



City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 8/13/26

Application Number: HDC2026-00290

APPLICANT & PROPERTY INFORMATION

NAME: Ikenna Okereke		COMPANY NAME: N/A	
ADDRESS: 1977 Atkinson St.	CITY: Detroit	STATE: MI	ZIP: 48206
PROJECT ADDRESS: 1977 Atkinson St., Detroit, MI			
HISTORIC DISTRICT: Atkinson Avenue			

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Thank you for the information and photo. The Commission will need to review this proposal at an upcoming meeting. If the following information can be provided by the end of the day Monday 8/17, the application should be able to be reviewed by the Commission at the September meeting.

Please provide:

- Product cut sheet for the gable vents. What do they look like? What material are they? Are they brown like the siding? You mentioned black trim--is the trim steel painted black? Please provide a photo or illustration of the gable vent.
- Product cut sheet for the windows. What do they look like? Do they open? If so, how do they open? What material are they? What color? You mentioned black trim--is the trim steel painted black? Please provide a photo or illustration of the proposed windows.
- A marked-up site plan that shows:
 - property lines with dimensions,
 - fence with dimensions,
 - house with any rear features like a deck
 - existing concrete and dimensions (including driveway and the concrete area between the house and the rear lot line),
 - new proposed concrete with dimensions, and
 - the garage footprint with dimensions
 - trees or any other features

Your first site plan showed some of these features, but we need to better understand all dimensions and concrete on the whole site/your entire property. Base Unit Tools (<https://baseunits.detroitmi.gov/map>) or Google Maps could provide a base for your map if that's easier. Otherwise, your sketched site plan with these additional features and dimensions added would be fine.

Thank you.

APPLICANT RESPONSE

Response Date: 08/17/2026



Please see attached. The garage company and I have spent nearly 50 hours of work over these past two months to comply with the requests and questions from the HDC. The proposed garage is sound and will increase the property value of the entire neighborhood. I fear that we will continue to have a back and forth and never build this garage, especially as the cold weather is coming. Can someone please call me at 216-403-3036 if this attached information is not enough? Although a garage would benefit the entire community, I am wondering if we should just abandon this project as it has been very difficult to correspond and attempts to answer questions seem to generate many new ones. Thank you for understanding my frustration and fatigue, as I do understand the role of the HDC in protecting the community. Feel free to reach out to me by phone or email anytime to discuss. Thank you.

Ike

Ikenna Okereke, M.D.
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System Director, Thoracic Surgery
Professor of Surgery, Michigan State University
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Description & Documents

Specifications

Product Type	Gable Vent	Shape	Square
Color	White	Overall Width	14.5 inch
Overall Height	14.5 inch	Overall Depth	1.75 inch
Rough Opening Height	12 inch	Rough Opening Width	12 inch
Ventilation Area	39.6 square inch	Material	Aluminum
Weight	0.63 pound	Shipping Dimensions	14.50 H x 14.50 W x 1.50 D
Shipping Weight	0.6875 lbs	Return Policy	Regular Return (view Return Policy)

Wall louvers are installed in the gable end of the attic. The higher they are placed, the more effective they become as exhaust vents. Wall louvers are not preferred for ventilating an attic, because they provide limited airflow under the roof deck, resulting in "hot spots."

Features

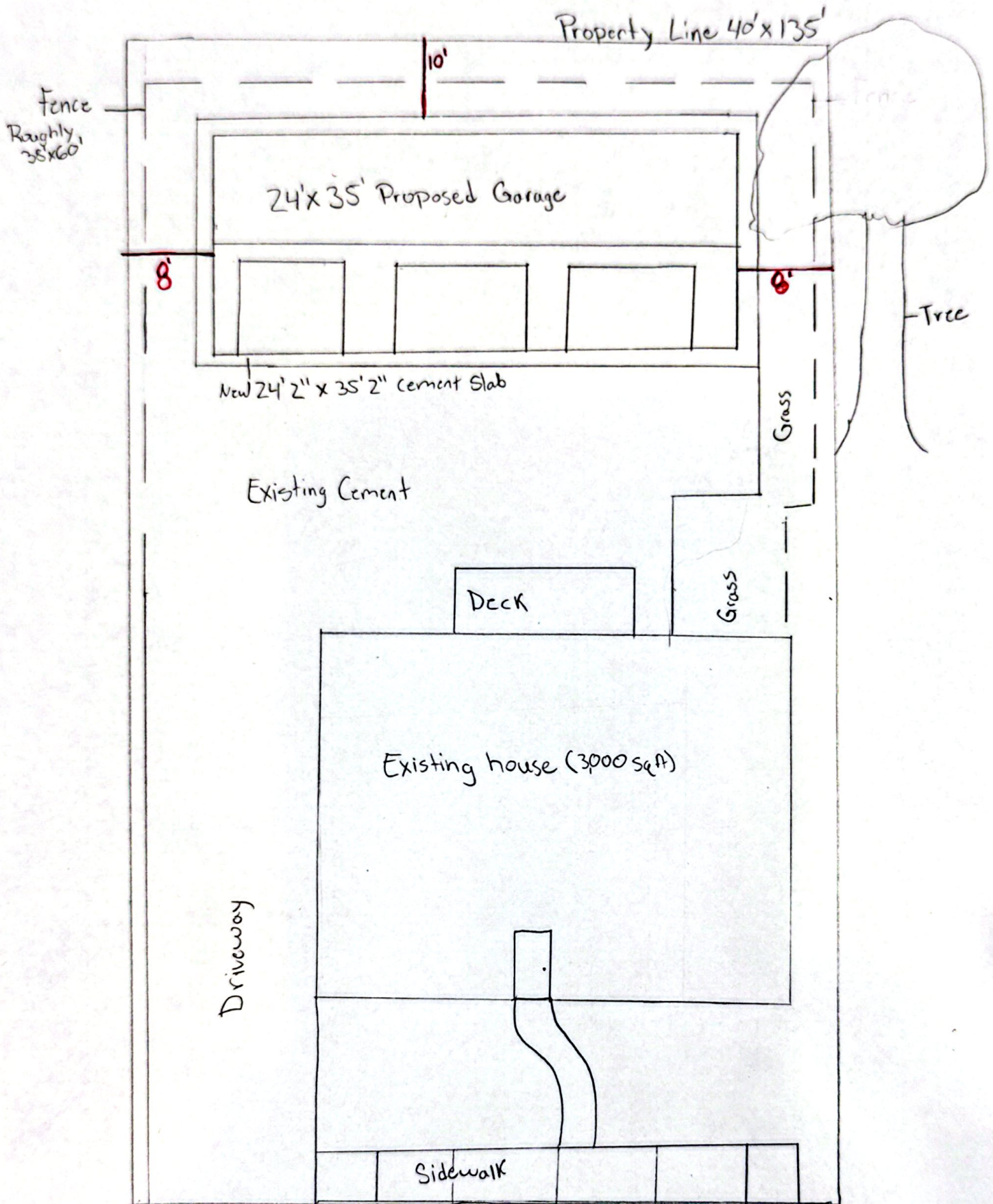
- 39.6 sq in. of net free area per unit
- Exhaust vent
- Wall louver
- Aluminum construction
- Helps maintain a balanced ventilation system
- Flush flange
- No screen
- Helps keep the attic cool in the summer and dry in the winter
- Prevents mold

Additional Resources

[Use And Care Manual](#)

Brand Name: **Air Vent**





Specifications

Material Type	Aluminum
Product Unit of Measure	Each
Brand	Pocahontas
Length	3"
Width	30"
Supplier Part Number	0403030-0

Description

- 30" x 30" utility window
- Mill finish trim
- Vertical slide action
- Affordable and effective



