



**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:** 12546 DEXTER

**MEETING DATE:** 05/29/2026

**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:*

- **Roof**
  - **Rebuild parapet and pediment with reclaimed brick (existing on site), new coping and decorative roundel**
  - **Install elevator**
- **Second Floor**
  - **Install new windows: Pella, Reserve, aluminum-clad wood double-hung windows with 6-over-6 simulated divided light pattern, color: brown**
  - **Install new wood casings/brick mold and crown trim – painted**
  - **Rebuild portions of rear/alley walls where needed**
  - **Retain and refinish existing metal balcony above Fullerton entrance**
- **First Floor**
  - **Install new windows (Fullerton façade): see above Pella specification**
  - **Install new entry door at Fullerton façade: Marvin Reserve wood door with “nutmeg finish”**
  - **Install new storefronts, including stone base and transoms**
    - **Storefront: Kawneer, Encore aluminum framing, color: medium bronze and clear glass**
    - **Stone trim (top): to remain**
    - **Stone trim (base): new stone to match existing**
- **All walls**
  - **Masonry cleaning and tuckpointing – mortar Type N**

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

**Missing**

- Specification for new flat roof material and finish color
- Specifications for masonry cleaning

**Clarification**

- Storefront section drawing (pg. 25 of application) states new stone base to “match existing”; however, it isn’t clear if any historic -age stone remains in place behind the existing CMU outer walls. An interior photograph of existing material/condition is requested.
- Window wall section drawings (pg. 26 of application) state new brick mold will be installed “similar to original”. Please confirm new material and finish color.
- The elevation drawings for the storefront openings appear to show the existing stone trim surrounds not being retained, due to lack of detailing as well as increased width of two of three masonry piers between the storefront openings (when comparing the drawings to existing conditions).
- 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:**

- The structure is two stories tall and is clad with yellowish-orange face brick on the Dexter and Fullerton facades, accentuated with brick quoins, cast stone trim, as well as CMU block and stone that enclose former commercial storefronts. The majority of window openings are boarded over. The rear facades are clad in red common brick. Portions of the masonry parapet is missing in three areas; two on Dexter and one at Fullerton.



- Staff photo, Dexter facade, May 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](#)
- 1928
- Contributing resource

**REPORT PREPARED BY: AD**