



SR-1 – OBJECTIVE STAFF REPORT (02-27-2026)

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: 1069 MANISTIQUE

MEETING DATE: 03-11-2026

APPLICATION NUMBER: HDC2026-00051

HISTORIC DISTRICT: JEFFERSON-CHALMERS HISTORIC BUSINESS

APPLICANT: JOHN MARUSICH

COMPANY NAME: MARUSICH ARCHITECTURE

PROPERTY OWNERS: TONY SAUNDERS

DATE OF PROVISIONALLY COMPLETE APPLICATION: 02-16-2026

DATE(S) OF STAFF SITE VISIT: 02-19-2026

SCOPE PHRASE FOR AGENDA: ERECT TRASH ENCLOSURE, REHABILITATE BUILDING

PUBLIC HEARING PER 21-2-77: YES

SUMMARY OF SCOPE OF WORK:

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

- **Erect trash enclosure**
- **Rehabilitate building**
 - Remove limestone to create four (4) openings
 - Install four (4) sliding doors and balconies at rear
 - Pella wood sliding patio doors: 3-panel.
- **Landscaping**
 - Plant green arborvitae and *Ostrya virginiana* (ironwood) trees
 - Rehabilitate two (2) parking lot(s)
 - Replace damaged sidewalk adjacent to property

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

- Confirmation whether the scope of work includes the installation of mechanical units on the property. If so, product specifications will need to be provided.

EXISTING CONDITIONS:

- 1069 Manistique is home to the St. Columba Church in the Jefferson Chalmers Historic Business District. The English Gothic Revival style church sits on a 0.641-acre parcel with two parking lots. The building has stained glass windows.

- As listed in the National Register of Historic Places, St. Columba Church is listed as a contributing building within the Jefferson Chalmers Historic Business District: *1021 Manistique - St. Columba Episcopal Church- English Gothic Revival style, 1927, Lancelot Sukert, architect. St. Columba Church is cruciform in plan and has its main entrance on Manistique Avenue at the south end of the nave. The large, crenellated bell tower is located at the eastern side of the nave, just south of the eastern transept. This asymmetric design reflects the English Gothic Revival style favored by Protestant churches. The building is sheathed in multi-toned limestone, and the slate roof and copper gutters and bell tower louvers are intact. Stone surrounds on the windows, doors, buttresses and end piers emphasize the building's structure. Stained glass windows line the nave, and there is a large stained glass window at the apse.*
 - Note: the legal parcel address is 1069 Manistique but it is linked to and mentioned in the HDAB Report as 1021 Manistique



Staff Photo, front street view, 02/19/2026



1069 Manistique, Detroit Parcel Viewer

BACKGROUND INFORMATION:

- There are no known violations on this property

DISTRICT INFORMATION/SIGNIFICANCE:

- Date/year of construction: 1927
- The district's period of significance runs from 1912 to 1936 (National Register)
- Link to [District Elements of Design](#)
- This building is listed as a contributing resource by the Historic Districts Advisory Board.

REPORT PREPARED BY: BS