



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-2 – ADVISORY STAFF REPORT (03-06-2026)

This advisory report, prepared by staff, represents the opinion and advice of professional staff, and does not represent nor direct the separate review and decision of the Historic District Commission. This report serves as an addendum to SR-1, an objective staff summary of the proposal and property.

ADDRESS: 1069 MANISTIQUE

HISTORIC DISTRICT: JEFFERSON-CHALMERS HISTORIC BUSINESS

MEETING DATE: 03-11-2026

APPLICATION NUMBER: HDC2026-00051

SCOPE: ERECT TRASH ENCLOSURE, REHABILITATE BUILDING

ADVISORY REPORT PREPARED BY: B. SALIE

STAFF OBJECTIONS TO APPROVAL:

This first section describes itemized conclusions/concerns, which, in staff's professional opinion, would prevent the issue of an unconditional Certificate of Appropriateness (COA). "None" means staff has no objections and believes a COA is warranted, with no conditions. The Historic District Commission is not required to accept staff opinions or recommendations.

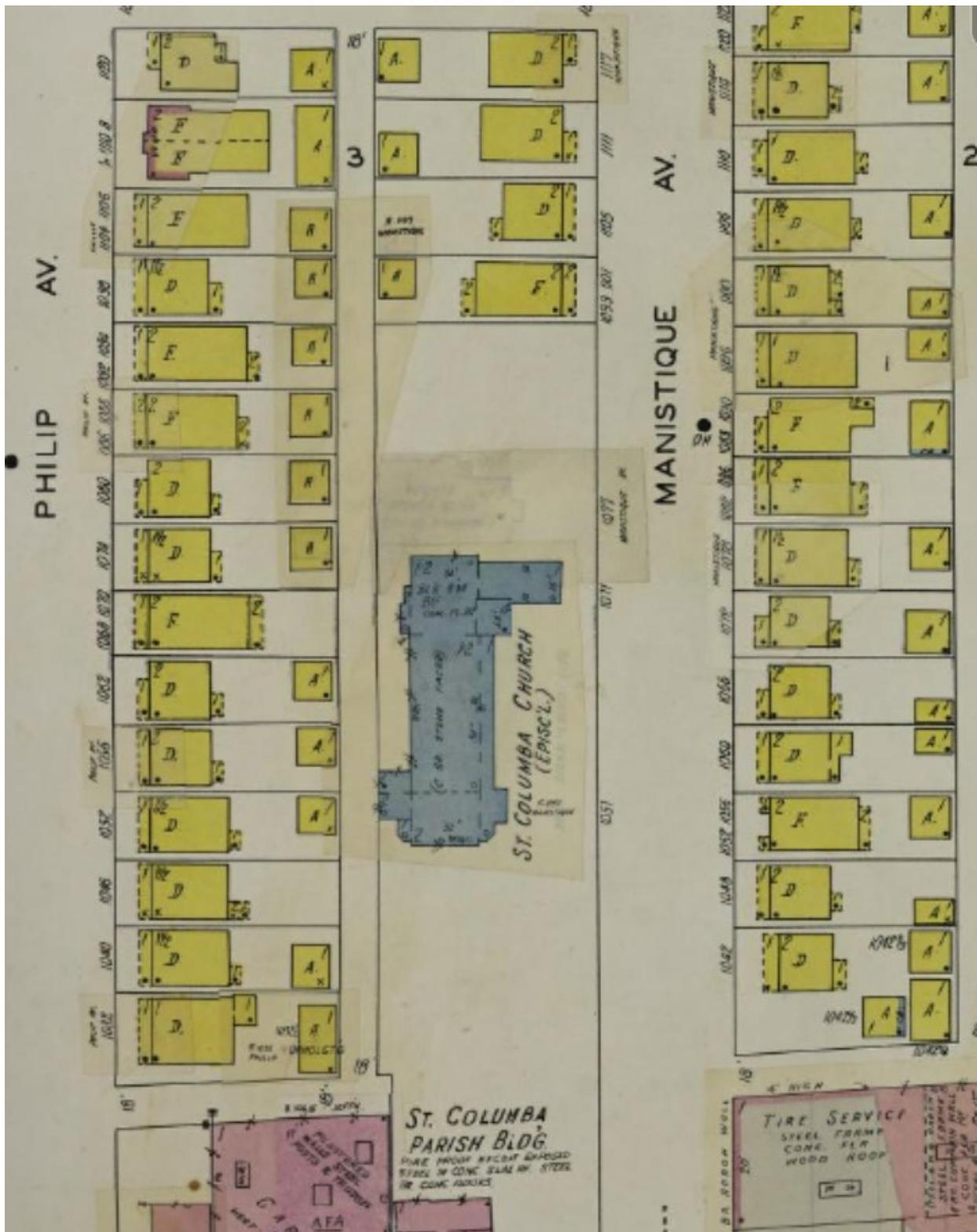
1. The limestone wall will not be a compatible wall type for the proposed trash enclosure; a more utilitarian style beige brick would be more appropriate.

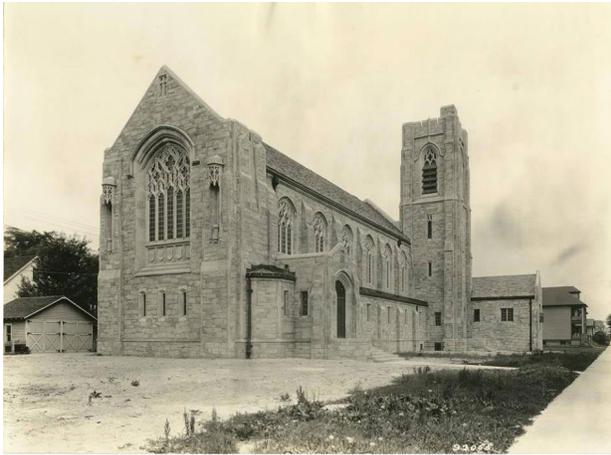
STAFF ANALYSIS AND DISCUSSION:

This second section expands on the reasoning and analysis leading to staff's conclusions given in the first section above. The Historic District Commission is not required to accept staff opinions or recommendations.

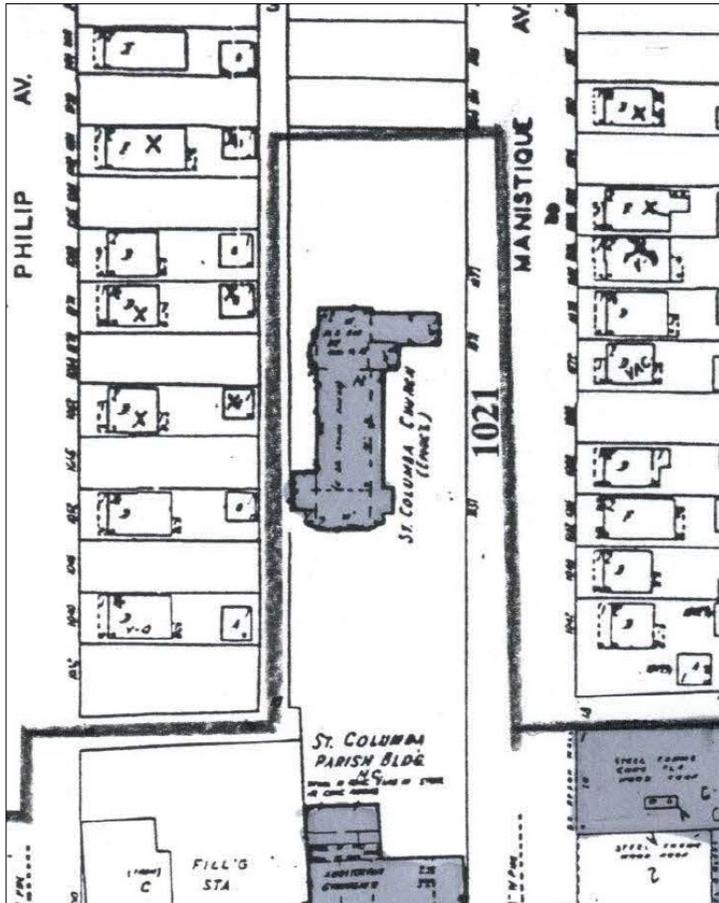


Photos taken by staff on 02/19/2025. Left: Rehabilitation of parking lot in relation to building. Right: Area of proposed trash enclosure, installation of mechanical units, and rear sliding door additions



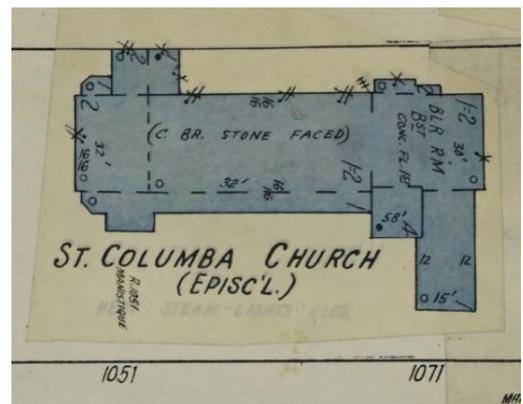


Photos taken from Historical Detroit Area Architecture, Facebook Page. LEFT: An image of the church from Indiana University's Building a Nation: Indiana Limestone Photograph Collection, circa 1927. RIGHT: An image of the church from Wayne State University's Virtual Motor City Collection circa 1930.



LEFT: Map from the National Register of Historic Places Report – showing the historic district boundary. Parcels north, east, and west of the church do not fall within the historic district. Parcels to the west (at Philip Avenue) and a few to the east (on Manistique Avenue), have since been vacated and their houses and garages have since been demolished.

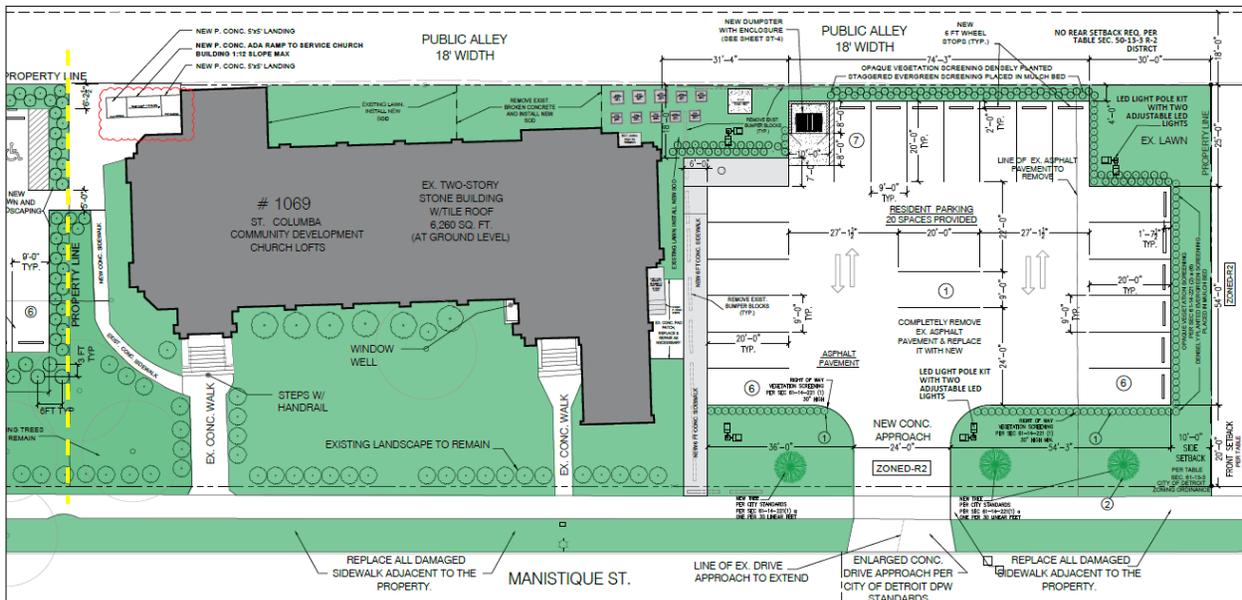
BELOW: Library of Congress: Sanborn Fire Insurance Map from Detroit, Volume 11, 1929 - Apr 1949



- It should also be noted that the parcels surrounding 1069 Manistique fall outside of the historic district's boundary line. Any future developments on these currently vacant lots, while subject to site plan review, will not have to adhere to the historic districts design standards.



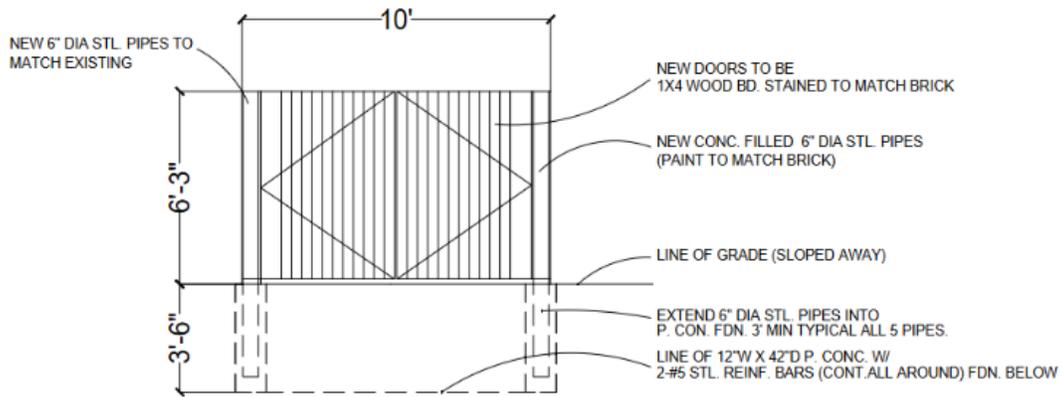
Photo taken by staff on 02/19/26, View of St. Columba Church from Philip Avenue. The parcels adjacent to the church are currently empty lots and fall outside of the district's boundary.



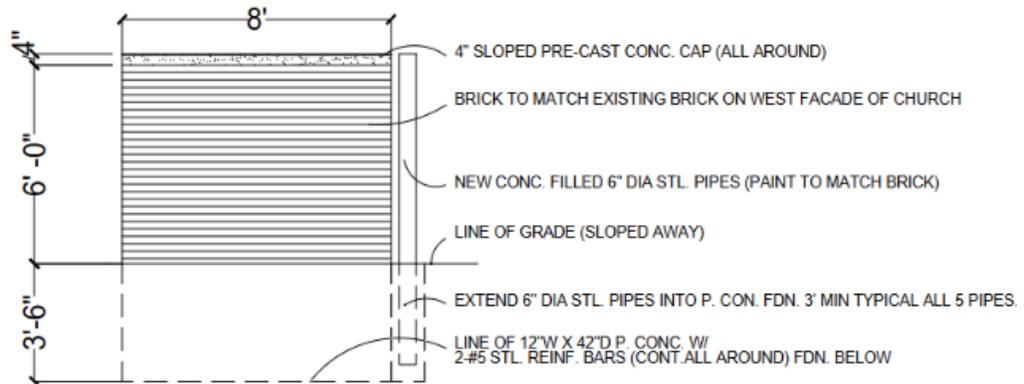
Site Plan provided by applicant.

- It should be noted that the first parking lot, located south of the existing church, is shared with the St Columba Parish Building at 14635 East Jefferson. This property came before the commission in October of 2025, where a similar trash enclosure was proposed and approved by the commission.

Proposed trash enclosure, drawings applicant's submission.

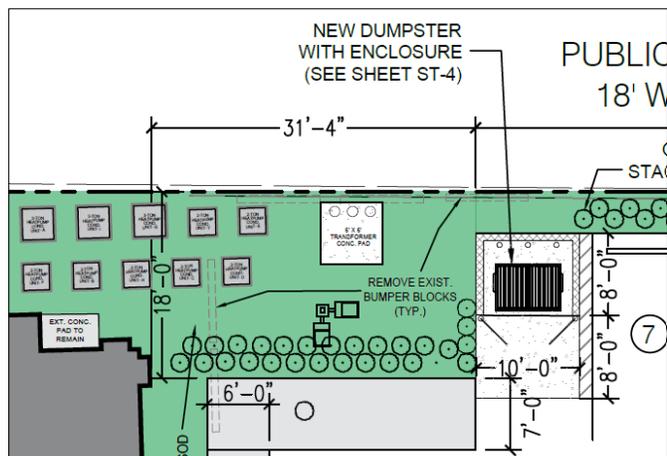


3 FRONT ELEVATION
ST-4 SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION
ST-4 SCALE: 1/8" = 1'-0"

- Staff do not have the authority to approve the construction of new trash enclosures, as it is considered 'new construction' per Section 21-2-77 of the City Code. Therefore, this portion of the project has been submitted to the Commission for review and approval via the current application.
- It is Staff's opinion that the proposed location of the trash enclosure is suitable for its surrounding context as it is inconspicuous and would not be visible to the public facing areas.



Drawing provided by applicant

- The applicant has also agreed relocate the transformer to the rear of the building, adjacent to the trash enclosure, so as not to disrupt the historic façade of the building.
- It is staff’s opinion that the proposed parking lot and trash enclosure, including the addition of the ADA ramp, installation of mechanical ac condenser units and the transformer, meets the National Parks Service Secretary of the Interior’s Standards for Rehabilitation with respect to new additions, specifically Standard #9:

9.) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

- However, the rendering provided by the applicant (shown below), shows the trash enclosure uses contemporary stone cladding to mimic the limestone wall, which differs from the architectural drawings provided that show the proposed brick to match the rear, west elevation
- It is staff opinion that the beige brick, as depicted in the drawings, would be a more compatible material for the trash enclosure, and a less disruptive addition to the historic property. It would also be compatible with the “back of house” brick expression used at the rear of the church building.



- The application does not suggest the removal of any existing trees, but it does propose the addition of a variety of green arborvitae trees and Ostrya virginiana (ironwood) trees.
 - The HDC Fence and Hedge Guidelines mention the American Arborvital Evergreen trees as a compatible “living fence” within the historic district.
 - Though Ostrya Virginiaiana (ironwood) is not listed as a recommended tree type for historic districts, there is nothing to suggest it is incompatible with the context.
- A wrought iron style fence is a compatible addition to the property.

- The only part of the proposal that will impact historic material is the addition of sliding doors that will require the partial removal of the beige brick wall at the rear, within the brick bays.



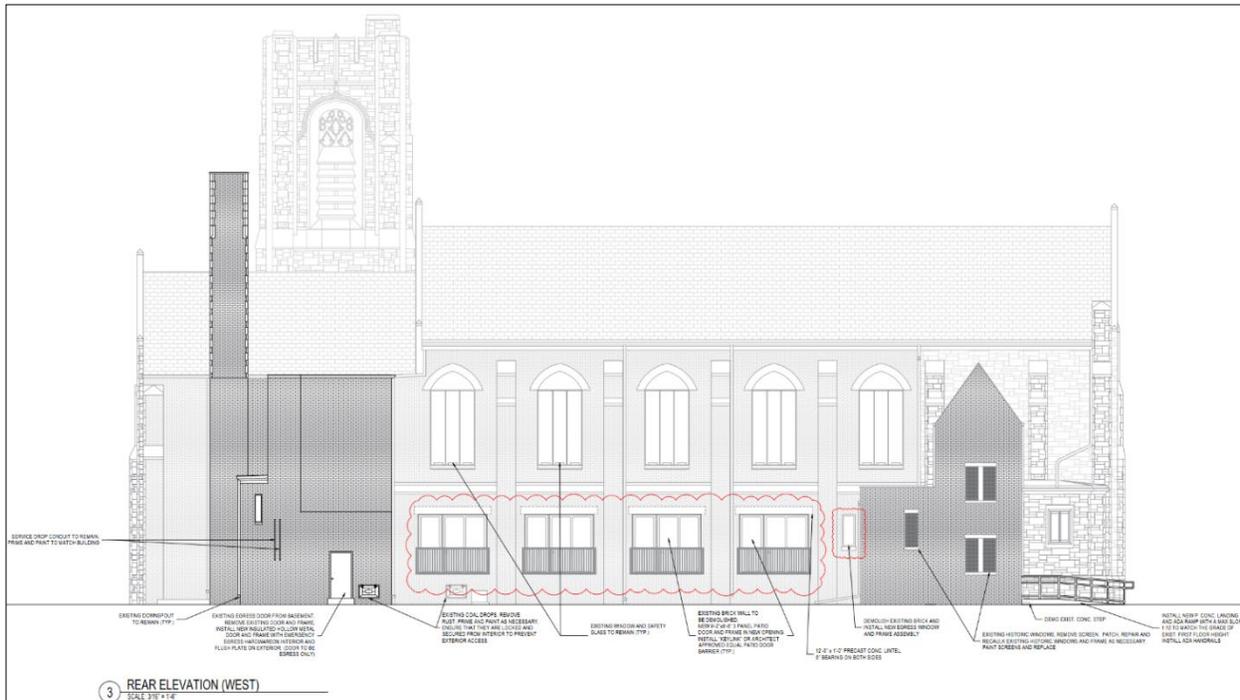
Photo taken by staff on 02/19/2026, show the rear of St. Columba church

Rendering provided by applicant, shows proposal of sliding door balcony's with railing

- The rear of the church differs in material, using a more utilitarian type of beige brick, whereas the public-facing sides of the building are clad with more ornamental and distinctly character-defining limestone.
- As stated in the district's Elements of Design:
 - (7) *Relationship of materials. The major materials in the district are brick and cast stone. Other major materials include limestone, ashlar, ceramic tile, and structural glass. **Face brick on fronts of buildings often extends into the side elevations but changes to common brick for the majority of the sides and rear.** Window frames, sash and mullions are of wood or metal. Slate is used as a roofing material on some churches, which also display stained glass. Some downspouts in the district are copper*
 - The church has a limestone public facing exterior, and a utilitarian-style beige brick at rear.
 - (8) *Relationship of textures. A variety of textural relationships exist in the district, the most common being textured or pressed brick with mortar joints juxtaposed to cast stone trim. The Art Deco styling of several of the buildings is manifested by zigzag, diamond, chevron, and other patterns of brick. Some surface panels and parapet roofs are clad in tile, creating textural effects. Structural glass surfaces, where they exist, result in smooth surfaces. **Religious structures in Medieval styles exhibit stone façades, ornament, lintels, sills, door and window surrounds, and decorative details, resulting in rich textural qualities.** Subdivided windows and repetitious window arrangements also contribute to textural effects. In general, the district is rich in textural interest.*
 - (9) *Relationship of colors. Natural brick colors, red, beige, yellow, orange, brown and buff, **and beige limestone**, are major façade colors in the district. Light cast stone trim provides contrast to the darker materials. The use of contrasting brick also results in colorful patterns. Color applied to window frames, sash, and mullions range from green, brown, gray, putty and black. Ceramic tile, usually green, gray slate roofs on religious buildings, and red*

Spanish tile on the slopes of parapet walls, where they exist, add significantly to the color relationships in the district.

- The limestone walls and brick at the rear use a consistent beige color tone throughout the church. Any additions (i.e. a trash enclosure) should complement this color palette.



Rear elevation provided by applicant.

Highlighted: proposed four (4) sliding door additions and one (1) egress window

- It is Staff’s assessment that the addition of the sliding doors and railings will not impact the historical integrity of the building, for the following reasons:
 - The placement of the sliding doors and railing, generally appear to be a compatible alteration to the rear, per the National Parks Service guidelines in the Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings, in their section on Daylighting:
 - **Recommended:** *Adding new window openings on secondary and less visible facades, where appropriate, to allow more natural light into the historic building.*
 - **Not Recommended:** *Adding new window openings on primary elevations that will negatively impact the character of the historic building.*
 - The rear location is a less visible façade and the addition of natural light will not impact any historic, character defining area of the historic church.
- Therefore, per standard #1, it is staff’s opinion that the proposed alterations to the site and structure, will not impact the defining characteristics of the historic building, as they follow the Secretary of Interior Standards:

- 1.) *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

STAFF RECOMMENDATION:

This third and final section takes staff's itemized "objections" identified in the first section, and presents them in the form of "conditions" in support of a proposed approval recommendation or "reasons" in support of a proposed denial recommendation, in the form required by Section 21-2-78 of the City Code. The Historic District Commission is not required to accept staff opinions or recommendations.

Section 21-2-78, Determinations of Historic District Commission

Recommendation 1 of 1, Certificate of Appropriateness

Staff recommends that the proposed work will be appropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Jefferson Chalmers Historic Business District's Elements of Design, with the condition that:

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