



# HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

<b>APPLICATION ID</b>
HDC2026-00162

## PROPERTY INFORMATION

<b>ADDRESS(ES):</b> 470 Martin Luther King Jr Blvd
<b>HISTORIC DISTRICT:</b> Willis-Selden

**SCOPE OF WORK: (Check ALL that apply)**

- |   |   |  |   |   |                                |
|---|---|--|---|---|--------------------------------|
| <input checked="" type="checkbox"/> Windows/<br>Doors | <input type="checkbox"/> Walls/<br>Siding | <input type="checkbox"/> Painting        | <input type="checkbox"/> Roof/Gutters/<br>Chimney | <input type="checkbox"/> Porch/Deck/Balcony   | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition                   | <input type="checkbox"/> Signage          | <input type="checkbox"/> New<br>Building | <input type="checkbox"/> Addition                 | <input type="checkbox"/> Site Improvements<br>(landscape, trees, fences,<br>patios, etc.) |                                |

**BRIEF PROJECT DESCRIPTION:**

Property will have all exterior windows and entry doors removed and replaced. The exterior windows are damaged beyond repair and replacement is the only option. All windows on the property will be replaced to match: replacing single-pane wood casement windows with aluminum black double pan windows with muntins. However, all windows and door sizes will remain the same or as close to the original size as possible.

## APPLICANT IDENTIFICATION

<b>TYPE OF APPLICANT:</b> Tenant or Business Occupant			
<b>NAME:</b> Kahlil Assad		<b>COMPANY NAME:</b> 470 MLK BLVD LLC	
<b>ADDRESS:</b> 1925 Forest Lane		<b>CITY:</b> Bloomfield TWP	<b>STATE:</b> MI
<b>PHONE:</b> +1 (313) 598-7678		<b>EMAIL:</b> kahlilassad@theairking.com	
<b>ZIP:</b> 48301			

## I AGREE TO AND AFFIRM THE FOLLOWING:

<input checked="" type="checkbox"/>	I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
<input checked="" type="checkbox"/>	I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
<input checked="" type="checkbox"/>	I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.
<input checked="" type="checkbox"/>	As required by the state Local Historic Districts Act, <a href="#">Act 169 of 1970</a> (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, <a href="#">1972 PA 230, MCL 125.1501 to 125.1531</a>

DocuSigned by:  
*Kahlil Assad*  
C946B6773E7C4C5

04/08/2026

SIGNATURE

DATE

**NOTE: Based on the scope of work, additional documentation may be required. See [www.detroitmi.gov/hdc](http://www.detroitmi.gov/hdc) for scope-specific requirements.**

**PROJECT DETAILS – TELL US ABOUT YOUR PROJECT**

**Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.**

**ePLANS PERMIT NUMBER:**

(only applicable if you've already applied for permits through ePLANS)

BLD2026-00529

**GENERAL**

**1. DESCRIPTION OF EXISTING CONDITION**

*Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")*

Windows and entry doors are damaged beyond repair. Specifically, they have broken frames, rotting wood, and broken glass.

**2. PHOTOGRAPHS**

*Help us understand your project. Please attach photographs of all areas where work is proposed.*



**3. DESCRIPTION OF PROJECT**

*In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")*

Replace damaged windows with aluminum black double pane windows with muntins. install new entry doors.

**4. DETAILED SCOPE OF WORK**

*In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")*

Removal of existing exterior windows and entry doors, replace with new windows and doors.



**5. BROCHURES/CUT SHEETS**

*Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.*

## ADDITIONAL DETAILS

### 6. WINDOWS/DOORS

*Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)*














PROJECT SCOPE

GENERAL DESCRIPTION OF WORK  
REPLACEMENT OF APPROXIMATELY 250 EXTERIOR WINDOW UNITS WITH NEW ONES, USING EXISTING MASONRY OPENINGS AND WITHOUT ALTERATION TO OPENINGS.

SITE / EXTERIOR  
NO SITE WORK.

BUILDING  
NO OTHER BUILDING WORK IS PROPOSED.

BUILDING CODE RELATED DATA

CODE BASIS:  
2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS

COMPLIANCE METHOD: WORK AREA COMPLIANCE METHOD, LEVEL 1 ALTERATIONS.

PROJECT AREAS:  
ALL WINDOWS IN EXISTING EXTERIOR OPENINGS

EXISTING/PROPOSED OCCUPANCY CLASSIFICATIONS:  
R1-HOTEL

CONSTRUCTION TYPE:  
III-B, MASONRY EXTERIOR WALLS, INTERIOR CONSTRUCTION OF VARIOUS APPROVED MATERIALS INCLUDING WOOD.

EGRESS

EMERGENCY EGRESS AND RESCUE WINDOWS ARE NOT REQUIRED FOR THIS OCCUPANCY CLASSIFICATION (R1). [MBC 1031.2]

PROPOSED ALTERATIONS, RECONFIGURED SPACE PER FLOOR: 0%; NO SPACE RECONFIGURATION IS PROPOSED AS PART OF THIS PROJECT. ALTERATIONS ARE LIMITED TO WINDOW REPLACEMENTS.

WINDOW OPENING CONTROL DEVICES:  
PROJECT SCOPE DOES NOT MEET CRITERIA FOR REQUIRING WINDOW OPENING CONTROL DEVICES, BASED ON OCCUPANCY CLASSIFICATION (R1). WINDOW OPENING CONTROL DEVICES MAY BE INSTALLED AS AN ALTERNATE. [MRCEB 702.4 CONDITION #3]

ENERGY CONSERVATION  
NEW WINDOW UNITS AND INSTALLATIONS TO BE CERTIFIED FOR CONFORMANCE TO THE FOLLOWING CRITERIA:

U-VALUE FOR METAL OPERABLE WINDOW UNITS: MAX = 0.5  
U-VALUE FOR METAL FIXED WINDOW UNITS: MAX = 0.42  
U-VALUE FOR METAL FRAMED ENTRANCE DOOR: MAX = 0.77  
SOLAR HEAT GAIN COEFFICIENT (SHGC): MAX = 0.40

SAFETY GLAZING  
INSTALL SAFETY GLAZING IN STAIRWELLS AND BATHROOMS. SAFETY GLAZING SHALL BE LABELED, OR PROVIDE CERTIFICATION TO THE AHJ. [MBC 2406.3, MBC 2406.4.5]

LEGAL DESCRIPTION

N MYRTLE E 10 FT 19 20 BLK 89--SUB PT CASS FARM L1 P175-6 PLATS, W C R 2/103 60 X 190

SITE IS IN AN AREA OF MINIMAL FLOOD HAZARD PER THE FEMA FLOOD HAZARD MAP UPDATED OCT-21-2021

ZONING RELATED DATA

ZONING RELATED DATA

SD2, HISTORIC - LOCAL BUSINESS AND RESIDENTIAL TRADITIONAL MAIN STREET OVERLAY.

"HOTEL" IS AN EXISTING CONFORMING USE IN THIS DISTRICT. [50-11-270]

HISTORIC DISTRICT DESIGNATION  
WILLIS-SELDEN LOCAL HISTORIC DISTRICT

EXPANSION, CHANGE OR INTENSIFICATION  
NO EXPANSION, CHANGE OF USE OR INTENSIFICATION OF USE IS PROPOSED AS PART OF THIS PROJECT.

NEW WINDOW UNIT GLAZING  
REPLACEMENT WINDOW GLAZING LIGHT TRANSMITTANCE VALUE (LTV) IS TO BE PROVIDED. APPLIES TO SOUTH ELEVATION (STREET FRONT) WINDOWS ONLY.

DESIGN/BUILD AND DEFERRED SUBMITTAL REQUIREMENTS OF THE CONTRACTOR

WINDOW OPENING SURVEY  
SURVEY CONDITIONS AT EXISTING WINDOW OPENINGS TO RECEIVE NEW WINDOW UNITS, INCLUDING DIMENSIONS.

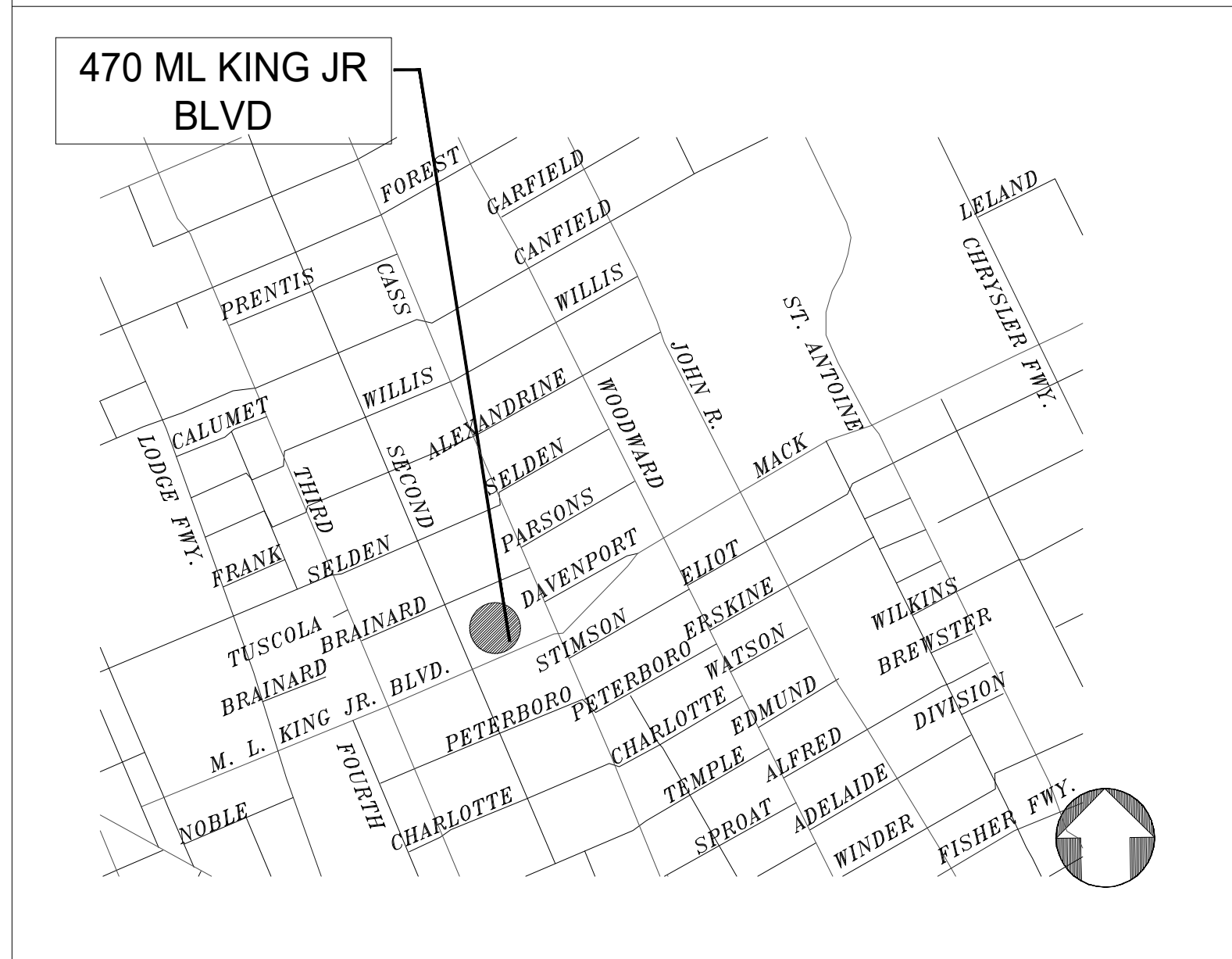
WINDOW UNIT SHOP DRAWINGS  
WINDOW UNIT SHOP DRAWINGS CONFIRMING COMPLIANCE WITH WITH CODE REQUIREMENTS, AND FOR HISTORIC REVIEW BY THE CITY.

WINDOW INSTALLATION DETAILING  
DETAILING OF WINDOW INSTALLATION IN EXISTING OPENINGS, INCLUDING MOULDING, SEALANTS AND TRIM.

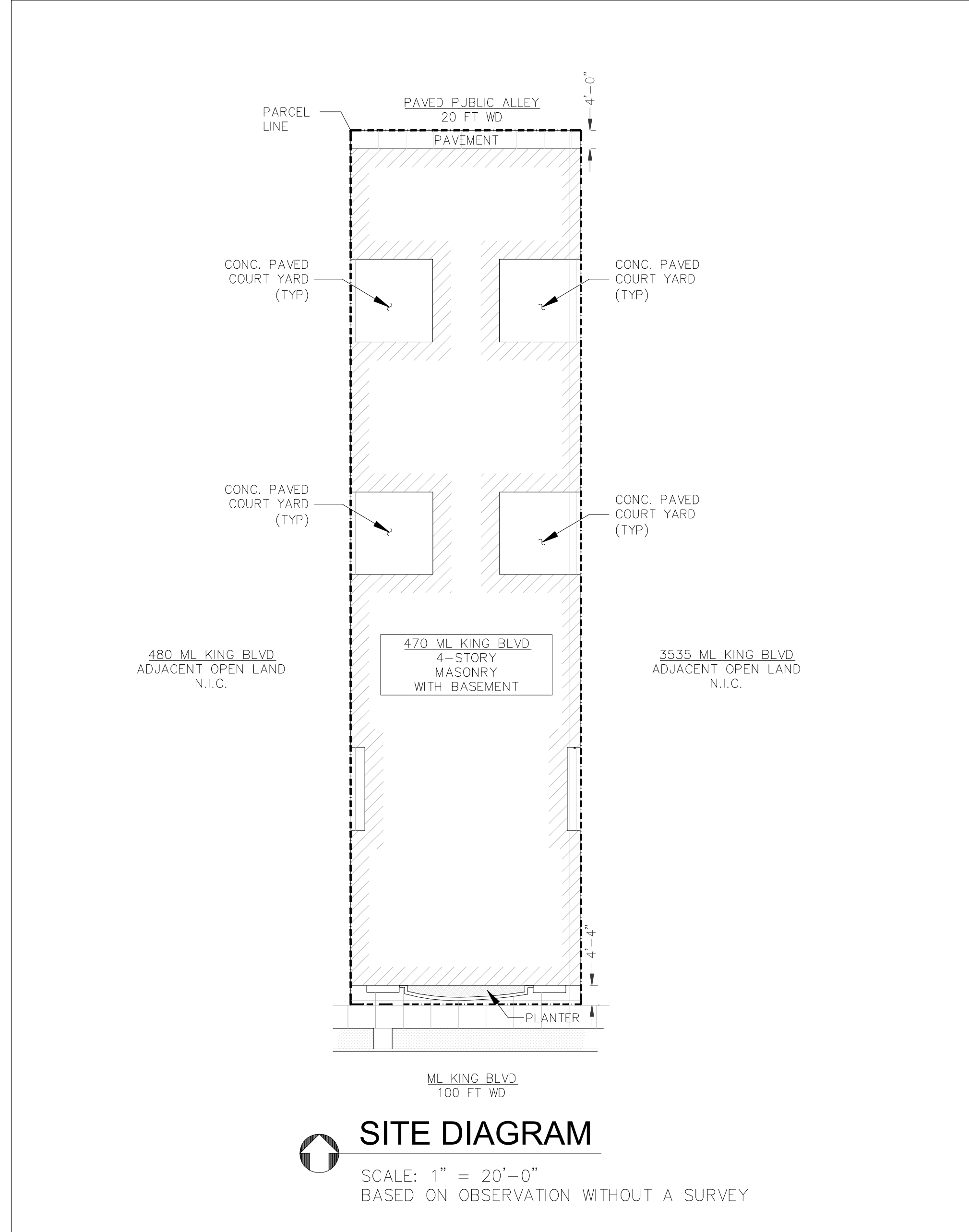
SHEET INDEX

- A1 PROJECT DATA, SIDE DIAGRAM
- A2 NORTH AND SOUTH BUILDING ELEVATIONS
- A3 EAST AND WEST BUILDING ELEVATIONS
- A4 BASEMENT AND FIRST FLOOR PLANS
- A5 TYPICAL FLOOR PLAN FOR FLOORS 2, 3 AND 4

VICINITY MAP NO SCALE



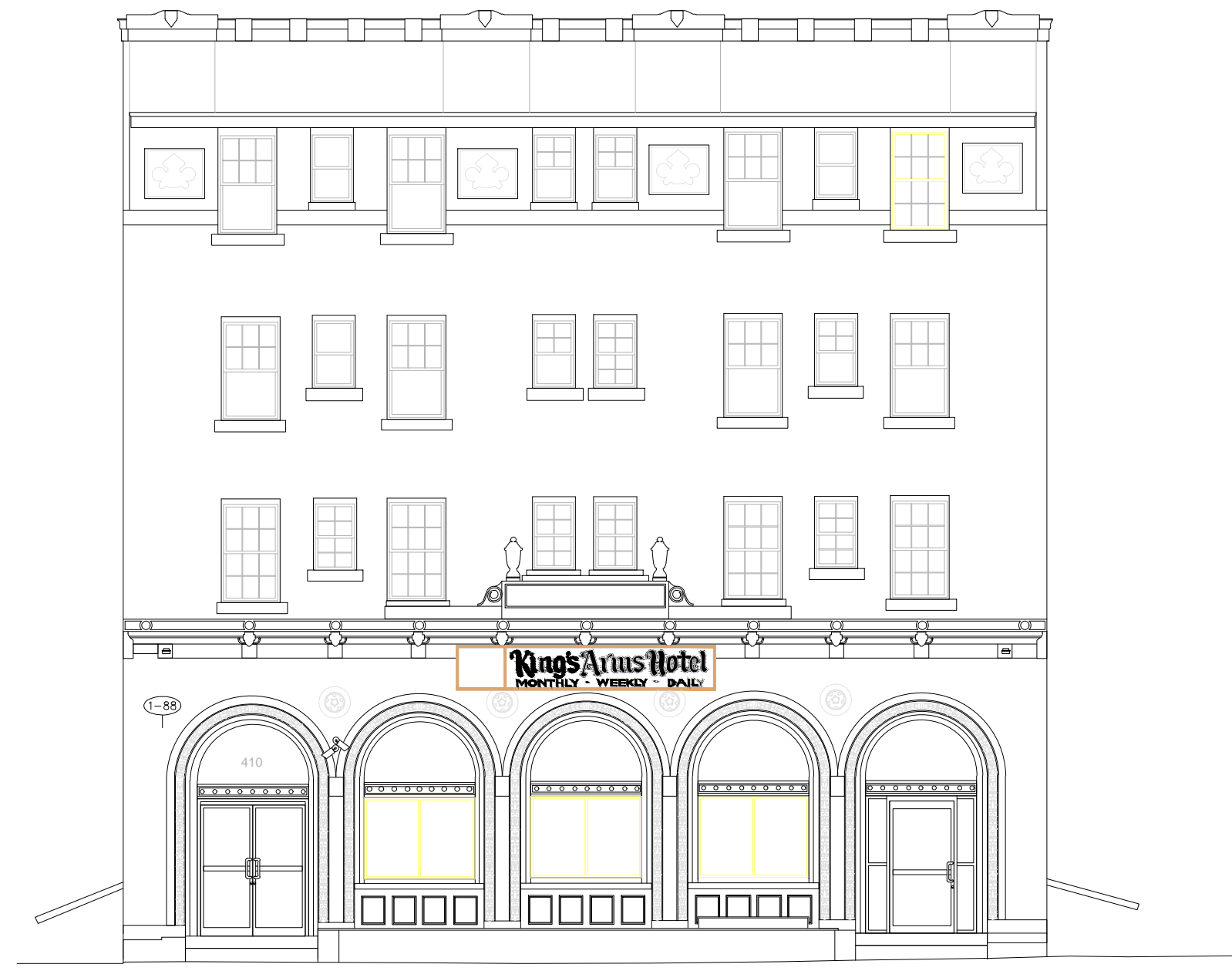
SITE DIAGRAM



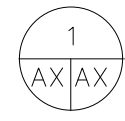
VIEW OF SOUTH ELEVATION (FRONT)

ISSUE DATES:

- REVIEW  
MAR 25, 2026
- PERMIT  
MAR 30, 2026



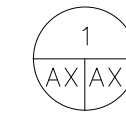
**SOUTH ELEVATION  
(FRONT, STREET)**



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



**NORTH ELEVATION  
(REAR, ALLEY)**



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

Drawn By: R.E.

**WINDOW REPLACEMENT PROJECT**

ISSUE DATES:  
REVIEW  
MAR 25, 2026  
PERMIT  
MAR 30, 2026

**NORTH AND SOUTH BUILDING  
ELEVATIONS**

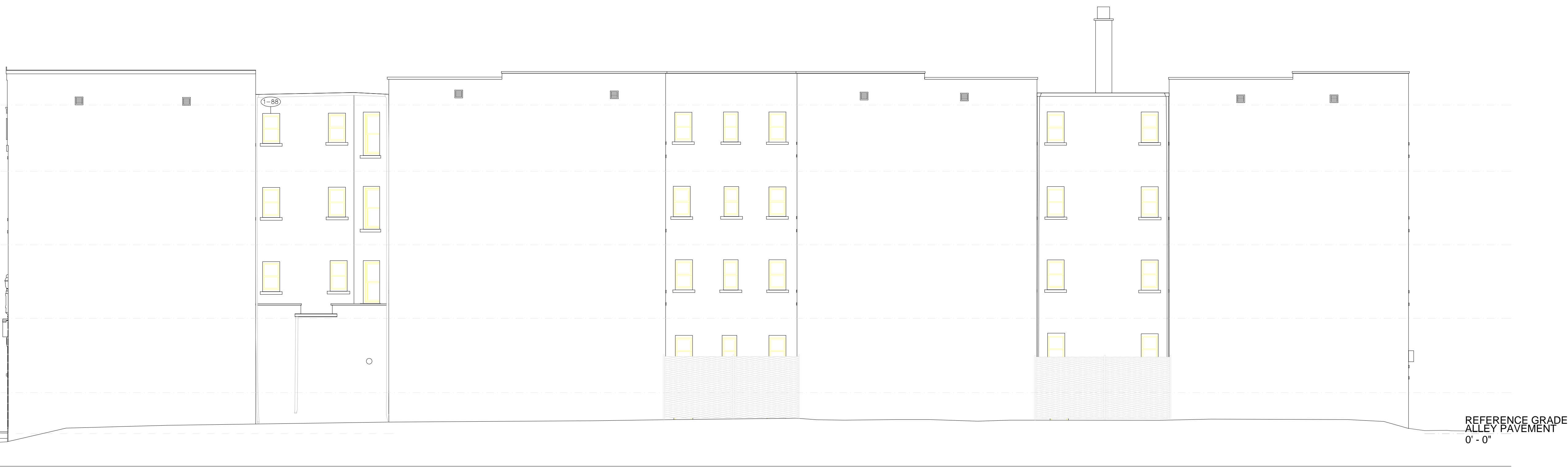
470 ML KING BLVD  
Detroit, Michigan

**HANNA ENGINEERING AND CONSULTING**  
Planners, Architects and Engineers  
31796 Clermont  
Livonia, Michigan 48150  
Phone: 313-965-7979  
hanna.hce@gmail.com

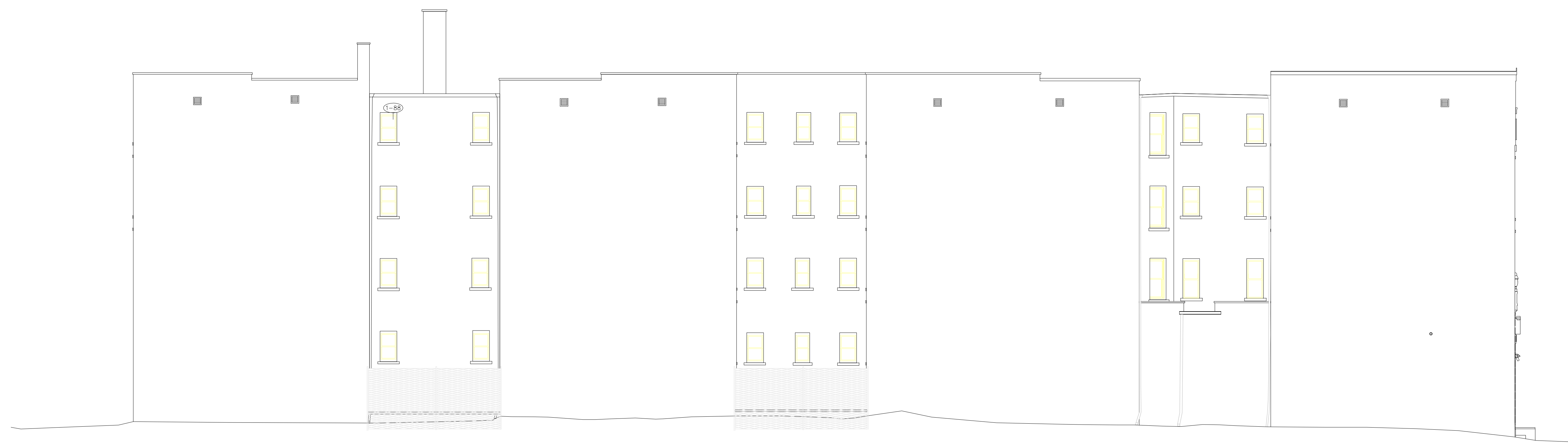


**EDWARDS GROUP INTERNATIONAL, INC.**  
Architecture | Design | Planning Solutions  
440 Burroughs St #653  
Detroit, MI 48202  
313-965-4000 / Fax 313-965-7979

- ATTIC FLOOR  
44' - 8"
- 04-FOURTH FLOOR  
35' - 8"
- 03-THIRD FLOOR  
25' - 8"
- 02-SECOND FLOOR  
15' - 8"
- 01-FIRST FLOOR  
5' - 7"
- GROUND FLOOR  
4"
- L1-LOWER LEVEL  
-4' - 5"



1  
AX|AX  
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



1  
AX|AX  
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

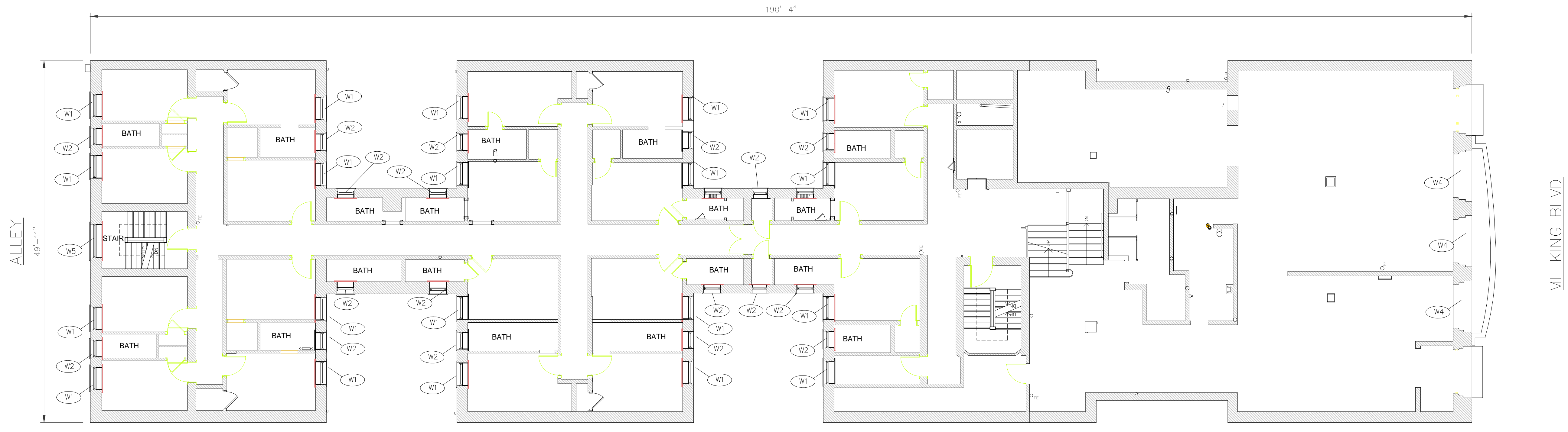
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hanna\_eng@hanna.com

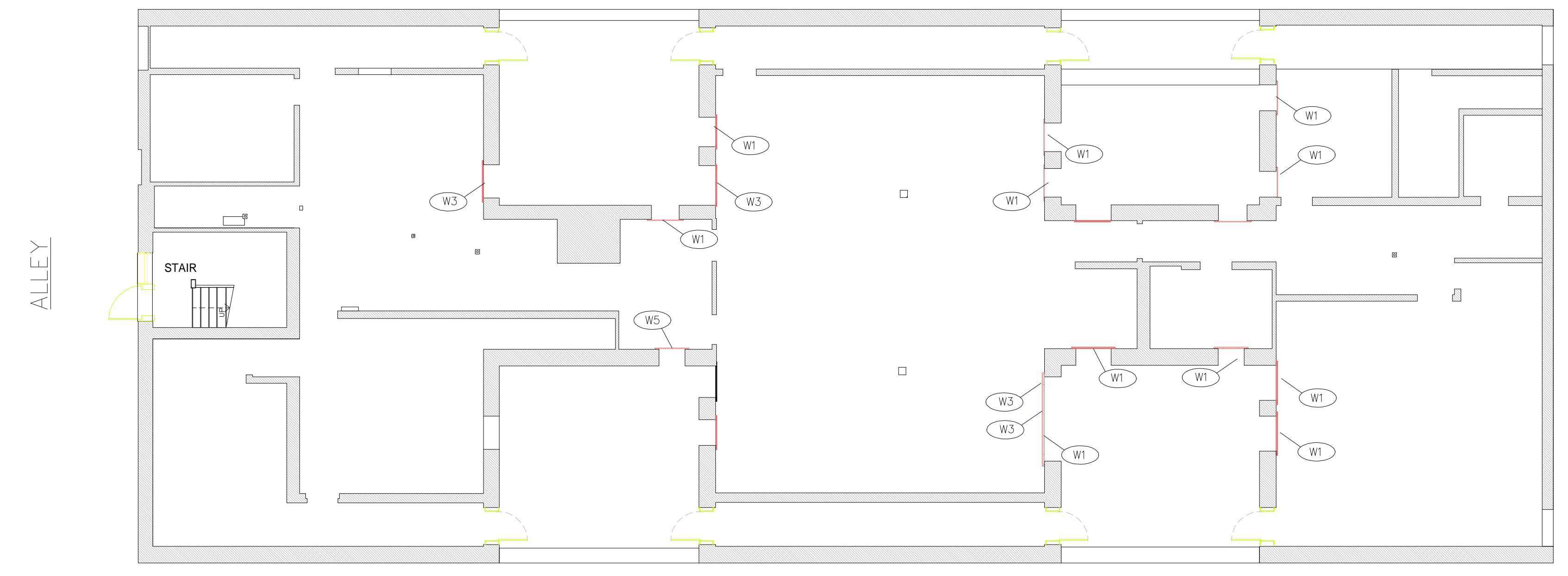
**EAST AND WEST BUILDING ELEVATIONS**  
470 ML KING BLVD  
Detroit, Michigan

DRAMA BY: R.E.  
**WINDOW REPLACEMENT PROJECT**

ISSUE DATES:  
REVIEW  
MAR 25, 2026  
PERMIT  
MAR 30, 2026



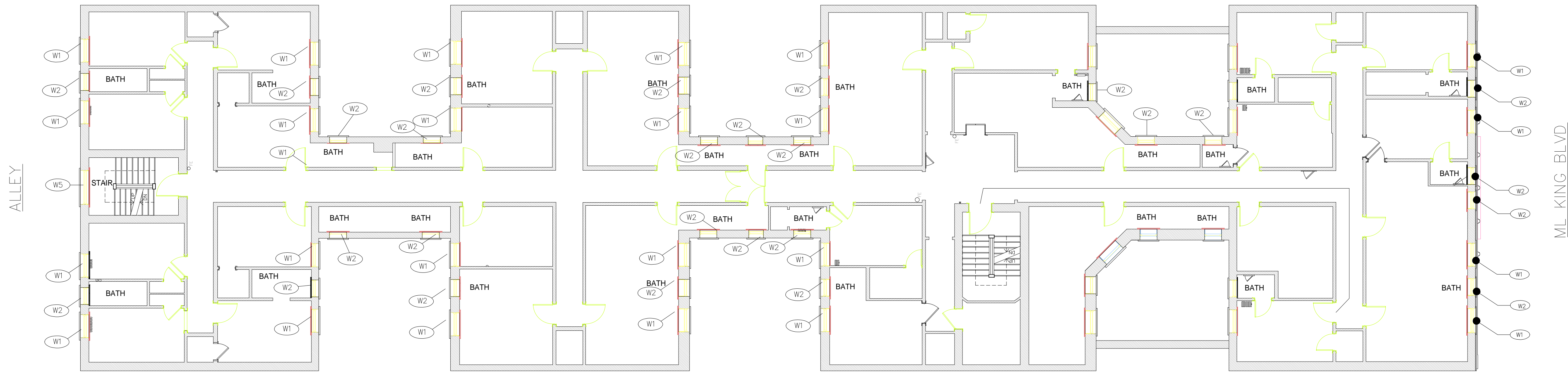
**FIRST FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**BASEMENT FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

1. SEE CONTRACTOR/INSTALLER'S WINDOW SUBMITTAL FOR WINDOW DETAILS BY TYPE.

2. WINDOW NUMBERS CORRESPOND TO WINDOW TYPES IN MANUFACTURER'S WINDOW SUBMITTAL.



TYPICAL FLOOR PLAN, 2ND,  
3RD AND 4TH FLOORS  
SCALE: 1/8" = 1'-0"

1. SEE CONTRACTOR/INSTALLER'S WINDOW SUBMITTAL FOR WINDOW DETAILS BY TYPE.

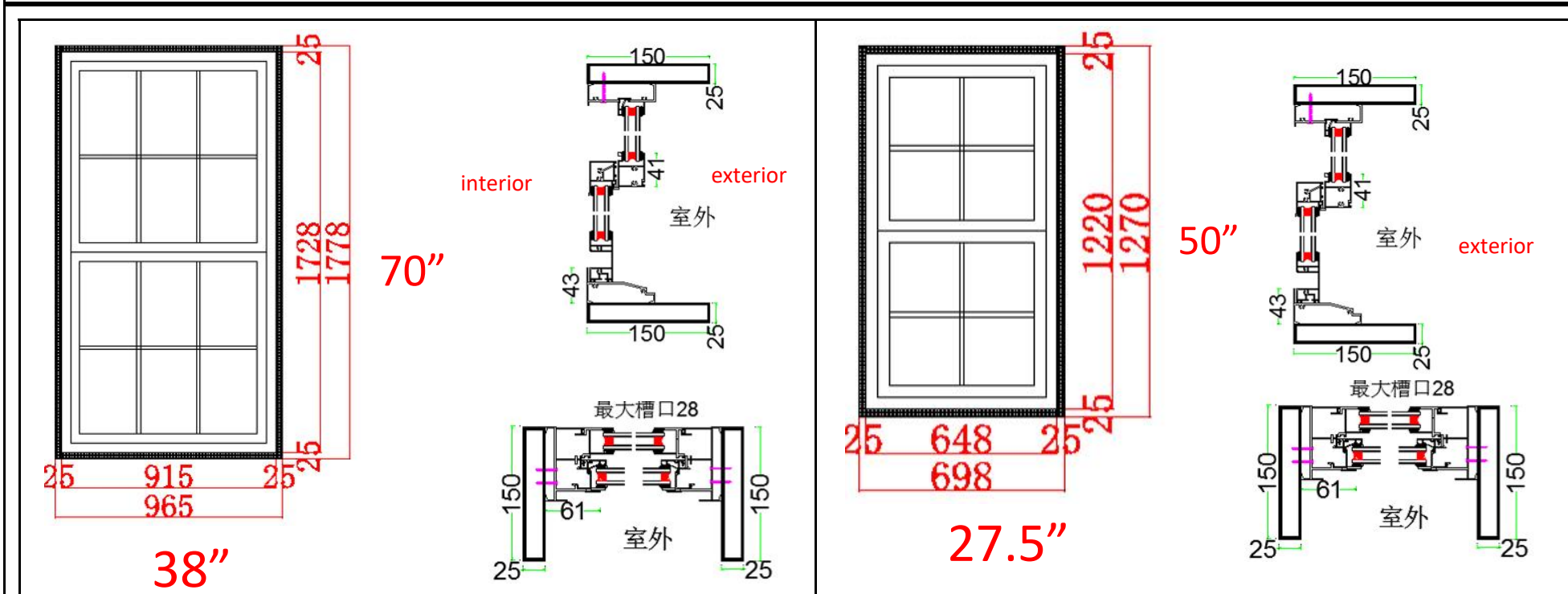
2. WINDOW NUMBERS CORRESPOND TO WINDOW TYPES IN MANUFACTURER'S WINDOW SUBMITTAL.



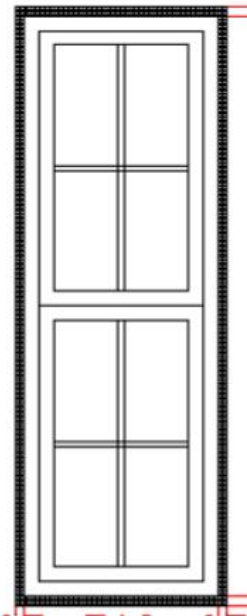
KINGS ARMS HOTEL

ARCHITECT REVIEW PACKAGE

# 470 Project Production drawing (Drawing from Interior view)

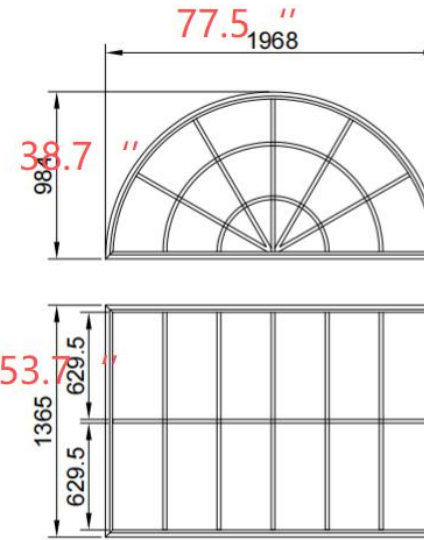
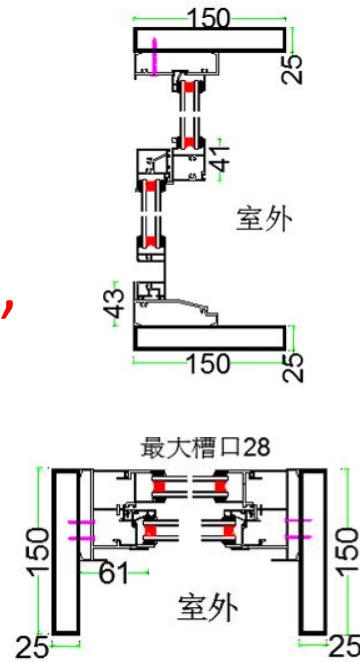


Item	W1	Products	83 series single hung window	Item	W2	Products	83 series single hung window
QTY	127	color	black	QTY	127	color	black
Grids	YES	Hardware	Chinese brand	Grids	YES	Hardware	Chinese brand
Flyscreen	NONE	Glass	5mm+9A+5mm+argon gas	Flyscreen	NONE	Glass	5mm+9A+5mm+argon gas
Remarks	Customize 6"*1" aluminum frame, NFRC certificate			Remarks	Customize 6"*1" aluminum frame, NFRC certificate		



64.5"

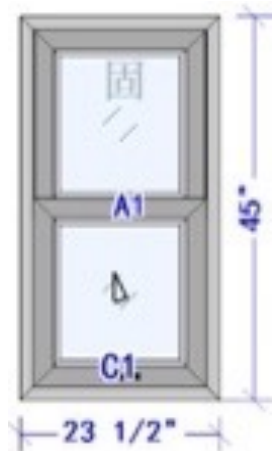
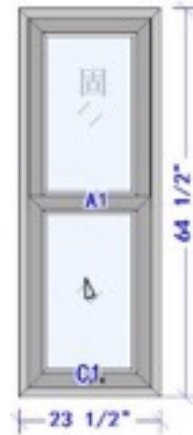
23.5"



Item	W3	Products	83 series single hung window	Item	W4	Products	E2 series thermal break fixed window
QTY	4	color	black	QTY	3	color	black
Grids	YES	Hardware	Chinese brand	Grids	YES	Hardware	Chinese brand
Flyscreen	NONE	Glass	5mm+9A+5mm+argon gas	Flyscreen	NONE	Glass	6mm+20A+6mm+argon gas
Remarks	Customize 6"*1" aluminum frame, NFRC certificate			Remarks	NFRC certificate		



## ALUMINUM SINGLE HUNG 83 SERIES WINDOW

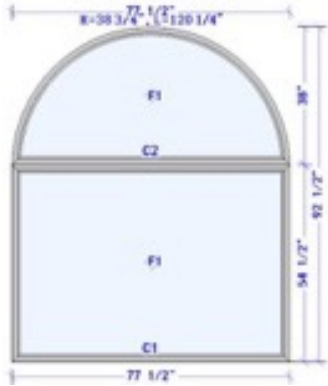


- PROFILE 6063-T5 ALUMINUM ALLOY
- 2.0MM THICKNESS
- BLACK COLOR
- BLACK COLOR STRIP BETWEEN GLAZE
- HIDDEN WATER DRAINAGE SYSTEM
- INTEGRATED HARDWARE
- NFC STANDARD
- DOUBLE TEMPERED SAFETY GLASS
- LOW E COATING
- DOUBLE PANE INSULATED
- 8MM+15A+8MM+LOW E+ARGON GLASS

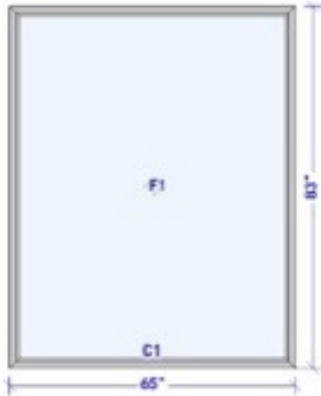
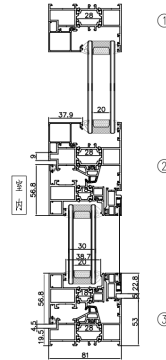
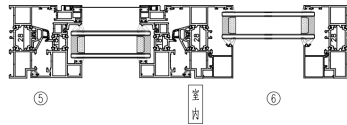
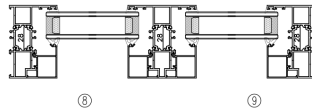
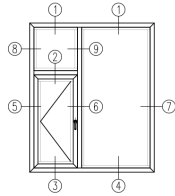




## ALUMINUM E2 SERIES FIXED WINDOW



E2 Series casement window



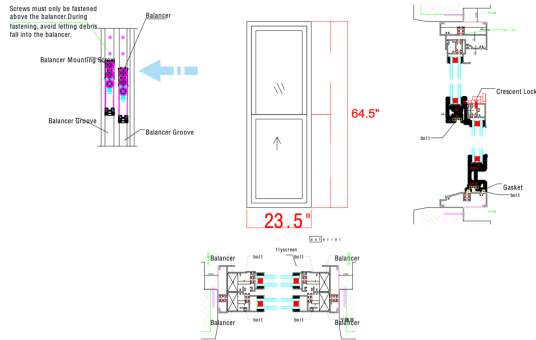
- PROFILE 6063-T5 ALUMINUM ALLOY
- 2.0MM THICKNESS
- BLACK COLOR
- BLACK COLOR STRIP BETWEEN GLAZE
- HIDDEN WATER DRAINAGE SYSTEM
- INTEGRATED HARDWARE
- NFRG STANDARD
- DOUBLE TEMPERED SAFETY GLASS
- LOW E COATING
- DOUBLE PANE INSULATED
- 8MM+15A+8MM+LOW E+ARGON GLASS



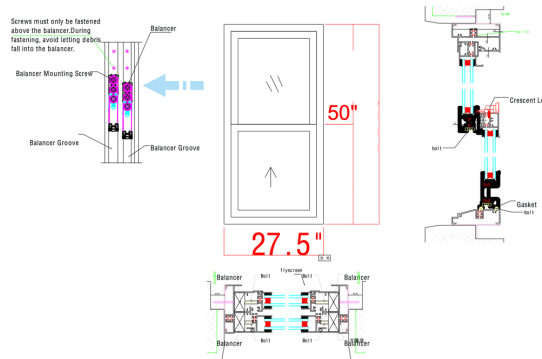


# ALUMINUM SINGLE HUNG PROFILE 83 AND GLASS DETAILS

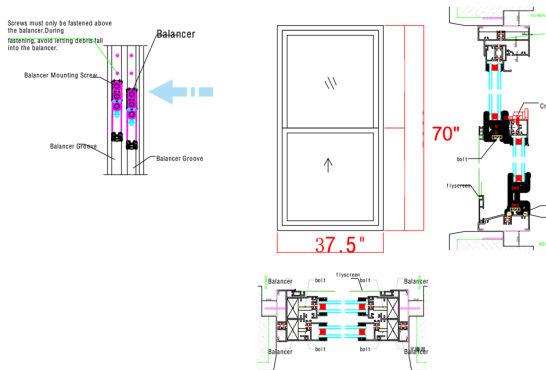
W1 83 Series single hung window, Black powder coating. QTY: 127 Set



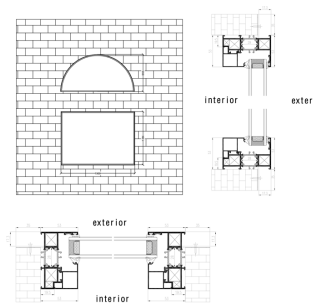
W2 83 Series single hung window, Black powder coating. QTY: 127 Set



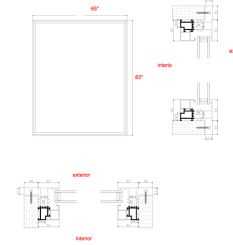
W3 83 Series single hung window, Black powder coating. QTY: 4Set



W3 E2 Series s Fixed window, Black powder coating. QTY: 3Set



W6 E2 Series s Fixed window, Black powder coating. QTY: 3Set



 National Fenestration Rating Council CERTIFIED	<b>FOSHAN REALGRES BUILDING MATERIALS CO., LTD</b>	
	<b>ALUMINUM WINDOW AND DOOR</b> DoubleLayer Glazed • Argon Fill • Low E FRG-N-1 00001-00001	
<b>ENERGY PERFORMANCE RATINGS</b>		
U-Factor (U.S./I-P)	Solar Heat Gain Coefficient	
<b>0.29</b>	<b>0.23</b>	
<b>ADDITIONAL PERFORMANCE RATINGS</b>		
Visible Transmittance	Air Leakage (U.S./I-P)	
<b>0.34</b>	<b>≤0.3</b>	
<small>Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information. www.nfrc.org</small>		