



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-1 – OBJECTIVE STAFF REPORT (07-31-2026)

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: 1459 ATKINSON

MEETING DATE: 09-09-2026

APPLICATION NUMBER: HDC2026-00439

HISTORIC DISTRICT: ATKINSON AVENUE

APPLICANT/CONTRACTOR: KIRILL DUBROVSKY, ALEXANDRIA HOME SOLUTIONS

OWNER: PATRICIA ANN LUNDY

DATE OF PROVISIONALLY COMPLETE APPLICATION: 08-17-2026

DATE(S) OF STAFF SITE VISIT: 08-26-2026

SCOPE PHRASE FOR AGENDA: REPLACE WOOD WINDOWS WITH ALUMINUM CLAD WOOD WINDOWS, REPLACE SIDING AT GABLE ENDS AND DORMER WALLS

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:

- **Replace cedar shake siding at gable ends to match existing**
- **Remove asphalt shingles at dormer walls**
 - Replace with cedar shake siding
- **Replace (9) wood windows with aluminum clad wood windows**
 - All existing exterior brick mould, frames, trim, and sills to remain
 - Three (3) windows located at front dormers
 - 9 pane picture window
 - Two (2) windows located at side, west-facing gable end
 - Double hung, six over one
 - Maintain existing center mullion
 - Two (2) windows located at rear dormer
 - Double hung, six over one
 - Maintain existing center mullion
 - One (1) window located at side, east-facing gable end
 - Double-hung, six over one
 - One (1) located at first floor, west-facing side
 - Six pane picture window, if permitted by HDC. Inswing casement if Fixed is not allowed.

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

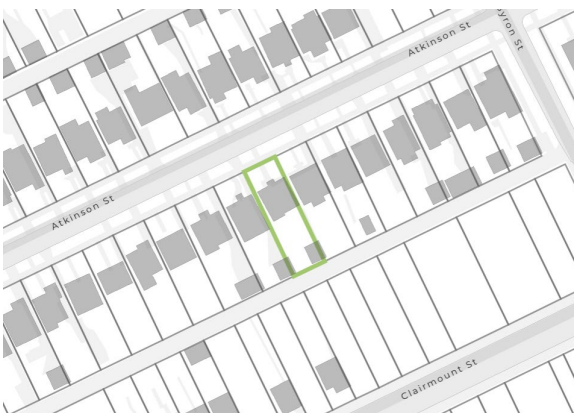
- Paint or stain color samples for the cedar shake replacements.

EXISTING CONDITIONS:

- Built in 1916, the single-family house is located in the middle of the block between Byron and Woodrow Wilson Street. The two-and-a-half story house features reddish brown brick, three (3) symmetrically placed dormers with an arched top, and large first floor windows with wide mullions. The house sits on a 0.124-acre parcel and includes a two-car brick garage at the rear.



Staff photo, Front View, 08/26/2026



1459 Atkinson, Base Unit Tools

BACKGROUND INFORMATION:

- A Building Permit Card dated September 14, 1917 for the build of the brick veneer dwelling and brick garage.
- A Building Permit Card dated July 6, 1981 for general repairs and installation of smoke detectors.
- In June of 2000, a violation was recorded for the re-roofing of the garage without a permit.
- In November of 2005, a Certificate of Appropriateness (COA) was issued for the replacement of the roof including asphalt shingles, flat roof at the rear, and the dormer walls.
- In April of 2022, a COA was issued for the replacement of the asphalt shingle roof in “Georgetown Grey”.
- In August of 2026, a COA was issued for the replacement of both garage doors with the condition that the replacement garage doors shall match each other and will be of a standard flat-panel design in a color compatible with the house, per staff review and approval.

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 house is a contributing feature to the district.
- Link to Atkinson Avenue Historic District's Elements of Design: [Sec. 21-2-139.](#)

REPORT PREPARED BY: BS