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 – SUMMARY STAFF REPORT (10-02-2026)
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: 272 & 276 W. Grand Blvd.
MEETING DATE: 10-14-2026
APPLICATION NUMBER: HDC2026-00505 & HDC2026-00542
HISTORIC DISTRICT: HUBBARD FARMS
APPLICANT/OWNER: THOMAS CAMPBELL & VICTOR ABA & ZIPPORAH WANJIRA
DATE OF PROVISIONALLY COMPLETE APPLICATION: 09-19-2026
DATE(S) OF STAFF SITE VISIT: 09-28-2026

SCOPE PHRASE FOR AGENDA: DEMOLISH STORAGE 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:

- **Demolish storage building**
  - Location: rear

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

- None

EXISTING CONDITIONS:

- The multi-family dwelling at 272 W. Grand Blvd. is a two-story, brick-clad residence featuring a steeply pitched, cross-gabled roof, projecting front porches on both levels, and classical columns with decorative capitals. The façade includes paired and grouped windows, and a balustraded upper porch.

- The single-family dwelling at 276 W. Grand Blvd. is a two-story residence featuring a stucco-clad façade, a low-pitched hipped roof with broad eaves, and a centered hipped-roof dormer containing three windows. The front elevation includes a full-width porch supported by square posts, paired multi-light windows on the upper story, and a recessed entry at the right side.

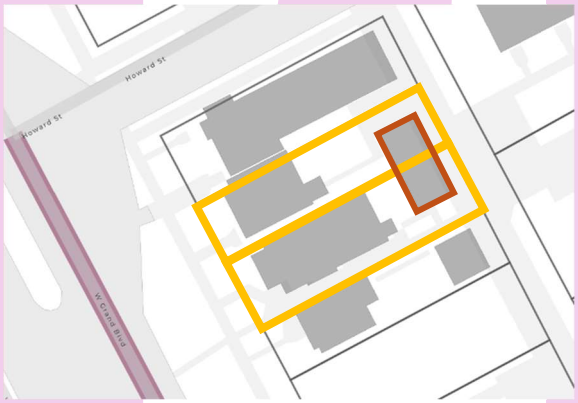
- The two properties, 272 & 276 W. Grand Blvd., share a storage building at the rear of the property. The building is of block construction, including a flat, horizontal block constructed roof that is partially caved in.



276 W. Grand Blvd
Staff photo, west orientation, 09-28-2026



272 W. Grand Blvd.
Staff photo, west orientation, 09-28-2026



Base Unit Tools, outlines by staff



At rear of 272 & 276 W. Grand Blvd.
Staff photo, east orientation, 09-28-2026

BACKGROUND INFORMATION:

- None

DISTRICT INFORMATION/SIGNIFICANCE:

- Hubbard Farms Historic District was enacted in 1993
- Period of Significance: 1870-1930 (HDAB Final Report)
- Elements of Design Sec. 21-2-157
- Built by 1950
- Contributing

REPORT PREPARED BY: LSJ