

# Historic District Commission (HDC) Report: Violation Cases

As of August 9, 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 June were heavy. Most cases were regarding unapproved work occurred in the Indian Village, Boston-Edison and Russell Woods-Sullivan Historic Districts.
- Staff will send out a large batch of 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 350 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	156
CLOSED - Damage Noted	5
CLOSED – Notice to Proceed	2
CLOSED - Ordinary Maintenance	29
OPEN - Application Process	6
OPEN - COA Conditions Pending	32
OPEN - DENIAL	62
OPEN - HDC Review	7
OPEN - HDC Staff Letter NWO	91
OPEN - Sent to BSEED	152
UNRESOLVED - 5+ Years	17
<b>Grand Total</b>	<b>560</b>

### 4. RECENT CASES (June 1, 2023 – August 7, 2023)

June 1, 2023 – August 7, 2023 Cases	Case Count
<b>STAFF REVIEW</b>	<b>1</b>
Boston-Edison <b>1600-1700 Edison</b> – SITE IMPROVEMENTS	
<b>CLOSED - COA</b>	<b>10</b>
Berry Subdivision <b>9230 Dwight</b> – ROOF	
Boston-Edison <b>1901 Chicago</b> – ROOF/WINDOWS	
Indian Village <b>1516 Iroquois</b> - SITE <b>3457 Iroquois</b> – DOORS	
New Center Area <b>63 Virginia Park</b> - PORCH	
Russell Woods - Sullivan <b>4085 Cortland</b> - ROOF <b>4775 Sturtevant</b> - PAINT	
Sherwood Forest <b>19511 Shrewsbury</b> – SITE IMPROVEMENTS <b>3290 Sherbourne</b> – DOORS/SITE/WALLS	
West Village <b>1446 Van Dyke</b> - SITE IMPROVEMENTS	
<b>CLOSED - Damage Noted</b>	<b>0</b>

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**CLOSED – Notice to Proceed** **0**

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**CLOSED - Ordinary Maintenance** **1**

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Indian Village  
**Public Alley by 1080 Seminole – SITE IMPROVEMENTS**

**OPEN – Application Process** **6**

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Corktown  
**1556 Bagley- SIDING/WALLS**  
Indian Village  
**2471 Seminole – PAINT**  
Rosedale Park  
**15124 Artesian- DOORS/ FENCE/ SITE IMPROVEMENTS**  
Russell Woods- Sullivan  
**4201 Glendale – GARAGE/ROOF/SITE/PORCH/WINDOWS**  
**4325 Fullerton- PAINT/SITE/WINDOWS/PORCH**  
West Village  
**715 Van Dyke - PORCH**

**OPEN - HDC Review** **7**

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Boston Edison  
**1405 Chicago – FENCE/WINDOWS/ SITE**  
**2325 W. Boston- GARAGE/SIDING/SITE/ PORCH**  
**2432 W. Boston- SIDING/WALLS/WINDOWS**  
Brush Park  
**104 Edmund - PORCH**  
Indian Village  
**2405 Burns- DOORS/GUTTERS/PAINT/WINDOWS**  
Rosedale Park  
**14860 Piedmont – GARAGE/PORCH/WINDOWS**  
Willis- Selden  
**686 Selden- PAINT/WINDOWS**

**OPEN – COA Conditions Pending** **2**

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Indian Village  
**1120 Seminole- SITE**  
**2405 Burns – WINDOWS**

**OPEN – Denial** **4**

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Boston-Edison  
**2274 W. Chicago – DOORS/WINDOWS**  
Indian Village  
**2405 Burns – DOORS/PAINT/ WINDOWS**  
Rosedale Park

**15002 Ashton –WINDOWS**  
Sherwood Forest  
**19435 Canterbury – SITE IMPROVEMENTS**

**OPEN - HDC Staff Letter NWO**

**60**

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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**  
**2465 Chicago- PORCH/SITE/WINDOWS**  
**2491 Longfellow- PORCH/SITE/WINDOWS**  
**2499 Longfellow- WINDOWS**  
**2522 W Boston- WINDOWS**

Brush Park  
**261 Edmund- PAINT**

Corktown  
**1315 Labrosse- OTHER/WINDOWS**  
**1319 Labrosse- OTHER/WINDOWS**  
**2135 Michigan - SIGNAGE**

Grand Circus Park  
**1600, 1883 Woodward– SITE**

Hubbard Farms  
**1062 Vinewood - WINDOWS**

Indian Village  
**971 Burns– SITE**  
**1821 Iroquois - FENCE**  
**1824 Seminole- SIDING/WALLS**  
**2115 Seminole- ROOF/GUTTERS**  
**2903 Seminole- SITE IMPROVEMENTS**  
**3015 Iroquois- PAINT**  
**3400 Burns- FENCE/SITE IMPROVEMENTS**  
**3421 Seminole- SIDING/SITE/WINDOWS/OTHER**  
**3544 Iroquois- PAINT/WINDOWS**

New Center Area  
**620 Seward– WINDOWS**

Palmer Park Apartments  
**641-711 Covington - WINDOWS**

Rosedale Park

**14651 Penrod** - ROOF

**14831 Warwick** – ADDITION/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

**19235 Canterbury** – SITE IMPROVEMENTS

**19294 Berkeley**- PAINT

**19410 Warrington** – GARAGE

**19555 Stratford**- FENCE

**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

**1457 Van Dyke** - SITE IMPROVEMENTS

**1527 Parker** – PORCH/DECK

**1734 Parker** - PAINT

**7926 St. Paul**- PORCH/DECK

**8110 St. Paul** - SITE IMPROVEMENTS/WINDOWS

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**OPEN - Sent to BSEED**

**15**

Boston Edison

**89 Longfellow** – DEMOLITION/DOORS/WINDOWS

**2325 W. Boston**- GARAGE/PORCH/ROOF/SITE

Hubbard Farms

**370 W. Grand Blvd.** – PAINT

**1579 Hubbard** – SIDING

Indian Village

**1490 Iroquois**- GARAGE/ROOF/SITE

**1824 Seminole** – SIDING/WALLS  
 Rosedale Park  
**15404 Warwick** - WINDOWS  
 Russell Woods - Sullivan  
**3728 Leslie** – SIDING/WALLS  
**4224 Buena Vista** – PORCH/SIDING/WALLS/SITE IMPROVEMENTS  
**4294 Cortland**- PORCH  
**4750 Cortland**- DOORS/WINDOWS  
**4775 Sturtevant**- ROOF/WINDOWS/PORCH  
**4879 Cortland**- ROOF/WINDOWS  
**4921 Cortland**- DOORS/PAINT/PORCH/SIGNAGE/WINDOWS  
 Sherwood Forest  
**19245 Parkside** -ROOF/WINDOWS

**OPEN – Unresolved (5+ Years) 1**

Rosedale Park  
**15002 Ashton** – GARAGE/PORCH/WINDOWS/FENCE

**Total Cases June 1, 2023 – August 7, 2023 107**

**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 [hdiviolations@detroitmi.gov](mailto:hdiviolations@detroitmi.gov). Please upload the address, photos of work in progress, and a description of this work with your inquiry.