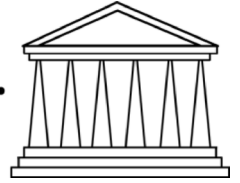


August 8, 2026

**STEVEN C. FLUM, INC.**  
architecture • urban planning



**City of Detroit**  
**Historic District Commission**

2 Woodward Ave. Suite 808  
Detroit, MI 48226

**PROJECT: Encore Patterson Terrace 3418, 3422, 3426 John R**  
**RE: Existing Window Report**

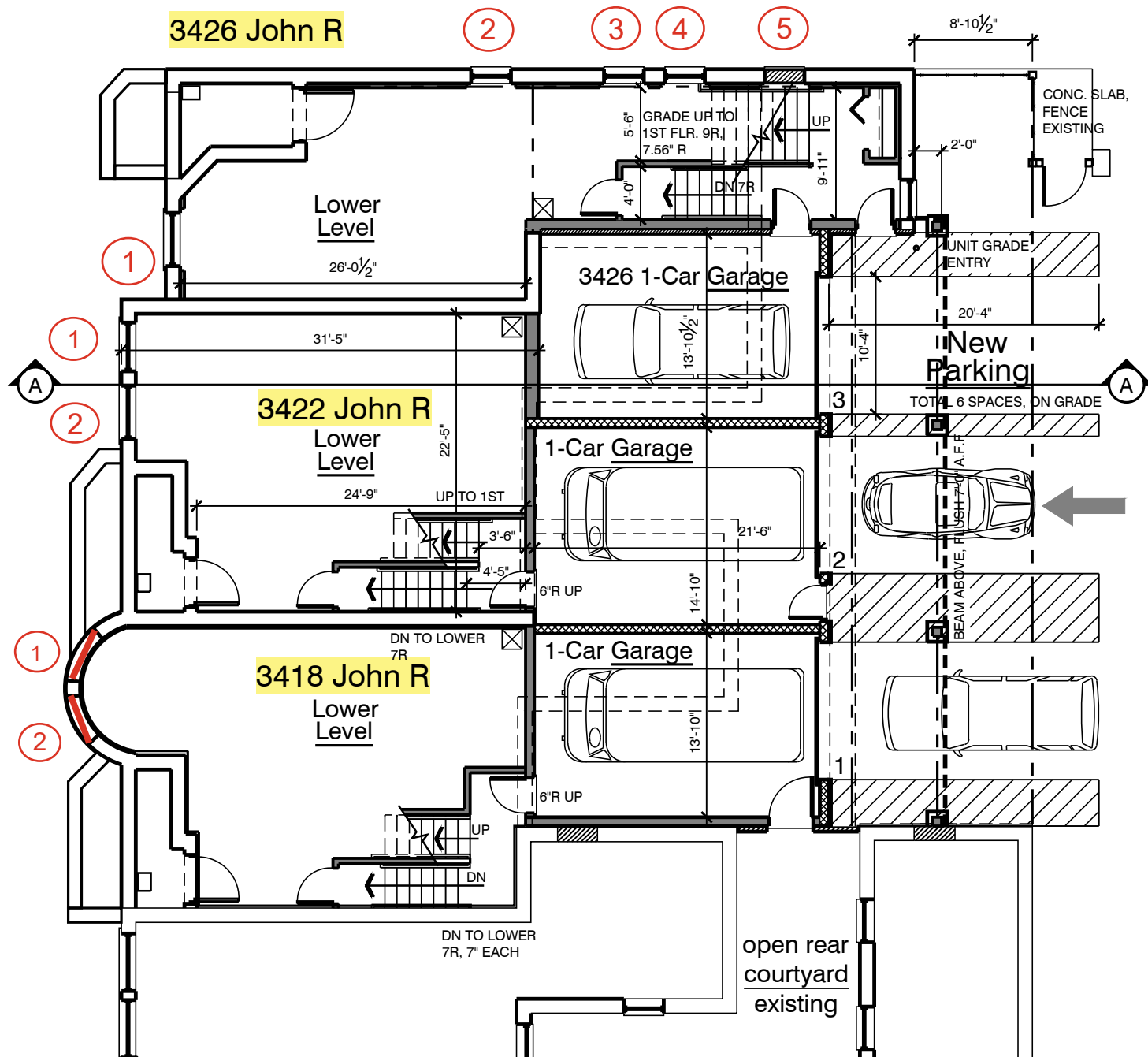
**This window report will describe and condition of all present windows along John R and the north alley. All windows have deteriorated wood frames and sashes. Based on their existing condition, we propose replacing each window.**

**The following is attached to this report:**

- **Floor plans with window identification**
- **Spread sheet with each window style, size, and condition**
- **Section detail of existing window and replacement window comparison**
- **Existing windows photographs**
- **Proposed new window replacement photographs**

After your review, please reach out to me with any questions you may have.

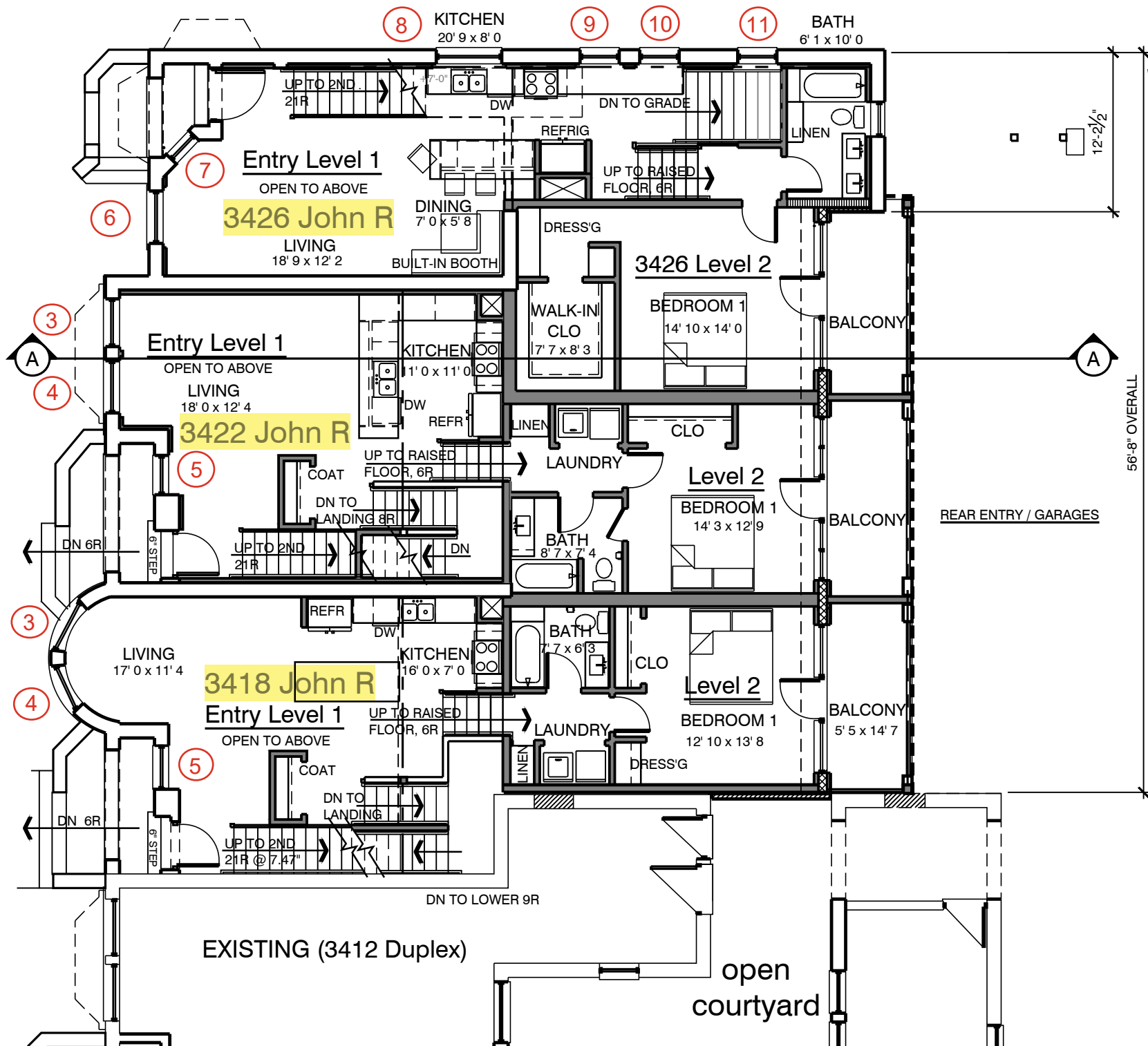
Sincerely,  
**Steven C. Flum, Inc.**  
**Steven Flum, RA President**



Lower Level Floor Plan - John R NEW PHASE

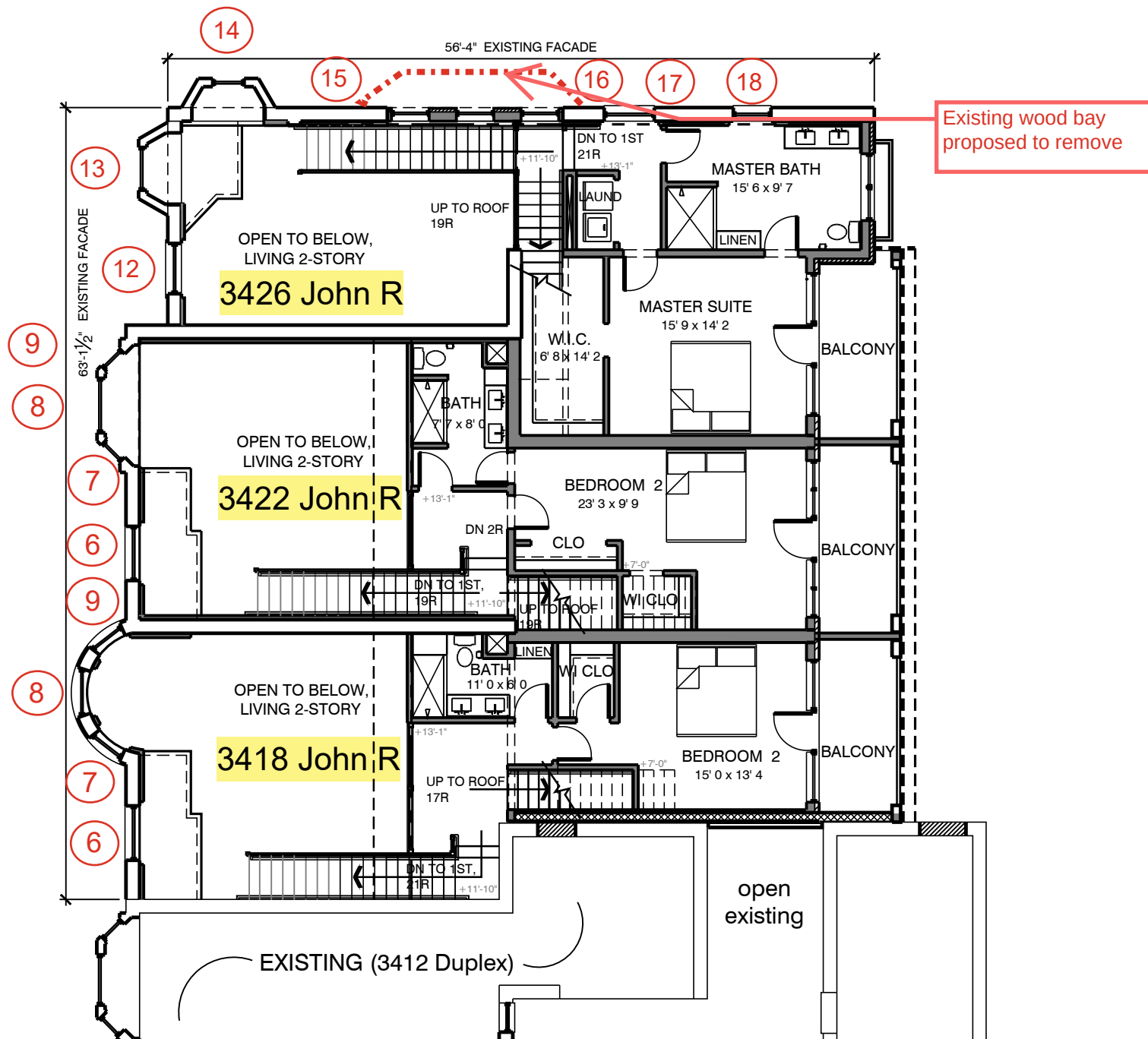
NO SCALE

EXISTING WINDOW KEY



Grade Entry/ 1st Floor Plan/ East 2nd Floor - EXISTING WINDOW KEY

SCALE:



3rd Floor Plan - EXISTING WINDOW KEY  
NO SCALE

# Encore Patterson Terrace

## Existing Building Window Survey

8/5/2026

3418,3422,3426 John R

### Repair Classification

Class 1: Routine Maintenance

Class 2: Stabilization

Class 3: Partial Replacement

Class 4: Total Replacement

### Window Count

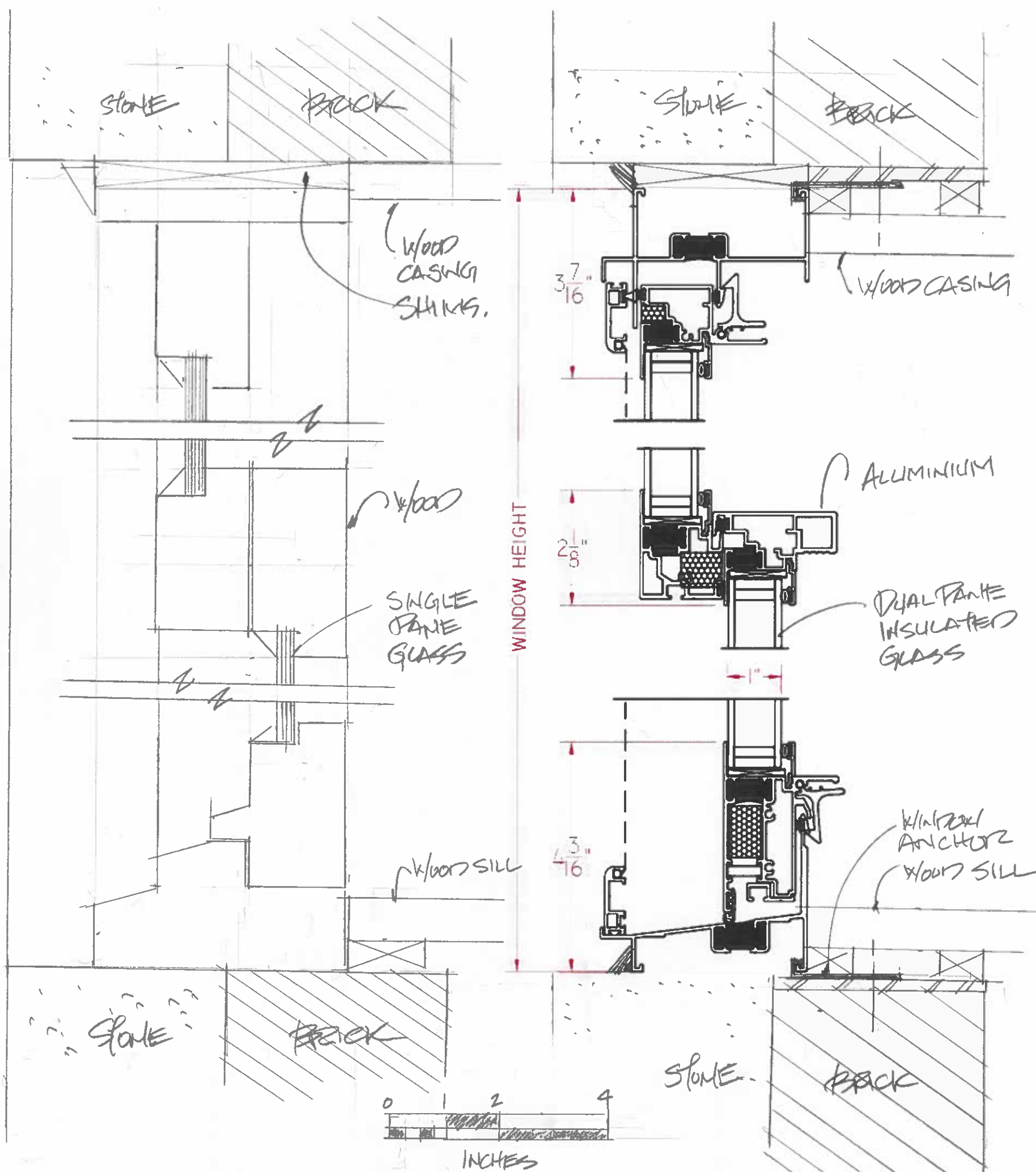
9 3418 John R

9 3422 John R

18 3426 John R

36 Total Windows

| Window #    | Size WxH inches | Existing Conditions |       |      |          |         | Wood Window Type |
|-------------|-----------------|---------------------|-------|------|----------|---------|------------------|
|             |                 | Repair Class        |       |      | Findings |         |                  |
|             |                 | sash                | frame | sill | repair   | replace |                  |
| 3418 John R |                 |                     |       |      |          |         |                  |
| 1           | 48x37           | 4                   | 4     | 4    |          | X       | Double hung      |
| 2           | 48x37           | 4                   | 4     | 4    |          | X       | Double hung      |
| 3           | 48x76           | 4                   | 4     | 4    |          | X       | Cottage Style DH |
| 4           | 48x72           | 4                   | 4     | 4    |          | X       | Cottage Style DH |
| 5           | 40x43           | 4                   | 4     | 4    |          | X       | Cottage Style DH |
| 6           | 52x68           | 4                   | 4     | 4    |          | X       | Cottage Style DH |
| 7           | 30x30           | 4                   | 4     | 4    |          | X       | Fixed            |
| 8           | 48x68           | 4                   | 4     | 4    |          | X       | Cottage Style DH |
| 9           | 30x30           | 4                   | 4     | 4    |          |         | Fixed            |
| 3422 John R |                 |                     |       |      |          |         |                  |
| 1           | 48x37           | 4                   | 4     | 4    |          | X       | Double hung      |
| 2           | 48x37           | 4                   | 4     | 4    |          | X       | Double hung      |
| 3           | 48x76           | 4                   | 4     | 4    |          | X       | Cottage Style DH |
| 4           | 48x76           | 4                   | 4     | 4    |          | X       | Cottage Style DH |
| 5           | 36x43           | 4                   | 4     | 4    |          | X       | Cottage Style DH |
| 6           | 48x68           | 4                   | 4     | 4    |          | X       | Cottage Style DH |
| 7           | 24x68           | 4                   | 4     | 4    |          | X       | Cottage Style DH |
| 8           | 48x68           | 4                   | 4     | 4    |          | X       | Cottage Style DH |
| 9           | 24x68           | 4                   | 4     | 4    |          | X       | Cottage Style DH |
| 3426 John R |                 |                     |       |      |          |         |                  |
| 1           | 48x37           | 4                   | 4     | 4    |          | X       | Double hung      |
| 2           | 36x33           | 4                   | 4     | 4    |          | X       | Fixed            |
| 3           | 36x33           | 4                   | 4     | 4    |          | X       | Fixed            |
| 4           | 36x33           | 4                   | 4     | 4    |          | X       | Fixed            |
| 5           | 36x33           | 4                   | 4     | 4    |          | X       | Fixed            |
| 6           | 48x76           | 4                   | 4     | 4    |          | X       | Cottage Style DH |
| 7           | 30x43           | 4                   | 4     | 4    |          | X       | Cottage Style DH |
| 8           | 60x73           | 4                   | 4     | 4    |          | X       | Double hung      |
| 9           | 36x73           | 4                   | 4     | 4    |          | X       | Double hung      |
| 10          | 36x73           | 4                   | 4     | 4    |          | X       | Double hung      |
| 11          | 36x73           | 4                   | 4     | 4    |          | X       | Double hung      |
| 12          | 48x68           | 4                   | 4     | 4    |          | X       | Cottage Style DH |
| 13          | 40x68           | 4                   | 4     | 4    |          | X       | Cottage Style DH |
| 14          | 30x68           | 4                   | 4     | 4    |          | X       | Cottage Style DH |
| 15          | 30x80           | 4                   | 4     | 4    |          | X       | Cottage Style DH |
| 16          | 32x80           | 4                   | 4     | 4    |          | X       | Cottage Style DH |
| 17          | 48x68           | 4                   | 4     | 4    |          | X       | Double hung      |
| 18          | 36x68           | 4                   | 4     | 4    |          | X       | Double hung      |



## EXISTING

Wood Double Hung  
Cottage Style

## NEW

Aluminum Single Hung  
Cottage Style

# WINDOW SECTIONS

## ENCORE PATTERSON TERRACE

8/3/2026

**EXISTING WINDOWS 3418, 3422, AND 3426 JOHN R**



BACK OF FRONT FACADE 3418 JOHN R  
DOOR TO THE RIGHT IS THE ENTRY FOR 3422 JOHN R

**EXISTING WINDOWS 3418, 3422, AND 3426 JOHN R**



EXISTING WINDOW 3418 JOHN R

**EXISTING WINDOWS 3418, 3422, AND 3426 JOHN R**



EXISTING WINDOWS 3418 JOHN R

## **PROPOSED WINDOWS 3418, 3422, 3426 JOHN R**

The proposed windows are the same manufacture, material and color as the ones install in phase one. The following pictures are from phase one.



**TYPICAL COTTAGE STYLE DOUBLE HUNG ALUMINIUM WINDOW**

**PROPOSED WINDOWS 3418, 3422, 3426 JOHN R**



**TYPICAL DOUBLE HUNG WINDOW LOCATED IN LOWER LEVEL**