



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-1 – SUMMARY 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: 1920 ATKINSON

MEETING DATE: 09/09/2026

APPLICATION NUMBER: HDC2026-00400

HISTORIC DISTRICT: ATKINSON AVENUE

APPLICANT/OWNER: ANTONIO LUCK, NEPELU, LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 08/24/2026

DATE(S) OF STAFF SITE VISIT: 08/28/2026

SCOPE PHRASE FOR AGENDA: REPLACE WOOD WINDOWS WITH WOOD WINDOWS,
OTHER SITE ALTERATIONS (WORK COMPLETED 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:

- **Replace wood double-hung windows with wood windows**
 - Window pattern for large windows on each wall changed from 12/12 to 8/8.
 - Window patterns for smaller windows on rear wall (4/4-one window, 6/6-one window, 9/9-two windows) was duplicated
- **Increase footprint of rear enclosed deck to extend past west/side wall of building**
- **Install utility/electrical boxes on west/side wall of building**
- **Pour new concrete at east entrance**

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

- None

EXISTING CONDITIONS:

- The siting of the 2-1/2 story house is lengthwise - the front door is located on the west/side elevation and the façade facing the street is a side elevation. The house is clad with dark brown brick laid in a Flemish bond pattern; dark gray/black asphalt shingles cover the multiple roofs. A repeated element on the house is the pediment, which is placed at the top of each gable and within each pent roof. A raised platform starting at the front entrance on the west wall extends to the southwest corner where it turns and extends across the entire south elevation. The dominate pattern of the multi-paned (upper and lower sash) double-hung wood windows is eight-over-eight, however the rear bay windows are nine-over-nine and two small rear

windows are either six-over-six or four-over-four. Topping each window opening is a soldier course or double rowlock course of brick; the deeply recessed windows are trimmed with highly profiled wood brickmold and wood sills. A narrow brick (herringbone pattern) walkway, located at the west side property line leads from the sidewalk to the rear of the lot. A rear deck, which attaches to the rear deck of the adjacent property (The Congregation) is enclosed on the west and north sides and has a pergola-like roof. Multiple large electrical boxes are located on the west/side wall adjacent the front door.

- Unapproved work, which is the subject of this application, was completed without approval circa 2024-2025.



Staff photo, looking northwest, 08/28/2026



Base Unit Tools

BACKGROUND INFORMATION:

- A rezoning of 1920 Atkinson from RD1 (Single Family Residential District) to SD1 (Special Development District) was approved by the City Planning Commission at its September 10, 2020 meeting; the rezoning was effective February 11, 2021.
- The Commission issued a COA (21-7222) for the rehabilitation of this property (including erection of rear patio) at the May 11, 2021 meeting.
- The Commission issued a COA (23-8338) for revisions to the approved design at the May 10, 2023 meeting.

- Currently, the installation of the brick walkway, which replaced a concrete walkway and was completed without HDC approval, is not part of the current application. Staff will ask the applicant if they would like to include it within their list of work items before the Commission.

DISTRICT INFORMATION/SIGNIFICANCE:

- The Period of Significance isn't directly stated in the district's Final Report. However, the report does state the peak building period was 1915 – 1925, therefore staff is using this as a Period of Significance.
- Link to [District Elements of Design](#)
- The building permit for the dwelling was issued on August 16, 1919.
- The building is a contributing resource to the historic district

REPORT PREPARED BY: AD