



**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-1 – OBJECTIVE STAFF REPORT (08-28-2026)

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: 347-355 W. GRAND BOULEVARD

MEETING DATE: 09-09-2026

APPLICATION NUMBER: HDC2026-00462

HISTORIC DISTRICT: HUBBARD FARMS

APPLICANT/ARCHITECT: JOSPEH HUDEC/INFUZ ARCHITECTS

OWNER: HUBBARD FARMS LOFTS LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 08-17-2026

DATE(S) OF STAFF SITE VISIT: 08-25-2026

SCOPE PHRASE FOR AGENDA: CONSTRUCT PARKING LOT, ERECT TRASH ENCLOSURE, REHABILITATE BUILDING

PUBLIC HEARING PER 21-2-77: YES

SUMMARY OF SCOPE OF WORK:

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

- At 355 W. Grand Boulevard, construct a new parking lot to include:
 - Concrete paving
 - A 48"-high metal panel opaque fence at the north property line
 - New landscaping
- At 355 W. Grand Boulevard, erect a new masonry trash enclosure
- Rehabilitate building at 347 W. Grand Boulevard to include the following:
 - Replacement of fire damaged wood windows with new aluminum-clad, wood units. New aluminum brickmould will replace existing wood brickmould/trim
 - Clean brick throughout using the gentlest means possible
 - Retain and restore exterior masonry and wood elements, Where damaged beyond repair or missing replace in kind
 - Retain and repair historic exterior wood doors and sidelites
 - Replace two non-historic doors with new steel doors
 - Install new landscaping
 - Replace concrete walks with new concrete walkways
 - Pain exterior wood elements Sherwin Williams SW 9582 White Sand
 - Install new light fixtures/sconces
 - At roof:
 - Replace asphalt shingles with new asphalt shingles
 - Replace existing skylights with new skylights
 - Install new HVAC equipment/condenser units

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

- None

EXISTING CONDITIONS:

- The building at 347 W. Grand Boulevard is a Greek Revival-style apartment building. The building houses two stories and includes a raised basement level
- The central portion of the building has a flat roof. Grand, The front and south side walls each feature a monumental portico which includes a dentilated pediment which is supported by colossal, two-story fluted wood columns with Ionic capitals
- Exterior walls are primarily clad with brick. An elaborate wood cornice tops the building's walls
- 355 W. Grand Boulevard is a vacant, grassy lot
- Both lots are enclosed by a metal chain link fence.



- Staff photo, 347 W. Grand Boulevard, facing southwest, August 23, 2027



- Staff photo of 355 W. Grand Boulevard, facing northwest. Taken August 25, 2027



347 W. Grand Boulevard, Detroit Base Unit Tools



355 W. Grand Boulevard, Detroit Base Unit Tools

BACKGROUND INFORMATION:

- The complex was designated as a local historic district 1997.
- Certain interior spaces within the Ste. Anne's Basilica/church building itself are included in the district's designation and therefore are subject to the same level of HDC review and consideration as the building's exterior. Specifically, per the district's ordinance/Elements of Design, the interior areas of the basilica building which are subject to HDC regulation include "...those spaces normally open to or seen by the public including...the narthex (or vestibule), nave, side aisles, transepts, chancel, bases of towers, chapel, choir loft, side altar, and main altar apses or chapels."
- The applicant submitted an extensive rehabilitation proposal for the Commission's consideration of the regular April 2026 meeting (HDC2026-00107), to include work at the exterior of the basilica/church, the rectory building, the wellness center/convent, and the parish hall. The project scope also included interior work within the chapel wing of the basilica and sitework. The Commission approved the majority of the scope but denied a number of the proposed items to include the demolition of the existing garage and the rehabilitation work proposed for the interior of the chapel. The Commission also denied the proposed replacement of the existing windows at the Parish Hall.
- The applicant submitted a proposal for Commission review at the May 13, 2026 meeting (HDC2026-00195) for the replacement of windows at the Basilica and Rectory. They were also seeking a revision of conditions placed on the previously issued COA# HDC2026-00107. The Commission approved the work as proposed.

REPORT PREPARED BY: JR

PH