

# DHDC 23-8338

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

May 16, 2023

### CERTIFICATE OF APPROPRIATENESS

Antonio Luck  
Nepew, LLC  
1951 Chicago Boulevard  
Detroit MI 48206

**RE: Application Number 23-8338; 1920 Atkinson; Atkinson Avenue Historic District  
Project Scope: Revision to previously approved design**

Dear Applicant,

At the Regular Meeting that was held on May 10, 2023, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on May 16, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

*The placement of air condensing units, 3-phase switching transformer pad, exhaust vent, and make-up air units; redesign of rear deck/ pergola, including redesigned ADA ramp; redesign of rear residential entrance and rear stairs; relocation of concrete steps at south elevation porch; identification of south, front-facing window as use for pick-up window; erection of front yard fence, extending from the existing perimeter fence at 9321 Rosa Parks; and outdoor lighting on dwelling; per the submitted documents, drawings, product data, and presentation materials.*

**With the conditions that:**

- *The enclosure of the make-up air intake units will be finished with an opaque stain that matches the dark brown brick on the dwelling. A sample of the color will be submitted to staff for review.*
- *The location of the metal exhaust fan will be submitted to staff for review.*
- *The fence will match the adjacent property’s fence in material, design, and finish.*

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov).

For the Commission:



Detroit Historic District Commission