



**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: 12526 DEXTER

MEETING DATE: 06/10/2026

APPLICATION NUMBER: HDC2026-00271

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:

- **Rebuild masonry façade, including the creation of a central column, using reclaimed stone and new brick**
- **Install new storefronts and transoms**
 - **Storefront: Kawneer, Encore aluminum framing, color: medium bronze and clear glass;**
 - **New base wall clad with metal panels**
- **Install new windows and 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. 16 – 18) don’t match the dimensioned drawings. These pages must be revised or removed from the application.

EXISTING CONDITIONS:

- One-story, two-bay commercial structure that is clad with brick, cast stone ornament (including finials at the parapet) and stone knee walls. A portion of the masonry façade has

been painted dark brown. One recessed entrance remains, in; the other storefront opening is filled with brick and stone. The rear extension is clad with CMU (one wall is painted) and the window openings are filled in CMU.



- 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](#)
- 1924
- Contributing resource

REPORT PREPARED BY: AD