-12-2026

APPLICATION NUMBER: HDC2026-00381

HISTORIC DISTRICT: BRUSH PARK HISTORIC DISTRICT

APPLICANT: STEVEN C. FLUM, INC.

OWNER: ALMASS DOWNTOWN REAL ESTATE LLC

ARCHITECT/CONSULTANT: STEVEN FLUM RA

DATE OF PROVISIONALLY COMPLETE APPLICATION: 07-20-2026

DATE(S) OF STAFF SITE VISIT: 07-22-2026

SCOPE PHRASE FOR AGENDA: DEMOLISH REAR WALLS, ERECT ADDITION,
REHABILITATE THREE UNITS

PUBLIC HEARING PER 21-2-77: YES

SUMMARY OF SCOPE OF WORK:

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

- **Demolish select walls of units 3418, 3422, and 3426 John R.**
 - Remove structurally unsound masonry rear walls and portion of the masonry tenant separation walls (retain the historic walls between the units along John R., retain the John R. facades and alley wall, retain most of the rear wall of 3426).
- **Erect rear addition**
 - Construct masonry walls that will create: garage at grade, bedrooms and balconies on second and third levels, and a rooftop structure to access the roof.
 - Addition is proposed to have limestone veneer with polyurethane cornices and posts
 - Finished townhomes are proposed to be four stories tall.
- **Rehabilitate building and three units**
 - Roof cornice, parapet, and balustrade to match finished units to south
 - Install roof framing, roofs, wood floors
 - Clean, repoint existing masonry and stone
 - Replace stoop surface and steps
 - Install new doors and windows
 - On alley side, install new brick and stone sills
 - On alley side, red brick wall is proposed to get taller to create a parapet/guardrail for the rooftop deck.

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

- Have the historic windows been evaluated and documented? Can those photos and reports be provided?
- On alley wall, will removed bay window be infilled with salvaged brick from the demolition or new brick as described on Detailed Scope of Work?
- How tall is the existing north wall along the alley and the rear (east) wall of 3426 that will remain standing? How much taller will these be after the proposed construction is complete? (It looks like a parapet is going to be added and it looks like it will be about 3' 6" taller—is that correct?)
- How much taller is the rooftop addition being proposed in this phase than the completed rooftop additions to the south? How tall are the proposed rooftop structures from the deck to their roofs? (I see that the interior height of the space is 9'.)
- Are additional garbage receptacles being added to the development?
- What landscaping is being added?
- What material will the coping be around the red brick portions of the building?

EXISTING CONDITIONS:

- Patterson Terrace Apartments has two primary facades—John R. and Erskine. The primary facades are covered in a pale brick—gray or buff—and the secondary sides and rear are covered in red brick. The entrances from the sidewalk are arched and the building is punctuated by round full-height towers. The building historically had a balustrade at the roof, and that feature has been restored on the rehabilitated portion of the building along Erskine to the south.



2026

Staff photo, west side along John R., July



3426 John R, Base Unit Tools



3422 John R., Base Unit Tools



3418 John R., Base Unit Tools

BACKGROUND INFORMATION:

- In 2004 and 2010, the units along John R. had dangerous building complaints and property maintenance inspections, a 2012 email shows that the units along John R. had been severely damaged, and 3426 John R. had an electrical permit issued and received a new roof, both in 2016.

- The units along Erskine and at 3412 John R. were approved for rehabilitation in 2015 and 2016, and the single-room rooftop additions were approved in 2017.

DISTRICT INFORMATION/SIGNIFICANCE:

- Period of Significance: HDC staff has tentatively found that the Brush Park period of significance is 1870-1940
- Link to District Elements of Design:
https://library.municode.com/mi/detroit/codes/code_of_ordinances?nodeId=CICOCH21--43_CH21HI_ARTIHHIDILA_DIV5DEDI_S21-2-120BRPAHIDI SEC. 21-2-120
- Date of construction, if known: Appeared on the Sanborn map in 1921.
- Contributing.

REPORT PREPARED BY: et