
[EXTERNAL] Re: 3418, 3422, and 3426 John R. application for HDC review

From Steven Flum <sflum@stevencflum.com>

Date Fri 8/7/2026 2:47 PM

To Ellen Thackery <ellen.thackery@detroitmi.gov>; lori perlick <lperlick@stevencflum.com>

Ellen,

No, there is no structural engineering assessment completed on the building.

After the building fires and structure being exposed to elements, there has been extensive damage of the masonry walls and floor/roof structure. The structurally comprised masonry rear walls and portion of the tenant separation walls were demolished. The remaining walls will be assessed before construction starts. It is very fortunate that the remaining masonry tenant walls still remain to laterally support the John R facade wall, which looks to be in good shape.

Have a good weekend.

Steven Flum AIA

President, Steven C. Flum, Inc.

3105 Holbrook Avenue

Hamtramck, Michigan 48212

office: 313.831.2844

cell: 313.407.1318

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STEVEN C. FLUM, INC.
architecture • urban planning

From: Ellen Thackery <ellen.thackery@detroitmi.gov>

Sent: Friday, August 7, 2026 1:28 PM

To: Steven Flum <sflum@stevencflum.com>; lori perlick <lperlick@stevencflum.com>

Subject: Re: 3418, 3422, and 3426 John R. application for HDC review

I'm sorry to bother you with one more question. Do you have a structural assessment or supporting documentation you can email to me regarding the post-fire structural instability of the rear walls and portions of the masonry tenant separation walls that are to be demolished? I'd like to be able to post that assessment or supporting documentation for the commissioners. Thank you.

Ellen

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



From: Ellen Thackery <ellen.thackery@detroitmi.gov>

Sent: Friday, August 7, 2026 9:00 AM

To: Steven Flum <sflum@stevencflum.com>; lori perlick <lperlick@stevencflum.com>

Subject: Re: 3418, 3422, and 3426 John R. application for HDC review

Thank you for the information you have provided. I will post it and my staff report #2 soon—likely today. I will notify you when it posts. When Garrick reviewed my staff report, he reminded me that the Commission staff's recommendation to the Commission is that wood windows are categorically beyond repair after a catastrophic fire like this one. Thank you again for these materials and I will notify you as soon as the report is posted. Thank you again for these materials. They are helpful.

Ellen

Ellen Thackery

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Mary Sheffield, Mayor



From: Steven Flum <sflum@stevencflum.com>

Sent: Thursday, August 6, 2026 6:18 PM

To: Ellen Thackery <ellen.thackery@detroitmi.gov>; lori perlick <lperlick@stevencflum.com>

Subject: [EXTERNAL] Re: 3418, 3422, and 3426 John R. application for HDC review

Hi Ellen,

It took a few days but below are the answers to your questions and attached reference documents

Please let me know if you have any further questions or comments.

Thanks

Steven Flum AIA

President, Steven C. Flum, Inc.

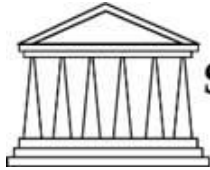
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From: Ellen Thackery <ellen.thackery@detroitmi.gov>

Sent: Monday, August 3, 2026 9:49 AM

To: lori perlick <lperlick@stevencflum.com>; Steven Flum <sflum@stevencflum.com>

Subject: Re: 3418, 3422, and 3426 John R. application for HDC review

Thank you for your response. We post a first staff report without recommendations on the Friday two weeks before the meeting, and the more in-depth report with recommendations on the Friday before the meeting (this Friday). On Friday 7/31, I posted the Staff Report 1 on the website [here](#) and listed additional questions as I engaged more with the proposal. Those questions are:

- Have the historic windows been evaluated and documented? Can those photos and reports be provided? **SEE ATTACHED EXISTING WINDOW REPORT**
- 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? **SEE ATTACHED MARKED UP SHEET A2-3**
- 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?) **SEE ATTACHED MARKED UP SHEET A2-3**
- 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'.) **SEE ATTACHED MARKED UP SHEET A2-3**
- Are additional garbage receptacles being added to the development? **YES, TWO CONTAINERS EXIST AND ONE CONTAINER WILL BE ADDED**
- What landscaping is being added? **THE AREA IN FRONT OF THE THREE UNITS IS SMALL BUT WILL BE PLANTED WITH LOW LEVEL PLANTINGS SIMILAR TO THE FIRST PHASE**
- What material will the coping be around the red brick portions of the building? **LIME STONE**

If you could please respond via email at your earliest convenience, I'd greatly appreciate it. Please let me know of any questions or concerns you have. Thank you very much.

Ellen

Ellen Thackery

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Mary Sheffield, Mayor



From: lori perlick <lperlick@stevenclum.com>
Sent: Friday, July 31, 2026 1:55 PM
To: Ellen Thackery <ellen.thackery@detroitmi.gov>; Steven Flum <sflum@stevenclum.com>
Subject: [EXTERNAL] Re: 3418, 3422, and 3426 John R. application for HDC review

Good afternoon Ellen,

I can help you out with the answers below in red.

Thank you for reaching out for clarification. Steve may be out of the office currently, so I will jump in (smile).

Have a great weekend!

Lori Perlick

Architectural Project Manager

Steven C. Flum, Inc.

Ph. 313.831.2844

From: Ellen Thackery <ellen.thackery@detroitmi.gov>
Sent: Friday, July 31, 2026 1:20 PM
To: Steven Flum <sflum@stevenclum.com>; lori perlick <lperlick@stevenclum.com>
Subject: Re: 3418, 3422, and 3426 John R. application for HDC review

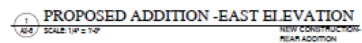
Hello. I hope you both are well. I have a couple questions regarding this application.

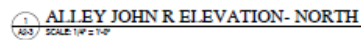
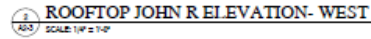
It looks to me like the application for the rehab at 3418-26 John R doesn't have a complete elevation for the view from John R. I see the east elevation showing the view of the proposed rear of the building, below, but I only see a partial drawing of the west elevation (also snipped and pasted below). Can you please share drawings or renderings of the complete west elevation, showing the entire proposed facade from John R?

The Rooftop John R elevation-West is intentionally clipped to just show the 3412 John R Rooftop structure directly adjacent for context: existing with the new structure proposed. Since 3412 is already built and complete, I did not feel the remaining Rooftop Patio at the corner was beneficial and could be confusing. Perhaps I should shade it as the East Elevation is?
There are no renderings available currently.

Also, to confirm, this proposed rooftop addition will be covered in limestone panels on all sides and no side would include the cedar siding on the other rooftop additions?

Ellen





Mary Sheffield, Mayor



From: Steven Flum <sflum@stevencflum.com>

Sent: Monday, July 27, 2026 2:10 PM

To: Ellen Thackery <ellen.thackery@detroitmi.gov>; lori perlick <lperlick@stevencflum.com>

Subject: [EXTERNAL] Re: 3418, 3422, and 3426 John R. application for HDC review

Hi Ellen,

Wonderful to meet you and work with you on this project.

You are correct, the doors at the garage level are Therma-tru doors and the balcony doors are Quaker Insight doors.

Any other questions or comments please reach out to us.

Can I ask for a favor....

We have also submitted another project; 808-816 Virginia Park. Can you tell us who in your office is working with this project?

Thanks.

Steven Flum AIA

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From: Ellen Thackery <ellen.thackery@detroitmi.gov>

Sent: Friday, July 24, 2026 6:23 PM

To: Steven Flum <sflum@stevencflum.com>

Subject: 3418, 3422, and 3426 John R. application for HDC review

Good afternoon.

Your application is scheduled to be heard at the Detroit Historic District Commission meeting on 8/12/26 at 4:30 PM. Your application will be subject to a public hearing.

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 5:00PM, 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, August 12, 2026 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 (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 will conduct a field visit to view and photograph the property

from the public sidewalk (right-of-way). Also, I will need you to clarify some specific details and/or to supply additional information by Wednesday:

- Is the Therma-tru door the entry door at the garage level? And are the balcony doors the Quaker Insight doors?

I may have a few more questions as I compile the staff reports, and if so, I will be in touch next week.

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 you read the staff report completely prior to the meeting.

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

Ellen Thackery

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Mary Sheffield, Mayor

