

September 20, 2021

**NOTICE TO PROCEED**

Kimberley Dokes  
630 Shelby  
Detroit, Michigan

**RE: Application - # 21-7466: Address – 13200 Dexter: Historic District – Russell Woods-Sullivan**

Dear Ms. Dokes:

At the regular scheduled meeting that was held on September 8, 2021, the Detroit Historic District Commission (“Commission”) reviewed the above-referenced application for building permit. Pursuant to MCL 399. 205 and Section 21-2-75 of the 2019 Detroit City Code, and has issued a Notice to Proceed (NTP) effective as of September 8, 2021. Specifically, the Commission determined that the following work is inappropriate to the district’s exterior appearance, but has permitted the work because retention of the site as-is would not be in the interest of the majority of the community:

Establish a new retail/community space at 13200 Dexter which includes the following:

- **Five new 40’x8’x8’ steel shipping containers**
  - One container will serve as a restroom. This container will be centrally-located within the development
  - Three containers will be located at grade and shall house commercial uses. These containers will sit at the at the western and southern edges of the site and shall face upon Dexter Avenue and Tyler Street. Each container’s interior space will be accessed via aluminum storefront doors. An aluminum walk-up window will also be installed at each of the two containers at the southwest corner of the parcel.
  - One container will installed atop the two the two containers at the southwest corner of the parcel. This container will serve to support rotating artwork displays
  - The exterior “walls” of the container are ribbed steel and will be painted either yellow or grey as per the submission
- **Art**
  - New artwork will be installed at the container structure which is located at the southwest corner of the site
- **Landscape/Hardscape**
  - The site shall include a concrete apron along Dexter Avenue and Tyler Street, directly adjacent to the sidewalk, grass at the interior event space, plantings (species not specified) at the southeast edge of the site, and gravel at the parking/food truck area
- **Performance stage**
  - A stepped, approximately 12’x12’x24” stage shall be located centrally within the site. It will be constructed of 2’x4’ lumber and shall be unfinished/unpainted

However, this Notice to Proceed has been issued **with the following conditions:**

- The existing brick within the berm area shall be retained
- The applicant shall indicate the species of the four plantings proposed for installation at the site’s southeast edge to HDC staff. Staff shall be afforded the opportunity to review and approve this element. If staff determines that the proposed plantings are not appropriate, they shall forward the work item to the Commission for review at a future meeting.

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD., SUITE 808  
DETROIT, MICHIGAN 48226  
PHONE 313-224-6536  
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- Any new landscaping shall be reviewed and approved by HDC staff prior to issuance of the project's permit. If staff determines that the proposed plantings are not appropriate, they shall forward the work item to the Commission for review at a future meeting.
- The installation remain in-situ, as approved by the Commission, for up to four (4) calendar years from the date of the issuance of the project permit, as noted in the current application.

Please retain this NTP for your files. You should now proceed to obtain a building permit from the City of Detroit Buildings, Safety, Engineering and Environmental Department. It is important to note that approval by the Detroit Historic District Commission does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

For the Commission:



Jennifer Ross  
Staff  
Detroit Historic District Commission