



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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**SR-1 – SUMMARY STAFF REPORT (05/29/2026)**

*This report, prepared by staff, summarizes the proposed scope of work, the existing conditions at the property, and any factual background information. No PDD/HDC staff analysis/opinion is included.*

**ADDRESS:** 470 MARTIN LUTHER KING JR. BOULEVARD

**MEETING DATE:** 06/10/2026

**APPLICATION NUMBER:** HDC2026-00162

**HISTORIC DISTRICT:** WILLIS-SELDEN

**APPLICANT/OWNER:** KAHLIL ASSAD, 470 MLK BLVD LLC

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 05/29/2026

**DATE(S) OF STAFF SITE VISIT:** 04/22, 04/30 & 05/06/2026

**SCOPE PHRASE FOR AGENDA:** REPLACE WOOD WINDOWS, BUILD RETAINING WALLS/FENCING, INSTALLATION OF CMU BLOCK IN BUILDING'S EXTERIOR WALLS (WORK STARTED WITHOUT APPROVAL)

**PUBLIC HEARING PER 21-2-77:** NO

**SUMMARY OF SCOPE OF WORK:**

*Based on staff review of the submitted documents, the following work is proposed:*

- **Replacement of wood windows on all sides of the building**
  - **Manufacturer: Mega Windows**
  - **Material and operation: Aluminum single-hung 83 series, and E2 fixed window series**
  - **Color and details: Black with black internal grids; external grids to be applied.**
    - **Single-hung windows: 4-over-4 or 6-over-6 pattern**
    - **Façade, first floor - fixed semi-circular; large window openings to be comprised of double casements**
  - **Install composite brick molding**
- **Replacement of exterior aluminum storm doors at façade**
  - **Double doors with lower panel and upper glass design, color: black**
- **Replace deteriorated molding at cornice, match existing profile**
- **Clean and repoint limestone cap at parapet wall**
- **Clean and repoint brick masonry, replace damaged/missing bricks to match.**
- **Repair façade terra cotta details as needed.**
- **Repair façade retaining wall**
- **Installation of CMU block in building's exterior walls (east and west sides)**
  - **Apply murals to interior courtyard/lightwell walls or entire side elevations**
- **Build retaining walls/install fencing at courtyards/lightwells**
  - **Retaining walls: CMU block and brick, cast stone**
  - **Metal frame (black)/glass wall fencing – finish height: 41”**

## **MISSING INFORMATION, CLARIFICATION, OR OTHER ITEMS RELATING TO A COMPLETE SCOPE OF WORK:**

- **Missing**
  - Interior and exterior photos of each window opening prior to replacement, documenting existing conditions of wood windows and brickmold (labeled and coordinated with full wall exterior photos).
  - Masonry cleaning and repointing specifications.
  - Specifications and supporting photographs to confirm scope of work to repair terra cotta details and replacement in-kind of cornice.
  
- **Clarification**
  - Repair and paint MLK signage band – requires removal of existing sign which is not stated, and rendering of signage band (pg. 2) is a different design than the existing architectural detailing above the present sign (pg.1). Please confirm if rendering is accurate to final proposal.
  - Staff identified the installation of new gutters/downspouts and has invited the applicant to include this work item in the application – it is not an included work item at this time.

## **EXISTING CONDITIONS:**

- The four-story building fills the entire lot and was designed with three courtyards/recessed light wells on the east and west walls to allow all housing units to have windows. The outer walls of the building are clad in dark reddish-brown brick; the walls of the courtyards/light wells are clad with yellowish-white brick. The symmetrical façade includes five arched, deeply recessed openings that span the first floor. The outer two openings have door entrances, one with a double door, the other with a single door and sidelights. The three middle openings have large almost-square window openings which rest upon protruding cast concrete half-walls whose outer wall surfaces are decorated with four panels. One of the three window openings retains two wood casement windows, each with a nine-glass panel design. All five openings have an arched transom window (all of which are covered with wood boards), which is separated by decorative thick mullions and highly detailed cast stone surrounds. A low height, stone clad planter fills the sidewalk space between the steps of the two door entrances. Additional adornments on the façade include brick quoins and cast stone rosettes at the first floor, a highly decorative string course separating the first and upper floors, stone medallions and multiple stone bands at the fourth floor, culminating with slightly recessed masonry panels creating an effect of columns at the cornice.
- Prior to the recent work, the window openings on the façade/front wall (floors 2 – 4) had wood double-hung windows (with a 4-over-4 or 6-over-6 pattern) and wood brickmold. The windows on the side and rear walls appeared to have had wood double-hung windows with a 1-over-1 pattern and wood brickmold.
- Between the time of local district designation (October 2011) and the latest Google street view (November 2024) wood windows remained in place on the façade, however some upper and/or lower divided light sash glass were replaced with undivided glass without HDC approval; the historic-age wood window frames and brickmold had remained intact.



• Staff photo, looking north, 04/22/2026



• Base Unit Tools

**BACKGROUND INFORMATION:**

- Currently almost all the wood windows and wood brickmold on the building have been replaced with aluminum windows and aluminum brickmold and is the subject of this application.
- In April, BSEED issued a stop work order; however, HDC staff observed continued work on the building after the work order was in place, which was further reported to BSEED.

**DISTRICT INFORMATION/SIGNIFICANCE:**

- Period of Significance: 1870 - 1947 (National Register of Historic Places Report)
- Link to [Willis-Selden Elements of Design, Sec. 21-2-217](#)
- The permit card was issued on June 30, 1926.
- Contributing resource to the district

**REPORT PREPARED BY: AD**