



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-1 – OBJECTIVE STAFF REPORT (08-28-2026) REVISED ON 9-09-2026

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 **opaque painted wood or cedar** ~~metal panel opaque~~ fence at the north property line
 - New landscaping
- At 355 W. Grand Boulevard, erect a new masonry trash enclosure **with opaque painted wood or cedar**
- Rehabilitate building at 347 W. Grand Boulevard to include the following:
 - Replacement of fire damaged wood windows with new aluminum-clad, wood units (**simulated divided lite**). 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
 - Paint 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

Staff photo of 355 W. Grand Boulevard, facing



347 W. Grand Boulevard, Detroit Base Unit Tools



355 W. Grand Boulevard, Detroit Base Unit Tools

BACKGROUND INFORMATION:

- The historic district was designated in 1993
- A fire which occurred in late November 2025 caused extensive damage to the building
- The HDC reviewed the site plan (SPR2026-00043) for the project at their August 2026 regular meeting and did not provide comment. [SPR2026-00043 - 347-355 W. Grand Boulevard \(08/12/2026\) | City of Detroit](#)

REPORT PREPARED BY: JR

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