



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-1 – OBJECTIVE STAFF REPORT (05-29-2026)

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: 1450 PARKER STREET

MEETING DATE: 03-06-2026

APPLICATION NUMBER: HDC2026-00167

HISTORIC DISTRICT: WEST VILLAGE

APPLICANT/CONTRACTOR: RICHARD V. AKINS, AKINS CONSTRUCTION INC.

OWNER: DANIEL MARKOVIC, SEA BREEZE LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 05-01-2026

DATE(S) OF STAFF SITE VISIT: 04-22-2026

SCOPE PHRASE FOR AGENDA: REPLACE CAST STONE WITH LIMESTONE

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:

- **Remove existing cast stone**
 - Replace with limestone with dimensions to match existing
- **Repair and replace areas of masonry wall**
 - Remove areas of brick wall to repair areas of damage.
 - Salvage bricks that remain in good condition
 - Reset salvaged bricks once wall repair is complete
 - Proposed replacements brick to match existing in color, texture, and compressive strength
 - Tuckpointing to match the original inset (about ¼”)
 - This will begin in the area highlighted in the submitted documents and then continue multiple phases, until the entire masonry wall is repaired.
- **Salvage historic-age steel windows**
 - Temporary removal of historic-age steel windows
 - Repair windows and reinstall once masonry wall repair is complete

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

- No further information is needed at this time.

EXISTING CONDITIONS:

- 1450 Parker, also known as the Parkstone Ramp Garage is a two-story commercial building in the West Village historic district.

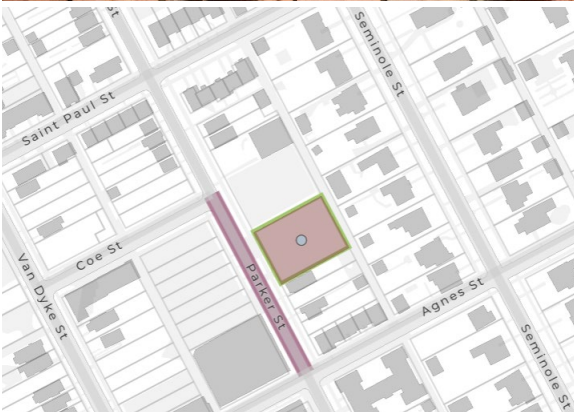
- The building sits on a 0.437-acre parcel with the rear of the building facing an alley. Located in the middle of the block between Saint Paul and Agnes Street, the historic age parking garage retains its original steel windows, red masonry wall, and cast stone at the sills, pilasters, and coping. The ground floor with the garage entrances is painted white.



Staff photo, South-Facing Elevation, 04/22/26



Staff photo, Existing Cast Stone, 04/22/26



1415 Parker Street, Base Unit Tools

BACKGROUND INFORMATION:

- There are no known violations on this property

DISTRICT INFORMATION/SIGNIFICANCE:

- Period of Significance (source) Contributing
- Link to West Village Historic District’s Elements of Design: [Sec. 21-2-132.](#)

REPORT PREPARED BY: BS