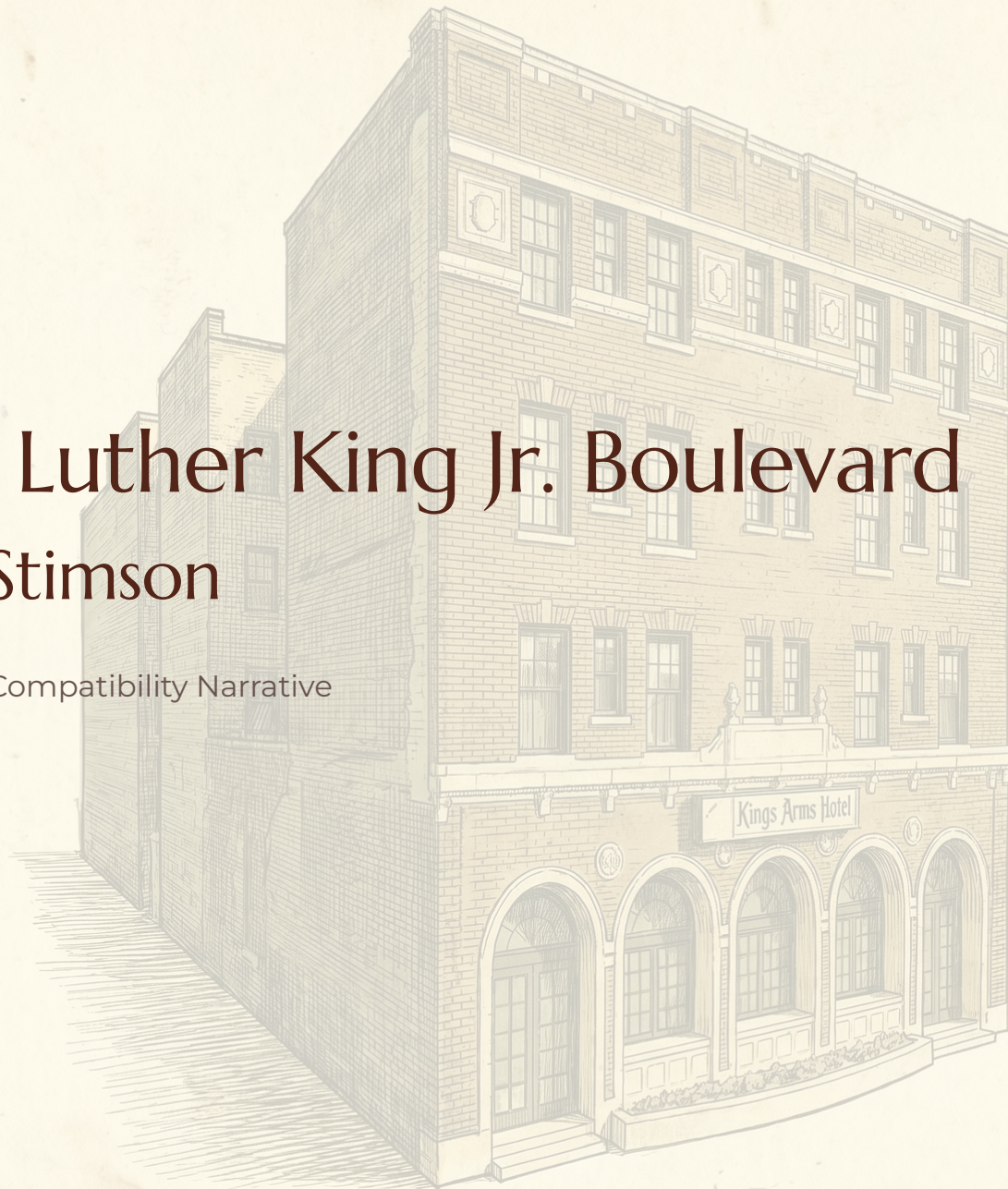


470 Martin Luther King Jr. Boulevard Historic Hotel Stimson

Rehabilitation & Preservation Compatibility Narrative



Detroit, Michigan
May 2026

Executive Summary

This rehabilitation narrative documents the historical context, existing conditions, preservation approach, and compatibility rationale associated with rehabilitation work completed at 470 Martin Luther King Jr. Boulevard in Detroit, Michigan, historically identified as the Hotel Stimson.

Constructed in 1926 as an apartment hotel within Detroit's historic Cass Corridor/Cass Farm district, the building has continuously functioned as affordable transient and short-term residential lodging for nearly a century.

The completed rehabilitation prioritized:

- Resident safety
- Continued occupancy
- Long-term building viability
- Preservation of affordable housing
- Retention of historic facade character
- Compatible rehabilitation of deteriorated building systems

Property Identification

Historic Name: Hotel Stimson

Current Name: King's Arms Hotel

Address: 470 MLK Jr. Blvd., Detroit MI 48201

Parcel No.: 02000734

Built: 1926

Construction: Masonry

Stories: Four

Current Use: Residential Hotel / Affordable SRO

District: Cass Farm Multiple Property

Rehabilitation Priorities

The rehabilitation prioritized human safety, dignity, and continued shelter while preserving the building's historic character and its 100-year history of continuous affordable residential use.



Resident Safety

Support safe, continuous occupancy during the work.



Stewardship

Protect the building's historic character and long-term condition.



Affordable Use

Preserve the hotel's continued residential SRO function and uninterrupted affordable housing role.

Historic Context

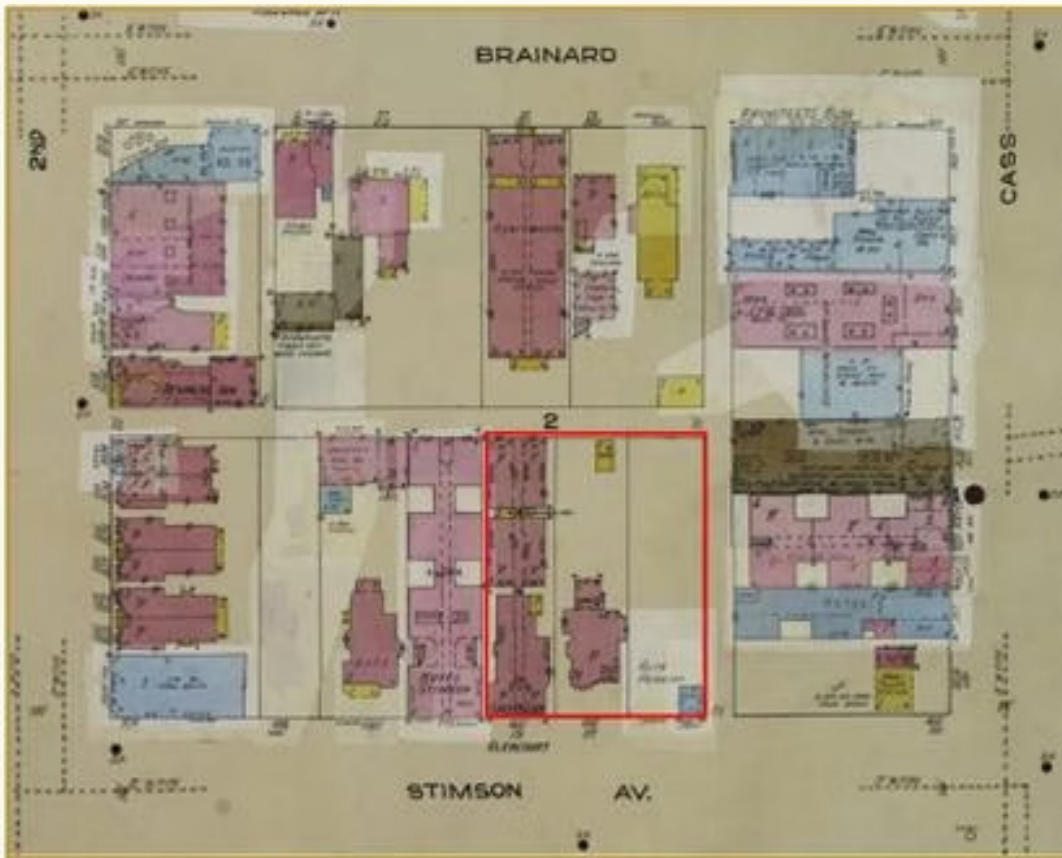
Historic Sanborn Fire Insurance mapping identifies the property as the "Hotel Stimson" along Stimson Avenue, the historic street name prior to the corridor's later renaming as Martin Luther King Jr. Boulevard.

Constructed in 1926, the building reflects a common apartment hotel typology historically found throughout Detroit's Cass Corridor during the city's industrial expansion era.

These apartment hotels provided affordable furnished accommodations for:

- Industrial workers
- Transient laborers
- Single residents
- New arrivals to Detroit
- Working-class tenants requiring flexible urban housing

Nearly a century of continuous affordable residential use represents the building's most historically significant attribute.



Sanborn Fire Insurance Map — "Hotel Stimson" highlighted in red.

Existing Conditions



Existing conditions documentation revealed severe deterioration of original wood window assemblies beyond feasible repair.

Michigan SHPO Architectural Properties Identification Form

Project Overview and Location

Client Name: State Local Private Other

Project Address: 510 Martin Luther King Junior Boulevard
 City/Township: Detroit, Michigan 48225
 County: Wayne
 City/Township's Parcel #: 14000000000000000000
 Latitude: 42.331111 Longitude: -83.04722222 Public Use: Public Use: Public: Private: Multiple:

Property Type

Building: Other: Structure: Other:

Architectural Information

Construction Date: 1938
 Architectural Style: Spanish Revival
 Building Type: Apartment
 Roof System: Flat
 Exterior Wall Material: Brick and Stone
 Foundation Material: Concrete
 Window Type: Double Hung
 Window Material: Metal
 Window Condition: Yes No

Eligibility

Criterion A: Criterion B: Criterion C: Criterion D:

Other:

SHPO Case No.: 13091002 | Submitted By: Christine Detlefsen | Agency Report #: 13091002-0005



Narrative Architectural Description

Provide a detailed description of the property, including all character-defining features and any accessory resources. This is a vacant lot.

History of the Resource

Provide information on previous owners, land use(s), and construction and alteration dates in a narrative format. This is required for all historic land use(s), structures, and accessories, and recommended for other identifiable effects.

Statement of Significance/Recommendation of Eligibility

Provide a detailed explanation of the property's eligibility for the National Register. Include an evaluation under at least one of the four National Register Criteria and one Area of Significance. Provide a statement of the areas of special significance to the historic district or property. (2004, 2008, 2010, 2013, 2015, 2016)

No known events that have made a significant contribution to the local pattern of our history or possess significant historical value have been associated with the property as such. Criteria A and C of the National Register of Historic Places does not apply. The building does not represent the work of a master, possess high artistic value, or do not embody the distinctive characteristics of a type, period, or method of construction. As such, Criterion C of the National Register of Historic Places does not apply.

References

List references used to research and evaluate the individual property. For NHP's include copies of any documents, **Case Form Multiple Property** connections.

Window Investigation Findings

A reconnaissance-level architectural survey prepared during the Section 106 review process identified the windows as metal systems.

Subsequent construction investigation conducted during rehabilitation identified the original assemblies as deteriorated wood double-hung systems.

Field investigation during rehabilitation revealed:

- Original wood construction
- Extensive structural deterioration
- Rot beyond feasible repair
- Long-term moisture infiltration
- Significant operational failure

The original window systems could not reasonably be restored to provide safe, weather-tight, durable performance within an occupied affordable housing environment.

Rehabilitation Strategy



Continued occupancy



Resident safety



Long-term building viability



Preservation of affordable housing



Retention of historic facade composition



Compatible replacement rather than exact material replication

Preserved Historic Character:

Historic opening dimensions

Window proportions

Double-hung operation

Overall facade rhythm

Visual cadence of the elevations

Historic residential character

Window replacement was completed during winter occupancy without displacement of residents or interruption of shelter.

Production Documentation — Window Types W1 through W6

Six window types were documented to guide replacement work across 254 units. The rehabilitation retained original opening dimensions and preserved the facade rhythm.

470 Project Production drawing (Drawing from Interior view)

Item	QTY	Material	Notes	Finish	Color	Notes
W-01	127	Wood	Double-hung window	Wood	White	
W-02	127	Wood	Double-hung window	Wood	White	
W-03	127	Wood	Double-hung window	Wood	White	
W-04	127	Wood	Double-hung window	Wood	White	
W-05	127	Wood	Double-hung window	Wood	White	
W-06	127	Wood	Double-hung window	Wood	White	

Basement: Front Facing N/A to these exterior locations (detail page 11)
 Bedrooms: Front Facing N/A to these exterior locations (detail page 11)
 existing window: 38" x 70" (small variation per window)
 Brick masonry to be removed and salvaged.
 Top Sash: Wood 1.5, Steel 1.131
 Meeting Rail: Wood 1.5, Steel 1.131
 Sash Bottom Rail: Wood 2.5, Steel 2.4
 Muntin: Wood N/A, Steel N/A
 Sill: Wood N/A, Steel N/A
 Perimeter Frame: Wood N/A, Steel 1.13

470 Project Production drawing (Drawing from Interior view)

Item	QTY	Material	Notes	Finish	Color	Notes
W-02	127	Wood	Double-hung window	Wood	White	
W-03	127	Wood	Double-hung window	Wood	White	
W-04	127	Wood	Double-hung window	Wood	White	
W-05	127	Wood	Double-hung window	Wood	White	
W-06	127	Wood	Double-hung window	Wood	White	

Basement: Front Facing N/A to these exterior locations (detail page 11)
 Bedrooms: Front Facing N/A to these exterior locations (detail page 11)
 existing window: 27.5" x 50" (small variation per window)
 Brick masonry to be removed and salvaged.
 Top Sash: Wood 1.5, Steel 1.131
 Meeting Rail: Wood 1.5, Steel 1.131
 Sash Bottom Rail: Wood 2.5, Steel 2.4
 Muntin: Wood N/A, Steel N/A
 Sill: Wood N/A, Steel N/A
 Perimeter Frame: Wood N/A, Steel 1.13

470 Project Production drawing (Drawing from Interior view)

Item	QTY	Material	Notes	Finish	Color	Notes
W-03	127	Wood	Double-hung window	Wood	White	
W-04	127	Wood	Double-hung window	Wood	White	
W-05	127	Wood	Double-hung window	Wood	White	
W-06	127	Wood	Double-hung window	Wood	White	

Basement: Front Facing N/A to these exterior locations (detail page 11)
 Bedrooms: Front Facing N/A to these exterior locations (detail page 11)
 existing window: 23.5" x 64.5" (small variation per window)
 Brick masonry to be removed and salvaged.
 Top Sash: Wood 1.5, Steel 1.131
 Meeting Rail: Wood 1.5, Steel 1.131
 Sash Bottom Rail: Wood 2.5, Steel 2.4
 Muntin: Wood N/A, Steel N/A
 Sill: Wood N/A, Steel N/A
 Perimeter Frame: Wood N/A, Steel 1.13

470 Project Production drawing (Drawing from Interior view)

Item	QTY	Material	Notes	Finish	Color	Notes
W-04	127	Wood	Double-hung window	Wood	White	
W-05	127	Wood	Double-hung window	Wood	White	
W-06	127	Wood	Double-hung window	Wood	White	

Basement: Front Facing N/A to these exterior locations (detail page 11)
 Bedrooms: Front Facing N/A to these exterior locations (detail page 11)
 existing window: 70.5" x 38" (small variation per window)
 Brick masonry to be removed and salvaged.
 Top Sash: Wood 1.5, Steel 1.131
 Meeting Rail: Wood 1.5, Steel 1.131
 Sash Bottom Rail: Wood 2.5, Steel 2.4
 Muntin: Wood N/A, Steel N/A
 Sill: Wood N/A, Steel N/A
 Perimeter Frame: Wood N/A, Steel 1.13

470 Project Production drawing (Drawing from Interior view)

Item	QTY	Material	Notes	Finish	Color	Notes
W-05	127	Wood	Double-hung window	Wood	White	
W-06	127	Wood	Double-hung window	Wood	White	

Basement: Front Facing N/A to these exterior locations (detail page 11)
 Bedrooms: Front Facing N/A to these exterior locations (detail page 11)
 existing window: 70.5" x 52" (small variation per window)
 Brick masonry to be removed and salvaged.
 Top Sash: Wood 1.5, Steel 1.131
 Meeting Rail: Wood 1.5, Steel 1.131
 Sash Bottom Rail: Wood 2.5, Steel 2.4
 Muntin: Wood N/A, Steel N/A
 Sill: Wood N/A, Steel N/A
 Perimeter Frame: Wood N/A, Steel 1.13

470 Project Production drawing (Drawing from Interior view)

Item	QTY	Material	Notes	Finish	Color	Notes
W-06	127	Wood	Double-hung window	Wood	White	

Basement: Front Facing N/A to these exterior locations (detail page 11)
 Bedrooms: Front Facing N/A to these exterior locations (detail page 11)
 existing window: 55.5" x 78.5" (small variation per window)
 Brick masonry to be removed and salvaged.
 Top Sash: Wood 1.5, Steel 1.131
 Meeting Rail: Wood 1.5, Steel 1.131
 Sash Bottom Rail: Wood 2.5, Steel 2.4
 Muntin: Wood N/A, Steel N/A
 Sill: Wood N/A, Steel N/A
 Perimeter Frame: Wood N/A, Steel 1.13

Type	Location	Dimensions	Notes
W-01	Bedroom	38" x 70" 127 units	Wood double-hung
W-02	Bathroom	27.5" x 50" 127 units	Failed glazing recorded
W-03	Basement	23.5" x 64.5"	Rot found in original wood
W-04	Upper Front Arch	70.5" x 38"	Arched profile preserved
W-05	Lower Picture	70.5" x 52"	Double casements, opening retained
W-06	Alley Stairwell	55.5" x 78.5"	Original dimensions maintained

Before & After — Compatibility Analysis

The replacement windows reflect a compatible rehabilitation approach that preserves the building's historic character through careful attention to openings, proportions, and grid patterns.

The original windows were deteriorated wood assemblies and were replaced with compatible systems to support safety, habitability, and continued occupancy.



BEFORE — Prior to Rehabilitation
Front elevation, December 2, 2020



AFTER — Proposed Rehabilitation
Compatible fenestration, retained historic character

Retained Character-Defining Elements

Opening Dimensions

Original masonry openings remain the same across all 254 units.

Arched Geometry

Ground-floor arch profiles are preserved.

Facade Rhythm

Window spacing and vertical alignment stay consistent.

Masonry Envelope

Brick, stone, parapet, belt course, and medallions are retained and restored.

Additional Revisions & Responsive Design Changes

Ground-floor windows revised to casement configuration

Gutters and downspouts to be painted

Non-historic paint removed from original limestone elements

Historically compatible entry doors selected

Landscape architect consulted on screening and grade transitions

Evergreen plantings and raised grading will screen stabilization elements

Light well repairs revised to use matching brick and mortar

Peeling paint in light wells to be removed, preserving masonry detailing

These revisions reflect the project team's continued commitment to collaborative preservation and historically compatible rehabilitation.

Entry Door Rehabilitation



EXISTING CONDITIONS — Original entry doors



PROPOSED REPLACEMENT — Historically compatible entry systems

Historically compatible replacement entry systems were selected to reinforce the building's historic character while improving durability, security, and long-term operability.

Retaining Wall & Landscape Integration



EXISTING CONDITIONS — Exposed retaining wall



PROPOSED TREATMENT — Landscape screening and integration

Landscape improvements, raised grading, planter integration, and evergreen screening will minimize visibility of stabilization elements while preserving the historic retaining wall relationship to the streetscape.

No Adverse Effect

The completed rehabilitation does not result in an adverse effect on the historic character of the property.

The project preserves:

- Historic massing
- Primary facade composition
- Window opening configuration
- Overall visual character
- Historic residential use
- Streetscape relationship
- Historic urban typology

Although replacement window materials differ from the original wood assemblies, the new systems maintain compatible proportions, operation, scale, and visual rhythm.

The rehabilitation avoided substantial alteration to character-defining exterior organization and ensured the continued preservation and occupation of the building.

Secretary of the Interior's Standards — Compliance & Conclusion

- Standard 1 — Continued Historic Use**
470 MLK continues its historic use as a residential hotel/SRO serving working-class residents. Nearly 100 years of continuous affordable residential occupancy will continue, preserving the property's most significant historic feature.
- Standard 2 — Retention of Historic Character**
The brick and stone exterior, arched openings, stone parapet, belt course, medallions, and four-story massing remain intact. These features continue to define the building's residential character.
- Standard 6 — Replacement of Deteriorated Features**
Original wood window assemblies were found to be beyond repair because of rot, failed glazing, water intrusion, and freeze-thaw damage. Replacement was the compatible solution to maintain safety and weather protection.
- Standard 7 — Gentlest Means of Treatment**
Historic masonry was repaired without chemical treatment. Salvageable brick was reused, and the glass guardrail was designed to be reversible.
- Standard 9 — Compatible New Work**
The new glass guardrail is visually quiet, compatible in scale, and clearly modern. It remains subordinate to the historic building and does not alter the character of the site.

The King's Arms Hotel — Historic Hotel Stimson — remains an important example of Detroit's early apartment hotel development. Its continued affordable residential use is the building's most meaningful historic attribute.

In conclusion, preservation succeeds when the building continues its historic residential function. This rehabilitation protects the property's character while sustaining affordable housing in Detroit's historic Cass Corridor and preserving a place of continuity for the neighborhood.

Submitted to: Detroit Historic District Commission | Coleman A. Young Municipal Center | 2 Woodward Ave., Suite 908, Detroit, MI 48226 | 313.224.3487

Property: 470 Martin Luther King Jr. Boulevard | Detroit, Michigan 48201 | Parcel 02000734