



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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**SR-1 – OBJECTIVE STAFF REPORT (03-06-2026)**

*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:** 2050 ATKINSON

**MEETING DATE:** 03/11/2026

**APPLICATION NUMBER:** HDC2025-00741

**HISTORIC DISTRICT:** ATKINSON AVENUE

**APPLICANT/OWNER:** PETER MARKAJ

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 02/17/2026

**DATE(S) OF STAFF SITE VISIT:** 02/26/2026

**SCOPE PHRASE FOR AGENDA:** INSTALL VINYL WINDOWS, REHABILITATE HOUSE  
(WORK DONE WITHOUT APPROVAL)

**PUBLIC HEARING PER 21-2-77:** NO

**SUMMARY OF SCOPE OF WORK:**

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

House

- **Install white vinyl windows in existing window openings; retain wood brickmold – install new wood brickmold where needed**
  - Single-hung with grilles between-the-glass
  - Pattern: 4-over-4 and 6-over-6
- **Install single-hung windows in front-facing first floor openings with EIFS panels at bottom**
- **Demolish and rebuild front porch; install new entry door with sidelights**
  - Tuscan smooth fiberglass 8-inch diameter columns, Dixie Pacific - Duracast Column
- **Replace stucco finish on rear extension walls with EIFS – color: C:4 yellowish white**
- **Construct wood stairs at rear entrance, paint C:4 yellowish white**
- **Restore wood soffit, paint C:4 yellowish white**
- **Install two (2) steel entry doors and security doors at rear within existing door openings**
- **Replace white vinyl siding at dormer walls with EIFS**
- **Masonry cleaning**
  - Low pressure, hot water (no chemicals)

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

Missing

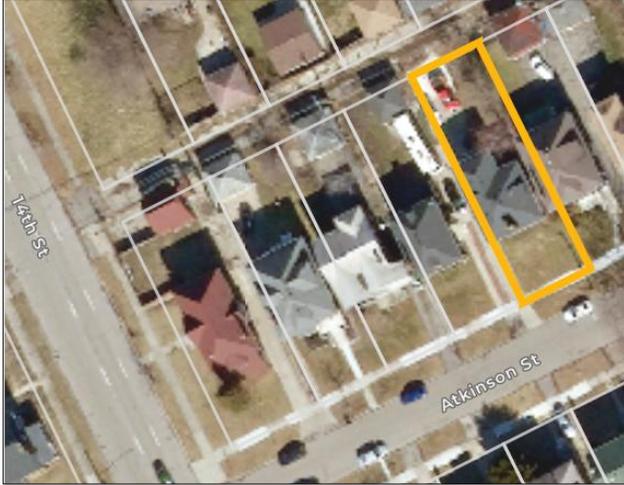
- Drawing, cut sheet, or photo of rear entry railing confirming design and dimensions.
- Photos of east wall window openings (close to capture head-on view of each opening).

## EXISTING CONDITIONS:

- The dwelling is located on the north side of Atkinson, between Rosa Parks Boulevard and 14th Street.
- The orientation of the 2-1/2 story house is turned, and the front entrance is on the west side wall.
- The moderately-sloped hip roof is covered with dimensional asphalt shingles, color: black. The east and west roof surface has one centrally placed dormer.
- Most of the dwelling's walls are clad with dark red-brown brick and the first and second floors are separated by a single soldier brick course that protrudes slightly from the masonry walls. A rowlock course of brick outlines each window opening. Cast stone is used for windowsills and as corner pieces within the soldier course.
- The façade/street-facing wall is comprised of a central chimney with an angular, sloping design and has a diamond-shaped detail at the second floor.
- Single openings flank the chimney at the first and second floor.
  - First floor: Each tall opening is filled with two mulled narrow/very tall single-hung windows (6-over-6 pattern) above one EIFS panel.
  - Second floor: Taller than wide single openings each have one, 6-over-6 single-hung vinyl window.
- The window openings on the side and rear walls include single and mulled single-hung windows.
- Evidence of the previously removed front porch is visible surrounding the door opening.
- The rear two-story extension has one masonry clad wall (west side wall), and two walls clad with EIFS (rear-north wall and east side wall)
- A double driveway with brick median separates 2050 Atkinson from the neighboring house to the west (which also has a side entrance).
- A wood privacy fence has been partially erected at the rear property line at the alley.
- Currently there is no garage, but a concrete pad remains at the northwest corner of the rear yard.



*Façade/front and west/side walls looking north. Staff photo, 02/26/2026.*



*Detroit Parcel Viewer*

**BACKGROUND INFORMATION:**

- Per Google Street View
  - September 2007 - French doors remained in place at the first floor street-facing openings, but the covered entry porch (visible in district designation photos) is gone (no HDC approval for work at this area was located).
  - July 2009 - French doors had been removed and the openings partially enclosed; vinyl windows were in place at the remaining first and second floor window openings visible from the public right of way.
  - August 2011 – Many of the window openings are empty
  - August 2018 – July 2019 – The garage was demolished (no HDC approval was located)
- At the 06/12/2019 HDC meeting, the Commission reviewed an application for work at the house. A COA was issued with conditions; including the condition that staff shall approve all windows, doors, siding and lighting prior to issuing a Certificate of Appropriateness. A COA was not found on file.
- According to the city’s Base Unit Tools database, ~~the last recorded sale was in June 2000, however, MLS states the property sold on 11/06/2025 and the owner is applicant of record. the current owner purchased the property in June 2000.~~
- On 11/26/2025, a SeeClickFix notification was sent to HDC staff for work occurring at the property.
- On 11/26/25, the date a See ClickFix was submitted to HDC staff, HDC staff visited the property and spoke with the contractor and owner about work that was underway, that they need to submit an application to the HDC immediately, as well as stop work until HDC approval is granted and a permit is issued.
- On 12/03/2025, the initial application was submitted to HDC staff. Multiple cycles requesting additional information occurred thru mid-February 2026.
- On 12/12/2025, the applicant submitted an ePlans permit application. First round of reviews was completed by the required departments – all requested additional information. The application remains open – no building permit has been issued.
- On 02/26/2026, staff conducted a site and saw work taking place which included the installation of vinyl windows, installation of EIFS on the rear extension (replacing the stucco finish) and the installation of a wood platform at the rear entrance.
  - Staff spoke with the contractor on site and the owner by phone and informed them no approval has been rendered by the Commission.
  - HDC violation staff requested an inspection by BSEED with a request for a stop work

order.

- The property was added to the March agenda for the work occurring at the house; the demolition of the garage is not part of this application due to the timing requirement of a noticing a public hearing.

**DISTRICT INFORMATION/SIGNIFICANCE:**

- The Period of Significance isn't directly stated in the Final Report, but it does state the peak building period was 1915 – 1925, therefore staff is using this as a Period of Significance.
- The [Atkinson Avenue Elements of Design](#)
- There is no permit card on file to confirm date of construction. Staff's assessment - based on the dwelling's massing, materiality, deep overhangs and minimal ornament - suggests it was constructed between 1915 and 1925.
- The house is a contributing resource to the district.

**REPORT PREPARED BY: AD**