

# Historic District Commission (HDC) Report: Violation Cases

As of September 13, 2023

## 1. VIOLATIONS SUMMARY

- Staff continues to work toward a goal to have violation reporting available online for direct access to some elements of this report.
- The reported number of new cases since July were heavy. Most cases were regarding unapproved work occurred in the Indian Village, Boston-Edison and Russell Woods-Sullivan Historic Districts.
- HDC Staff has repeatedly made city agencies aware of impact of work in public berms and alleys in historic districts.
- Staff sent out many Notices of Work Observed letters to property owners and real estate listing agents. The mailing includes real estate listing agents for properties that have known violations listed for sale. Per HDC Resolution 22-01, this notice is sent to both the owner and the listing agent to disclose any violations on the property, which becomes the responsibility of the new owner and serves to notify potential buyers. Unresponsive cases may be subject to further enforcement.
- Instructions on how to inquire a potential violation with the HDC is posted at the end of this report.
- Total of all OPEN violation cases is 371 cases to date.

## 2. VIOLATION CASE STATUS DEFINITIONS

- **Staff Review:** The status and extent of the case has yet to be determined.
- **Closed Violation Cases:**
  - i. **COA:** Closed violation; received a Certificate of Appropriateness by the HDC.
  - ii. **Damage Noted:** Closed violation; damage recorded and deemed irreversible.
  - iii. **NTP:** Closed violation; received a Notice to Proceed by the HDC.
  - iv. **Ordinary Maintenance:** Closed violation; considered ordinary maintenance.
- **Open Violation Cases:**
  - i. **Application Process:** Cases that are under the HDC application process.
  - ii. **COA (Conditions Pending):** Open cases with an issued COA and unmet conditions to close the violation.
  - iii. **Denial:** Cases determined to be in violation by the HDC and remain in violation.
  - iv. **HDC Review:** Cases that are scheduled for an HDC Hearing.
  - v. **HDC Staff Letter:** Cases that are verified work without approval and under notification by HDC Staff.
  - vi. **Referred to BSEED:** Cases that are verified work without approval, currently in Buildings, Safety Engineering and Environmental Department (BSEED) enforcement activities.
  - vii. **Unresolved:** Cases where work was completed at least 5 years ago and/or access to records of approval are not yet resolved.

### 3. TOTAL VIOLATION CASES

CASES	Total Counts
STAFF REVIEW	1
CLOSED - COA	163
CLOSED - Damage Noted	5
CLOSED – Notice to Proceed	3
CLOSED - Ordinary Maintenance	32
OPEN - Application Process	13
OPEN - COA Conditions Pending	37
OPEN - DENIAL	63
OPEN - HDC Review	7
OPEN - HDC Staff Letter NWO	95
OPEN - Sent to BSEED	156
UNRESOLVED - 5+ Years	16
<b>Grand Total</b>	<b>591</b>

### 4. RECENT CASES (July 1, 2023 – September 13, 2023)

July 1, 2023 – September 13, 2023	Case Count
<b>STAFF REVIEW</b>	<b>1</b>
Russell Woods- Sullivan <b>13120 Broadstreet– PORCH/WINDOWS</b>	
<b>CLOSED - COA</b>	<b>9</b>
Boston-Edison <b>1901 Chicago – ROOF/WINDOWS</b> <b>2325 W. Boston- GARAGE/SIDING/SITE/ PORCH</b>	
Indian Village <b>1516 Iroquois - SITE</b> <b>1821 Iroquois- FENCE</b> <b>3457 Iroquois – DOORS</b>	
New Center Area <b>63 Virginia Park - PORCH</b>	
Russell Woods - Sullivan <b>4085 Cortland - ROOF</b>	
Sherwood Forest <b>3290 Sherbourne – DOORS/SITE/WALLS</b>	
Willis Selden <b>686 Selden – PAINT/WINDOWS</b>	
<b>CLOSED - Damage Noted</b>	<b>0</b>
<b>CLOSED – Notice to Proceed</b>	<b>1</b>

Willis-Selden <b>686 Selden - PAINT</b>	
<b>CLOSED - Ordinary Maintenance</b>	<b>1</b>
Indian Village <b>Public Alley by Seminole, Burns, Iroquois – SITE</b>	
<b>OPEN – Application Process</b>	<b>14</b>
Berry Subdivision <b>400 Fiske - ROOF</b>	
Boston-Edison <b>2010 Chicago- ROOF/WINDOWS</b>	
Brush Park <b>104 Edmund- PORCH</b>	
Corktown <b>1556 Bagley- SIDING/WALLS</b> <b>2244 Wabash- DEMOLITION/NEW CONSTRUCTION</b>	
Hubbard Farms <b>1062 Vinewood- WINDOWS</b> <b>1579 Hubbard- ROOF/SIDING/WINDOWS</b>	
Indian Village <b>2471 Seminole – PAINT</b>	
Rosedale Park <b>15124 Artesian- DOORS/ FENCE/ SITE IMPROVEMENTS</b> <b>14646 Artesian- FENCE</b>	
Russell Woods- Sullivan <b>3736 Glendale- GARAGE/WINDOWS</b> <b>4201 Glendale – GARAGE/ROOF/SITE/PORCH/WINDOWS</b>	
Sherwood Forest <b>19410 Warrington- GARAGE</b>	
West Village <b>1457 Van Dyke - SITE</b>	
<b>OPEN - HDC Review</b>	<b>7</b>
Boston Edison <b>1405 Chicago – FENCE/WINDOWS/ SITE</b>	
Indian Village <b>1490 Iroquois - ROOF</b>	
Russell Woods- Sullivan <b>4325 Fullerton- PAINT/SITE/WINDOWS/PORCH</b> <b>13320 Broadstreet- DOORS/ PORCH/ROOF/SIDING/WALLS/SITE/WINDOWS</b>	
Sherwood Forest <b>3515 Sherbourne- DEMOLITION/PAINT/WINDOWS/SITE/WALLS/PORCH</b>	
West Village <b>715 Van Dyke- PORCH</b>	

Woodbridge Farms  
4138 Lincoln- WINDOWS

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**OPEN – COA Conditions Pending** **5**

- Boston-Edison
  - 2325 W. Boston- PAINT/SITE IMPROVEMENTS
  - 2432 W. Boston- SIDING/WALLS/WINDOWS
- Indian Village
  - 1120 Seminole- SITE
  - 2405 Burns – DOORS/PAINT/SIDING/GUTTERS/WINDOWS
- Rosedale Park
  - 14860 Piedmont – GARAGE/PORCH/WINDOWS

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**OPEN – Denial** **1**

- Brush Park
  - 104 Edmund – PORCH

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**OPEN - HDC Staff Letter NWO** **61**

- Arden Park – East Boston
  - 647 Arden Park – DOORS/ROOF/SITE/PORCH
- Boston Edison
  - 90 Edison- FENCE
  - 859 Edison - OTHER
  - 866 Edison- WINDOWS
  - 1651 Edison – ROOF/PORCH
  - 1659 Longfellow- DOORS/PORCH/SIDING/WALLS/WINDOWS
  - 1746 W. Boston –WINDOWS
  - 1924 Longfellow – DOORS/PAINT/WINDOWS
  - 1925 Chicago- DOORS/SIDING/WINDOWS
  - 2010 Chicago- ROOF/WINDOWS
  - 2325 Boston- DOORS
  - 2465 Chicago- PORCH/SITE/WINDOWS
  - 2491 Longfellow- PORCH/SITE/WINDOWS
  - 2499 Longfellow- WINDOWS
  - 2522 W Boston- WINDOWS
- Brush Park
  - 104 Edmund - PORCH
  - 261 Edmund- PAINT
- Corktown
  - 1315 Labrosse- OTHER/WINDOWS
  - 1319 Labrosse- OTHER/WINDOWS
- GAR Building
  - 1942 Grand River - SIGNAGE
- Grand Circus Park

**1600, 1883 Woodward**– SITE  
Hubbard Farms  
**1062 Vinewood** - WINDOWS  
**1219 Hubbard** – PORCH/SIDING/SITE  
Indian Village  
**971 Burns**– SITE  
**1120 Seminole**- SITE  
**1821 Iroquois** - FENCE  
**1824 Seminole**- SIDING/WALLS  
**2115 Seminole**- ROOF/GUTTERS  
**2225 Burns**- SITE  
**2485 Burns**- SITE  
**3400 Burns**- FENCE/SITE IMPROVEMENTS  
**3421 Seminole**- SIDING/SITE/WINDOWS/OTHER  
**3544 Iroquois**- PAINT/WINDOWS  
**8128 St. Paul** – SITE/WINDOWS  
New Center Area  
**620 Seward**– WINDOWS  
Palmer Park Apartments  
**641-711 Covington** - WINDOWS  
Rosedale Park  
**14651 Penrod** - ROOF  
**14831 Warwick** – ADDITION/WINDOWS  
**15002 Ashton**- FENCE/GARAGE/PORCH/WINDOWS  
**15343 Warwick** - WINDOWS  
**15471 Grandville** - WINDOWS  
Russell Woods- Sullivan  
**3736 Glendale** – GARAGE/ WINDOWS  
**3800 Tyler** - WINDOWS  
**3824 Tyler**- DOORS/ROOF/SIDING/SITE/WINDOWS/PORCH  
**4284 Leslie**- PAINT/SIDING/WALLS  
**4292 Glendale**- FENCE/GARAGE  
**4305 Buena Vista** - FENCE  
**4762 Cortland**- PORCH/ROOF  
**4921 Cortland** – DOORS/PAINT/PORCH/SIGNAGE/WINDOWS  
**12746 Broadstreet** – FENCE/SIDING/WALLS/WINDOWS/PORCH  
Sherwood Forest  
**19294 Berkeley**- PAINT  
**19630 Stratford**- WINDOWS  
**19640 Roslyn**- FENCE  
**19677 Roslyn**- DOORS  
Sweetest Heart of Mary  
**4440 E. Canfield** – OTHER  
West Canfield  
**635-639 W. Canfield** - FENCE

West Village  
**1407 Van Dyke** - PAINT  
**1446 Van Dyke**- PAINT/WINDOWS  
**1527 Parker** – PORCH/DECK  
**1734 Parker** - PAINT  
**7926 St. Paul**- PORCH/DECK

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**OPEN - Sent to BSEED** **12**

Boston Edison  
**89 Longfellow** – DEMOLITION/DOORS/WINDOWS  
Hubbard Farms  
**370 W. Grand Blvd.** – PAINT  
**1579 Hubbard** – SIDING  
Indian Village  
**1824 Seminole** – SIDING/WALLS  
Rosedale Park  
**14804 Piedmont** – GARAGE/ SITE  
Russell Woods - Sullivan  
**3740 Tyler** – PORCH/SIDING/WALLS/WINDOWS  
**3783 Tyler**- DOORS/WINDOWS  
**3838 Tyler**- GARAGE/WINDOWS  
**4211 Sturtevant**- WINDOWS/PORCH  
**4879 Cortland**- ROOF/WINDOWS  
**4516 Cortland**- PORCH/ WINDOWS  
**12837 Broadstreet**- WINDOWS

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**OPEN – Unresolved (5+ Years)** **0**

**Total Cases July 1, 2023 – September 13, 2023** **112**

**HOW TO INQUIRE A POTENTIAL VIOLATION IN A HISTORIC DISTRICT:**

Please report possible work done without approval to the Historic District Commission through the Improve Detroit / See-Click-fix website / app for best service. This allows for increased tracking and transparency within your community while showing status updates to your inquiry.

- <https://detroitmi.gov/webapp/improve-detroit-report-issue-online>
- <https://detroitmi.gov/ImproveDetroit>

You can find the IMPROVE DETROIT APP here:

APPLE: <https://apps.apple.com/us/app/detroit-delivers/id879463277>

ANDROID:

<https://play.google.com/store/apps/details?id=com.seeclickfix.detroitdelivers.app&hl=en>

You may also report possible violations / work done without approval to [hdviolations@detroitmi.gov](mailto:hdviolations@detroitmi.gov). Please upload the address, photos of work in progress, and a description of this work with your inquiry.