



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-1 – OBJECTIVE STAFF REPORT (10-02-2026)

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: 10-14-2026

APPLICATION NUMBER: HDC2026-00540

HISTORIC DISTRICT: ATKINSON AVENUE

APPLICANT/CONTRACTOR: DEANNA FRIES, ITALY AMERICAN CONSTRUCTION

PROPERTY OWNER: IKENNA OKEREKE

DATE OF PROVISIONALLY COMPLETE APPLICATION: 09-18-2026

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

SCOPE PHRASE FOR AGENDA: ERECT GARAGE, ALTER DRIVEWAY

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 22'-0" x 22'-0" wood-frame garage at rear of property**
 - Construct brick wall on side facing rear of house
 - Apply stucco and 6" Batten board at gable end facing rear of house
 - Install Hardie Plank 5" Lap Siding at sides and rear elevation
 - Install one (1) wood window at gable facing rear of house
 - Size: 24" x 24"
 - Type: Fixed
 - Install one (1) wood window at
 - Size: 28" W x 36" H
 - Type: Double-Hung
 - Install asphalt shingle roof
 - Roof Pitch: 6/12
 - Install Hardie Plank 5" Lap Siding at sides and rear elevation
 - Install one (1) service door
 - Size: 36" x 80"
 - Install two (2) garage doors
 - One located at front elevation, facing rear of house
 - One located at rear elevation, facing the alley
 - Size: 16'0" W x 7'-0" H
- **Alter driveway**
 - Remove existing concrete pavement at rear

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.
- In September of 2026, a Notice of Denial (NOD) was issued for the proposed installation of a

pre-fabricated metal garage at the rear of the property. The property is returning this month with a new proposal for the garage.

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