



## MEMORANDUM

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

**ADDRESS:** **910 Marlborough St., Detroit, Michigan 48215**

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

**DATE:** 2/4/2021

**RE:** 910 Marlborough Apartment Building/Scope Narrative - HDC Review

**Remarks:**

Dear Audra & Jennifer,

910 Marlborough Apartments (IDAO 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 8 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 full gut interior renovation of the building and a systems modernization of the original 8 units including updated electrical, HVAC, and plumbing. Exterior walls and roof will be insulated from the inside. New appliances and finishes will be introduced into the kitchens and bathrooms.

On the exterior the historic facade faces Marlborough Street to the west. This side of the building has a darker finish brick as opposed to the more common brick adorned on the sides and rear of the building. The scope of work on exterior will be as follows...

- Windows on the non-primary facades will remain.
- New windows on the front historic facade have been custom designed to replicate the historic detail and frame profiles of the original windows per direction of our historic consultant and per specification of the National Parks Service.
- A new wood front door will be installed and will mimic the detail and profile of the original door per the direction of the National Parks Service.
- The glass block infill in the front window openings at the garden level will be removed. They will be replaced with windows that match the same detail profile of the historically replicated windows on the upper floors at the front of the building.
- The basement door will also be replaced with a wood door similar in detail to the front

- door. A hand railing will be added per Michigan Building Code.
- The gate in the front right of way will be removed.
- Front steps will be repaired with a concrete mixture similar to the existing steps.

I hope this narrative provides sufficient explanation for this project.

Sincerely,

Marques King,

Economic Development & Design Manager, East Jefferson Development Corporation

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