PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2026-00505

Effective Date: 10/20/26

Project Address: 276 W. Grand Blvd.

Issued to: Vic Abla
276 W. Grand Blvd.
DETROIT, MI 48216

Historic District: Hubbard Farms

Description of Work:

• Demolish storage building at rear

COA

With the Conditions that:

N/A

Pursuant to Section 5 of the Michigan Local Historic District Act, as amended, being MCL 399.205 and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, the Detroit Historic District Commission has duly reviewed the above referenced application at a Public Meeting held on **10/14/26** and hereby issues a Certificate of Appropriateness for the work described above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design.

For the Commission:

Garrick Landsberg
Director of Staff, Historic District Commission

PSR: Lise 261021LS

Post this COA at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

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HISTORIC DISTRICT COMMISSION
APPLICATION FOR WORK APPROVAL

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

APPLICATION ID
HDC2026-00505

PROPERTY INFORMATION

ADDRESS(ES): 276 W. Grand Blvd.

HISTORIC DISTRICT: Hubbard Farms

SCOPE OF WORK: (Check ALL that apply)

- ☐ Windows/ Doors
- ☐ Walls/ Siding
- ☐ Painting
- ☐ Roof/Gutters/ Chimney
- ☐ Porch/Deck/Balcony
- ☐ Other
- ☒ Demolition
- ☐ Signage
- ☐ New Building
- ☐ Addition
- ☐ Site Improvements (landscape, trees, fences, patios, etc.)

BRIEF PROJECT DESCRIPTION:

Complete demolition of cinder block, multi-sectioned "shed" built approx. 50 years ago as storage for old hospital across the alley. Structure is not historic and suffered a partial collapse of the roof after the succession of strong storms in June. Note that structure crosses property line to the south, 272 W. Grand Blvd.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Vic Abla	**COMPANY NAME:** N/A		
ADDRESS: 276 W. Grand Blvd.	**CITY:** DETROIT	**STATE:** MI	**ZIP:** 48216
PHONE: **********	**EMAIL:** **********		

I AGREE TO AND AFFIRM THE FOLLOWING:

☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.

☒ 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.

☒ I hereby certify that I am the legal owner and/or occupant of the subject property and that the information on this application is true and correct.

☒ As required by the state Local Historic Districts Act, Act 169 of 1970 (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, 1972 PA 230, MCL 125.1501 to 125.1531

Signed by:
Vic Abla
50C86FF715D1417...

SIGNATURE

09/02/2026
DATE

Docusign Envelope ID: 66201504-782E-8ACB-8274-727EF0D4423C

NOTE: Based on the scope of work, additional documentation may be required. See 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) N/A

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.")

Block roof on shed has partially collapsed. Structure is not salvageable and also is not historic. Pictures tell the full story.

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.)

Complete demolition. Permit will be applied for.

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.")

Remove doors, fascia boards, and demolish entire structure. Portion of adjacent fences will require removal to accommodate demolition. Preserve surrounding sidewalks and other concrete. Grade any remaining uneven surface after removal of debris.

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.

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ADDITIONAL DETAILS

7. DEMOLITION *If demolition is proposed for reasons of structural failure or catastrophic damage, please provide illustrated report from structural engineer or licensed architect.*	

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To question #7 no such report exists. Structure is not historic and consists only of cinder block and wood fascia boards, with a flat roof membrane. Simple demolition for an experienced contractor. Contractor will meet all licensing and insurance requirements.

HISTORIC DISTRICT COMMISSION
ADDITIONAL INFORMATION REQUEST

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

Date: 9/11/26

Application Number: HDC2026-00505

APPLICANT & PROPERTY INFORMATION

NAME: Vic Abla		**COMPANY NAME:** N/A	
ADDRESS: 276 W. Grand Blvd.	**CITY:** DETROIT	**STATE:** MI	**ZIP:** 48216
PROJECT ADDRESS: 276 W. Grand Blvd.			
HISTORIC DISTRICT: Hubbard Farms			

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

Thank you for the application. It appears that there is one structure across the rear of two parcels. Is that correct? The application describes the outbuilding as multi-sectioned, but it is unclear to staff where one section begins and the next ends. It is also unclear to staff if the remaining section(s) will stand on their own if this section on your parcel is demolished.

--Please clarify if your proposal is to demolish only the portion of the outbuilding on your property or if the entire structure is proposed for demolition.

--If only the portion of the outbuilding that is on your property is proposed for demolition:

-------please describe how the remaining portion of the outbuilding on the adjacent parcel would remain standing and structurally sound.

-------Please also provide elevation drawings or marked-up photos showing the building materials and surface treatments for the newly exposed walls and the new end wall that will now be necessary.

--Please provide a detailed description of what will happen to the site once the demolition is completed.

--Please provide a site plan that shows the current site and that shows the proposed changes.

It is likely that this application will need to be reviewed by the Historic District Commission. The deadline for complete applications to be reviewed at the October meeting is 9/21. Thank you.

PSR: Ellen 260911et

APPLICANT RESPONSE

Response Date: 09/14/2026

Hi, yes, the structure spans the property line between 272-4 W. Grand Blvd. (owned by Thomas W. Campbell) and my property at 276 W. Grand Blvd. Mr. Campbell and I have mutually decided to have the entire structure fully demolished. Please let me know what you need from him as the application doesn't really allow for two applicants. It is our understanding the structure would not be deemed a contributing asset to the Hubbard Farms Historic District. Since it was only requested if the structure was partially to remain, I've attached just a rudimentary site plan. Once the entire structure is fully demolished the remaining area will be graded and completed with fill dirt and seed to leave a grassy area extending our existing yards closer to the alley between W. Grand Blvd. and 25th St. behind.

Google Maps

N

Entire Structure to be demolished



Imagery ©2026 Google, Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 20 ft

Site Plan for Application

HDG 2026 - 00505

276 W. Grand Blvd.

HISTORIC DISTRICT COMMISSION
ADDITIONAL INFORMATION REQUEST

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

Date: 9/16/26

Application Number: HDC2026-00505

APPLICANT & PROPERTY INFORMATION

NAME: Vic Abla		**COMPANY NAME:** N/A	
ADDRESS: 276 W. Grand Blvd.	**CITY:** DETROIT	**STATE:** MI	**ZIP:** 48216
PROJECT ADDRESS: 276 W. Grand Blvd.			
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REQUESTED INFORMATION

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Thank you for this clarifying information. We will need an application from your next-door neighbor as well. If your neighbor can provide us a complete application including:
--their complete scope of work,
--a site plan showing existing and proposed conditions, and
--photos showing all sides of their portion of the building to be demolished, and if they can provide that by the *9/21* deadline, we should be able to put both applications together for review by the Historic District Commission in October. Please contact us at hdc@detroitmi.gov with any questions or concerns.

Thank you again.

PSR: Ellen 260916et

APPLICANT RESPONSE

Response Date: 09/19/2026

My neighbor, Thomas Campbell, submitted an application just now (Saturday 9/19). We've included his phone number and you can feel free to reach out to him, but he is elderly and does not use a computer or have an email address so I have included mine. You may correspond with me via email and I will work with him on anything needed electronically. You can call him to verify this arrangement. Thank you for the extra consideration.

There are additional pictures attached here.







