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**[EXTERNAL] 470 MLK**

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**From** Angela Assad <Angassad@theairking.com>

**Date** Wed 5/13/2026 1:37 PM

**To** Audra Dye <dyea@detroitmi.gov>

**Cc** Kahlil Assad <kahlilassad@theairking.com>; dalexander@theairking.com <dalexander@theairking.com>

 2 attachments (3 MB)

470-Martin-Luther-King-Jr-Boulevard.pdf; a9df3fb3d1cd2eeda715504f4c996ae5.jpg.webp;

Hi Audra,

Happy Wednesday.

Thanks again for taking the time to meet with us on Monday. Please see the attached document for a summary of our adjusted strategy following that conversation.

Also, I've included a few notes and links below.

Updated plan for the front doors below the arches:



Boyd Model Double Front Entry Iron  
Door With Tempered Low E Clear  
Glass Matt Black Finish  
[aawaizimports.com](http://aawaizimports.com)









We agree with you about the casement windows in the front below the arches and are currently assessing what the best move will be. All three windows need to be identical, so retaining the one existing window and replacing the other two with a modern replica will not look good. We are

exploring options now, but our intention is to replace the three windows in the ground floor with casement windows as you suggested.

I am attaching links to the websites that are creating confusion on our end about our buildings historic designation. There are inconsistencies between what was previously determined by other organizations, not only between, nation, state, and city of Detroit registries, but within the city of Detroit itself. I'm sure the error in interpretation is our user error, as we are new to this, but if you could give it a passover with your trained eyes, that would be awesome:

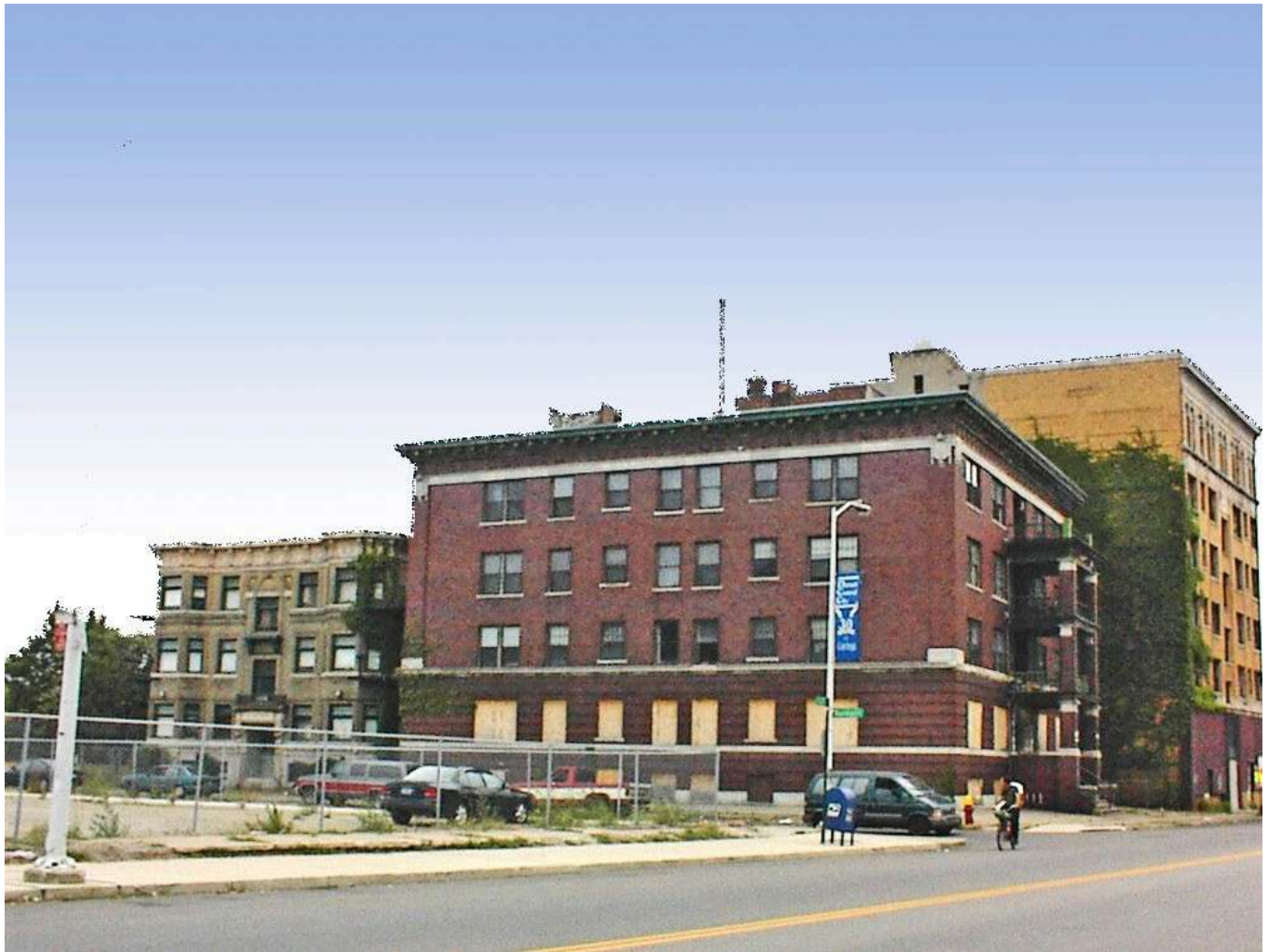
Search  
detroithistorical.org

Cass Farm Multiple Property Submission  
detroit1701.org



Willis-Selden Historic District  
detroit1701.org





Cass-Davenport Historic District  
 detroit1701.org

I cannot find our building listed in any of the above pages or anywhere on that website or any other Detroit historic website. We also cannot find any original photos or sketches that would help guide our rehabilitation project (as discussed in yesterday’s meeting).

Here is the APE application for 2nd Street Apartments Project - **Project Address:** 3515 2nd Avenue, Detroit, Michigan 48201

Our building is listed first under survey forms.

**FEDERAL AGENCY INVOLVEMENT AND RESPONSE CONTACT INFORMATION**

a. **State Agency Contact (if applicable):** City of Detroit Housing and Revitalization Department  
 Contact Name: Penny Dwoinen

Contact Address: 2 Woodward Avenue, Suite 90B City: Detroit Zip: 48226

Email: [dwoinenp@detroitmi.gov](mailto:dwoinenp@detroitmi.gov) Phone: 313-224-6380

b. **Applicant (if different than federal agency):** MLK on 2nd Limited Dividend Housing Association, LLC

Contact Name: Fadi Nassar

Contact Address: 32600 Telegraph Road, Suite 102 City: Bingham Farms State: MI Zip: 48025

Email: [fnassar@me.com](mailto:fnassar@me.com) Phone: 313-582-7781

c. **Consulting Firm (if applicable):** PM Environmental, Inc.

Contact Name: Chelsea Dantuma

Contact Address: 3440 Ranger Road City: Lansing State: MI Zip: 48906  
Email: dantuma@pmenv.com Phone: 800-313-2966



Coleman A. Young Municipal Center Phone: 313.224.6380  
2 Woodward Avenue, Suite 908 Fax: 313.224.1629  
Detroit, Michigan 48226 www.detroitmi.gov

Submit one application for each project for which comment is requested. Consult the *Instructions for the Application for HRD Section 106 Consultation Form* when completing this application. Once application form is complete, please submit via: <https://app.smartsheet.com/b/form/1faa296eedac476a9fbf2ef1916ddb99>, along with any supplemental attachments, up to 250MB.

- I. GENERAL INFORMATION  New submittal  
 More information relating to and existing project
  - a. Project Name: Second Street Apartments
  - b. Project Municipality: Detroit
  - c. Project Address: 3515 2<sup>nd</sup> Avenue, Detroit, Michigan 48201

II. FEDERAL AGENCY INVOLVEMENT AND RESPONSE CONTACT INFORMATION

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Contact Address: 3440 Ranger Road City: Lansing State: MI Zip: 48906  
Email: dantuma@pmenv.com Phone: 800-313-2966

III. PROJECT INFORMATION

- a. Project Location and Area of Potential Effect (APE)
  - i. Maps. Please indicate all maps that will be submitted as attachments to this form.
    - Street map, clearly displaying the direct and indirect APE boundaries
    - Site map
    - USGS topographic map Name(s) of topo map(s): Name(s) of topo map(s)
    - Aerial map
    - Map of photographs
    - Other: Identify type(s) of map(s)
  - ii. Site Photographs
  - iii. Describe the APE:
 

The direct APE is bounded by the north, east, south, and west subject property boundaries within the City of Detroit. The parcel number for the direct APE is 04000689-90.

The indirect APE is generally bounded by Brainard Street to the north, properties east of 2<sup>nd</sup> Avenue to the east, 3<sup>rd</sup> Street to the west, and by properties south of Martin Luther King Jr. Boulevard to the south.

Section 106 Application  
PDF Document · 29.3 MB

And here is the above project's finished product (not our project, but close enough to consider us in their APE):

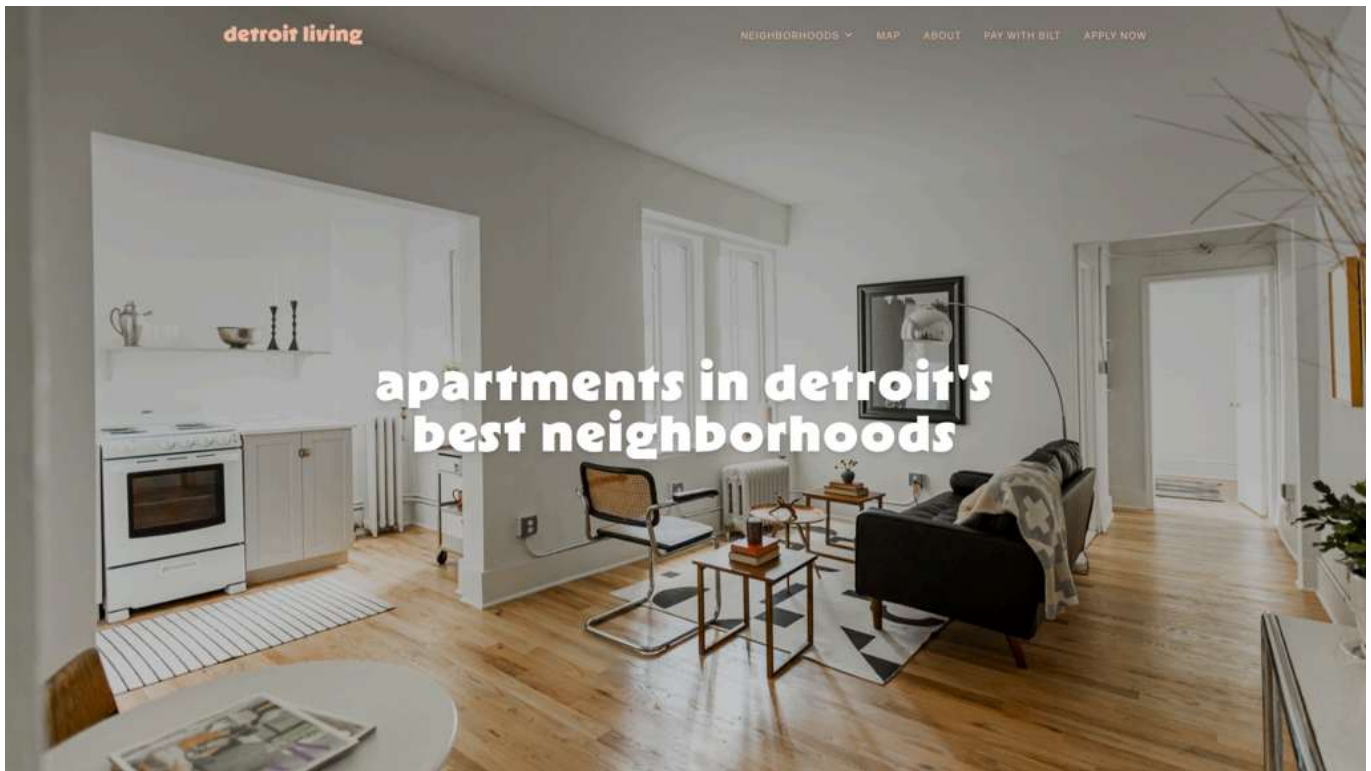


Home - Second Avenue Apartments (MLK on 2nd)  
[mlkonsecond.com](http://mlkonsecond.com)

We are also using this building as a frame of reference for approved restoration standards within the historic district (also listed under Survey Forms in the above application and described as undergoing

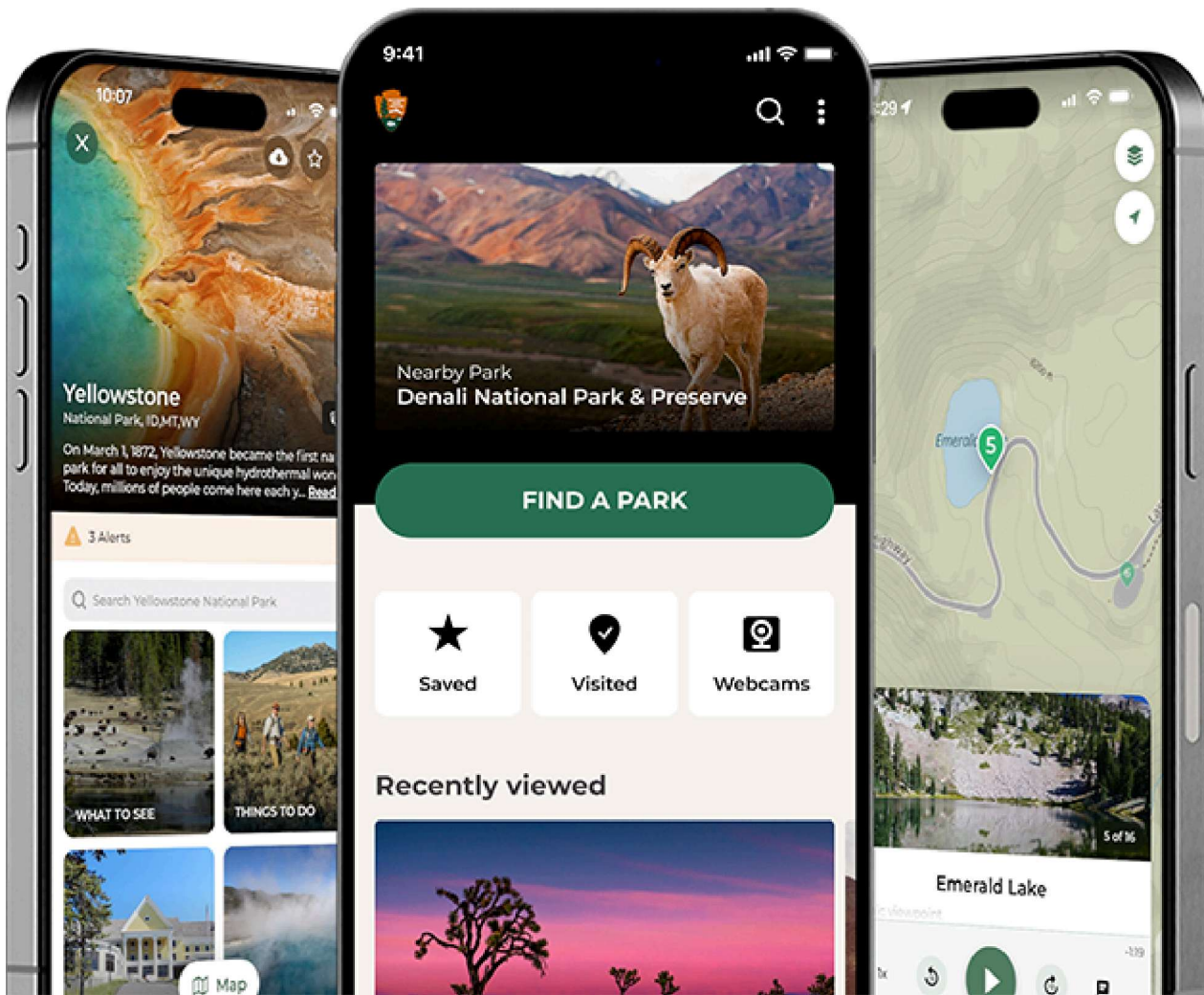
"Extensive alterations throughout the building that have altered the original design. Therefore,

Criterion A, B, and C of the National Register of Historic Places does not apply."):



Modern Apartments in Detroit  
detroitliving.com

Here is the website we have been using for standards of rehabilitation. We understand that Detroit's standards may differ:



The Secretary of the Interior's Standards for the Treatment of Historic Properties: Rehabilitation as a Treatment and Standards for Rehabilitation (U.S. National Park Service) nps.gov