



# HISTORIC DISTRICT COMMISSION

## NOTICE OF DENIAL

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

**Notification Date:** 09/15/26

**Application Number:** HDC2026-00400

### APPLICANT & PROPERTY INFORMATION

|                                           |                      |                                 |                   |
|-------------------------------------------|----------------------|---------------------------------|-------------------|
| <b>NAME:</b> Antonio Luck                 |                      | <b>COMPANY NAME:</b> Nepelu LLC |                   |
| <b>ADDRESS:</b> 1951 Chicago Boulevard    | <b>CITY:</b> Detroit | <b>STATE:</b> MI                | <b>ZIP:</b> 48206 |
| <b>PROJECT ADDRESS:</b> 1920 Atkinson     |                      |                                 |                   |
| <b>HISTORIC DISTRICT:</b> Atkinson Avenue |                      |                                 |                   |

#### SCOPE:

Replace historic windows with new windows, per the submitted documents and photographs of the completed work.

At the Regular Meeting that was held on 09/09/26, the Detroit Historic District Commission ("DHDC") reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on 09/15/26, as it will be inappropriate according to the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

### REASONS FOR DENIAL:

1. The historic windows with the 12-over-12 pattern were distinctive, character-defining features. They offered complexity to the elevations and ornamental detailing which was commensurate with the highly detailed masonry walls' Flemish bond and 18th century revival character of the structure.
2. Per the Commission's previous approval, the historic windows were to be repaired or replaced in-kind, matching the old in design, color, texture and other visual qualities, and where possible, materials. The installed windows do not match the historic windows and altered the features and spaces that characterize the property.
3. The reduction from a 12-over-12 glass pattern to 8-over-8 pattern changed the proportion of glass within the larger windows. It created a more standardized pattern and proportions within the upper and lower sash, and eliminated a detail that related to the overall design of the building, as well as the removing the consistency of proportional pattern amongst the window openings.

## FAILURE TO MEET STANDARDS:

**The Standards for Rehabilitation** (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

**Failure to meet standards:** 1, 2, 5, 6

**Corresponding Standard numbered below:**

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## FAILURE TO MEET ELEMENTS OF DESIGN:

**Failure to meet Elements of Design:** NA

**Corresponding design element numbered below:**

- |                                                 |                                                                            |
|-------------------------------------------------|----------------------------------------------------------------------------|
| 1. Height.                                      | 12. Walls of continuity.                                                   |
| 2. Proportion of building's front façades.      | 13. Relationship of significant landscape features and surface treatments. |
| 3. Proportion of openings within the façade.    | 14. Relationship of open space to structures.                              |
| 4. Rhythm of solids to voids in front façade.   | 15. Scale of façade and façade elements.                                   |
| 5. Rhythm of spacing of buildings on streets.   | 16. Directional expression of front elevations.                            |
| 6. Rhythm of entrance and/or porch projections. | 17. Rhythm of building setbacks.                                           |
| 7. Relationship of materials.                   | 18. Relationship of lot coverages.                                         |
| 8. Relationship of textures.                    | 19. Degree of complexity within the façade.                                |
| 9. Relationship of colors.                      | 20. Orientation, vistas, overviews.                                        |
| 10. Relationship of architectural details.      | 21. Symmetric or asymmetric appearance.                                    |
| 11. Relationship of roof shapes.                | 22. General environmental character.                                       |

If you have any questions regarding the above, please contact staff at 313-224-1762 or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov).

For the Commission:



Garrick Landsberg  
Director of Staff, Historic District Commission

PSR: Audra

260915AD

## APPEALS PROCESS

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable. Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General  
2nd Floor, G. Mennen Williams Building  
525 West Ottawa Street, P.O. Box 30754, Lansing, MI 48909  
Phone: 517-335-0665 E-mail: [stuckeyj@michigan.gov](mailto:stuckeyj@michigan.gov)



PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

# HISTORIC DISTRICT COMMISSION

## CERTIFICATE OF APPROPRIATENESS

**Application Number:** HDC2026-00400

**Effective Date:** 09/15/26

**Project Address:** 1920 Atkinson

**Issued to:** Antonio Luck  
1951 Chicago Boulevard  
Detroit, MI 48206

**Historic District:** Atkinson Avenue

**Description of Work:**

Remaining work items per the submitted documents and photographs of completed work.

**With the Conditions that:**

1. The utility boxes on the west wall of the structure shall be painted a dark color, and submitted to staff for review.

Pursuant to Section 5 of the Michigan Local Historic District Act, as amended, being MCL 399.205 and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, the Detroit Historic District Commission has duly reviewed the above referenced application at a Public Meeting held on **09/09/26** and hereby issues a Certificate of Appropriateness for the work described above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design.

For the Commission:

Garrick Landsberg  
Director of Staff, Historic District Commission



PSR: Audra

260915AD

Post this COA at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.



# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

**APPLICATION ID**

HDC2026-00400

**PROPERTY INFORMATION****ADDRESS(ES):** 1920 Atkinson**HISTORIC DISTRICT:** Atkinson Avenue**SCOPE OF WORK: (Check ALL that apply)**

- |                                            |                                           |                                          |                                                   |                                                                                           |                                           |
|--------------------------------------------|-------------------------------------------|------------------------------------------|---------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------|
| <input type="checkbox"/> Windows/<br>Doors | <input type="checkbox"/> Walls/<br>Siding | <input type="checkbox"/> Painting        | <input type="checkbox"/> Roof/Gutters/<br>Chimney | <input type="checkbox"/> Porch/Deck/Balcony                                               | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Demolition        | <input type="checkbox"/> Signage          | <input type="checkbox"/> New<br>Building | <input type="checkbox"/> Addition                 | <input type="checkbox"/> Site Improvements<br>(landscape, trees, fences,<br>patios, etc.) |                                           |

**BRIEF PROJECT DESCRIPTION:**

July 15, 2026

City of Detroit

Historic District Commission

2 Woodward Avenue, Suite 808

Detroit, MI 48226

REF: 26-1143-BS The Rectory located at 1920 Atkinson / Jun 17, 2026 Notice Of Work

Please see the attachment in "Description of Project" for the response to your notice. Thank you

**APPLICANT IDENTIFICATION****TYPE OF APPLICANT:** Property Owner/Homeowner**NAME:** Antonio Luck**COMPANY NAME:** Nepelu LLC**ADDRESS:** 1951 Chicago Boulevard**CITY:** Detroit**STATE:** MI**ZIP:** 48206**PHONE:** \*\*\*\*\***EMAIL:** \*\*\*\*\***I AGREE TO AND AFFIRM THE FOLLOWING:**

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that I am the legal owner and/or occupant of the subject property and that the information on this application is true and correct.
- As required by the state Local Historic Districts Act, [Act 169 of 1970](#) (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, [1972 PA 230, MCL 125.1501 to 125.1531](#)

DocuSigned by:

ANTONIO LUCK

20E4F26290E04B7...

SIGNATURE

07/15/2026

DATE

**NOTE:** Based on the scope of work, additional documentation may be required. See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

|                                                                                                 |               |
|-------------------------------------------------------------------------------------------------|---------------|
| ePLANS PERMIT NUMBER:<br>(only applicable if you've already applied for permits through ePLANS) | BLD2023-00267 |
|-------------------------------------------------------------------------------------------------|---------------|

GENERAL

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>1. DESCRIPTION OF EXISTING CONDITION</b><br><i>Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")</i>                                                                                                                                                                                             |                                                                                     |
| Dear HDC,<br>This is a response to Jun 17, 2026 Notice Of Work<br>REF: 26-1143-BS The Rectory located at 1920 Atkinson<br>Please see the attachment in "Description of Project" for the response to your notice. Thank you                                                                                                                                                                                                                                                                                                        |                                                                                     |
| <b>2. PHOTOGRAPHS</b><br><i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i>                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| <b>3. DESCRIPTION OF PROJECT</b><br><i>In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)</i>                                                                                                                                                                                                                                                                                                                                   |                                                                                     |
| The building at 1920 Atkinson had been abandoned for over 30 years and fallen into disrepair, creating an unwanted eyesore for the area. This project is bringing new life into the property benefiting the entire community and creating the missing piece to a commercial corner at the cross section of Atkinson Street and Rosa Parks Blvd, across the street from Gordon Park. The overall goal is to increase population density and encourage more walkable areas for residents of Boston Edison, Atkinson, and Clairmont. |                                                                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                     |
| <b>4. DETAILED SCOPE OF WORK</b><br><i>In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")</i>                                                                                                                                                                                                                     |                                                                                     |
| Please see the attachment in "Description of Project" for the response to your notice. Thank you                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                     |
| <b>5. BROCHURES/CUT SHEETS</b><br><i>Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.</i>                                                                                                                                                                                                                                                                                                                           |                                                                                     |

ADDITIONAL DETAILS

|                                                                                                                                                                               |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                                                                               |  |
|                                                                                                                                                                               |  |
|                                                                                                                                                                               |  |
| <p><b>9. OTHER</b></p> <p><i>Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.</i></p> |  |

July 15, 2026

City of Detroit  
Historic District Commission  
2 Woodward Avenue, Suite 808  
Detroit, MI 48226

REF: 26-1143-BS The Rectory located at 1920 Atkinson

Dear HDC:

I received the Notice of Work from HDC date June 17, 2026. Please kindly see my response and requests below.

1. Windows: The window work was entrusted to Artisan Renovations with clear instructions to follow the drawings submitted to the Historic District Commission. Regrettably, the contractor fabricated the windows in an 8-over-8 configuration without notifying or obtaining approval from the owner. The contractor has since been removed from the project.

When the discrepancy was discovered, the project was at a critical stage. The doors and windows were the final items preventing the restaurant from opening and generating revenue, all other construction and other approvals had been secured. The windows had already been custom fabricated at significant expense and rejecting them would have required the owner to absorb that cost, order an entirely new set, and face substantial additional delays and financial hardship. Under the circumstances, the owner had no financially or operationally viable alternative but to leave the windows in place as installed.

The deviation was neither requested nor intended by the owner, and the installed windows remain consistent with the historic and aesthetic character of the neighborhood. The windows are painted to the colors agreed and submitted to HDC. I respectfully request that the Commission approve the modification as installed.

2. Concrete Paved Area: This area was previously paved with concrete, but in poor condition. A portion of the original driveway experienced considerable further deterioration during construction that necessitated timely replacement to preserve the safety and integrity of the property. I kindly request approval of this repair.
3. Rear Deck Alteration: The rear deck was completed in accordance with the design originally approved by the HDC. The owner sincerely apologizes for not informing the Commission when the decision was made to revert to the original approved plan and regrets any confusion this may have caused. The current configuration aligns fully with the Commission's own prior approval, and I kindly request that this be reflected as approved.
4. Electrical Boxes: The electrical boxes located on the south side are consistent with the complete set of Construction Drawings previously submitted to the HDC. Although they were inadvertently omitted from the HDC application, their placement was determined following a thorough and exhaustive review of all available options by the Electrical Contractor and Engineers— no other location was found to be technically practical from a cost standpoint. I kindly ask the Commission to approve the electrical boxes as installed.

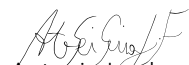
As you may remember, these two adjacent properties had fallen into severe disrepair, with The Rectory been abandoned for decades.

Today, The Congregation is one of Detroit's most distinctive cafés and a vibrant community hub, offering programming that includes yoga, mental health support groups, live music, bingo, and trivia. The Rectory is building on that work by creating another welcoming gathering place and providing neighbors with a walkable dining and takeout option.

Historic neighborhoods are defined not only by their buildings, but also by the people, businesses, and community life within them. Through The Congregation and The Rectory, we are restoring both historic properties and bringing activity and amenities back to an area that was once among Detroit's most prominent and vibrant neighborhoods.

Thank you for your understanding and support. We have created something truly special for the Atkinson and Boston-Edison communities and beyond—preserving historic properties while creating spaces that bring people and neighbors together.

Sincerely,



Antonio Luck

N/A



City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

**Date:** 07/21/26

**Application Number:** HDC2026-00400

## APPLICANT & PROPERTY INFORMATION

**NAME:** Antonio Luck

**COMPANY NAME:** Nepelu LLC

**ADDRESS:** 1951 Chicago Boulevard

**CITY:** Detroit

**STATE:** MI

**ZIP:** 48206

**PROJECT ADDRESS:** 1920 Atkinson

**HISTORIC DISTRICT:** Atkinson Avenue

## REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Documentation of the work completed is required. Photos of each side of the structure, deck and property, clearly showing the work items in the applicant's submitted letter, must be submitted by 9:00 am, Friday, 7/24, in order to be placed on the August 12th HDC agenda.

Thank you.

## APPLICANT RESPONSE

Response Date: 07/25/2026



I was traveling and apologize I could not submit by yesterday.

Please see the requested pictures attached.

My best,

Antonio







