



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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**SR-1 – SUMMARY STAFF REPORT (05/29/2026)**

*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:** 12512 DEXTER

**MEETING DATE:** 06/10/2026

**APPLICATION NUMBER:** HDC2026-00273

**HISTORIC DISTRICT:** RUSSELL WOODS-SULLIVAN

**APPLICANT/ARCHITECT:** ANALISE PIETRAS, MCINTOSH PORIS, REPRESENTING  
FABIOLA FEURANVIL, ICON HERITAGE PARTNERS

**OWNER:** CITY OF DETROIT, PDD/DETROIT LAND BANK (PER DETROIT BASE UNIT TOOLS)

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 05/18/2026

**DATE(S) OF STAFF SITE VISIT:** 05/27/2026

**SCOPE PHRASE FOR AGENDA:** REHABILITATE BUILDING

**PUBLIC HEARING PER 21-2-77:** NO

**SUMMARY OF SCOPE OF WORK:**

*Based on staff review of the submitted documents, the following work is proposed:*

- **Repair and refinish existing enameled metal panels and apply new painted finish, color: “Pediment” Sherwin Williams**
- **Install lighted panels within the grouped window openings**
  - **LED lights to be installed at interior edges of window openings**
  - **Acrylic translucent panels, color: frosted white**
- **Install TPO flat roof**
- **Install new storefronts and transoms**
  - **Storefront: Kawneer, Encore aluminum framing, color: medium bronze and clear glass**
  - **Repair existing metal base walls**
  - **Tile floors at recessed entrances to remain and will be cleaned and repaired**
- **Paint south masonry wall to match painted finish of enameled panels.**
- **Install new windows (double-hung with a 6-over-6 pattern) and solid panel doors at rear elevation.**

**MISSING INFORMATION, CLARIFICATION, OR OTHER ITEMS RELATING TO A COMPLETE SCOPE OF WORK:**

**Missing**

- Specifications for windows and doors at rear wall.

**Clarification**

- The proposed “Site Ortho View”, “12526 Dexter Avenue Elevation”, and “12546 Dexter

Avenue View” (pgs. 15 – 17) don’t match the dimensioned drawings. These pages must be revised or removed from the application.

**EXISTING CONDITIONS:**

- One-story, three-bay commercial structure. The Dexter façade is clad with metal panels, painted black and gray. One section of metal cladding surrounding one window opening is missing. The storefront openings are covered with painted wood panels; however, one recessed entrance remains open to the public right-of-way. The south side wall is clad with brick and/or CMU, all of which is painted white. The rear, alley-facing dark red common brick wall remains mostly unpainted. Window and door openings at this area are covered with wood panels.



Staff photo, Dexter façade, looking southeast, 05/27/2026



Detroit Base Unit Tools

**BACKGROUND INFORMATION:**

- None.

**DISTRICT INFORMATION/SIGNIFICANCE:**

- The designation report appears to focus on residential architecture built from the early to mid-20th century, it does site several significant commercial resources erected into the 1950s.
- [Link to District Elements of Design](#)
- 1947
- Contributing resource

**REPORT PREPARED BY: AD**