



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2026-00400

PROPERTY INFORMATION**ADDRESS(ES):** 1920 Atkinson**HISTORIC DISTRICT:** Atkinson Avenue**SCOPE OF WORK: (Check ALL that apply)**

- | | | | | | |
|--|---|--|---|---|---|
| ☐ Windows/
Doors | ☐ Walls/
Siding | ☐ Painting | ☐ Roof/Gutters/
Chimney | ☐ Porch/Deck/Balcony | ☒ Other |
| ☐ Demolition | ☐ Signage | ☐ New
Building | ☐ Addition | ☐ Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

July 15, 2026

City of Detroit

Historic District Commission

2 Woodward Avenue, Suite 808

Detroit, MI 48226

REF: 26-1143-BS The Rectory located at 1920 Atkinson / Jun 17, 2026 Notice Of Work

Please see the attachment in "Description of Project" for the response to your notice. Thank you

APPLICANT IDENTIFICATION**TYPE OF APPLICANT:** Property Owner/Homeowner**NAME:** Antonio Luck**COMPANY NAME:** Nepelu LLC**ADDRESS:** 1951 Chicago Boulevard**CITY:** Detroit**STATE:** MI**ZIP:** 48206**PHONE:** *******EMAIL:** *******I AGREE TO AND AFFIRM THE FOLLOWING:**

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that I am the legal owner and/or occupant of the subject property and that the information on this application is true and correct.
- As required by the state Local Historic Districts Act, [Act 169 of 1970](#) (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, [1972 PA 230, MCL 125.1501 to 125.1531](#)

DocuSigned by:

ANTONIO LUCK

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SIGNATURE

07/15/2026

DATE

NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER: (only applicable if you've already applied for permits through ePLANS)	BLD2023-00267
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GENERAL

1. DESCRIPTION OF EXISTING CONDITION <i>Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")</i>	
Dear HDC, This is a response to Jun 17, 2026 Notice Of Work REF: 26-1143-BS The Rectory located at 1920 Atkinson Please see the attachment in "Description of Project" for the response to your notice. Thank you	
2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i>	
3. DESCRIPTION OF PROJECT <i>In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)</i>	
The building at 1920 Atkinson had been abandoned for over 30 years and fallen into disrepair, creating an unwanted eyesore for the area. This project is bringing new life into the property benefiting the entire community and creating the missing piece to a commercial corner at the cross section of Atkinson Street and Rosa Parks Blvd, across the street from Gordon Park. The overall goal is to increase population density and encourage more walkable areas for residents of Boston Edison, Atkinson, and Clairmont.	
	
4. DETAILED SCOPE OF WORK <i>In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")</i>	
Please see the attachment in "Description of Project" for the response to your notice. Thank you	
5. BROCHURES/CUT SHEETS <i>Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.</i>	

ADDITIONAL DETAILS

9. OTHER <i>Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.</i>	

July 15, 2026

City of Detroit
Historic District Commission
2 Woodward Avenue, Suite 808
Detroit, MI 48226

REF: 26-1143-BS The Rectory located at 1920 Atkinson

Dear HDC:

I received the Notice of Work from HDC date June 17, 2026. Please kindly see my response and requests below.

1. Windows: The window work was entrusted to Artisan Renovations with clear instructions to follow the drawings submitted to the Historic District Commission. Regrettably, the contractor fabricated the windows in an 8-over-8 configuration without notifying or obtaining approval from the owner. The contractor has since been removed from the project.

When the discrepancy was discovered, the project was at a critical stage. The doors and windows were the final items preventing the restaurant from opening and generating revenue, all other construction and other approvals had been secured. The windows had already been custom fabricated at significant expense and rejecting them would have required the owner to absorb that cost, order an entirely new set, and face substantial additional delays and financial hardship. Under the circumstances, the owner had no financially or operationally viable alternative but to leave the windows in place as installed.

The deviation was neither requested nor intended by the owner, and the installed windows remain consistent with the historic and aesthetic character of the neighborhood. The windows are painted to the colors agreed and submitted to HDC. I respectfully request that the Commission approve the modification as installed.

2. Concrete Paved Area: This area was previously paved with concrete, but in poor condition. A portion of the original driveway experienced considerable further deterioration during construction that necessitated timely replacement to preserve the safety and integrity of the property. I kindly request approval of this repair.
3. Rear Deck Alteration: The rear deck was completed in accordance with the design originally approved by the HDC. The owner sincerely apologizes for not informing the Commission when the decision was made to revert to the original approved plan and regrets any confusion this may have caused. The current configuration aligns fully with the Commission's own prior approval, and I kindly request that this be reflected as approved.
4. Electrical Boxes: The electrical boxes located on the south side are consistent with the complete set of Construction Drawings previously submitted to the HDC. Although they were inadvertently omitted from the HDC application, their placement was determined following a thorough and exhaustive review of all available options by the Electrical Contractor and Engineers— no other location was found to be technically practical from a cost standpoint. I kindly ask the Commission to approve the electrical boxes as installed.

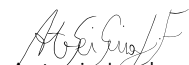
As you may remember, these two adjacent properties had fallen into severe disrepair, with The Rectory been abandoned for decades.

Today, The Congregation is one of Detroit's most distinctive cafés and a vibrant community hub, offering programming that includes yoga, mental health support groups, live music, bingo, and trivia. The Rectory is building on that work by creating another welcoming gathering place and providing neighbors with a walkable dining and takeout option.

Historic neighborhoods are defined not only by their buildings, but also by the people, businesses, and community life within them. Through The Congregation and The Rectory, we are restoring both historic properties and bringing activity and amenities back to an area that was once among Detroit's most prominent and vibrant neighborhoods.

Thank you for your understanding and support. We have created something truly special for the Atkinson and Boston-Edison communities and beyond—preserving historic properties while creating spaces that bring people and neighbors together.

Sincerely,



Antonio Luck

N/A