



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 09/12/2025

Application Number: HDC2025-00561

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: 14635 East Jefferson Ave

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:

This application is not yet complete. Please provide the following information:

1. Provide product sheets of the replacement windows, doors, paint colors that follow the appropriate HDC color chart.

Please note: Staff does not have authority to approve the addition of dumpster enclosures, and the new skylights. This application will likely need to be reviewed by the Commission.

Upon receipt of the requested information, this application will be docketed for the next available HDC meeting. In order for this application to be included in the October meeting, please submit prior to Monday, September 15th.

APPLICANT RESPONSE

Response Date: 09/15/2025



ALL WINDOWS: It has been proposed to restore all existing windows by means of scraping, sanding and painting the wood with Color B:19 (Black MS) per HDC color chart. Patching and repairing other elements of windows as necessary.

UNIT ENTRY DOORS: Living units on the ground floor now have proposed entry doors that reflect the style and character of the original (historic) doors the building previously had installed during original construction. These proposed doors are to be painted with Color B:6 (Moderate Brown MS) per HDC color chart. (See sheet A-21 of the current submittal for door details and design.)

MAIN ENTRANCE DOOR: The existing main entrance double door facing Manistique Street to be removed and replaced with a new double door that reflects the style and character of the original (historic) doors the building previously had installed during original construction. (See sheet A-21 of the current submittal for door details and design.)

JEFFERSON AVE. STAIRWELL DOOR: The existing stairwell door facing Jefferson Avenue to be removed and replaced with a new door that reflects the style and character of the original (historic) door the building previously had installed during original construction. (See sheet A-21 of the current submittal for door details and design.)

MANISTIQUE STREET GATE: The existing chain link gate facing Manistique Street to be removed and replaced with a new gate that reflects the style and character of the original (historic) gate the building previously had installed during original construction. (See sheet A-17 of the current submittal).

DOOR LOCKSETS: All proposed doors that are set to match historic style and character of original doors include Baldwin traditional style keyed lockset (specifications and image seen on sheet A-17 of the current submittal)

PROPOSED EXTERIOR WALL SCONCES: New traditional wall sconces have been proposed to match the historic nature of the project. Placed at entry doors and other appropriate locations.



STAIRWELL ENTRY DOOR
OFF JEFFERSON AVE.
(REFERENCE IMAGE)

KEYED BALDWIN LOCKSET
(REFERENCE IMAGE)

EXISTING METAL FRAME
LEADED GLASS IN OVERALL
WOOD FRAME. SCRAPE
EXISTING PAINT FROM
WOOD/METAL AS
NECESSARY. PATCH AND
REPAIR AS NECESSARY.
PRIME AND 2-COATS
EXTERIOR FINISH WITH
COLOR B:19 (BLACK MS)
FROM HDC COLOR CHART
(TYP. ALL WINDOWS)

ALL EXISTING SCRIPT TO REMAIN
(TYP.)

LED RE-LAMP EXIST.
LIGHT FIXTURE

REMOVE EXISTING DOOR. INSTALL
NEW SOLID CORE OAK WOOD DOOR
IN WOOD FRAME TO MATCH
HISTORIC. PAINT WITH COLOR B:6
(MODERATE BROWN MS) PER HDC
COLOR CHART. NEW HARDWARE AND
LOCKSET.

PATCH, REPAIR, REPLACE EXISTING
CONCRETE IN FRONT OF EXISTING
STOREFRONT AS NECESSARY

HISTORIC ERA DECORATIVE SCREEN
FABRICATED TO HAVE LOOK SIMILAR TO
ORIGINAL AND SECURED OVER EXISTING PANELS (TYP.)

DEMOLISH EXISTING STOREFRONT
DOORS, AS SHOWN REPLACE WITH
STOREFRONT WINDOWS TO MATCH
EXISTING

FRONT (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"

NEW VELUX FS ENERGY CODE
COMPLIANT SKYLIGHTS
OR ARCHITECT APPROVED
EQUIVALENT W/
U-VALUE OF 0.75 OR LESS TO BE
INSTALLED PER
MANUFACTURER'S SPECIFICATIONS
NEW SKYLIGHTS TO BE PLACED O.C.
OF LOFTED
UNITS & TO FIT B/W EXIST. ROOF
STRUCT.
(SEE DETAIL)



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ARCHITECTURE

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INVESTOR LLC

PROJECT NAME

**ST. COLUMBA COMMUNITY
DEVELOPMENT
PARISH HOUSE LOFTS**

14635 EAST JEFFERSON AVE
DETROIT, MI 48215

PROJECT # 25 - 19

ISSUE DATE # 03/14/2025

REVISION HISTORY

| | |
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| OWNER REVIEW | 04/04/2025 |
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| PERMIT REVIEW SET | 06/25/2025 |
| HDC REVISION SUBMITTAL (S.J.) | 09/16/2025 |

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SHEET CONTENTS

FRONT
(SOUTH) ELEVATION

SEAL

OWNER / OWNER'S AGENT APPROVED & ACCEPTED

DATE: / / 2025

SHEET #

A-16



NECESSARY. PATCH AND
REPAIR AS NECESSARY.
PRIME AND 2-COATS
EXTERIOR FINISH WITH
COLOR B:19 (BLACK MS)
FROM HDC COLOR CHART
(TYP. ALL WINDOWS)

EXISTING DOWNSPOUT AND PIPE TO REMAIN.
RECONNECT DOWNSPOUT TO PIPE (TYP.)

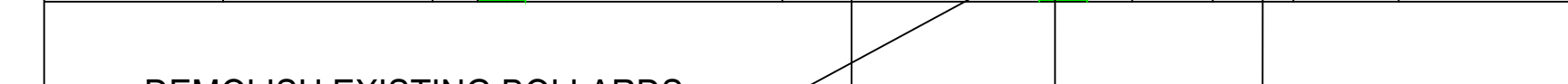
RIGHT SIDE (WEST) ELEVATION

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



Specifications:

- Backset: 2-1/2" or 2-3/4"
- Cross Bore: 2-1/8"
- Edge Bore: 1"
- Door Thickness: 1-3/4"
- Handing: Reversible Left or Right
- Latch Faceplate: Square Corner
- Mounting Center to Center: 5-1/2"
- Grip Center to Center: 7-3/4"
- Overall Height: 17-1/2"
- Handle Projection: 3-1/8"
- Trim Height: 17-1/2"
- Trim Width: 3"
- Interior Handle Height: 2-1/2"
- Interior Handle Width: 1-3/4"
- Interior Handle Projection: 2-3/4"
- Interior Trim Height: 10-1/8"
- Interior Trim Width: 3"



DEMOLISH EXISTING BOLLARDS

REMOVE EXISTING CHAIN LINK GATE. INSTALL
NEW WOOD DECORATIVE GATE TO MATCH
HISTORIC GATE FEATURES.
DECORATIVE GATE TO BE ACCESSED ONLY
FOR SHIPPING &
RECEIVING BY TENANTS UNDER PROPERTY
MANAGER SUPERVISION

REWIRE AS NECESSARY EXIST. EXTERIOR WALL
SCONCE INSTALL NEW LED LIGHTS & NEW SHATTER
RESISTANT GLOBE TO FIT EXIST. GEOMETRY

RIGHT SIDE (WEST) ELEVATION - GATE BLOW UP

SCALE: 1/2" = 1'-0"

~~— REMOVE EXIST. LIGHT & CONDUIT
— ALL EXISTING SCRIPT TO REMAIN
(TYP.)~~

INSTALL NEW HISTORIC ERA EXTERIOR WALL
SCONCES, LIVEX LIGHTING 7551-14 MOUNTED
AT 5'-6" ABOVE GROUND (TYP.) (SEE SHEET
A-17 FOR SPECIFICATIONS)

REMOVE EXISTING DOOR. INSTALL NEW SOLID CORE OAK WOOD DOOR IN WOOD FRAME TO MATCH HISTORIC DOOR. NEW DOOR TO HAVE HIGH IMPACT RESISTANT GLASS IN THIN METAL FRAME TO MATCH FORMER HISTORIC DOOR FEATURES

PATCH, REPAIR, REPAINT EXIST. HANDRAIL AS
NECESSARY TO MATCH EXIST. CONDITIONS

INSTALL NEW HANDRAIL TO MATCH EXIST.
— HANDRAIL. PRIME AND PAINT TO MATCH EXIST.
HANDRAIL

ALL EXISTING SCRIPT TO REMAIN
(TYP.)

REWIRE AS NECESSARY EXIST. EXTERIOR WALL
— SCNCE INSTALL NEW LED LIGHTS & NEW SHATTER
RESISTANT GLOBE TO FIT EXIST. GEOMETRY

REMOVE EXISTING CHAIN LINK GATE. INSTALL NEW WOOD DECORATIVE GATE TO MATCH HISTORIC GATE FEATURES. INSTALL BALDWIN LOCKSET (SEE SHEET A-17 FOR SPECS.) DECORATIVE GATE TO BE ACCESSED ONLY FOR SHIPPING & RECEIVING BY TENANTS UNDER PROPERTY MANAGER SUPERVISION



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SHEET CONTENTS

RIGHT SIDE
(WEST) ELEVATION

SEAL

SHEET #

A-17

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DATE: / /2025



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SHEET CONTENTS

REAR (NORTH)
ELEVATION

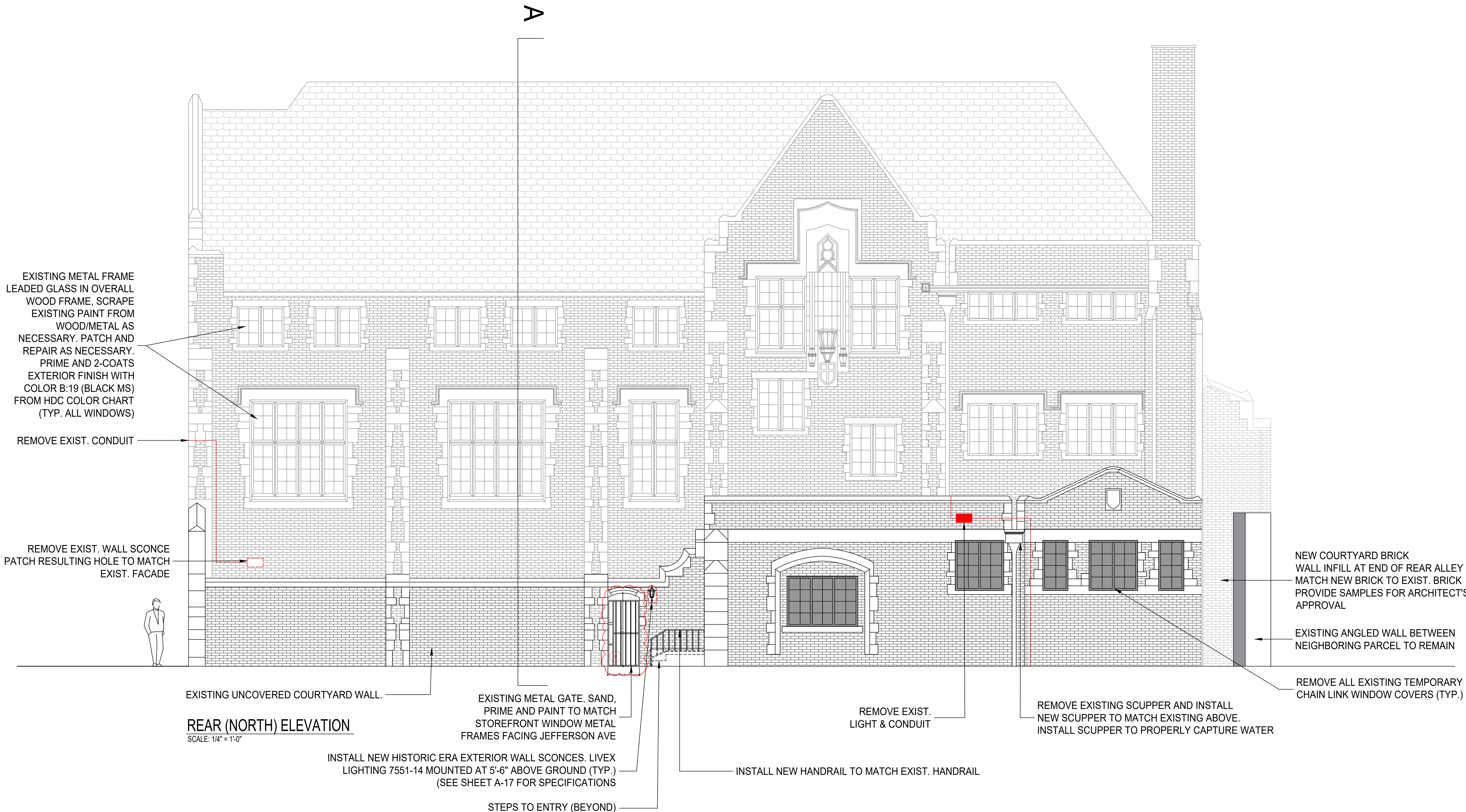
SEAL

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A-18

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SHEET CONTENTS

LEFT SIDE (EAST)
ELEVATION

SEAL

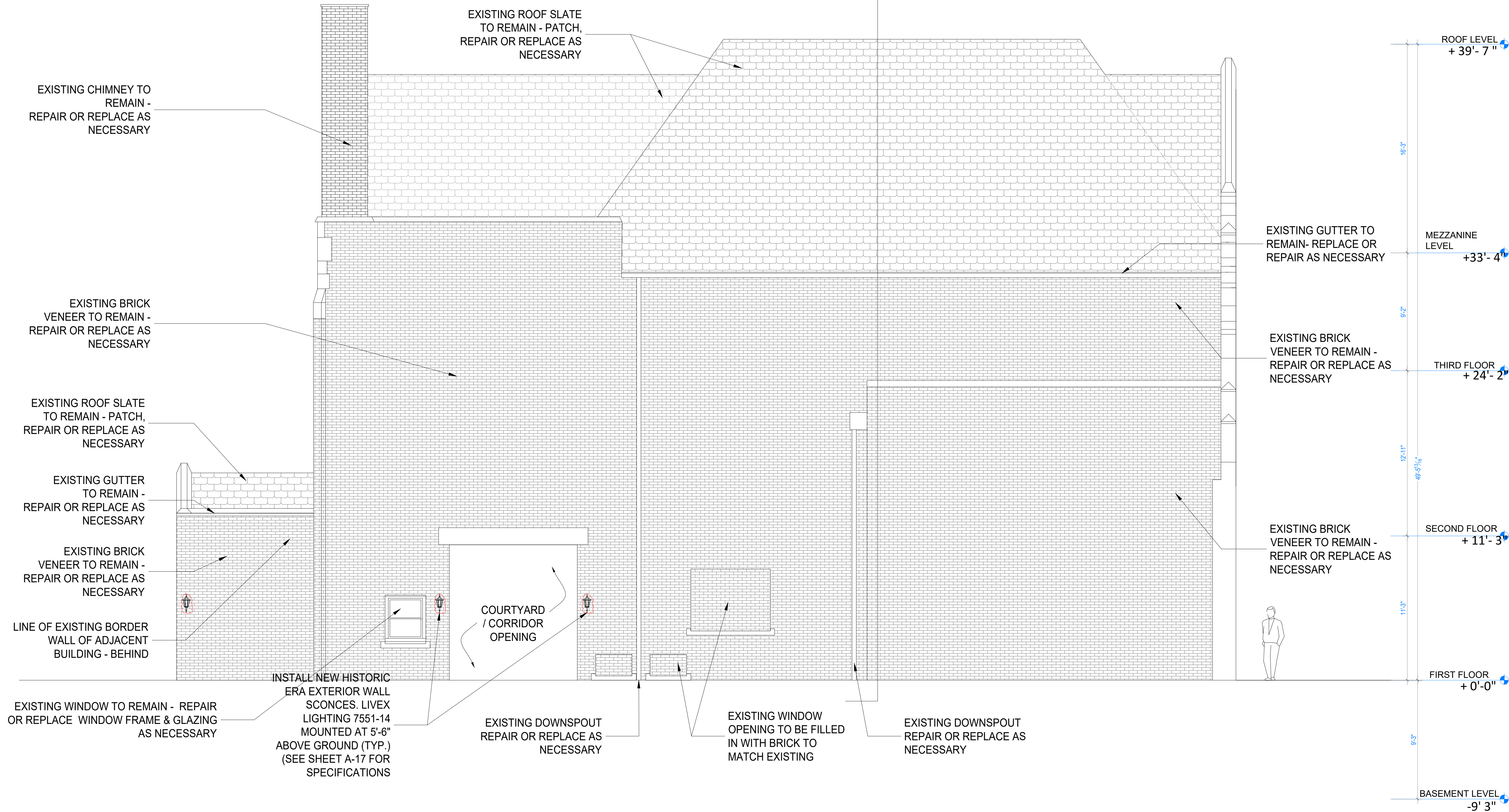
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SHEET #

A-19

A



LEFT SIDE (EAST) ELEVATION

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

