

# 470 MLK

HISTORIC DISTRICT COMMISSION  
OWNER REVIEW

470 Martin Luther King Jr. Blvd.  
Detroit, MI 48201

## PROJECT DESCRIPTION

Stabilization of the existing historic building facade including repair and repointing of masonry, replacement of deteriorated brick molding, and replacement of windows with new aluminum windows to match the existing historic profiles.

No site work or additions are proposed.

## PROJECT CONTACTS

### OWNER / DEVELOPER

470 MLK LLC  
10917 Grand river  
Detroit, MI 48204  
313-271-8400

### ARCHITECT

Hanna Architect and Engineering  
31786 Clarita  
Livonia, Michigan 48152

### APPLICABLE CODES

2021 Michigan Rehabilitation Code – Effective April 9, 2025  
2021 Michigan Mechanical Code – Effective March 12, 2024  
2021 Michigan Plumbing Code – Effective March 12, 2024  
2023 National Electrical Code – Effective March 12, 2024  
The Michigan Part 8 Electrical Rules  
2015 Michigan Uniform Energy Code – Effective Sept. 20, 2017  
2021 Michigan Rehabilitation Code Rules – Effective April 9, 2025

## EXISTING BUILDING – FRONT ELEVATION



HDC Staff Photo, December 2020

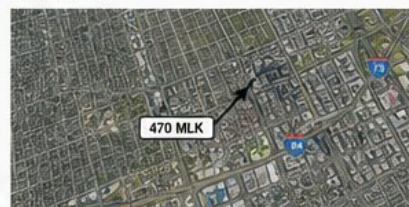
## PROPOSED SCOPE OF WORK

- 1 **WINDOWS**  
Replace all front-facing windows with new black aluminum windows to match historic profiles. Exterior grids (muntins) will be applied to the exterior face of the glass.
- 2 **BRICK MOLDINGS**  
Remove and replace deteriorated brick moldings with new moldings to match existing profile and dimensions.
- 3 **MUNTIN / GRID SYSTEM**  
Install exterior muntin/grid systems on front-facing windows (beveled edge) as shown in detail.
- 4 **LIMESTONE CAP**  
Clean and repoint existing limestone cap at parapet wall.
- 5 **BRICK FACADE REPAIR**  
Clean and repoint existing brick masonry. Replace damaged or missing bricks to match existing. Repair terra cotta details as needed.
- 6 **RETAINING WALL**  
Repair and restore existing retaining wall along south (front) property line as required.
- 7 **MURALS (SIDE WALLS)**  
Retain existing murals on east and west side walls. Clean and preserve brick in exposed mural areas.
- 8 **GLASS RAILING**  
Install new glass railing system at front retaining wall.
- 9 **SIGNAGE BAND**  
Restore and paint historic "470 MLK" signage band.
- 10 **ALL OTHER WORK**  
Restore and paint all historic architectural features.

## SITE MAP



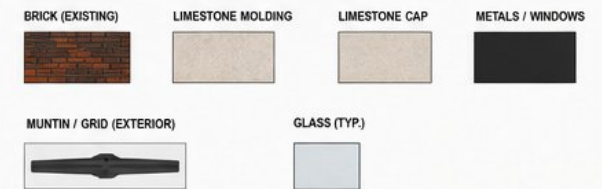
## LOCATION MAP



## DRAWING INDEX

SHEET NUMBER	SHEET NAME
C0.0	COVER SHEET / PROJECT INFORMATION
A1.0	FRONT ELEVATION & DETAILS
A1.1	WINDOW & MUNTIN DETAILS
A1.2	BRICK MOLDING DETAILS
A1.3	BRICK REPAIR DETAILS
A1.4	RETAINING WALL & GLASS RAILING DETAILS
A1.5	SIDE WALL MURALS – EXISTING CONDITIONS
A1.6	PHOTOS – EXISTING CONDITIONS

## MATERIALS & COLOR PALETTE (FRONT ELEVATION)



## NOTES

- All work to be performed in accordance with the Secretary of the Interior's Standards for Rehabilitation.
- Window systems are manufacturer's standard black aluminum storefront and window systems.
- All measurements to be field verified prior to fabrication.
- Final shop drawings for windows, railings and moldings to be submitted for staff review prior to installation.
- No site work or changes to building footprint are included in this project.

## HISTORIC DISTRICT CONTEXT



## OVERALL PROJECT INTENT

Preserve and stabilize the historic character of 470 MLK while addressing deteriorated materials and ensuring long-term durability. The proposed work is limited to exterior stabilization, repair, and like-for-like replacement in keeping with the Secretary of the Interior's Standards.

# 470 MLK

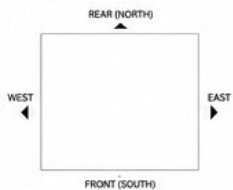
## WINDOW REPLACEMENT & EXTERIOR IMPROVEMENTS

### HDC PRESENTATION PACKAGE

#### PROJECT GOALS

- Preserve the building's historic character
- Replace deteriorated windows with thin-profile modern systems
- Restore and replace damaged brick molding
- Introduce murals to unify mismatched masonry and CMU infill
- Upgrade code compliance with a glass guardrail
- Enhance entry doors for durability and transparency

#### KEY PLAN

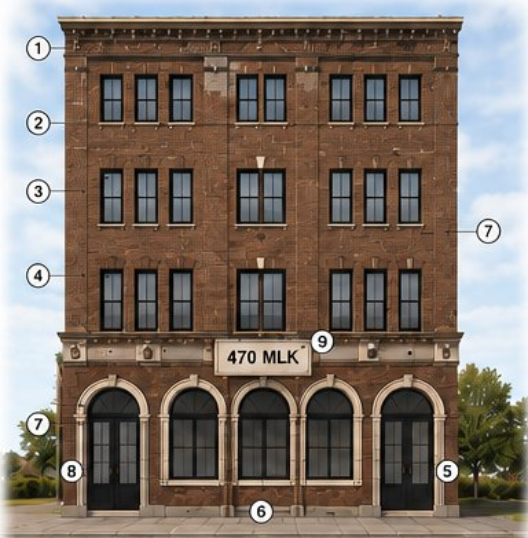


## 1 PROPOSED SOUTH ELEVATION (FRONT)

SCALE: 1/8" = 1'-0"

#### KEYNOTES

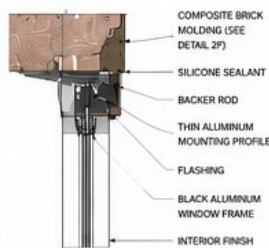
- 1 REPLACED DETERIORATED BRICK MOLDING TO MATCH EXISTING PROFILE
- 2 NEW BLACK ALUMINUM WINDOWS WITH THIN EXTERIOR PROFILE
- 3 1-1/4" COMPOSITE BRICK MOLDING AROUND ALL MLK FACING WINDOWS (SEE DETAIL 2F)
- 4 LOWER WINDOWS OFFERED AS CASEMENT OPERABLE WINDOWS FOR THINNER PROFILE
- 5 NEW BLACK ALUMINUM ENTRY DOORS WITH FULL LITE TEMPERED GLASS
- 6 REPOINT & REPAIR BRICK AS NEEDED
- 7 INSTALL MURALS TO UNIFY MISMATCHED MASONRY & CMU INFILL
- 8 EXISTING SIGN TO REMAIN
- 9 REPLACED DAMAGED BRICK MOLDING



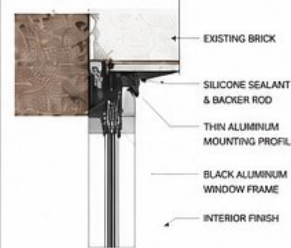
**COMPROMISE PROPOSAL:** Lower front windows to be operable casement windows in exchange for a thinner mounting profile for improved historic compatibility.

## 2 WINDOW & MOUNTING DETAILS

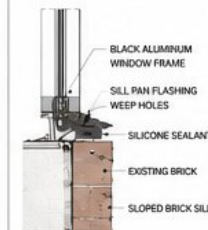
### A HEAD DETAIL



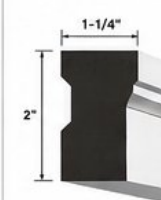
### B JAMB DETAIL



### C SILL DETAIL



### F COMPOSITE BRICK MOLDING DETAIL



#### INSTALLATION NOTES:

- Composite brick molding to match existing profile and dimensions.
- Fasten with 1-1/4" stainless steel finish nails into mortar joint or masonry.
- Apply continuous bead of high performance silicone sealant behind molding prior to installation.
- Tool silicone sealant at top and bottom edges and at end joints.
- Paint all exposed surfaces to match existing brick.
- Ensure proper slope for water shedding.

### D MUNTIN PROFILE & LAYOUT



EXTERIOR APPLIED 3/4" BEVEL MUNTIN BARS  
COLOR: BLACK  
FINISH: MATTE

### E LOWER WINDOW CASEMENT OPTION



#### PROFILE



## 3 GLASS RAILING DETAIL & ELEVATION

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



#### RAILING REFERENCE IMAGES



## 4 MURAL CONCEPT - EAST ELEVATION

SCALE: 1/8" = 1'-0"



## 5 MURAL CONCEPT - WEST ELEVATION

SCALE: 1/8" = 1'-0"

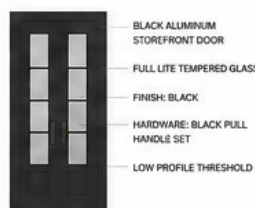


## EXISTING CONDITIONS (SIDE WALLS)



MURALS WILL UNIFY MISMATCHED BRICK AND CMU INFILL AREAS AND REDUCE VISUAL PROMINENCE OF ALTERATIONS.

## 6 ENTRY DOOR ELEVATION & SPEC



#### MATERIAL & COLOR PALETTE



## PRESERVATION STRATEGY

470 MLK is a non-contributing structure within the historic district. The proposed work focuses on stabilization, compatibility, and contextual enhancement. New interventions are reversible, visually compatible, and respectful of the building's historic character while addressing safety and long-term durability.

## MURAL INTENT

Murals are proposed to unify inconsistent masonry, conceal non-original CMU infill, and celebrate Detroit's industrial and cultural heritage. Art will be coordinated with local artists and community stakeholders.

## SCOPE SUMMARY

- Replace all windows with thin-profile aluminum systems
- Exterior applied black muntin bars per details
- Repair / replace damaged brick molding
- Install composite brick molding around all MLK facing windows
- Install new black aluminum entry doors
- Apply murals to east & west elevations (approx. 30% brick exposed)
- Repoint and repair brick as needed
- Install glass railing at rear (alley)

## NOTES

- All work to be performed in accordance with Secretary of the Interior's Standards.
- Window systems: see manufacturer's submittal.
- Mural artwork by others.
- Verify all conditions in field.

## WINDOW TYPE SCHEDULE (SEE PROVIDED CUT SHEET)

TYPE	DESCRIPTION	MUNTIN BARS	QUANTITY
12	EXTERIOR MUNTIN BARS	YES	16
13	EXTERIOR MUNTIN BARS	YES	16
14	EXTERIOR MUNTIN BARS	YES	5
15	EXTERIOR MUNTIN BARS	YES	3

# MASONRY CONDITIONS — BRICK REPAIR & MURAL STRATEGY

470 MLK | Detroit Historical Commission Submission

A2

## 1 EXISTING MASONRY CONDITIONS



Weathered brick surface coated in mortar

Deteriorated / non-salvageable masonry

CMU repairs required for durability



Interior/rear areas only — not primary historic facade

## 2 REPAIR RATIONALE / HDC COMPLIANCE



Repairs stabilize deteriorated masonry while preserving the building's historic character.



Salvage brick retained and reused where feasible.



Non-salvageable areas repaired with durable CMU.

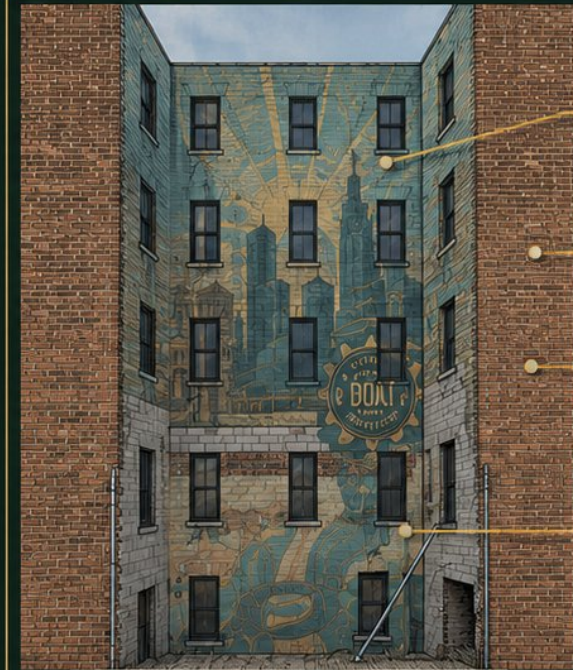


Compatible finish strategy reduces visual impact.



Painting limited to mural artwork and repaired infill areas; existing brick remains breathable where possible.

## 3 MURAL COVERAGE STRATEGY



Paint / mural on CMU & mismatched infill

Do not paint all brick

Exposed brick remains breathable

Artwork unifies rear elevation without concealing historic material wholesale

MURAL PAINTED AREAS  
CMU & mismatched infill only

EXISTING BRICK  
Left exposed for breathability



**HDC INTENT:** stabilize failed masonry, conceal non-historic CMU repairs with reversible visual treatment where feasible, and retain exposed breathable masonry wherever possible.

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# RETAINING WALL RESTORATION

HISTORIC PRESERVATION & HDC COMPLIANCE

## 470 MLK

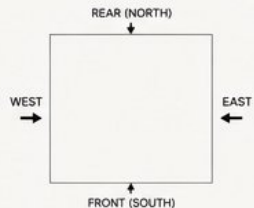
WINDOW REPLACEMENT & EXTERIOR IMPROVEMENTS

HDC PRESENTATION PACKAGE

### PROJECT GOALS

- Preserve the building's historic character
- Replace deteriorated windows with thin-profile modern systems
- Restore and replace damaged brick molding
- Introduce murals to unify mismatched masonry and CMU infill
- Upgrade code compliance with a glass guardrail
- Enhance entry doors for durability and transparency

### KEY PLAN



## 1 EXISTING CONDITION & REPAIRS

DOCUMENTATION & RESTORATION SUMMARY

2 IMAGES – ORIGINAL RETAINING WALL



3 IMAGES – REPAIRED WALL & NEW LIMESTONE CAP



The existing retaining wall was deteriorated beyond repair and posed structural and safety concerns. Bricks were salvaged and reused where feasible to maintain the historic appearance.

The wall has been rebuilt using CMU block concealed below grade for long-term durability. A natural limestone cap has been installed for weather protection and to match the building's historic materials.

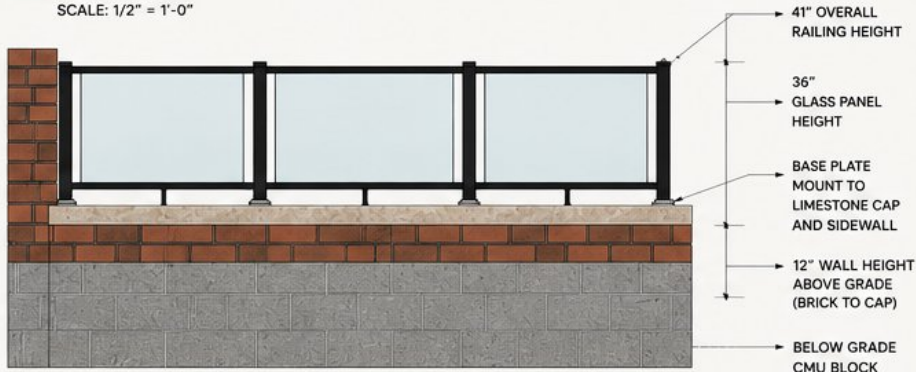
### HDC COMPLIANCE STATEMENT

The retaining wall restoration is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Detroit Historic District Commission (HDC) Guidelines.

- ✓ Preservation of historic material: Salvaged bricks reused where feasible.
- ✓ Compatible materials: Limestone cap and brick veneer match existing historic context.
- ✓ Reversibility: Masonry cap and veneer are installed with mechanical fasteners where feasible, allowing for future repairs.
- ✓ Durability: Concealed CMU structure ensures long-term stability while maintaining historic appearance.

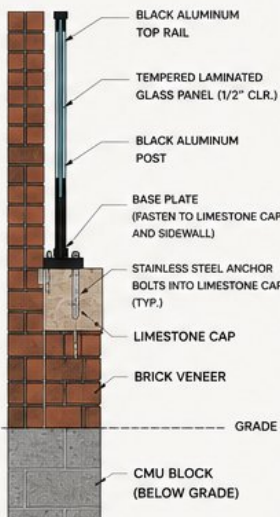
## 2 RAILING ELEVATION & DIMENSIONS

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



## 3 WALL SECTION @ SIDEWALL

SCALE: 3" = 1'-0"



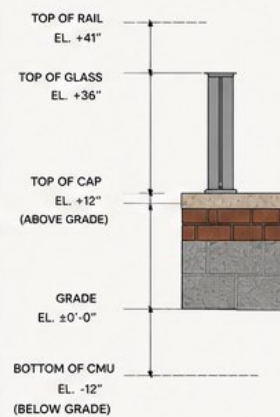
## 4 BASE PLATE CONNECTION DETAIL

SCALE: 3" = 1'-0"



## 5 ELEVATION & HEIGHTS

SCALE: 3/8" = 1'-0"

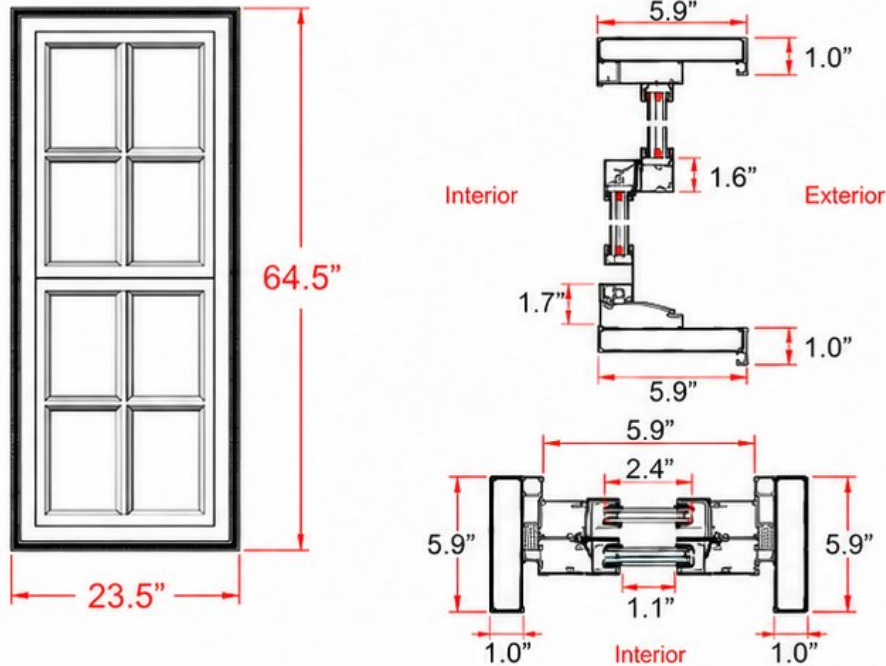


### INSTALLATION NOTES

1. Drill and install stainless steel anchor bolts into limestone cap using appropriate masonry drill bit and epoxy or mechanical anchors as required.
2. Fasten base plate to sidewalk using stainless steel masonry screws with appropriate anchors.
3. Set base plates level and plumb, tighten anchor bolts securely.
4. Install posts and rails per manufacturer's specifications.
5. Install tempered laminated glass panels with setting blocks and silicone per manufacturer's instructions.
6. Apply continuous bead of high performance silicone sealant at base plate perimeter, sidewalk interface and all glass edges.

# 470 MLK Project Plan – HTC Existing vs Proposed Window Sheet W3

## PROPOSED W3 WINDOW (83 SERIES SINGLE HUNG)



## EXISTING WINDOW



Existing Wood Window

### REPLACEMENT SPECIFICATION

Item	W3	Product	83 series single hung window
QTY	4	Color	black
Grids	YES	Hardware	Mega Windows brand
Flyscreen	NONE	Glass	5mm+9A+5mm+argon gas
Remarks	Customize 6" x 1" aluminum frame, NFRC certificate		

### EXISTING CONDITIONS

Item	W3	Product	Existing Wood Window
QTY	4	Color	Existing painted wood
Grids	NO	Hardware	Existing hardware
Flyscreen	NONE	Glass	Existing glazing
Remarks	NOT REPAIRABLE		

Basement Various – Existing window size: 23.5" x 64.5" (small variation per window).  
Brick molding to be removed; not salvageable.

Top sash:	Wood 1.5"	Steel 1.535"
Meeting rail:	Wood 1.5"	Steel 1.535"
Sash bottom rail:	Wood 2.5"	Steel 2.4"
Muntin:	Wood N/A	Steel 0.59"
Stile:	Wood N/A	Steel N/A
Perimeter frame:	Wood N/A	Steel 1.53"

Note: Exterior muntins to be beveled-edge profile, 0.45" depth, field-installed factory-provided grids.

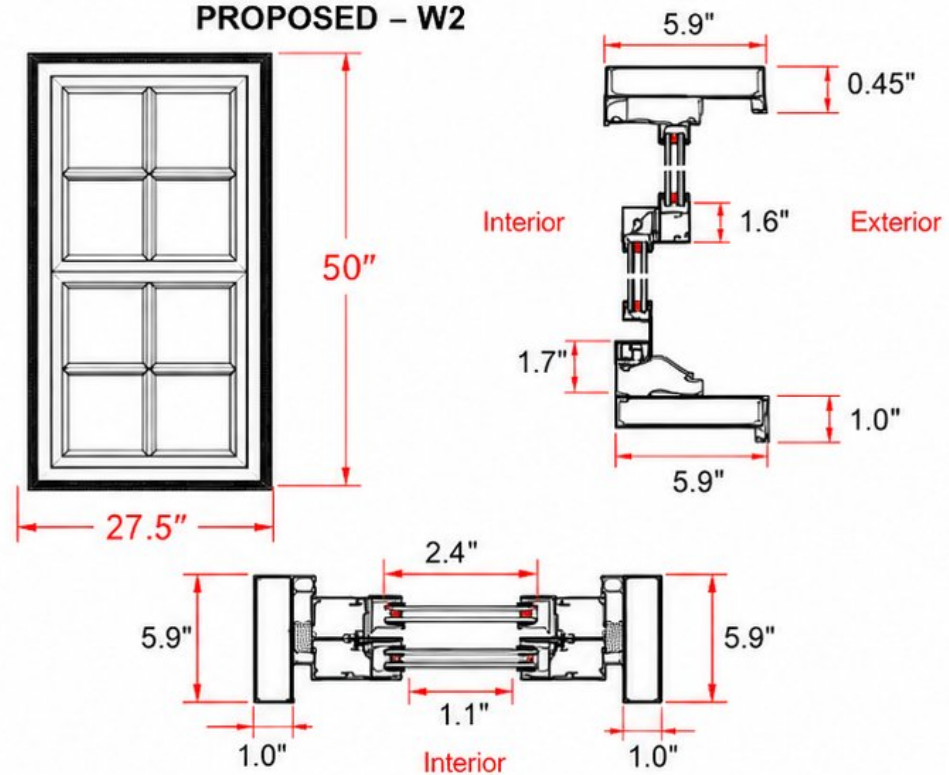
# 470 MLK Project Plan – HTC Existing vs Proposed Window Sheet W2

## EXISTING



Existing Wood Window

## PROPOSED – W2



### Existing Conditions

Item	W2	Product	Existing Wood Window
QTY	127	Color	Existing painted wood
Grids	NO	Hardware	Existing hardware
Flyscreen	NONE	Glass	Existing glazing
Remarks	NOT REPAIRABLE		

### Replacement Specification

Item	W2	Product	83 series single hung window
QTY	127	Color	black
Grids	YES	Hardware	Mega Windows brand
Flyscreen	NONE	Glass	5mm+9A+5mm+argon gas
Remarks	Customize 6" x 1" aluminum frame, NFRC certificate		

Bathrooms – Front Facing MLK to have exterior muntins (see muntin detail sheet).  
 Existing window size: 27.5" x 50" (small variation per window).  
 Brick molding to be removed; not salvageable.

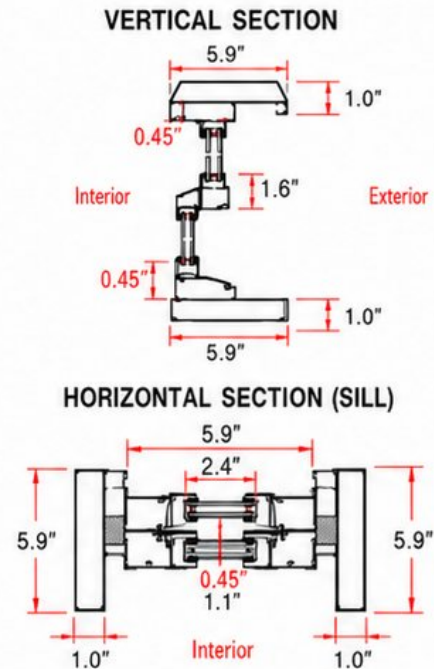
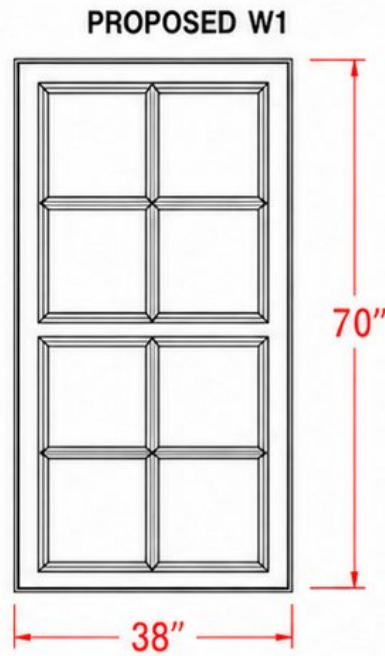
Exterior muntins to be beveled-edge profile, 0.45" depth, field-installed factory-provided grids.

Top sash:	Wood 1.5"	Steel 1.535"
Meeting rail:	Wood 1.5"	Steel 1.535"
Sash bottom rail:	Wood 2.5"	Steel 2.4"
Muntin:	Wood N/A	Steel 0.59"
Stile:	Wood N/A	Steel N/A
Perimeter frame:	Wood N/A	Steel 1.53"

# 470 MLK Project Plan – HTC Existing vs Proposed Window Sheet W1



Existing Wood Window



Existing Conditions			
Item	W1	Product	Existing Wood Window
QTY	127	Color	Existing painted wood
Grids	NO	Hardware	Existing hardware
Flyscreen	NONE	Glass	Existing glazing
Remarks	NOT REPAIRABLE		

Replacement Specification			
Item	W1	Product	83 series single hung window
QTY	127	Color	black
Grids	YES	Hardware	Mega Windows brand
Flyscreen	NONE	Glass	5mm+9A+5mm+argon gas
Remarks	Customize 6" x 1" aluminum frame, NFRC certificate		

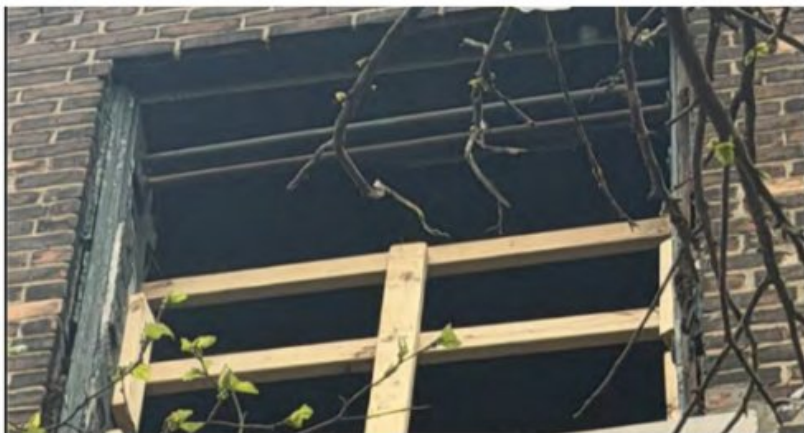
Bedrooms – Front Facing MLK to have exterior muntins (see muntin detail sheet).  
 Existing window size: 38" x 70" (small variation per window).  
 Brick molding to be removed; not salvageable.

Exterior muntins to be beveled-edge profile, 0.45" depth, field-installed factory-provided grids.

Top sash:	Wood 1.5"	Steel 1.535"
Meeting rail:	Wood 1.5"	Steel 1.535"
Sash bottom rail:	Wood 2.5"	Steel 2.4"
Muntin:	Wood N/A	Steel 0.45" (beveled-edge)
Stile:	Wood N/A	Steel N/A
Perimeter frame:	Wood N/A	Steel 1.53"

# 470 MLK Project Plan – HTC Existing vs Proposed Window Sheet W6

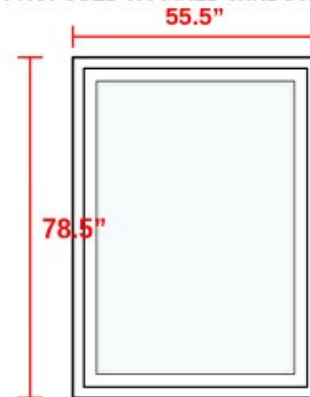
## EXISTING OPENING



Existing Alley-Side Opening

## PROPOSED REPLACEMENT

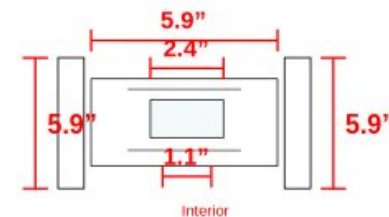
### PROPOSED W6 FIXED WINDOW (E2 SERIES)



Fixed clear glass  
No exterior muntins



### HORIZONTAL SECTION



Item	W5	Product	Existing Opening
QTY	3	Color	Existing condition
Grids	NO	Hardware	Existing hardware
Flyscreen	NONE	Glass	Existing glazing
Remarks	NOT REPAIRABLE		

Item	W6	Product	E2 series thermal break fixed window
QTY	3	Color	black
Grids	NO	Hardware	Mega Windows brand
Flyscreen	NONE	Glass	6mm+20A+6mm+argon gas
Remarks	NFRC certificate		

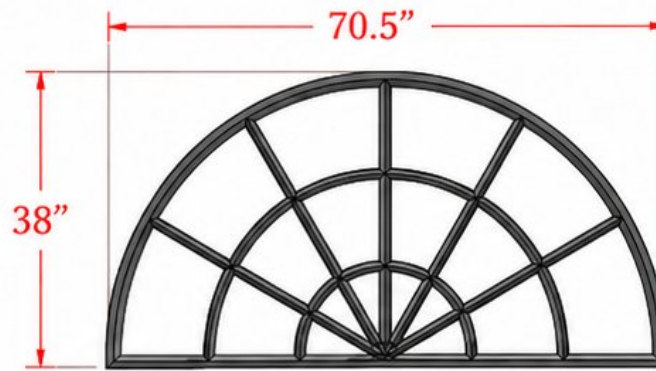
## NOTES

Alley Side Stairwells – existing opening size: 55.5" x 78.5".  
Brick molding to be removed; existing opening cannot be salvaged.  
Replacement to be fixed clear glass; no grids / no exterior muntins.

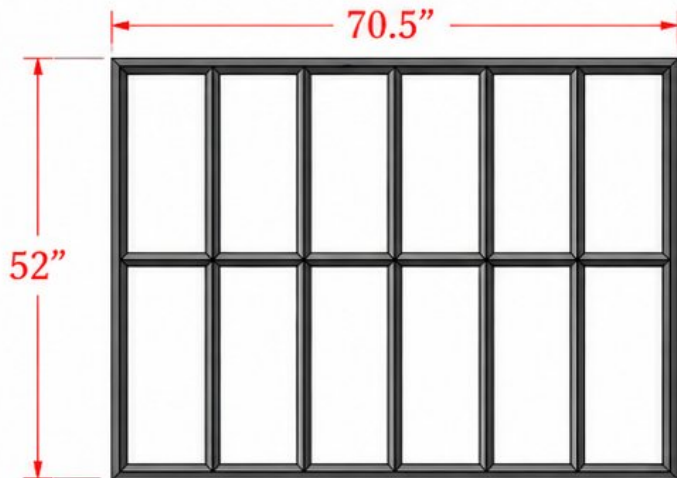
Top sash: Wood 1.5" Steel 1.535"  
Meeting rail: Wood N/A Steel N/A  
Sash bottom rail: Wood N/A Steel 1.535"  
Muntin: N/A – no muntins  
Stile: Wood N/A Steel N/A  
Perimeter frame: Wood N/A Steel 1.53"

HDC / restoration intent: replace failed non-salvageable opening with a clean, durable, black fixed window that remains visually quiet from the alley side.

# 470 MLK Project Plan – HTC Front Window Cut Sheet W5



Item	W5-upper
Product	65 series thermal break fixed window
QTY	5
Color	black
Grids	YES
Hardware	Mega Windows brand
Flyscreen	NONE
Glass	5mm+20A+5mm LOW-E + argon gas
Remarks	NFRC certificate



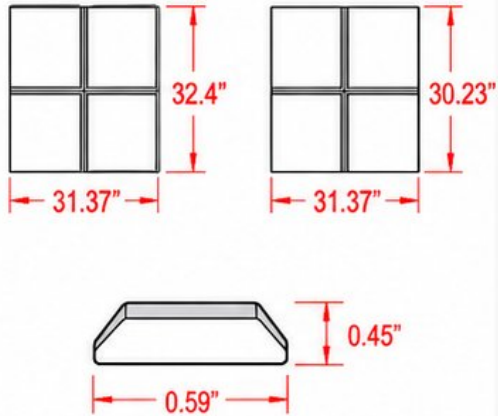
Item	W5-lower
Product	65 series thermal break fixed window
QTY	3
Color	black
Grids	YES
Hardware	Mega Windows brand
Flyscreen	NONE
Glass	5mm+20A+5mm LOW-E + argon gas
Remarks	NFRC certificate



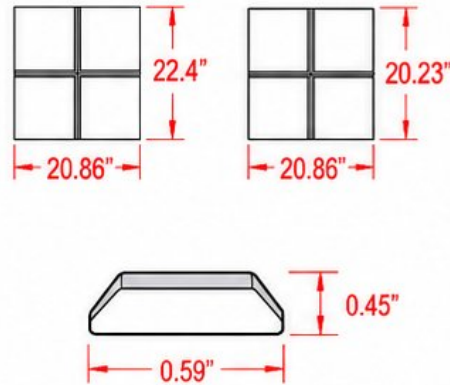
- Front windows arches – existing size 70.5" x 38" (small variation per window).
- Front picture windows below arches – existing size 70.5" x 52".
- Brick molding to remain and be restored, 3" on all sides.
- Exterior muntins to match the selected MLK project design.
- All exterior muntins: beveled-edge profile, 0.45" depth, field-installed factory-provided grids.

# 470 MLK Project Plan – Exterior Muntin / Grid Detail Schedule

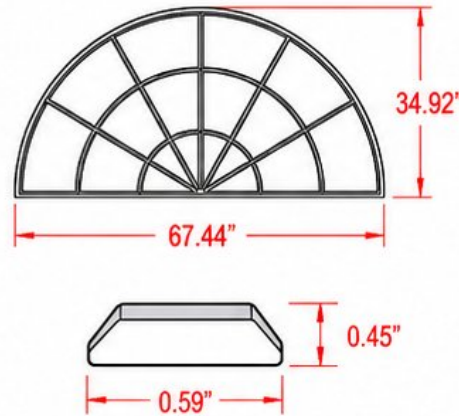
**G1 – Front-Facing Sash Muntin  
(2x2 Divided Lite)**



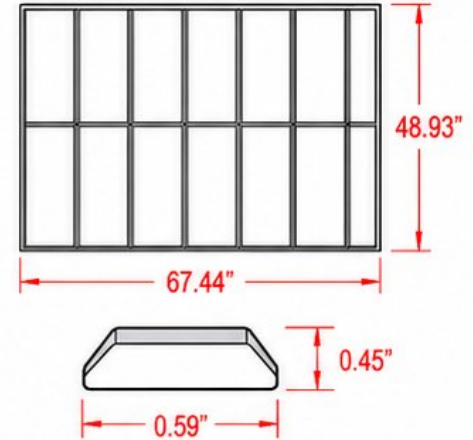
**G2 – Front-Facing Single-Hung  
Exterior Grid (2x2 Divided Lite)**



**G3 – Arch Fanlight Exterior Grid  
(Upper Arch Pattern)**



**G4 – Lower Picture-Window  
Exterior Grid (Vertical Pattern)**



Item	G1
Product	Front-facing sash muntin module (2x2 divided lite pattern)
QTY	16 sets
Color	black
Remarks	Exterior grids only on exterior side

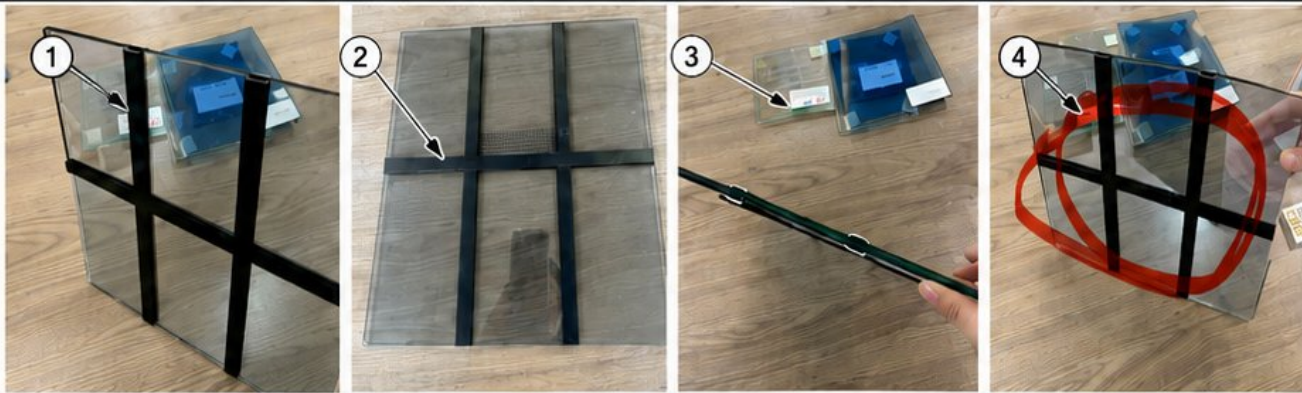
Item	G2
Product	Front-facing single-hung exterior grid (2x2 divided lite pattern)
QTY	16 sets
Color	black
Remarks	Exterior grids only on exterior side

Item	G3
Product	Arch fanlight exterior grid (upper arch pattern)
QTY	5 sets
Color	black
Remarks	Exterior grids only on exterior side

Item	G4
Product	Lower picture-window exterior grid (vertical pattern)
QTY	3 sets
Color	black
Remarks	Exterior grids only on exterior side

**Applied Exterior Grid  
Reference Photos**

Black grid is applied on the exterior side of the glass.  
(Pattern: MLK 2x2 divided lite)



**KEYNOTES / NOTES**

- ① Field-installed, factory-provided exterior grids
- ② Applied to exterior face of glass
- ③ Installed with 3M VHB backer / adhesive
- ④ Beveled-edge profile
- ⑤ 0.45" depth
- ⑥ Lifetime guarantee

Muntin details for all front-facing windows on MLK.

# 470 MLK Project Plan – HTC Door Replacement Cut Sheet D1

Square-profile black aluminum entry door

D1

## EXISTING ENTRY CONDITION



Existing damaged double entry door

## PROPOSED – D1 SQUARE ENTRY DOOR

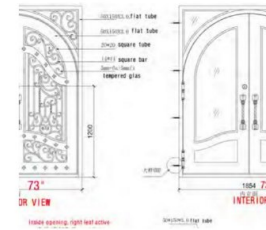


89"

73"

Overall existing opening / proposed door size

## ELEVATION & INSTALLATION NOTES



### DOOR / FRAME INTENT

- Square-profile black aluminum double door
- Six vertical glass lite pattern per leaf
- Full tempered glass panels
- Integrated black pull handles
- Low-profile threshold

### HDC / PRESERVATION INTENT

Replacement uses a simple square-top profile within the existing historic opening. Existing arched surround, brick molding and decorative entry surround are to remain and be restored where feasible. New black finish is compatible with the window replacement package and minimizes visual contrast.

### Existing Conditions

Item	D1	Product	Existing Entry Door
QTY	1 set	Color	Existing worn / damaged finish
Grids	NO	Hardware	Existing hardware
Glass	Existing	Condition	Deteriorated / not repairable
Remarks			Remove existing non-compliant entry assembly

### Replacement Specification

Item	D1	Product	Black aluminum double entry door
QTY	1 set	Color	black
Grids	YES	Hardware	Mega Windows brand
Glass	Tempered	Finish	Black aluminum frame
Remarks			Square door style selected for replacement package

### Notes

- Existing entry opening size shown as 73" W x 89" H; contractor to field-verify final dimensions before fabrication.
- Existing door, damaged panels and incompatible repairs to be removed; restore surrounding masonry/arched trim where feasible.
- New door to be aligned/plumb in existing opening with black finish, full tempered glass, pull handles and compatible low-profile threshold.
- All dimensions shown in inches only.