



# 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

02/12/2026

SIGNATURE

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> (only applicable if you've already applied for permits through ePLANS)	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

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CELL: (313) 482-0645

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johnm.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
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: S.J + M.F + J.H

CHECKED BY: J.M

SHEET CONTENTS

EAST ELEVATION

SEAL

SHEET #

A-10

00/00/2025

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"



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SEAL

SHEET # A-10

EAST ELEVATION

00/00/2025

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



**3 REAR ELEVATION (WEST)**

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



PELLA® LIFESTYLE SERIES  
WOOD SLIDING PATIO  
DOORS

Features Design Options Downloads & Specs Reviews

BUILD + ADD TO CART



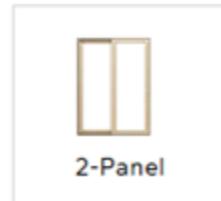
### PELLA® LIFESTYLE SERIES Wood Sliding Patio Doors

4.26 ★★★★★ [1838 Reviews](#)

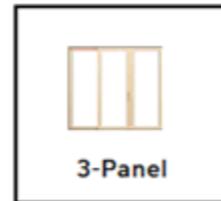
3-Panel

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





**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
	2x43,500=87,000	2x48,000=96,000	2x43,500=87,000	2x48,000=96,000	2x43,500=87,000	2x48,000=96,000

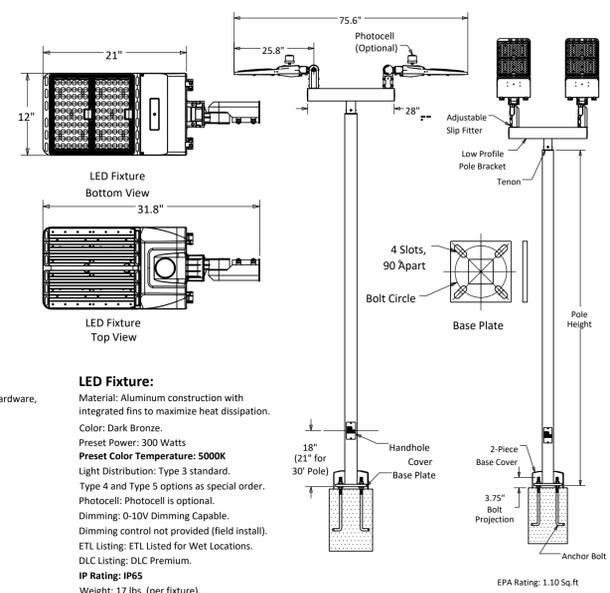
Disclaimer: All dimensions and specifications are subject to change without any notice. Light Pole Foundation should be designed by an engineer familiar with local soil and wind conditions as well as local code where the light pole will be installed.

**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. 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.



**PLANTS & TREES LEGEND:**

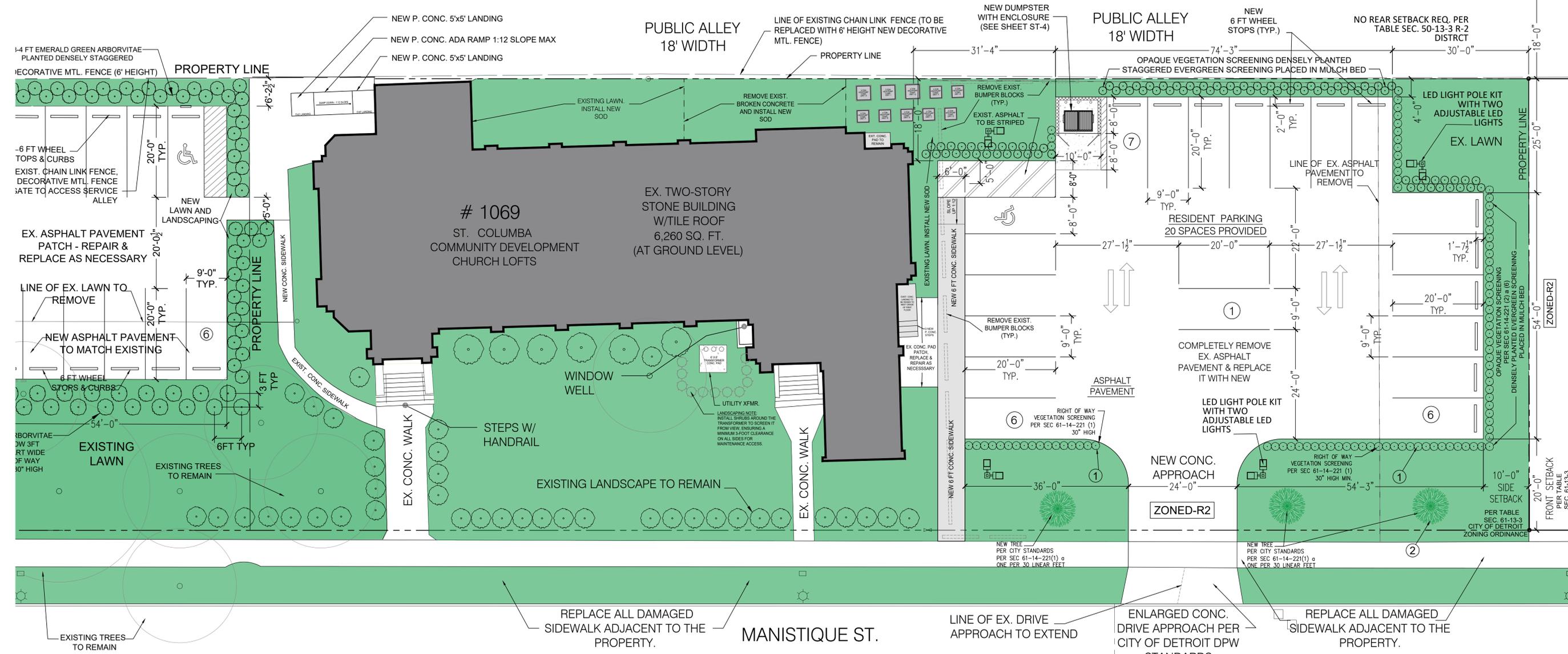
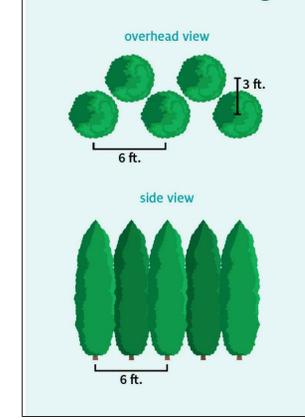


**1 - GREEN ARBORVITAE**  
 (GROW IN UP TO 10-15 FEET TALL AND 3-4 FEET WIDE).



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

**Alternate Planting**



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

**REVISION HISTORY**

SLU SET	DATE
SLU REVISION	05/21/2025
SLU REVISION - 1	07/07/2025
SLU REVISION - 2	02/09/2026

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

**SHEET CONTENTS**

**SITE PLAN - BLOW UP**

**SCALE: 3/32" = 1'-0"**

**DATE:** 05/21/2025

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



