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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
HDC2026-00542

PROPERTY INFORMATION

ADDRESS(ES): 272 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 shed/garage in backyard along alleyway between W. Grand Blvd. and 25th, south of Howard. Portion of shed roof collapsed after series of major storms in June 2026, compromising entire structure. Structure spans the property line between my property and my neighbor, Victor Abla's, at 276 W. Grand Blvd., and is not anticipated to be a contributing asset to the Hubbard Farms Historic District. We have mutually decided that demolition is the best solution after numerous contractors viewed the site. 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. I've attached just a rudimentary site plan.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Thomas Campbell	**COMPANY NAME:** N/A		
ADDRESS: 272 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: Thomas W. Campbell
3473633541004EC...
SIGNATURE

09/19/2026
DATE

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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.")

Portion of shed roof in backyard along alleyway between W. Grand Blvd. and 25th, south of Howard. collapsed after series of major storms in June 2026, compromising entire structure. Structure spans the property line between my property and my neighbor, Victor Abla's, at 276 W. Grand Blvd., and is not anticipated to be a contributing asset to the Hubbard Farms Historic District. We have mutually decided that demolition is the best solution after numerous contractors viewed the site.
Please note that I do not have an email address. You may call me at the number above, or use my neighbor's email that I've included here as well

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 of shed/garage in backyard along alleyway between W. Grand Blvd. and 25th, south of Howard. Portion of shed roof collapsed after series of major storms in June 2026, compromising entire structure. Structure spans the property line between my property and my neighbor, Victor Abla's, at 276 W. Grand Blvd., and is not anticipated to be a contributing asset to the Hubbard Farms Historic District. We have mutually decided that demolition is the best solution after numerous contractors viewed the site. 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. I've attached just a rudimentary si

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.")

Complete demolition of shed/garage in backyard along alleyway between W. Grand Blvd. and 25th, south of Howard. 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. I've attached just a rudimentary site

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.

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