

Historic District Commission (HDC) Report: Violation Cases

As of October 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 August were heavy. Most cases were regarding unapproved work occurred in the Russell Woods- Sullivan Historic District.
- 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 383 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	3
CLOSED - COA	174
CLOSED - Damage Noted	5
CLOSED – Notice to Proceed	3
CLOSED - Ordinary Maintenance	33
OPEN - Application Process	12
OPEN - COA Conditions Pending	41
OPEN - DENIAL	66
OPEN - HDC Review	7
OPEN - HDC Staff Letter NWO	95
OPEN - Sent to BSEED	162
UNRESOLVED - 5+ Years	16
Grand Total	617

4. RECENT CASES (August 1, 2023 – October 9, 2023)

August 1, 2023 – October 9, 2023	Case Count
STAFF REVIEW	3
Hubbard Farms 388-390 W.Grand Blvd.– OTHER	
Indian Village Alley behind 873 Iroquois- SITE	
West Village 1457 Van Dyke- SITE	
CLOSED - COA	11
Boston-Edison 1405 Chicago – FENCE/SITE 2325 W. Boston- GARAGE/SIDING/SITE/ PORCH	
Brush Park 104 Edmund – PORCH	
Indian Village 1490 Iroquois - ROOF 1821 Iroquois- FENCE 2485 Burns- SITE 3457 Iroquois – DOORS	
Rosedale Park 15124 Artesian- SITE, OTHER	
Russell Woods - Sullivan 3774 Sturtevant- ROOF	
Sherwood Forest	

19566 Canterbury- SITE
Willis Selden
686 Selden – PAINT/WINDOWS

CLOSED - Damage Noted **0**

CLOSED – Notice to Proceed **1**

Willis-Selden
686 Selden - PAINT

CLOSED - Ordinary Maintenance **1**

Indian Village
Public Alley by Seminole, Burns, Iroquois – SITE

OPEN – Application Process **11**

Boston-Edison
1257 Longfellow - PAINT/ROOF/WINDOWS
851 Longfellow- PAINT
Corktown
1556 Bagley- SIDING/WALLS
Hubbard Farms
1062 Vinewood- WINDOWS
Rosedale Park
14646 Artesian- FENCE
14833 Stahelin- DEMOLITION/GARAGE/SITE
Russell Woods- Sullivan
3736 Glendale- GARAGE/WINDOWS
4750 Cortland- DOORS/WINDOWS
Sherwood Forest
19410 Warrington- GARAGE
West Village
715 Van Dyke- PORCH
1457 Van Dyke - SITE

OPEN - HDC Review **7**

Berry Subdivision
400 Fiske - ROOF
Boston Edison
2010 Chicago- ROOF/WINDOWS
Corktown
2244 Wabash- DEMOLITION/NEW CONSTRUCTION
Hubbard Farms
1471 Hubbard- DEMOLITION/GARAGE
Russell Woods- Sullivan
12512 Dexter- PAINT

3747 Tyler- DOORS/GARAGE/ ROOF/SIDING/WINDOWS
4201 Glendale – GARAGE/ROOF/SITE/PORCH/WINDOWS

OPEN – COA Conditions Pending **5**

Boston-Edison
2325 W. Boston- PAINT/SITE IMPROVEMENTS
2432 W. Boston- SIDING/WALLS/WINDOWS
Indian Village
1490 Iroquois - SITE
Russell Woods- Sullivan
4325 Fullerton- PAINT/SITE/WINDOWS/PORCH
Sherwood Forest
3515 Sherbourne- DEMOLITION/PAINT/ SITE/ PORCH

OPEN – Denial **4**

Boston Edison
1405 Chicago – FENCE/WINDOWS/ SITE
Russell Woods- Sullivan
13320 Broadstreet- DOORS/ PORCH/ROOF/SIDING/WALLS/SITE/WINDOWS
Sherwood Forest
3515 Sherbourne- WINDOWS/WALLS/PORCH
Woodbridge Farms
4138 Lincoln- WINDOWS

OPEN - HDC Staff Letter NWO **57**

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
261 Edmund- PAINT
Corktown

1315 Labrosse- OTHER/WINDOWS
1319 Labrosse- OTHER/WINDOWS
GAR Building
1942 Grand River - SIGNAGE
Indian Village
971 Burns– SITE
1821 Iroquois - FENCE
1824 Seminole- SIDING/WALLS
2115 Seminole- ROOF/GUTTERS
2225 Burns- SITE
2485 Burns- SITE
2903 Seminole- SITE
3400 Burns- FENCE/SITE IMPROVEMENTS
3421 Seminole- SIDING/SITE/WINDOWS/OTHER
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
4211 Sturtevant- PORCH/WINDOWS
4245 Glendale- PAINT/ROOF/SIDING/WINDOWS/OTHER
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
13120 Broadstreet– PORCH/WINDOWS
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
 1457 Van Dyke- SITE
 1734 Parker - PAINT
 7926 St. Paul- PORCH/DECK
 8128 (8110) St. Paul- WINDOWS

OPEN - Sent to BSEED **14**

Rosedale Park
 14804 Piedmont – GARAGE/ SITE
 14833 Stahelin – GARAGE/SITE/DEMOLITION
 Russell Woods - Sullivan
 3771 Tyler- DOORS/PORCH
 3740 Tyler – PORCH/SIDING/WALLS/WINDOWS
 3750 Cortland- WINDOWS
 3783 Tyler- DOORS/WINDOWS
 3838 Tyler- GARAGE/WINDOWS
 4211 Sturtevant- WINDOWS/PORCH
 4245 Glendale- PAINT/ROOF/SIDING/WINDOWS
 4879 Cortland- ROOF/WINDOWS
 4516 Cortland- PORCH/ WINDOWS
 12837 Broadstreet- WINDOWS
 13120 Broadstreet– PORCH/WINDOWS
 Sherwood Forest
 19170 Warrington- PORCH/ROOF

OPEN – Unresolved (5+ Years) **0**

Total Cases August 1, 2023 – October 9, 2023 **114**

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. Please upload the address, photos of work in progress, and a description of this work with your inquiry.