



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

SR-1 – OBJECTIVE STAFF REPORT (08-28-2026)

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: 1977 ATKINSON

MEETING DATE: 09-09-2026

APPLICATION NUMBER: HDC2026-00290

HISTORIC DISTRICT: ATKINSON AVENUE

APPLICANT/OWNER: IKENNA OKEREKE

DATE OF PROVISIONALLY COMPLETE APPLICATION: 08-17-2026

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

SCOPE PHRASE FOR AGENDA: ERECT PRE-FABRICATED METAL BUILDING

PUBLIC HEARING PER 21-2-77: YES

SUMMARY OF SCOPE OF WORK:

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

- **Erect pre-fabricated 24'-0" by 36'-0" metal garage at rear of property**
 - Install two (2) windows at rear
 - Size: 30" x 30"
 - Install one steel door
 - Size: 36" W x 80" H
 - Color: White
 - Install two (2) vents at gable ends
 - Size: 12" x 12"
 - Install gable roof with 3/12 roof pitch
 - Install three (3) garage doors
 - Size: 9'-0" W x 7'-0" H

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

- No further information is needed at this time.

EXISTING CONDITIONS:

- Built in 1924, the single-family house is located in the middle of the block between Rosa Parks Boulevard and 14th Street. The two-and-a-half story house features an asymmetrical front façade with reddish brown brick, steeply pitched roofs, and arched brick details at the front porch. The house sits on a 0.124-acre parcel. There is currently no garage at the rear of the property.



Staff photo, front view, 08/26/2026



1977 Atkinson, Base Unit Tools

BACKGROUND INFORMATION:

- A Building Permit Card dated April 17, 1924 for the build of the brick veneer dwelling and brick garage. Staff does not have a record of a Certificate of Appropriateness (COA) for the removal of the historic garage at the rear of the property.
- In July of 2025 a COA was issued for the installation of the asphalt shingle roof, aluminum gutters and downspouts, and replacement of wood boards at the fascia and soffits to match existing.

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