PLANNING AND
DEVELOPMENT DEPARTMENT

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

SR-2 – ADVISORY STAFF REPORT (10-09-2026)
This advisory report, prepared by staff, represents the opinion and advice of professional staff, and does not represent nor direct the separate review and decision of the Historic District Commission. This report serves as an addendum to SR-1, an objective staff summary of the proposal and property.

ADDRESS: 272 & 276 W. GRAND BLVD.
MEETING DATE: 10-14-2026
APPLICATION NUMBER: HDC2026-00505 & HDC2026-00542

SCOPE: DEMOLISH STORAGE BUILDING

ADVISORY STAFF REPORT PREPARED BY: L. SAINT JAMES

STAFF OBJECTIONS TO APPROVAL:
This first section describes itemized conclusions/concerns, which, in staff's professional opinion, would prevent the issue of an unconditional Certificate of Appropriateness (COA). "None" means staff has no objections and believes a COA is warranted, with no conditions. The Historic District Commission is not required to accept staff opinions or recommendations.

1. None

STAFF ANALYSIS AND DISCUSSION:
This second section expands on the reasoning and analysis leading to staff's conclusions given in the first section above. The Historic District Commission is not required to accept staff opinions or recommendations.

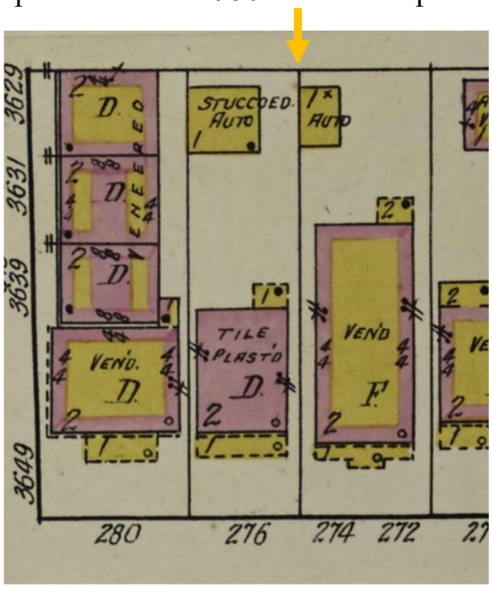


Staff photo of existing storage building, 09-28-2026

- The existing storage building was not present for the 1950 Sanborn map.



HDAB designation photo, 1991

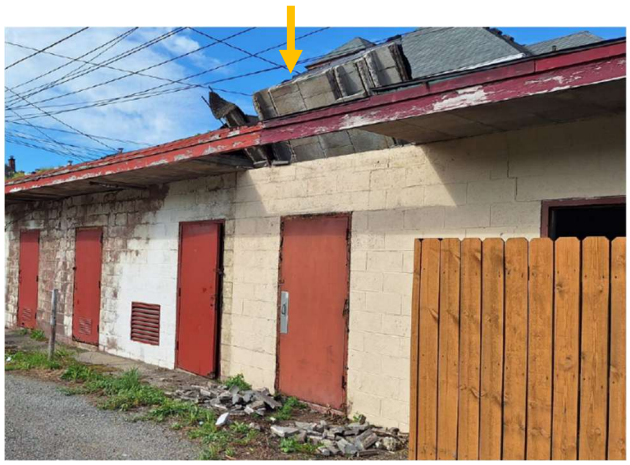


Sanborn map, 1950

- Since the period of significance for the Hubbard Farms Historic District is 1870–1930, and the storage building is estimated to have been constructed after 1950, it would be considered a non-contributing resource to the district.

- The applicant states that the "multi-sectioned 'shed' built approx. 50 years ago as storage for old hospital across the alley." And "[cinder] block roof on shed has partially collapsed. Structure is not salvageable…"





Existing condition photos from application

- Based on our review of the submitted materials as well as our on-site observations on site; staff agrees that the non-contributing storage building is beyond feasible repair. Therefore, the demolition of the current structurally unsound storage building is appropriate, in staff's opinion.

STAFF RECOMMENDATION:
This third and final section takes staff's itemized "objections" identified in the first section, and presents them in the form of "conditions" in support of a proposed approval recommendation or "reasons" in support of a proposed denial recommendation, in the form required by Section 21-2-78 of the City Code. The Historic District Commission is not required to accept staff opinions or recommendations.

Section 21-2-78, Determinations of Historic District Commission

Recommendation 1 of 1, Certificate of Appropriateness
Staff recommends that the proposed work will be appropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Hubbard Farms Historic District's Elements of Design.