



MEMORANDUM

TO: Audre Dye, City of Detroit - Historic District Department
Jennifer Ross, City of Detroit - Historic District Department

ADDRESS: **1031 Marlborough St., Detroit, Michigan 48215**

FROM: Marques King Design Manager - EJDevCo./EJMS Marlborough LDHA

DATE: 2/4/2021

RE: 1031 Marlborough Apartment Building/Scope Narrative - HDC Review

Remarks:

Dear Audra & Jennifer,

1031 Marlborough Apartments (Marlboro Building) is an existing walk up apartment building located in the Jefferson Chalmers Neighborhood and falls within the Jefferson Chalmers Mainstreet Historic District Area. The structure was originally built in 1927 and consists of 15 apartments distributed across 4 levels (3 above grade and 1 garden level/basement). The building is clad on all sides with red brick masonry. It was vacant before we put the structure into active development in 2018. Upon gaining control of the facility, the building was already heavily gutted and had some initial reframing work done. This is consistent with our original application.

The project scope of work consists of a selective interior renovation of the building and a systems modernization including updated electrical, HVAC, and plumbing. In the original building there were 16 units. The renovation will include 15 units. Key interior features documented with photographs - and included in the NPS application - will be either retained and replicated in this building. First, milk cupboards, Murphy Bed built-ins, iron board built-ins will be retained and rebuilt in the corridors and in the units. Second, the kitchen footprints, side walls and opening details will be retained. Third, the interior doors - having been removed before construction - will be replicated as closely as possible to the originals, documented in the NPS application. Fourthly, the corridor cove ceiling will be replicated as closely as possible in the common corridor.

On the exterior the primary historic facade that faces Marlborough Street, looking to the east, the windows and front door will be replicated to closely mimic and replicate the original details of those original openings as documented in the NPS application and under the guidance of our historic design contractors. This includes the unique "square-back" windows that exist at the top floor of the structure. On the sides, rear and in the courtyard facades the windows will also have an historic profile, same as those on the front facade.

I hope this narrative provides sufficient explanation for the scope of work of this project

Sincerely,

Marques King,

Economic Development & Design Manager, East Jefferson Development Corporation

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CC: Derric Scott, CEO of EJDevCo. dscott@ejdevco.com

Brandon Hodges , Development Director - EJDevCo., bhodges@ejdevco.com

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