



**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 – STAFF SUMMARY 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: 808 VIRGINIA PARK

MEETING DATE: 08-12-2026

APPLICATION NUMBER: HDC2026-00383

HISTORIC DISTRICT: NEW CENTER AREA

APPLICANT/ARCHITECT: STEVEN C. FLUM

DEVELOPER: SHAHIN MUSTAFA/VIRGINIA PARK TOWNES LLC

OWNER OF RECORD: VIRGINIA PARK TOWNES LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 07-20-2026

DATE(S) OF STAFF SITE VISIT: 07-30-2026

SCOPE PHRASE FOR AGENDA: ERECT TWO ATTACHED DUPLEX BUILDINGS

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:

- **Construction of two attached duplex buildings, each three stories in height**
 - The **Virginia Park Avenue Building** consists of 5 attached duplex dwellings with 10 residential units. The building is set back from Virginia Park to align with the historic residences to the west.
 - The **Third Street Building** is smaller, with 2 attached duplex dwellings containing 4 units. The east-oriented streetwall of this structure is aligned with the east elevation of the Virginia Park Avenue Building and other historic houses to the north on Third Avenue, outside of the historic district.
 - The balance of the **Site** is proposed to include areas of lawn, landscaping, and sidewalk connections for individual duplex entrances towards the public streets, and interior courtyard garages/surface parking with an access drive from the alley and exiting out along Third Street.

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

- None

EXISTING CONDITIONS:

- The project site consists of a vacant parcel on the northwest corner of Virginia Park and

Third Streets. For many years, the site served as a parking lot for Detroit Central (or Hope) Hospital, across Virginia Park Avenue to the south. Prior to the 1950s, during the historic period, at least one large brick residence similar in age, style, and character to the other historic houses once occupied this site. Excepting a non-historic brick masonry pier at the corner, there are no existing features on the parcel.



Staff photo, view to northwest, July 30, 2026



808 Virginia Park (Base Unit Tools)

BACKGROUND INFORMATION:

- Earlier proposals from this developer have previously been submitted to the Commission for review, but were issued Denials at the February and October 2025 HDC Meetings. The current proposal has been revised by the architect to address the Commission's design suggestions and reasons for Denial at the October 2025 meeting.
- Design changes from the October 2025 include substantial changes at the roof line to incorporate pitched roofs crowning the "box-out" bays at each individual façade and three-sided hipped roof elements, oriented toward the street, that obscure the flat roof.

DISTRICT INFORMATION/SIGNIFICANCE:

- The HDAB report gives an assumed Period of Significance for residences in the district from 1895-1930.
- Link to [District Elements of Design](#)

REPORT PREPARED BY: GBL

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