



PLANNING & DEVELOPMENT DEPARTMENT  
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

# HISTORIC DISTRICT COMMISSION

# CERTIFICATE OF APPROPRIATENESS

**Application Number:** HDC2026-00051

**Effective Date:** 03/18/26

**Project Address:** 1069 Manistique Street

**Issued to:** John Marusich  
36880 Woodward Ave Suite 100  
Bloomfield Hills, MI, MI 48304

**Historic District:** Jefferson-Chalmers Historic Business

**Description of Work:**

Per the submitted documents: Erect trash enclosure, rehabilitate building.



**With the Conditions that:**

- 1. The utilitarian beige brick be used for the proposed trash enclosure.

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

For the Commission:

Garrick Landsberg  
Director of Staff, Historic District Commission

PSR: Bilqees 260318BS



Post this COA 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.



**Justrite Parking Wheel Stop Block 6' Long Concrete Mounting Hardware**

**PK0822A** LED Light Pole Kit with Two Adjustable LED Lights, Selectable Wattage 185/240/300 & Color Temperature, 20-30 Foot Pole Height Options

Pole Height	Anchor Bolt	Pole Height	Base Plate Dim	Slot Dim	Bolt Circle
25 ft	3/4"x30"x3"	20 ft, 25 ft	10" Sq. x 0.75"	0.98" x 2.5"	8.5"
30 ft	3/4"x17"x3"	30 ft	11" Sq. x 1"	1.15" x 1.9"	11.0"

TOTAL POWER (W)	LOW			MID			HIGH					
	2x185=370	2x240=480	2x300=600	2x185=370	2x240=480	2x300=600	2x185=370	2x240=480	2x300=600			
TOTAL AMPS	120V	2x1.62=3.24	120V	2x2.11=4.22	120V	2x2.63=5.26	277V	2x0.70=1.40	277V	2x0.91=1.82	277V	2x1.14=2.28
	277V	2x0.70=1.40	277V	2x0.91=1.82	277V	2x1.14=2.28	3000	4000	5000	3000	4000	5000
COLOR TEMPERATURE (K)	3000	4000	5000	3000	4000	5000	3000	4000	5000	3000	4000	5000
LUMENS/WATT	2x26,825=53,650	2x29,600=59,200	2x27,750=55,500	2x34,800=69,600	2x38,400=76,800	2x36,000=72,000	2x43,500=87,000	2x48,000=96,000	2x45,000=90,000	2x48,000=96,000	2x45,000=90,000	2x45,000=90,000

Disclaimer: All dimensions and specifications are subject to change without any notice. Light Pole Foundation should be designed by an engineer familiar with local soil and wind conditions as well as local code where the light pole will be installed.

**DECORATIVE MTL. FENCE:**



**Commercial-grade LED Light Pole Assembly Includes:**

Square steel light pole, Two LED lights complete with adjustable slip fitter and hardware, set of anchor bolts and a base cover.

**Light Pole:**

Pole Shaft: Commercial grade steel with minimum yield strength of 55,000 psi. 20 ft. poles: 4" square X 11 gauge; 25 ft. poles: 4" square X 7 gauge; 30 ft. poles: 5" square X 7 gauge.

Pole Height: Standard pole height is 20 ft. Optional heights are 25 ft. and 30 ft. Custom heights are also available.

Anchor Bolts: A set of 4 galvanized steel anchor bolts is provided.

Each anchor bolt includes 2 nuts and 2 washers.

Bolt Circle: 4" sq. Pole: 8-1/2" Bolt Circle (Bolt Circle range: 8"-11").

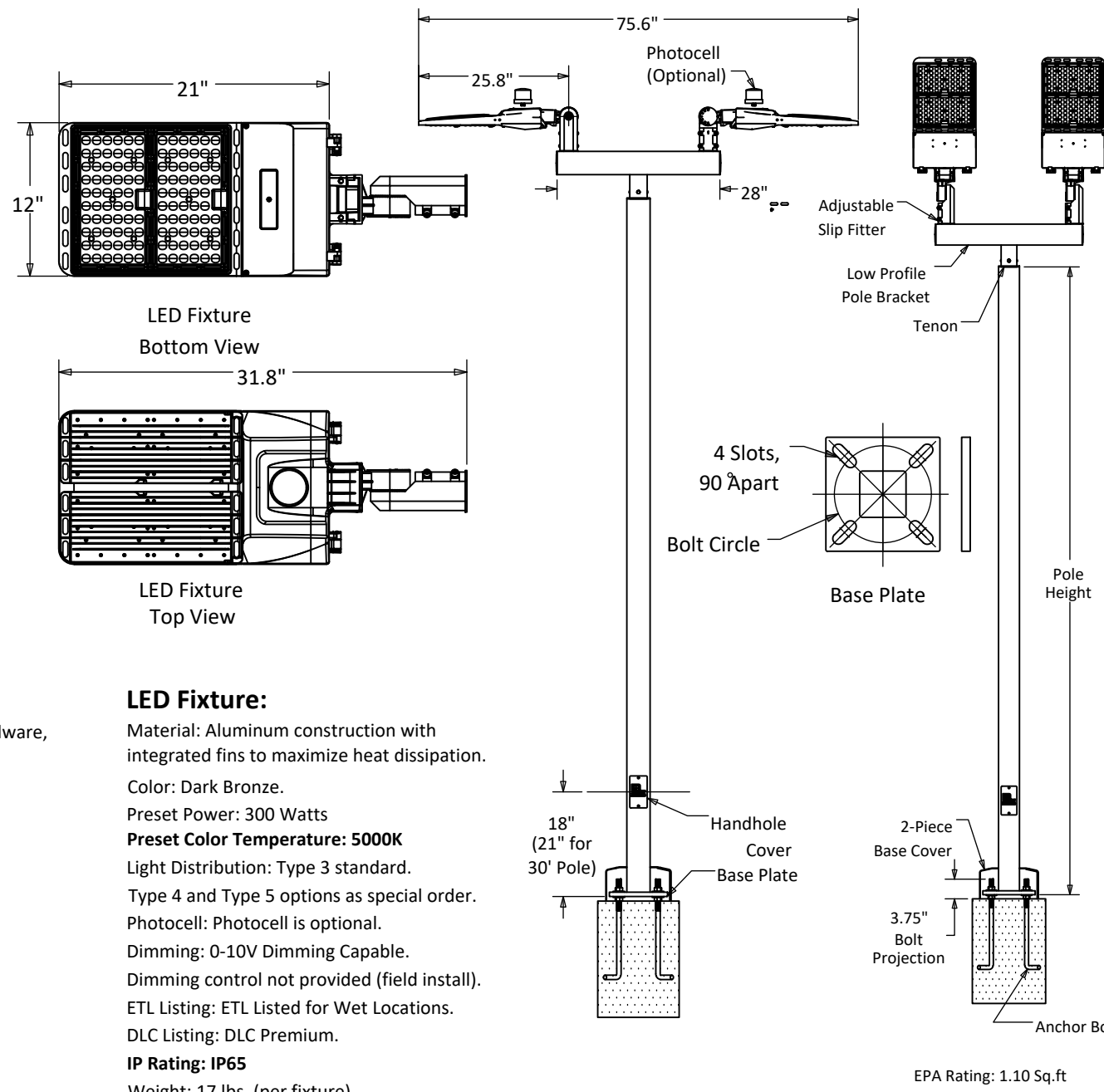
30 ft. poles: 11" Bolt Circle (Bolt Circle range: 10.5" - 12").

Handhole: Handhole is located 18" above the base plate for 20 ft and 25 ft pole. 21" above the base plate for 30 ft pole.

A 3" X 5" steel handhole cover is included.

Color: Dark Bronze

Base Cover: ABS Plastic base cover with rivets.



**LED Fixture:**

Material: Aluminum construction with integrated fins to maximize heat dissipation.

Color: Dark Bronze.

Preset Power: 300 Watts

Preset Color Temperature: 5000K

Light Distribution: Type 3 standard.

Type 4 and Type 5 options as special order.

Photocell: Photocell is optional.

Dimming: 0-10V Dimming Capable.

Dimming control not provided (field install).

ETL Listing: ETL Listed for Wet Locations.

DLC Listing: DLC Premium.

IP Rating: IP65

Weight: 17 lbs. (per fixture).

**PLANTS & TREES LEGEND:**



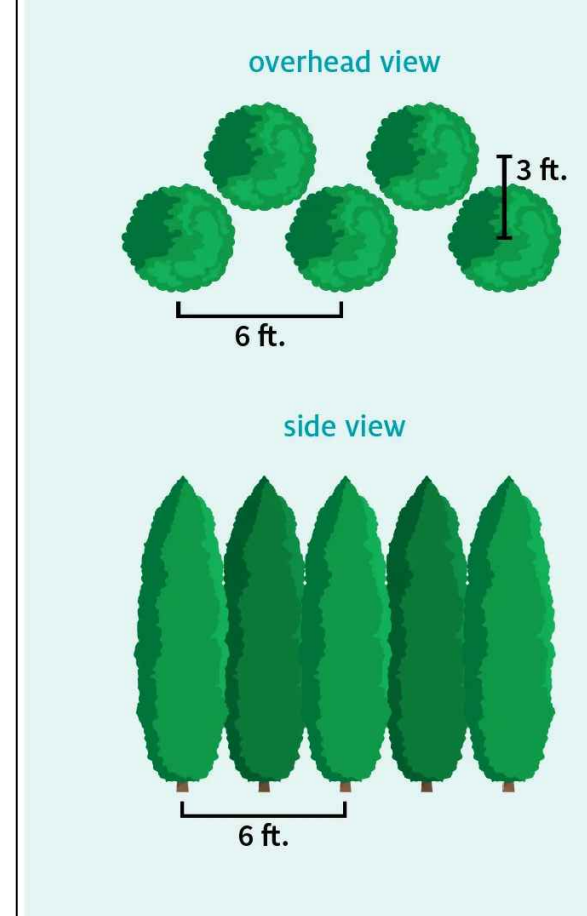
1 - GREEN ARBORVITAE

(GROW IN UP TO 10-15 FEET TALL AND 3-4 FEET WIDE).

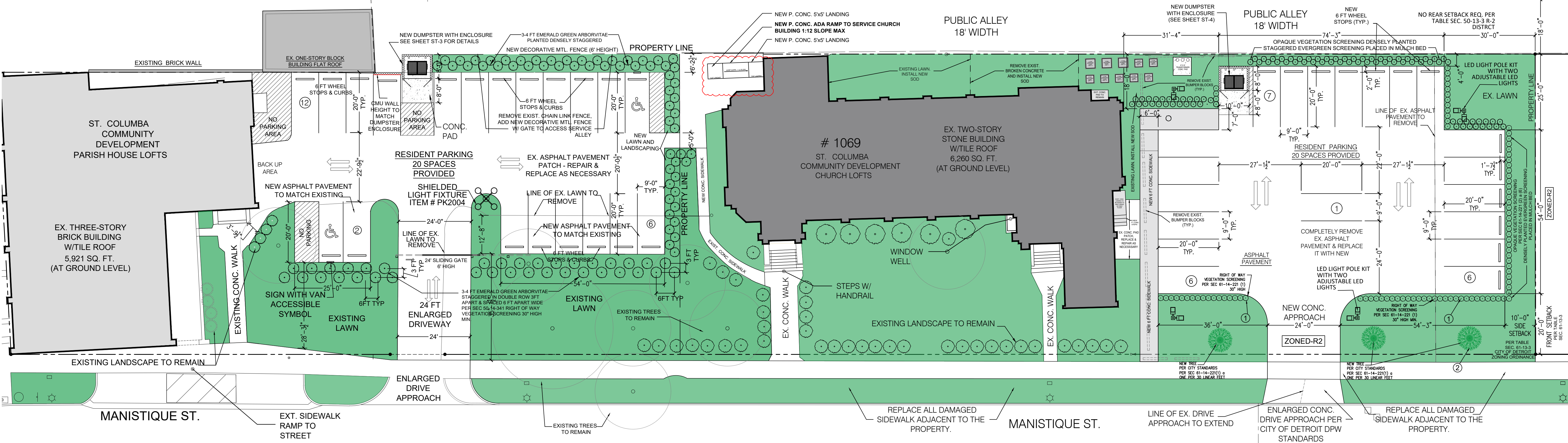
2 - OSTRYA VIRGINIANA (IRONWOOD) TREE

(REACHES A HEIGHT OF 25 TO 40 FEET WITH A SPREAD TWO-THIRDS AS WIDE)

**Alternate Planting**



**ARBORVITAE PLANTING PATTERN & SPACING**



**MARUSICH ARCHITECTURE**  
 36880 WOODWARD AVENUE  
 BLOOMFIELD HILLS, MI 48304  
 SUITE 100  
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**OWNER**  
**VOLTE**  
**14635 JEFFERSON**  
**INVESTOR LLC**

**PROJECT NAME**  
**ST. COLUMBA COMMUNITY DEVELOPMENT CHURCH LOFTS**  
 1069 MANISTIQUE STREET  
 DETROIT, MI 48215

**PROJECT #** 25 - 27  
**ISSUE DATE #** 05/21/2025

**REVISION HISTORY**

SLU SET	DATE
SLU REVISION	05/21/2025
SLU REVISION	07/07/2025
SLU REVISION - 2	02/09/2026

**DRAWN BY:** RO  
**CHECKED BY:** JM

**SHEET CONTENTS**  
**SITE PLAN - BLOW UP**

**SEAL**

**DATE:** 05/21/2025

**OWNER / OWNER'S AGENT APPROVED & ACCEPTED**

**SHEET #** ST-3

**PROPOSED SITE PLAN - BLOW UP**  
 SCALE: 3/32" = 1'-0"  
 NORTH



MARUSICH ARCHITECTURE

36880 WOODWARD AVENUE  
BLOOMFIELD HILLS, MI 48304  
SUITE 100

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VOLTE 14635 JEFFERSON INVESTORS LLC

**PROJECT NAME**

ST. COLUMBA COMMUNITY DEVELOPMENT CHURCH LOFTS

1069 MANISTIQUE STREET  
DETROIT, MI 48215

PROJECT # 25 - Z7

ISSUE DATE # 03/14/2025

**REVISION HISTORY**

EXIST. CONDITIONS (S/J)	03/14/2025
STUDY 10 (MF)	04/02/2025
STUDY 11 (JH)	04/08/2025
STUDY 12 (JH)	04/11/2025
STUDY 13 (JH)	04/21/2025
OWNER REVIEW	05/09/2025
OWNER REVIEW	05/16/2025
SLU SET	05/20/2025
OWNER REVIEW	05/27/2025
OWNER REVIEW	06/10/2025
OWNER REVIEW	06/13/2025
OWNER REVIEW	06/20/2025

DRAWN BY: SJ + MF + JH

CHECKED BY: JM

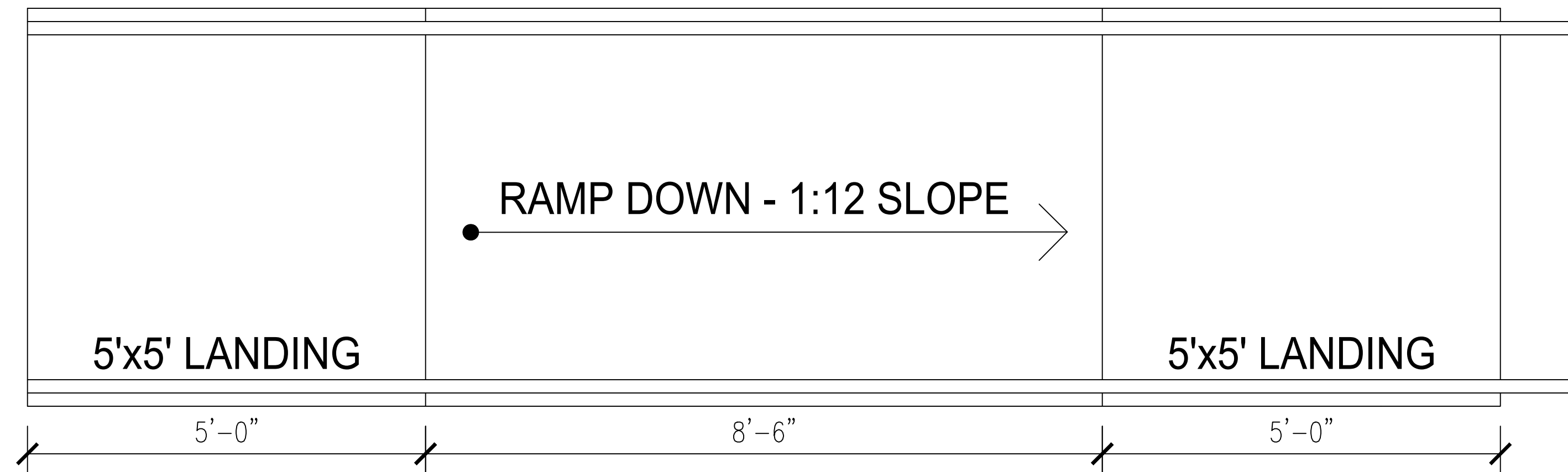
SHEET CONTENTS

ADA RAMP DETAILS

SEAL

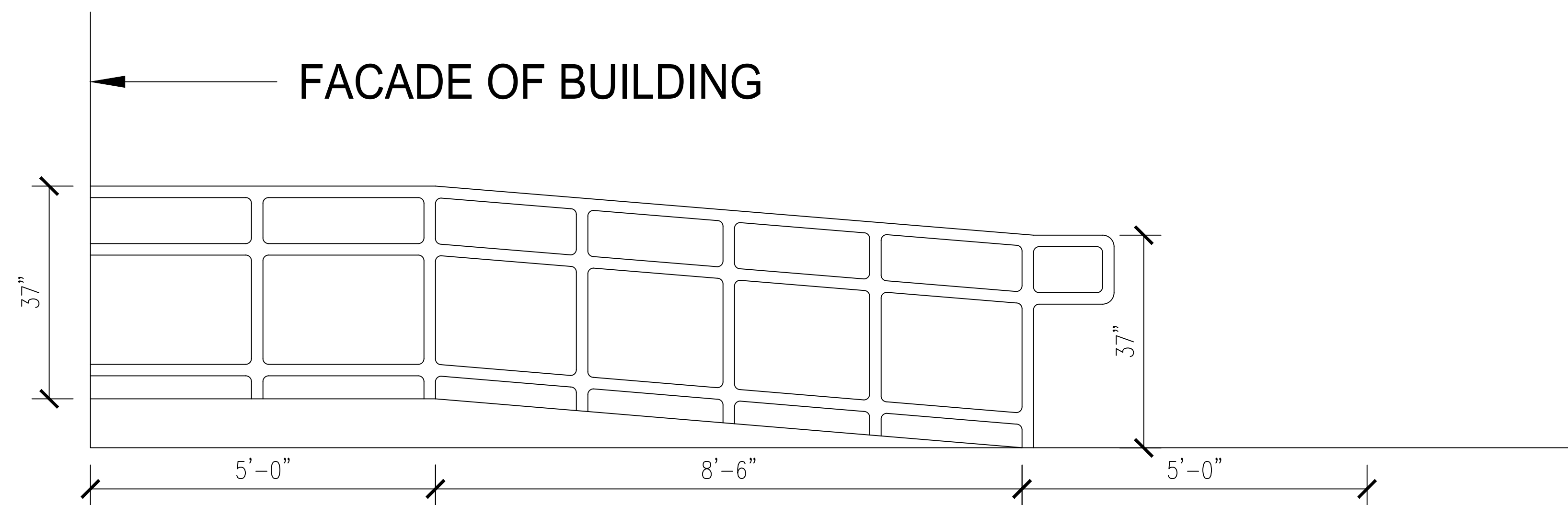
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A-12



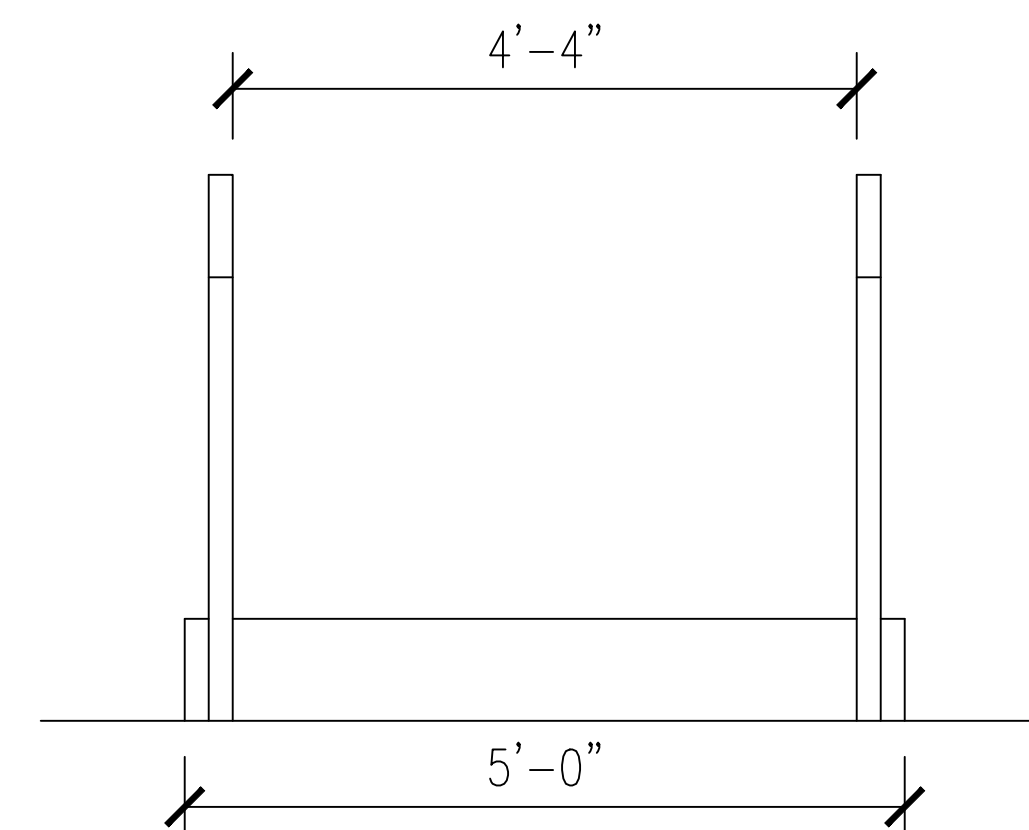
ADA RAMP FLOOR PLAN

SCALE: 3/4" = 1'-0"



ADA RAMP SIDE ELEVATION

SCALE: 3/4" = 1'-0"



ADA RAMP FRONT ELEVATION

SCALE: 3/4" = 1'-0"

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: \_\_\_/\_\_\_/2025

00/00/2025

MARK: HP-1 & HP-2  
 DESCRIPTION:  
 FURNISH (8)-2T AND (3)-3T (TOTAL 11 UNITS) OF ACIQ HEAT PUMP WITH MATCHING FAN COIL UNITS, MODEL 15 SEER2 AND 15.2 SEER2, AND INTERGRATED CARRIER (LC) LOW CURRENT 5 KW ELECTRIC HEATER (HEAT STRIPS) MODEL: AQ-GLZS4BA2410 (2 TON) AND AQ-GLZS4BA3610 (3 TON)  
 - HEAT PUMP SYSTEM:  
 - CAPACITY: 2 & 3 TON  
 - REFRIGERANT: R-454B (PURON ADVANCE)  
 - COMPONENTS: SCROLL COMPRESSOR, MULTI-SPEED BLOWER, CASED COIL, AND DRAIN PAN.  
 - EFFICIENCY: MEETS OR EXCEEDS 16 SEER / 9.5 HSPF.  
 - ELECTRICAL: 208/230V, 1-PHASE, 60 HZ.  
 - PERFORMANCE: DESIGNED FOR HIGH-EFFICIENCY HEATING AND COOLING WITH LOW SOUND LEVELS.  
 - FAN COIL AIRFLOW: 700-1200 CFM @0.54 ESP (ADJUSTABLE).  
 HEAT STRIPS (ELECTRIC HEATER):  
 - MODEL: CARRIER (LC) LOW CURRENT 5KW (FC-2401C05LC)  
 - VOLTAGE: 208-230V, 1-PHASE, WITH INTERGRATED CIRCUIT BREAKER.  
 - PURPOSE: PROVIDES AUXILIARY HEAT DURING DEFROST CYCLES OR EXTREME COLD TO MAINTAIN COMFORT AND SYSTEM EFFICIENCY. (ENSURE CONSISTENT HEATING CAPACITY IN LOW AMBIENT TEMPERATURES WHEN HEAT PUMP PERFORMANCE DECLINES).  
 - WARRANTY: 10-YEAR COMPRESSOR, 5-YEAR PARTS (WHEN REGISTERED).  
 - MANUFACTURER: CARRIER OR APPROVED EQUAL (TRANE, LENNOX, ETC).

HEAT PUMP OUTDOOR-UNIT TO BE NOMINAL 2 TON (FOR 1 BEDROOM UNIT) & 3 TON (FOR 2 BEDROOM UNIT) CAPACITY AND EITHER 208, 230, 460/1/60, COMPLETE WITH 50 FEET INSULATED FREON LINE SET SUITABLE FOR R410A REFRIGERANT, 5 YEAR COMPRESSOR WARRANTY, COPPER/ALUMINUM CONDENSER COIL, SCREEN GUARD, AND SUITABLE FOR 35 DEGREES F. OUTDOOR AIR OPERATION INSTALLED ON ROOF.

MARK: UH-1 TO UH-7  
 - UH-1 THRU UH-7 FURNISH AND INSTALL 7 ELEC. CEILING HEATERS. THE ONLY HEATERS TO SERVE THE TWO STAIRWELLS & CORRIDOR. UNIT TO BE QMARK QMARK/MARLEY EFF SERIES CEILING HEATER - 120 VOLT 1500 WATTS - FINNED METAL SHEATHED ELEMENT - INCLUDES BUILT IN FAN DELAY.

MARK: ERV-1, ERV-2 & ERV-3  
 ERV-1, ERV-2, & ERV-3 FURNISH AND INSTALL 15 TOTAL ERV UNITS:

3 ERV UNITS IN BASEMENT LEVEL: 7 ERV UNITS IN FIRST FLOOR LEVEL:  
 - 1 UNIT SUPPLIES 200 CFM FOR EXERCISE RM  
 - 2 UNIT SUPPLY 300 CFM EACH FOR EXERCISE RM, LOOBY & MEETING RM

5 ERV UNITS IN 2ND FLOOR LEVEL:  
 - 3 UNIT SUPPLY 150 CFM FOR EACH 1 BED DWELLING UNIT.  
 - 2 UNIT SUPPLY 200 CFM FOR EACH 2 BED DWELLING UNIT.

- THE ERV UNIT IS AN AIR APPLIANCE CONTINUOUSLY SUPPLIES OF FRESH, FILTERED AIR WHILE REMOVING AN EQUAL AMOUNT OF STALE AIR. CONTROLLED VENTILATION ENSURES THE OCCUPANTS RECEIVE THE HIGHEST LEVEL OF COMFORT. UP TO 75% OF THE HEAT IN THE EXTRACT AIR IS RECOVERED BY THE HEAT EXCHANGER AND USED TO TEMPER THE FRESH AIR COMING FROM OUTSIDE.

- THE ERV UNITS WILL BE FANTECH ATMO SERIES OR ARCHITECT APPROVES EQUAL.

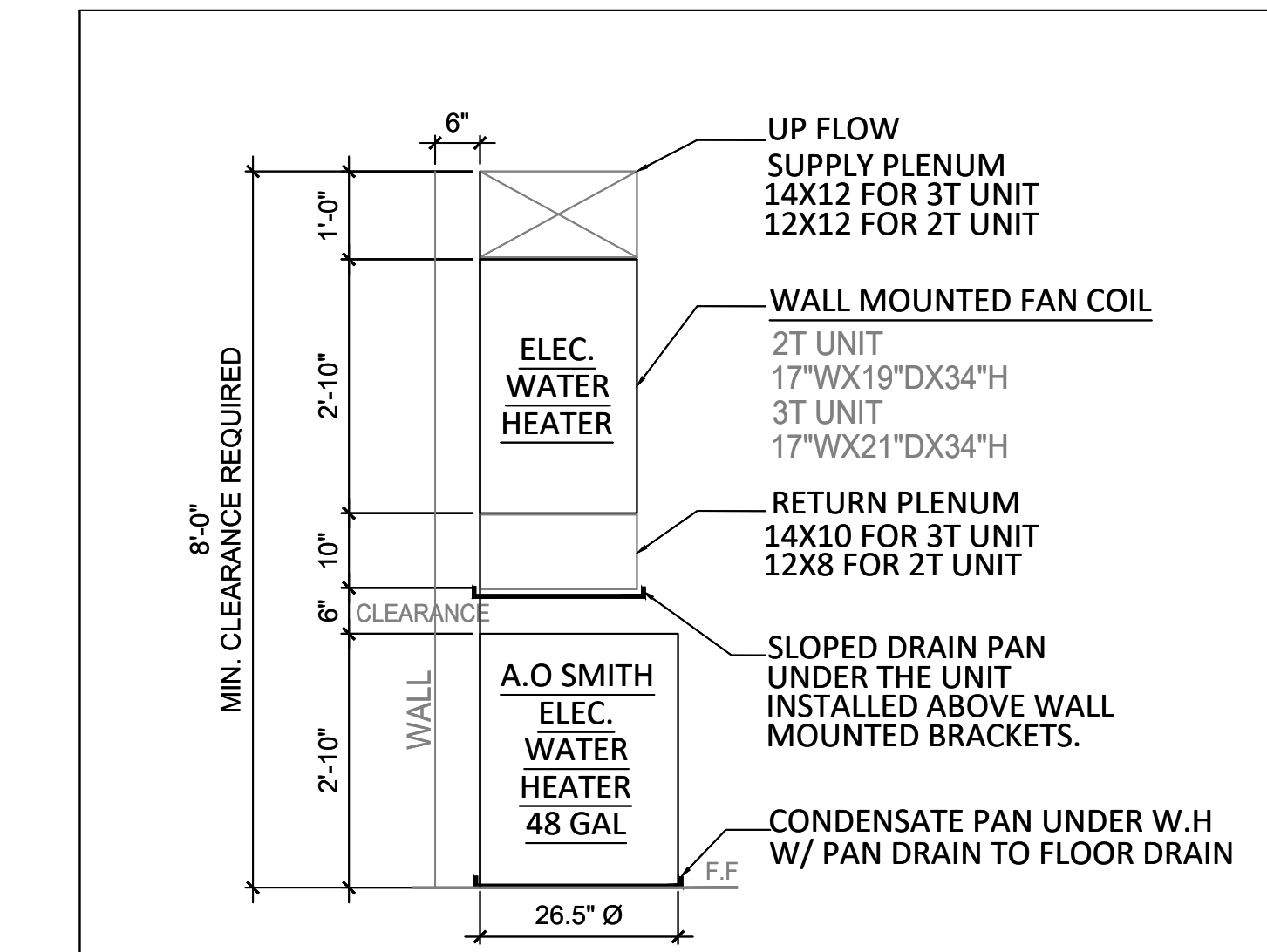
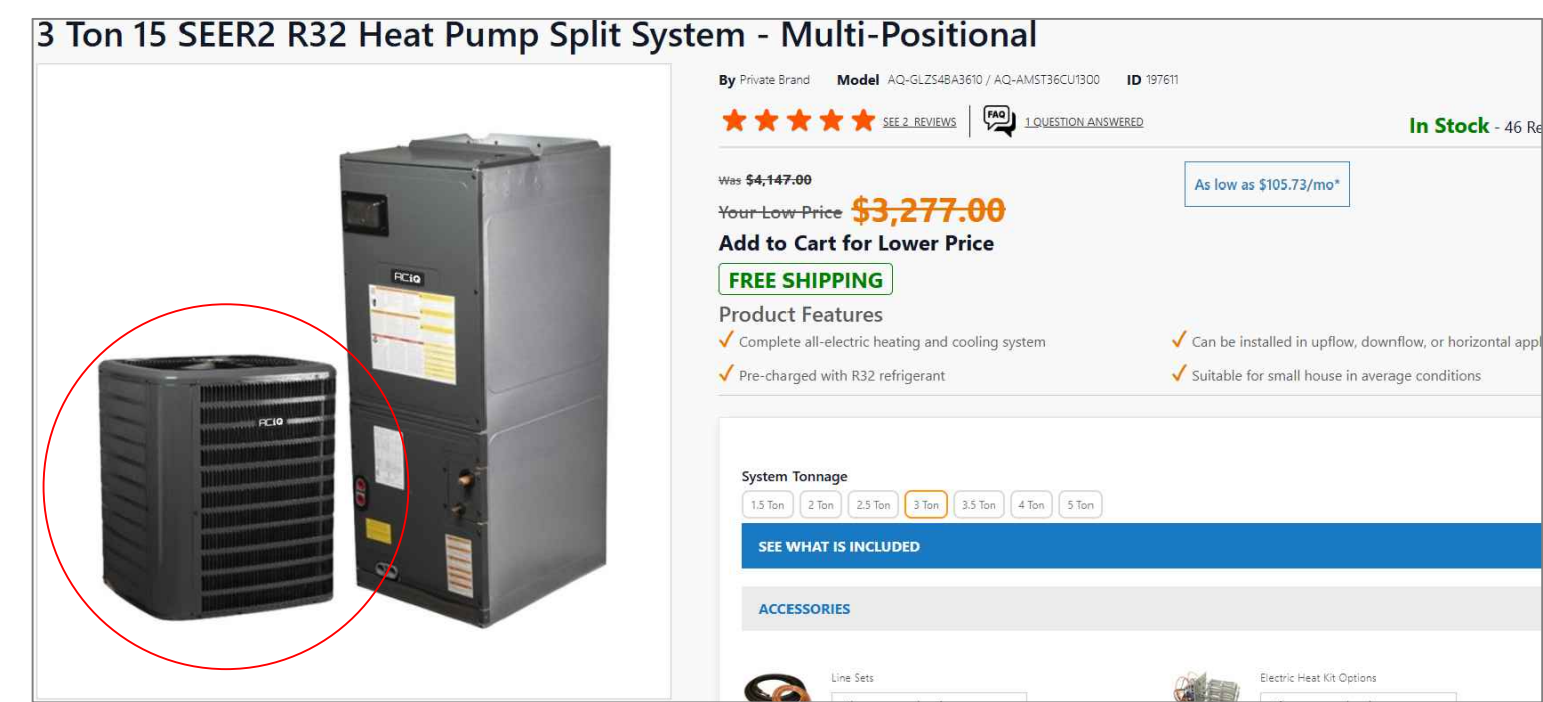
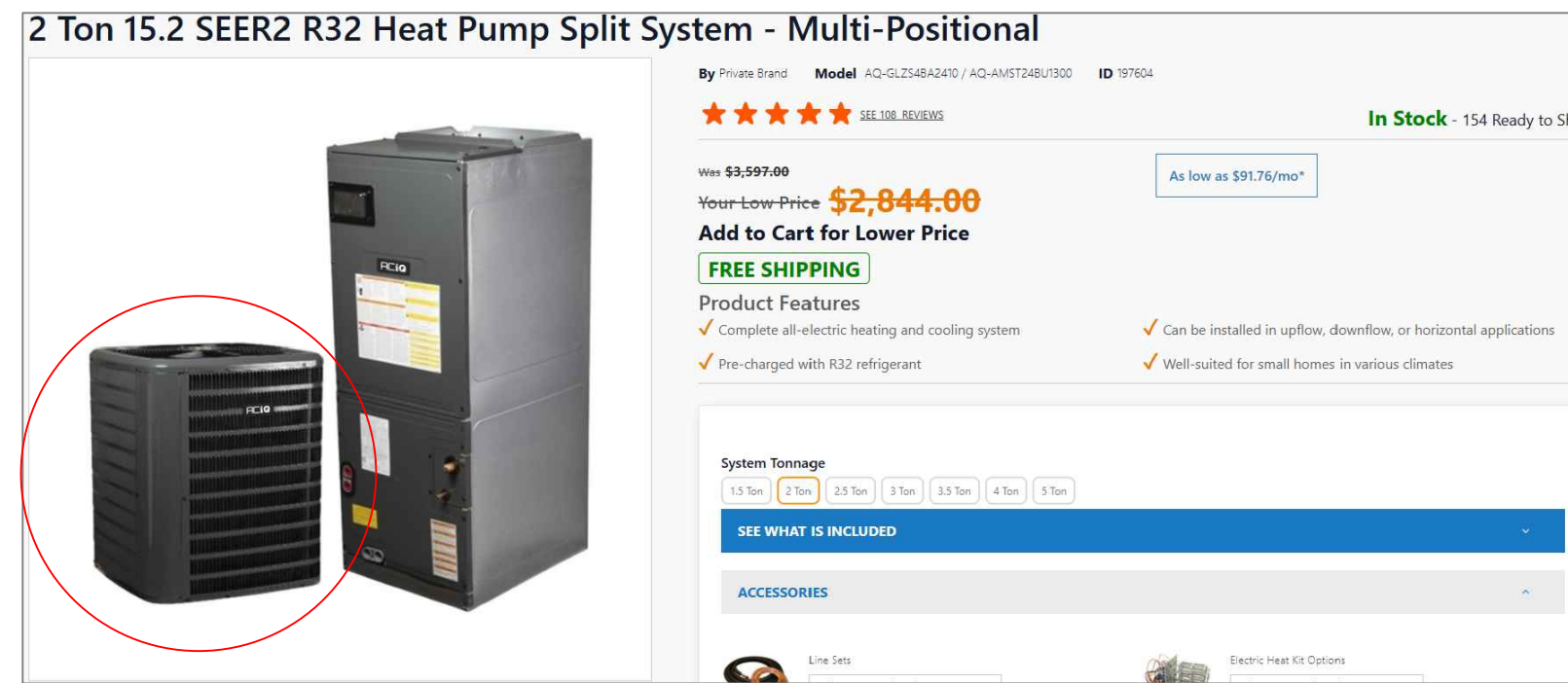
EXHAUST FANS:  
 EF-1:  
 KITCHEN EXHAUST BY OTHERS  
 EF-2 & EF-3 :  
 FURNISH AND INSTALL PENN MODEL 25H INLINE SC CEILING CABINET EXHAUST FAN CAPABLE OF 50 CFM WITH 4"Ø EXHAUST DUCT CONNECTION AND 0.01 IP 120/1/60 MOTOR, FACTORY BACKDRAFT DAMPER.  
 ALL DIFFUSERS AND RETURN AIR GRILLES TO BE MANUFACTURED BY KRUEGER, CARNES, TRUE AIR, CONTINENTAL, OR APPROVED EQUAL, AND TO BE OF THE MODEL AND MATERIALS AS FOLLOWS.  
 WALL DIFFUSERS TO BE ALUMINUM BAR GRILLE CONSTRUCTION WITH OPPOSED BLADE BALANCING DAMPERS TO PERMIT FINAL AIR BALANCING.  
 SPIRAL DUCT DIFFUSERS TO BE WHITE OR MATCHING DUCTWORK COLOR AND OF ALUMINUM CONSTRUCTION WITH EITHER OPPOSED BLADE OR DUCT MOUNTED BALANCING DAMPER (EASILY ACCESSIBLE). THE DIFFUSER CAN BE SQUARE NECK OR EQUIVALENT ROUND NECK.  
 RETURN AIR GRILLES ARE ALUMINUM CONSTRUCTION WITH " BAR SPACING TO MAINTAIN LOW PRESSURE DROP. RETURN AIR GRILLES TO HAVE DUCT MOUNTED BALANCING DAMPERS.  
 EXHAUST GRILLES TO BE CONSTRUCTED WITH ALUMINUM HAVING 45 DEGREE BLADES SPACED AND BE COMPLETE WITH FACTORY PAINTED WHITE COATING. CABINET FAN TO HAVE AUTOMATIC BACKDRAFT DAMPER.

DIFFUSER AND RETURN GRILLES  
 2 BEDROOM UNIT (UNIT A):  
 LIVING RM SPIRAL DUCT DIFFUSER 12x4 2 REQ'D  
 KITCHEN/DIN RM SPIRAL DUCT DIFFUSER 12x4 2 REQ'D  
 ENTRANCE AREA SPIRAL DUCT DIFFUSER 12x6 1 REQ'D  
 BEDROOM 1 WALL MTD DIFFUSER 12x10 1 REQ'D  
 BATH 1 WALL MTD DIFFUSER 8x4 1 REQ'D  
 BATH 2 WALL MTD DIFFUSER 12X4 1 REQ'D  
 BATH RM EF2, 3 CEILING MTD EXH 2 REQ'D  
 KITCHEN HOOD EXH - BY OTHERS  
 BED RM 1 WALL MTD RETURN AIR 12X8 1 REQ'D  
 BED RM 2 WALL MTD RETURN AIR 12X4 1 REQ'D  
 CORRIDOR AREA WALL MTD RETURN AIR 12X10 1 REQ'D  
 ENTRANCE AREA WALL MTD RETURN AIR 12X8 1 REQ'D  
 ERV UNIT WALL MTD AIR INTAKE 12X8 1 REQ'D

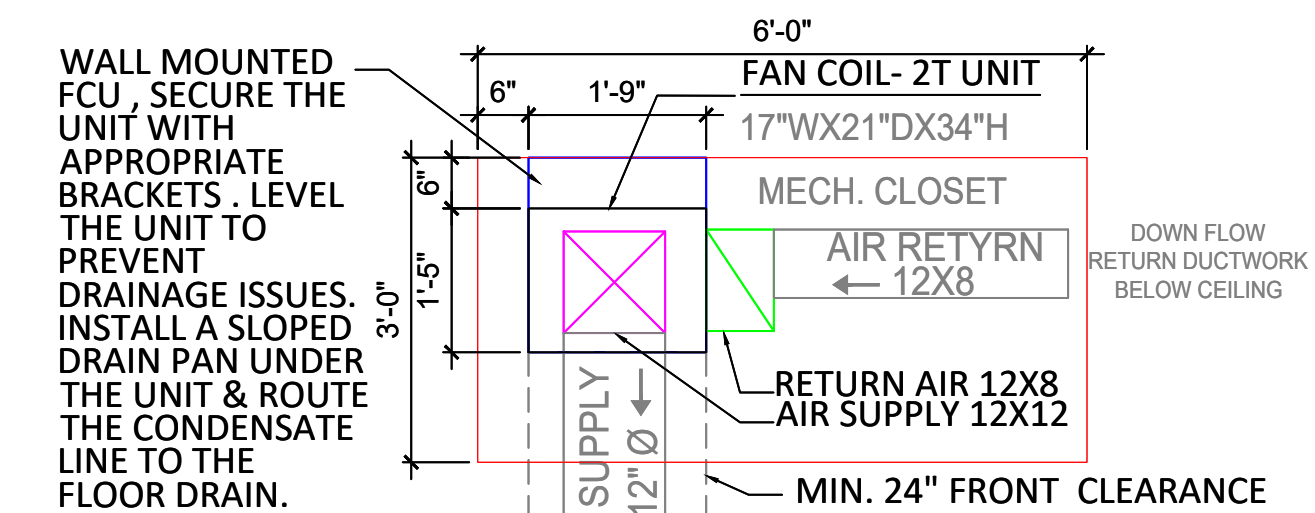
1 BEDROOM UNIT (UNIT B):  
 LIVING RM SPIRAL DUCT DIFFUSER 12X4 2 REQ'D  
 DINING AREA SPIRAL DUCT DIFFUSER 12X6 1 REQ'D  
 ENTRANCE AREA SPIRAL DUCT DIFFUSER 12X6 1 REQ'D  
 BEDROOM 1 SPIRAL DIFFUSER 12X6 1 REQ'D  
 BATH RM DIFFUSER WALL MTD 8X4 1 REQ'D

BEDROOM 1 RM WALL MTD RETURN DIF. 12x6 1 REQ'D  
 BATH RM EF2 CEILING MTD EXH DIF. 1 REQ'D  
 CORRIDOR 1 WALL MTD RETURN DIF. 12X12 1 REQ'D  
 ERV UNIT WALL MTD RETURN DIFFUSER 12x6 1 REQ'D  
 KITCHEN HOOD EXH - BY OTHERS

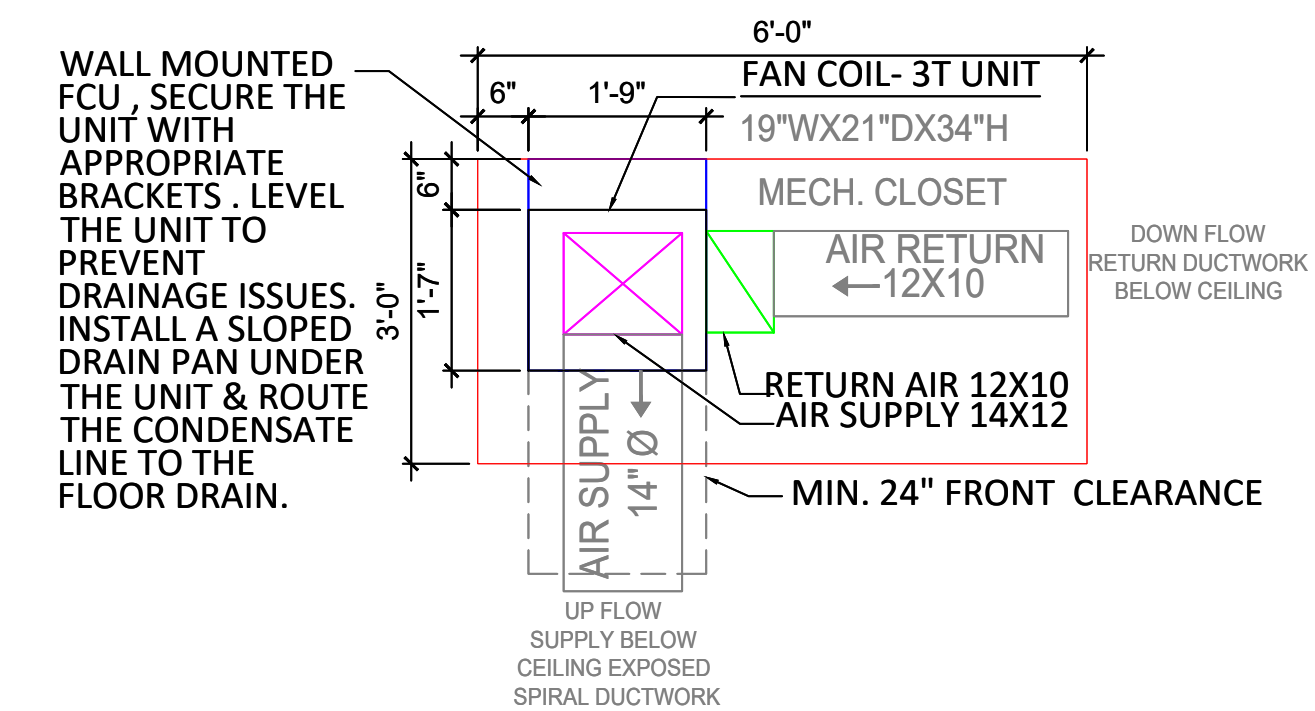
DIFFUSERS CONTINENTAL - CALVERLY  
 KRUEGER



WALL MOUNTED FAN COIL UNIT (FT5) INSTALLATION  
 DIAGRAM- UPFLOW CONFIGURATION ABOVE ELEC. WATER HEATER



TYP. UPFLOW AIR HANDLER 1 BEDROOM 2T UNIT - AIR SUPPLY & RETURN DUCTWORK



TYP. UPFLOW AIR HANDLER 2 BEDROOM 3T UNIT - AIR SUPPLY & RETURN DUCTWORK

VENTILATION SCHEDULE FOR BASEMENT & 1ST FLOOR LEVELS:

SPACE DESCRIPTION	AREA S.F	AREA PER OCCUPNT.	OCCUPNT. LOAD	OUTSIDE AIR FLOW RATE		EXHAUST AIR		O.A REQUIRED	E.A REQUIRED	O.A PROVIDED	E.A PROVIDED
				OCC/CFM	S.F/CFM	ITEM / CFM	S.F/CFM				
LOUNGE / GAME ROOM	300	15	20	7.5	0.18	ERV # 3 300 CFM	/	204	/	250	250
BASEMENT MEETING RM	130	15	8	5	0.06		/	48	/	50	50
1ST FLR MEETING ROOM	540	15	36	5	0.06	ERV # 3 300 CFM	/	212.4	/	200	200
BASEMENT EXERCISE RM	875	50	17	20	0.18	ERV #1 + ERV #2= 500 CFM	/	434	/	500	500
TOTAL	1845		81								

AIR BALANCE SCHEDULE							NOTES
NAME	OA	RA	SA	EA	PRESSURE		
LOBBY	250	/	850	250		ERV # 3 300 CFM	
MEETING	50	/	250	50			
EXERC. RM	500	/	1700	500		ERV #1 + ERV #2 500 CFM TOTAL	
1 FLR MEET.	300	/	1100	300		ERV # 3 300 CFM	
TOTAL					0		

VENTILATION SCHEDULE FOR TYP. ONE BEDROOM DWELLING UNITS ( UNITS B,C,D,E,F,H,Y,&Z) - TOTAL 08 UNITS

OCCUPANT DESIGNATION	OCCUPANT DENSITY # / 1000	SIZE Ø	OA CFM / PERS	OA CFM / Ø	OA	EXH CFM / Ø	EXHAUST
KITCHEN	-	10 FT	-	-	-	5 CFM / S.F X 10	50 CFM REQ. 100 CFM INTERMITTENT OPERATION PROVIDED
1 BEDROOM UNIT LIVING/DINING AREA	2 PER		15 CFM / PERS	15 CFM X 2	30 CFM 150 CFM ERV PROVIDED		
BATH RM	-	10 X 5	2/3			1 CFM / S.F	50 CFM INTERMITTENT OPERATION

VENTILATION SCHEDULE FOR TYP. TWO BEDROOM DWELLING UNITS (UNITS A,G,I) - TOTAL 3 UNITS

OCCUPANT DESIGNATION	OCCUPANT DENSITY # / 1000	SIZE Ø	OA CFM / PERS	OA CFM / Ø	OA	EXH CFM / Ø	EXHAUST
KITCHEN	-	10 FT	-	-	-	5 CFM / S.F X 10	50 CFM REQ. 100 CFM INTERMITTENT OPERATION PROVIDED
2 BEDROOM UNIT LIVING AREA	2 PERS 1ST BED 1 PERS 1ST BED TO. 3 PER		15 CFM / PERS	15 CFM X 3	45 CFM 200 CFM ERV PROVIDED		
BATH RM	-	10 X 5	3/4			1 CFM / S.F	50 CFM INTERMITTENT OPERATION

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 VOLTE 14635 JEFFERSON INVESTORS LLC

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1069 MANISTIQUE STREET  
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EXIST. CONDITIONS (S)	03/14/2025
STUDY 10 (MF)	04/02/2025
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STUDY 13 (JH)	04/21/2025
OWNER REVIEW	05/09/2025
OWNER REVIEW	05/16/2025
SLU SET	05/20/2025
OWNER REVIEW	05/27/2025
OWNER REVIEW	06/10/2025
OWNER REVIEW	06/13/2025
OWNER REVIEW	06/20/2025

DRAWN BY: SJ + MF + JH

CHECKED BY: JM

MECHANICAL DETAILS, NOTES & VENTILATION SCHEDULE

SEAL



# HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

**Date:** 02/17/2026

**Application Number:** HDC2026-00051

## APPLICANT & PROPERTY INFORMATION

**NAME:** John Marusich

**COMPANY NAME:** Marusich Architecture

**ADDRESS:** 36880 Woodward Ave Suite 100

**CITY:** Bloomfield Hills, MI

**STATE:** MI

**ZIP:** 48304

**PROJECT ADDRESS:** 1069 Manistique Street

**HISTORIC DISTRICT:** Jefferson-Chalmers Historic Business

## REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Staff does not have authority to approve the installation of the sliding doors. This application will likely need to be reviewed by the Commission at the next available meeting. However, the following information must be submitted before this project can be docketed:

1. Include the dimensioned drawings for the proposed trash enclosure, as this will also need to be reviewed by the Commission.

To be included in the March Meeting, please submit the requested information by end of day, today (February 17, 2026)

## APPLICANT RESPONSE

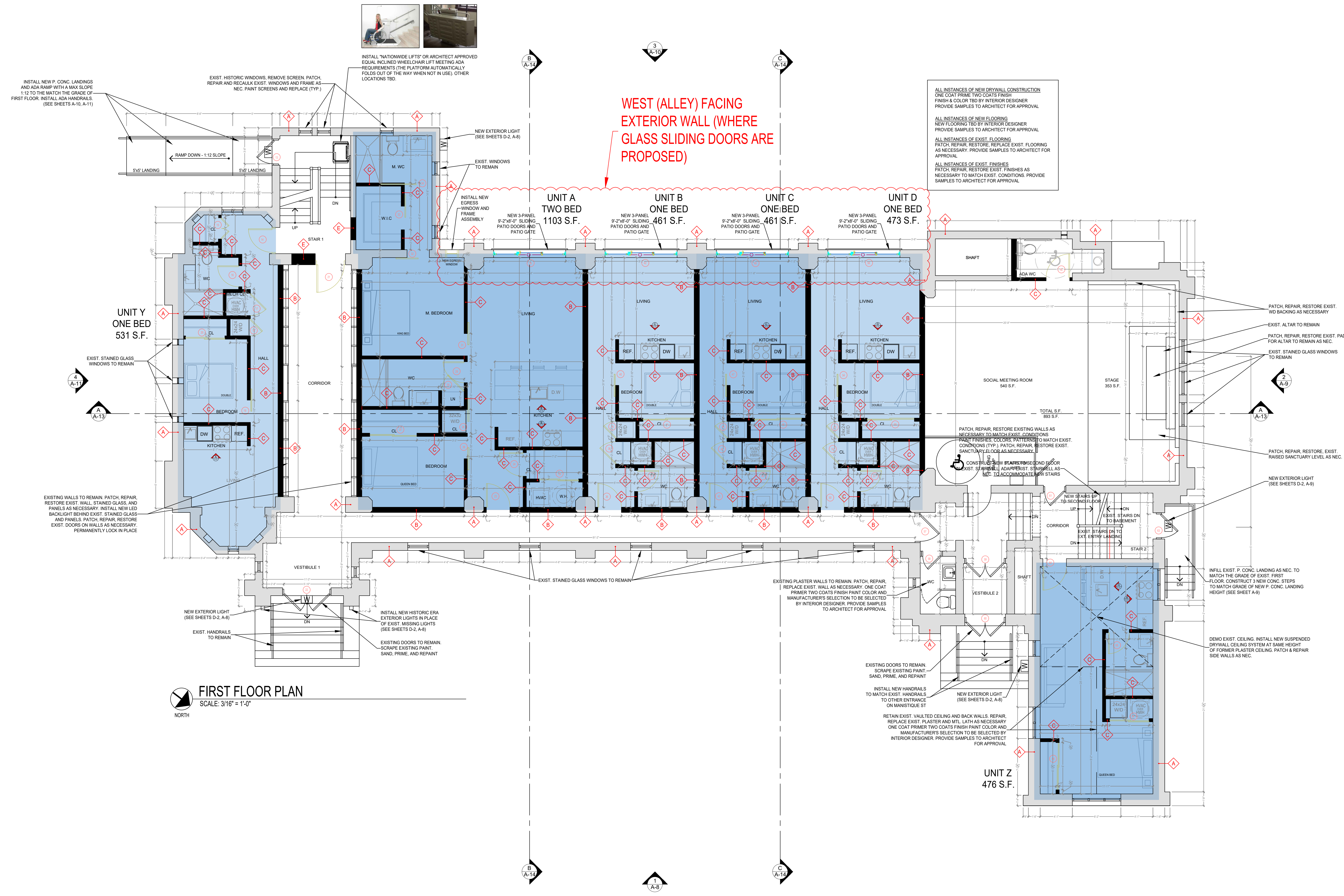
Response Date: 02/17/2026



1. Sheet/Drawing ST-4 outlines the trash enclosure details requested above.
2. Sheet/Drawing A-2 was left out of the application (previously) and further outlines the residential units on the interior of the church building, adjacent to the west facing exterior wall where the glass sliding doors are proposed to be constructed.



EXIST. CONDITIONS (S)	03/14/2025
STUDY 10 (MF)	04/02/2025
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STUDY 12 (JH)	04/11/2025
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OWNER REVIEW	05/27/2025
OWNER REVIEW	06/10/2025
OWNER REVIEW	06/13/2025
OWNER REVIEW	06/20/2025



**FIRST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"  
NORTH

ALL INSTANCES OF NEW DRYWALL CONSTRUCTION ONE COAT PRIMER TWO COATS FINISH FINISH & COLOR TBD BY INTERIOR DESIGNER. PROVIDE SAMPLES TO ARCHITECT FOR APPROVAL.

ALL INSTANCES OF NEW FLOORING NEW FLOORING TBD BY INTERIOR DESIGNER. PROVIDE SAMPLES TO ARCHITECT FOR APPROVAL.

ALL INSTANCES OF EXIST. FLOORING PATCH, REPAIR, RESTORE, REPLACE EXIST. FLOORING AS NECESSARY. PROVIDE SAMPLES TO ARCHITECT FOR APPROVAL.

ALL INSTANCES OF EXIST. FINISHES PATCH, REPAIR, RESTORE EXIST. FINISHES AS NECESSARY TO MATCH EXIST. CONDITIONS. PROVIDE SAMPLES TO ARCHITECT FOR APPROVAL.

PATCH, REPAIR, RESTORE EXISTING WALLS AS NECESSARY TO MATCH EXIST. CONDITIONS (FINISHES, COLORS, PATTERNS) TO MATCH EXIST. CONDITIONS (TYP). PATCH, REPAIR, RESTORE EXIST. SANCTUARY FLOOR AS NECESSARY.

CONSTRUCT NEW STAIRS TO SECOND FLOOR OR EXIST. STAIRS WILL ADAPT EXIST. STAIRS WELL AS NEC. TO ACCOMMODATE NEW STAIRS.



# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

**APPLICATION ID**

HDC2026-00051

## PROPERTY INFORMATION

**ADDRESS(ES):** 1021 Manistique Street

**HISTORIC DISTRICT:** Jefferson-Chalmers Historic Business

### SCOPE OF WORK: (Check ALL that apply)

- |   |   |  |   |  |                                |
|---|---|--|---|--|--------------------------------|
| <input checked="" type="checkbox"/> Windows/<br>Doors | <input type="checkbox"/> Walls/<br>Siding | <input type="checkbox"/> Painting        | <input type="checkbox"/> Roof/Gutters/<br>Chimney | <input type="checkbox"/> Porch/Deck/Balcony  | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition                   | <input type="checkbox"/> Signage          | <input type="checkbox"/> New<br>Building | <input type="checkbox"/> Addition                 | <input checked="" type="checkbox"/> Site Improvements<br>(landscape, trees, fences,<br>patios, etc.) |                                |

### BRIEF PROJECT DESCRIPTION:

The adaptive reuse and interior renovation of an existing church building, converting it into multifamily residential building with loft-style units. The overall scope of work is to perform interior alterations to create residential units.

The scope of work that requires to be reviewed by the HDC are the installation of four new glass sliding doors facing the alley on the west side of the building. The installation of these glass sliding doors will not be seen from the public street.

## APPLICANT IDENTIFICATION

**TYPE OF APPLICANT:** Architect/Engineer/Consultant

**NAME:** John Marusich

**COMPANY NAME:** Marusich Architecture

**ADDRESS:** 36880 Woodward Ave Suite 100

**CITY:** Bloomfield Hills, MI

**STATE:** MI

**ZIP:**  
48304

**PHONE:** +1 (313) 482-0645

**EMAIL:** johnm.marusicharchitecture@gmail.com

## I AGREE TO AND AFFIRM THE FOLLOWING:

- |                                     |  |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.   |
| <input checked="" type="checkbox"/> | I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.   |
| <input checked="" type="checkbox"/> | I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.  |
| <input checked="" type="checkbox"/> | As required by the state Local Historic Districts Act, <a href="#">Act 169 of 1970</a> (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, <a href="#">1972 PA 230, MCL 125.1501 to 125.1531</a> |

DocuSigned by:

B5E749514829451

SIGNATURE

02/12/2026

DATE






**NOTE: Based on the scope of work, additional documentation may be required. See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.**

**PROJECT DETAILS – TELL US ABOUT YOUR PROJECT**



**Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.**

<b>ePLANS PERMIT NUMBER:</b> <small>(only applicable if you've already applied for permits through ePLANS)</small>	N/A
---	-----

**GENERAL**

<p><b>1. DESCRIPTION OF EXISTING CONDITION</b>  <i>Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")</i></p> <p>The existing area where the proposed change will be located is currently a solid brick exterior wall. This is on the west side of of the building facing the alley. The existing conditions would allow for no natural light to penetrate into the building for the proposed residential units that will be constructed on the interior side of that wall.</p>	
<p><b>2. PHOTOGRAPHS</b>  <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	
<p><b>3. DESCRIPTION OF PROJECT</b>  <i>In this box, tell us about what you want to do at the areas described above in box #1. (For example, Install new asphalt shingle roofing at garage.)</i></p> <p>The scope of work for the project includes demolishing openings in the exterior brick wall of the west (alley facing) side of the building. This will accommodate proposed glass sliding doors to allow for natural light to penetrate into the proposed residential units on the interior of that wall.</p> <p>Secondly, a proposed egress window is also a part of the scope of work. It is proposed to demolish an opening in the exterior brick wall (same wall as previous action) to accommodate for this egress window installation.</p>	
<p><b>4. DETAILED SCOPE OF WORK</b>  <i>In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")</i></p> <p>Demolish existing brick wall and install new 3 panel patio door and frame in new opening.</p> <p>Demolish existing brick wall and install new egress window and frame assembly.</p>	
<p><b>5. BROCHURES/CUT SHEETS</b>  <i>Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.</i></p>	

## ADDITIONAL DETAILS

<p><b>6. WINDOWS/DOORS</b> <i>Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)</i></p>	
<p><b>8. SITE IMPROVEMENTS</b> <i>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</i></p>	







**MARUSICH ARCHITECTURE**

36880 WOODWARD AVENUE  
BLOOMFIELD HILLS, MI 48304  
SUITE 100

OFFICE: (248) 792-2949  
CELL: (313) 482-0645

www.marusicharchitecture.com  
john.marusicharchitecture@gmail.com

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**OWNER**

VOLTE 14635 JEFFERSON INVESTORS LLC

**PROJECT NAME**

**ST. COLUMBA COMMUNITY DEVELOPMENT CHURCH LOFTS**

1069 MANISTIQUE STREET  
DETROIT, MI 48215

PROJECT # 25 - Z7

ISSUE DATE # 03/14/2025

**REVISION HISTORY**

EXIST. CONDITIONS (S.J.)	03/14/2025
STUDY 10 (MF)	04/02/2025
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OWNER REVIEW	06/20/2025

DRAWN BY: S.J + M.F + J.H

CHECKED BY: J.M

SHEET CONTENTS

**EAST ELEVATION**

SEAL

00/00/2025

SHEET # A-10

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: \_\_\_/\_\_\_/2025



SERVICE DROP CONDUIT TO REMAIN, PRIME AND PAINT TO MATCH BUILDING

EXISTING DOWNSPOUT TO REMAIN (TYP.)

EXISTING EGRESS DOOR FROM BASEMENT. REMOVE EXISTING DOOR AND FRAME. INSTALL NEW INSULATED HOLLOW METAL DOOR AND FRAME WITH EMERGENCY EGRESS HARDWARE ON INTERIOR AND FLUSH PLATE ON EXTERIOR. (DOOR TO BE EGRESS ONLY)

EXISTING COAL DROPS. REMOVE RUST, PRIME AND PAINT AS NECESSARY. ENSURE THAT THEY ARE LOCKED AND SECURED FROM INTERIOR TO PREVENT EXTERIOR ACCESS

EXISTING WINDOW AND SAFETY GLASS TO REMAIN (TYP.)

EXISTING BRICK WALL TO BE DEMOLISHED. NEW 9'-2"x8'-0" 3 PANEL PATIO DOOR AND FRAME IN NEW OPENING. INSTALL "KEYLINK" OR ARCHITECT APPROVED EQUAL PATIO DOOR BARRIER (TYP.)

12'-0" x 1'-0" PRECAST CONC. LINTEL. 6" BEARING ON BOTH SIDES

DEMOLISH EXISTING BRICK AND INSTALL NEW EGRESS WINDOW AND FRAME ASSEMBLY

EXISTING HISTORIC WINDOWS, REMOVE SCREEN, PATCH, REPAIR AND RECAULK EXISTING HISTORIC WINDOWS AND FRAME AS NECESSARY. PAINT SCREENS AND REPLACE

DEMO EXIST. CONC. STEP

INSTALL NEW P. CONC. LANDING AND ADA RAMP WITH A MAX SLOPE 1:12 TO MATCH THE GRADE OF EXIST. FIRST FLOOR HEIGHT. INSTALL ADA HANDRAILS

**3 REAR ELEVATION (WEST)**

SCALE: 3/16" = 1'-0"



MARIUSICH ARCHITECTURE

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3 REAR ELEVATION (WEST)  
SCALE: 3/16" = 1'-0"

00/00/2025



PELLA® LIFESTYLE SERIES  
WOOD SLIDING PATIO  
DOORS

Features Design Options Downloads & Specs Reviews

BUILD + ADD TO CART



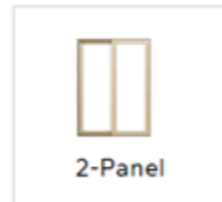
### PELLA® LIFESTYLE SERIES Wood Sliding Patio Doors

4.26 ★★★★★ [1838 Reviews](#)

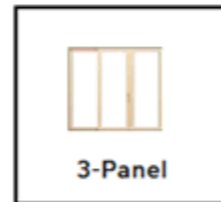
3-Panel

Pella Lifestyle Series 3-panel sliding patio doors open and close by gliding along a track. An operable panel slides to overlap one of the two stationary panels, making these doors an ideal option for rooms where you need to maximize space. Available with an integrated vent lock, built-in blinds and shades and a low-profile sill, these aluminum-clad wood doors deliver security, privacy and convenience.

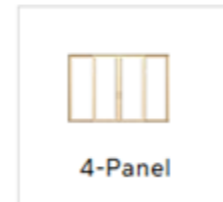
- One operable panel and two fixed panels make up the 3-panel sliding glass door configuration. .
- Damage-resistant TuffScreen® by Phifer sliding patio door screen stands up to pets, children and weather.<sup>54</sup>
- EnduraGuard® wood protection provides advanced protection against the effects of moisture, decay, stains from mold and mildew – as well as termite damage.
- Product #300009



2-Panel



3-Panel

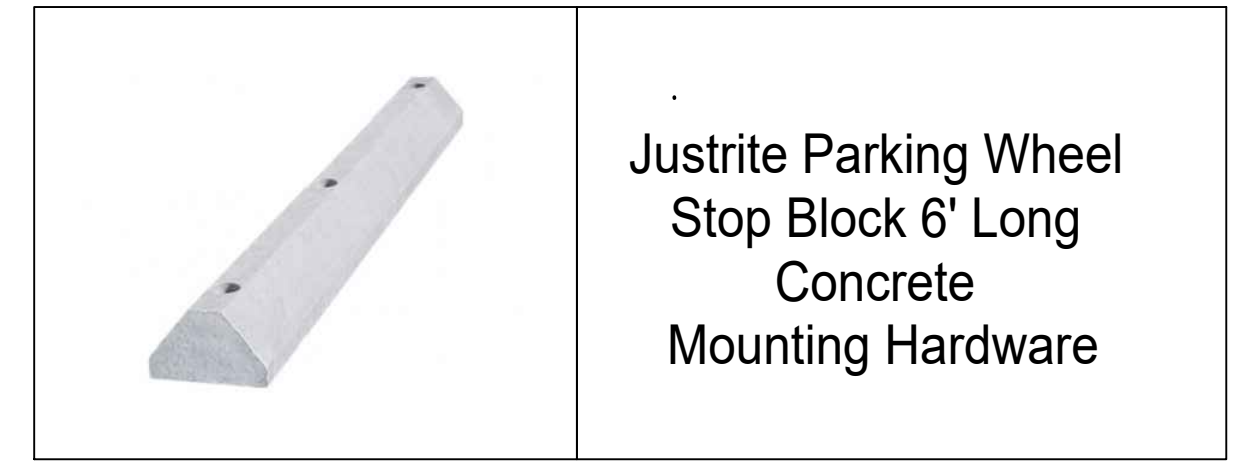


4-Panel

ONLINE ONLY PRICE ⓘ

From \$6,453.39





**Justrite Parking Wheel Stop Block 6' Long Concrete Mounting Hardware**

**PK0822A** LED Light Pole Kit with Two Adjustable LED Lights, Selectable Wattage 185/240/300 & Color Temperature, 20-30 Foot Pole Height Options

Pole Height	Anchor Bolt	Pole Height	Base Plate Dim	Slot Dim	Bolt Circle
25 ft	3/4"x30"x3"	20 ft, 25 ft	10" Sq. x 0.75"	0.98" x 2.5"	8.5"
30 ft	3/4"x17"x3"	30 ft	11" Sq. x 1"	1.15" x 1.9"	11.0"

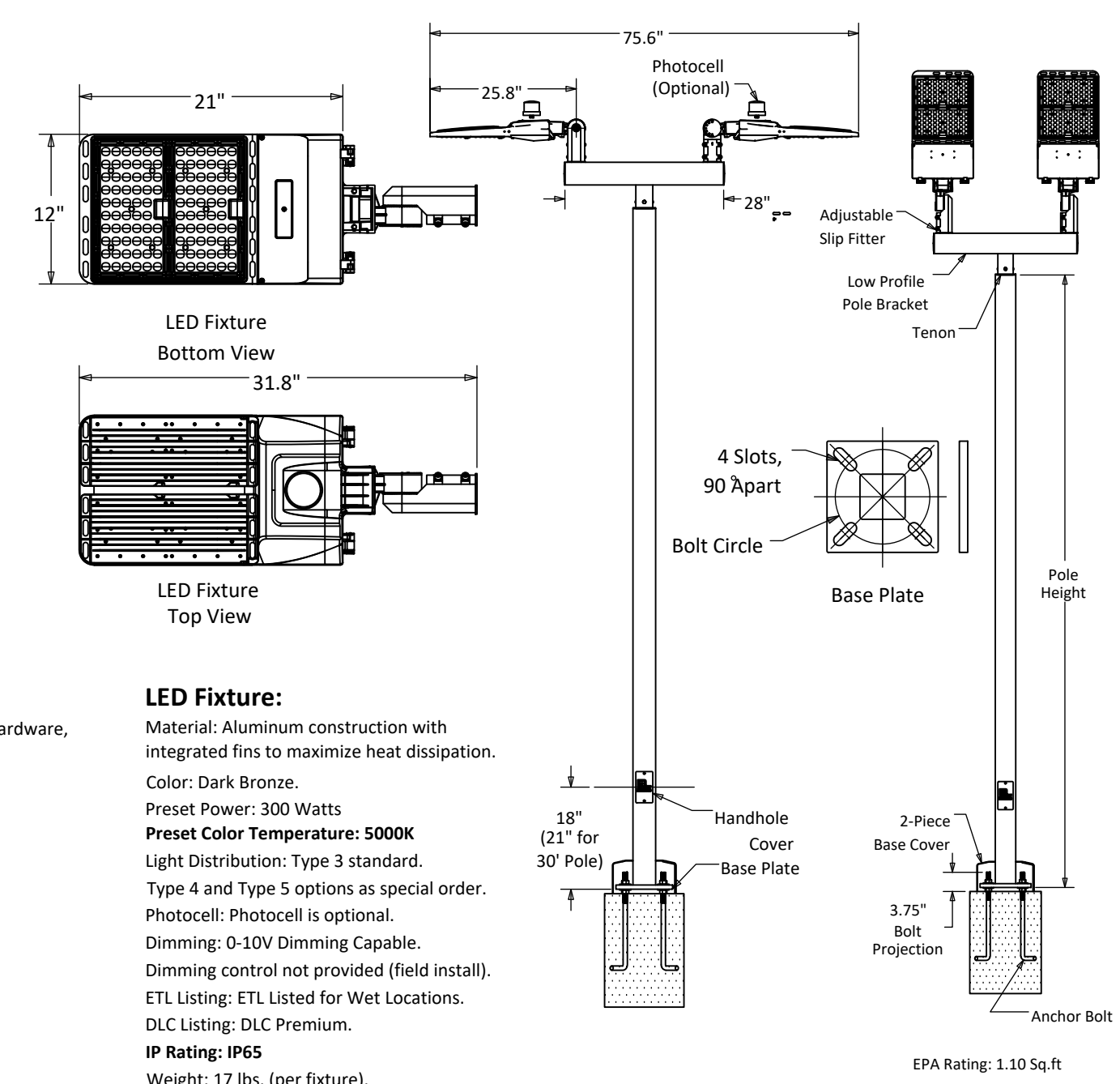
TOTAL POWER (W)	LOW		MID		HIGH	
	2x185=370	2x240=480	2x300=600			
TOTAL AMPS	120V	2x1.62=3.24	120V	2x2.11=4.22	120V	2x2.63=5.26
	277V	2x0.70=1.40	277V	2x0.91=1.82	277V	2x1.14=2.28
COLOR TEMPERATURE (K)	3000	4000	5000	3000	4000	5000
	2x26,825=53,650	2x29,600=59,200	2x27,750=55,500	2x34,800=69,600	2x38,400=76,800	2x36,000=72,000
LUMENS/WATT	145	160	150	145	160	150
	2x48,000=96,000	2x43,500=87,000	2x43,500=87,000	2x48,000=96,000	2x45,000=90,000	2x45,000=90,000

Disclaimer: All dimensions and specifications are subject to change without any notice. Light Pole Foundation should be designed by an engineer familiar with local soil and wind conditions as well as local code where the light pole will be installed.

**DECORATIVE MTL. FENCE:**



**Commercial-grade LED Light Pole Assembly Includes:**  
 Square steel light pole, two LED lights complete with adjustable slip fitter and hardware, set of anchor bolts with a base cover.  
**Light Pole:**  
 Pole Shaft: Commercial grade steel with minimum yield strength of 55,000 psi. 20 ft. poles: 4" square X 11 gauge; 25 ft. poles: 4" square X 7 gauge; 30 ft. poles: 5" square X 7 gauge.  
 Pole Height: Standard pole height is 20 ft. Optional heights are 25 ft. and 30 ft. Custom heights are also available.  
 Anchor Bolts: A set of 4 galvanized steel anchor bolts is provided. Each anchor bolt includes 2 nuts and 2 washers.  
 Bolt Circle: 4" sq. Poles: 8-1/2" Bolt Circle (Bolt Circle range: 8"-11"). 30 ft. poles: 11" Bolt Circle (Bolt Circle range: 10.5" - 12")  
 Handhole: Handhole is located 18" above the base plate for 20 ft and 25 ft pole. 21" above the base plate for 30 ft pole.  
 A 3" X 5" steel handhole cover is included.  
 Color: Dark Bronze  
 Base Cover: ABS Plastic base cover with rivets.



**LED Fixture:**  
 Material: Aluminum construction with integrated fins to maximize heat dissipation.  
 Color: Dark Bronze.  
 Preset Power: 300 Watts  
 Preset Color Temperature: 5000K  
 Light Distribution: Type 3 standard.  
 Type 4 and Type 5 options as special order.  
 Photocell: Photocell is optional.  
 Dimming: 0-10V Dimming Capable.  
 Dimming control not provided (field install).  
 ETL Listing: ETL Listed for Wet Locations.  
 DLC Listing: DLC Premium.  
 IP Rating: IP65  
 Weight: 17 lbs. (per fixture).

**PLANTS & TREES LEGEND:**

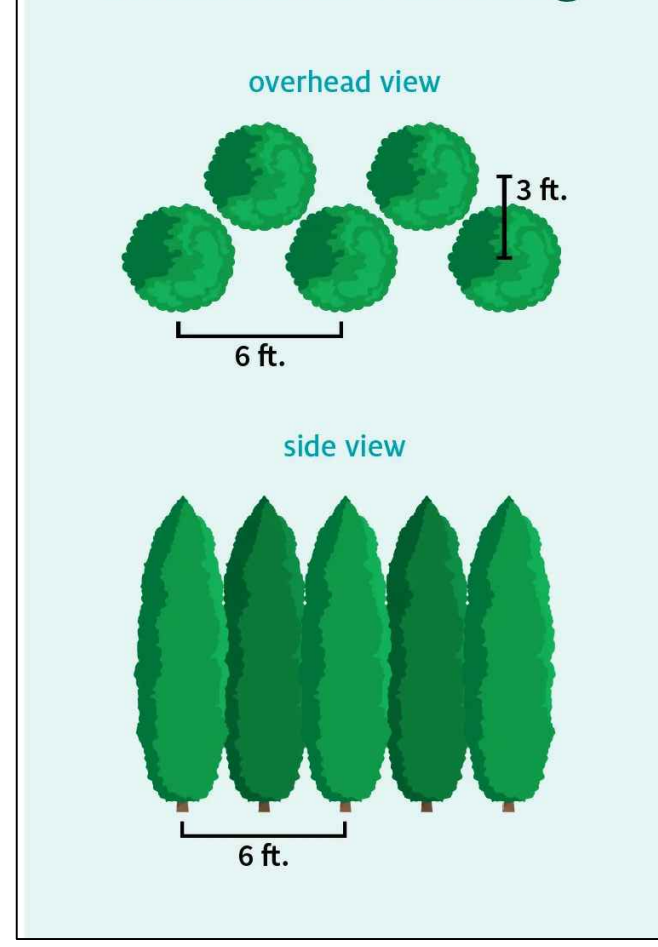


**1 - GREEN ARBORVITAE**  
 (GROW IN UP TO 10-15 FEET TALL AND 3-4 FEET WIDE).

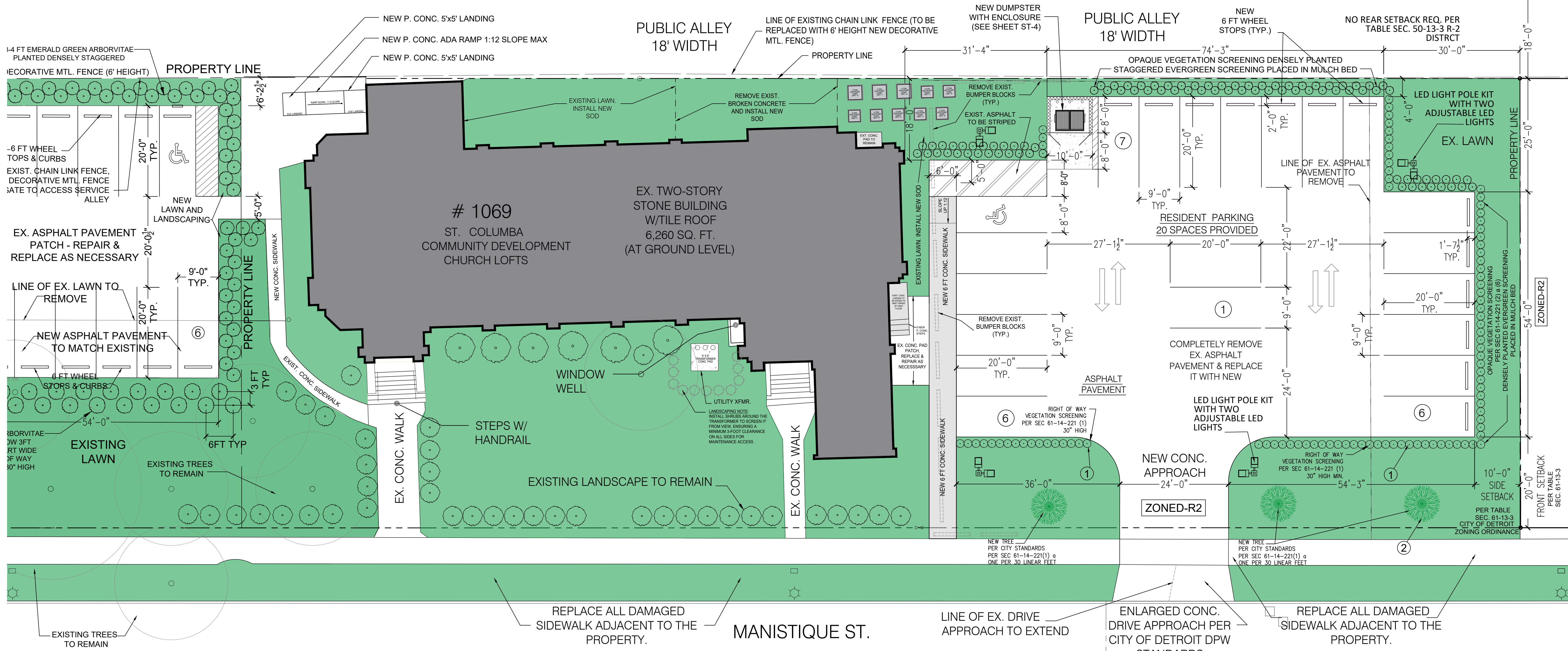


**2 - OSTRYA VIRGINIANA (IRONWOOD) TREE**  
 (REACHES A HEIGHT OF 25 TO 40 FEET WITH A SPREAD TWO-THIRDS AS WIDE)

**Alternate Planting**



**ARBORVITAE PLANTING PATTERN & SPACING**



**MARUSICH ARCHITECTURE**  
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 BLOOMFIELD HILLS, MI 48304  
 SUITE 100  
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**OWNER**  
**VOLTE**  
 14635 JEFFERSON  
 INVESTOR LLC

**PROJECT NAME**  
**ST. COLUMBA COMMUNITY DEVELOPMENT CHURCH LOFTS**  
 1069 MANISTIQUE STREET  
 DETROIT, MI 48215

**PROJECT #** 25 - 27  
**ISSUE DATE #** 05/21/2025

**REVISION HISTORY**

SLU SET	05/21/2025
SLU REVISION	07/07/2025
SLU REVISION - 2	02/09/2026

**DRAWN BY:** RO  
**CHECKED BY:** JM

**SHEET CONTENTS**

**SITE PLAN - BLOW UP**

**PROPOSED SITE PLAN - BLOW UP**  
 SCALE: 3/32" = 1'-0"  
 NORTH



