

# Historic District Commission (HDC) Report: Violation Cases

As of December 2, 2021

## 1. DEFINITIONS

- **Staff Review:** The status and extent of the case has not yet been determined.
- **Open Violation Cases:**
  - i. **Referred to BSEED:** Cases that are verified work without approval, currently in Buildings, Safety Engineering and Environmental Department (BSEED) enforcement activities.
  - ii. **HDC Staff Letter:** Cases that are verified work without approval and under notification by HDC Staff.
  - iii. **Under HDC Review:** Cases that are scheduled for an HDC Hearing.
  - iv. **HDC Application Process:** Cases that are under the HDC application process.
  - v. **Denial:** Cases determined to be in violation by the HDC and remain in violation.
  - vi. **COA (Conditions Pending):** Open cases with an issued COA and unmet conditions to close the violation. As a new report feature, some COAs may not yet be shown.
  - vii. **Unresolved:** Cases where work was completed at least 5 years ago and/or access to records of approval are not yet resolved.
- **Closed Violation Cases:**
  - i. **COA:** Closed violation; received a Certificate of Appropriateness by the HDC.
  - ii. **NTP:** Closed violation; received a Notice to Proceed by the HDC.
  - iii. **Ordinary Maintenance:** Closed violation; considered ordinary maintenance.
  - iv. **Damage Noted:** Closed violation; damage recorded and deemed irreversible.
- **Backlog Cases:** Known cases before August 2020: 45 cases to date.
- **Total Cases:** Total of all known violation cases: 252 cases to date.

## 2. VIOLATIONS SUMMARY

- Violation activities were generally lighter than previous months.
- The clay tile roof removal at 1725 W Boston sparked community concern. Upon receiving notice HDC staff immediately referred to BSEED's Construction Inspection Division for enforcement the following day, whereupon the owners received a stop-work order.
- The fire at 1321 Orleans (Lafayette Towers) had recent window replacement activity, which raised resident concerns about the September fire damage that remains on the exterior portion of floors 9 and 10. HDC has notified BSEED to commence an inspection.
- HDC staff mailed 17 Notices of Work Observed this month to property owners.
- Instructions on how to best notify the HDC of any

## 3. VIOLATION CASE LISTS/COUNTS

- Under Staff Review: 0
- Open - Referred to BSEED: 51 (\*29 Cases older than 60 days)
  - 1. 154 Arden Park, Arden Park – East Boston
  - 2. 1501 Atkinson, Atkinson \*
  - 3. 2017 Atkinson, Atkinson \*
  - 4. 2510 Atkinson, Atkinson \*

5. 488 Parkview, Berry Subdivision \*
6. 703 Edison, Boston-Edison
7. 1207 Longfellow, Boston-Edison \*
8. 1443 W. Boston, Boston-Edison \*
9. 1553 W Boston, Boston-Edison \*
10. 1619 Longfellow, Boston-Edison \*
11. 1695 W. Boston, Boston-Edison
12. 2007 W. Boston, Boston-Edison \*
13. 2061 Longfellow St., Boston-Edison
14. 2418 Edison, Boston-Edison\*
15. 4114 Bagley St., Hubbard Farms \*
16. 4118 Bagley St., Hubbard Farms \*
17. 4122 Bagley St., Hubbard Farms
18. 4126 Bagely St., Hubbard Farms \*
19. 4132 Bagley St., Hubbard Farms
20. 1796 Burns St., Indian Village \*
21. 1321 Orleans St., Lafayette Park/Mies van der Rohe
22. 89 Delaware, New Center Area
23. 97 Delaware, New Center Area
24. 2747 Oakman Ct., Oakman Blvd. \*
25. 761 Whitmore St., Palmer Park \*
26. 885 Covington St., Palmer Park \*
27. 3797 Waverly St., Russell Woods - Sullivan
28. 3824 Sturtevant St., Russell Woods – Sullivan \*
29. 3824 Tyler St., Russell Woods – Sullivan
30. 3825 Tyler St., Russell Woods - Sullivan
31. 4020 Tyler St., Russell Woods – Sullivan
32. 4066 Tyler St., Russell Woods - Sullivan
33. 4088 Tyler St., Russell Woods – Sullivan
34. 4090 Cortland, Russell Woods – Sullivan \*
35. 4210-12 Buena Vista, Russell Woods - Sullivan
36. 4236 Sturtevant St., Russell Woods – Sullivan
37. 4246 Tyler St., Russell Woods – Sullivan
38. 4290 Fullerton Ave., Russell Woods – Sullivan
39. 4314 Waverly St., Russell Woods - Sullivan
40. 13101 Broadstreet, Russell Woods – Sullivan \*
41. 3470 Cambridge Ave., Sherwood Forest \*
42. 19180 Canterbury St., Sherwood Forest \*
43. 19444 Stratford Rd., Sherwood Forest \*
44. 4614 Cass, Warren Prentis \*
45. 1124 Van Dyke St., West Village \*
46. 1454 Van Dyke, West Village \*
47. 1731 Parker, West Village \*
48. 1759 Parker St., West Village
49. 1767 Parker St., West Village \*
50. 315 Burns, Whittier \*
51. 487 W. Alexandrine, Willis-Selden

Open - HDC Staff Letter (Notice of Work Observed): 51

1. 505 E Boston, Arden Park – East Boston
2. 9321 Rosa Parks, Atkinson
3. 1444 Edison St., Boston-Edison
4. 1505 Chicago Blvd., Boston-Edison
5. 1651 Longfellow St., Boston-Edison
6. 1652 Edison, Boston-Edison
7. 1659 Longfellow St., Boston-Edison
8. 1746 W. Boston, Boston-Edison
9. 2262 Chicago Blvd., Boston-Edison
10. 2315 Longfellow St., Boston-Edison
11. 2499 Longfellow St., Boston-Edison
12. 261 Edmund Pl., Brush Park
13. 1315 Labrosse, Corktown
14. 1319 Labrosse, Corktown
15. 1700 Bagley, Corktown
16. 2163 Michigan Ave., Corktown
17. 391 W. Grand Blvd, Hubbard Farms
18. 407 W. Grand Blvd, Hubbard Farms
19. 1031 Hubbard St., Hubbard Farms
20. 1201 Hubbard St., Hubbard Farms
21. 1219 Hubbard St., Hubbard Farms
22. 1402 Vinewood St., Hubbard Farms
23. 1005 Iroquois, Indian Village
24. 2150 Iroquois, Indian Village
25. 2998 Iroquois, Indian Village
26. 3400 Burns, Indian Village
27. 3457 Iroquois, Indian Village
28. 3544 Iroquois, Indian Village
29. 6102 and 6125 14<sup>th</sup> St., King Solomon Baptist Church
30. 10100 W. Outer Dr., Rosedale Park
31. 14545 Artesian St., Rosedale Park
32. 15083 Minock, Rosedale Park
33. 15471 Grandville, Rosedale Park
34. 15745 Grandville, Rosedale Park
35. 3734 Cortland St., Russell Woods - Sullivan
36. 4305 Buena Vista St., Russell Woods – Sullivan
37. 4360 Tyler St., Russell Woods - Sullivan
38. 12746 Broadstreet, Russell Woods - Sullivan
39. 3458 Cambridge Ave., Sherwood Forest
40. 19294 Berkeley Rd., Sherwood Forest
41. 19435 Canterbury, Sherwood Forest
42. 19555 Stratford, Sherwood Forest
43. 19580 Stratford, Sherwood Forest
44. 19640 Roslyn, Sherwood Forest
45. 19677 Roslyn, Sherwood Forest
46. 4707 Woodward, Warren Prentis
47. 1446 Van Dyke St., West Village
48. 1457 Van Dyke St., West Village

- 49. 1511 Van Dyke St., West Village
- 50. 1527 Parker St., West Village
- 51. 1725 Parker St., West Village
  
- Open - Under HDC Review: 5
  1. 2252 W Boston, Boston - Edison
  2. 2277 Longfellow, Boston – Edison
  3. 2104 Michigan Ave., Corktown
  4. 3546 Burns St., Indian Village
  5. 1702 Shipherd, West Village
  
- Open – HDC Application Process: 6
  1. 1725 W. Boston, Boston - Edison
  2. 2465 Chicago, Boston-Edison
  3. 2135 Michigan Ave., Corktown
  4. 1815 Seminole, Indian Village
  5. 3800 Tyler St., Russell Woods - Sullivan
  6. 4440 E. Canfield St., Sweetest Heart of Mary Roman Catholic Parish
  
- Open - Denial: 23
  1. 535 Arden Park, Arden Park-East Boston
  1. 2489 Atkinson, Atkinson
  2. 90 Edison, Boston - Edison
  3. 848 Chicago, Boston - Edison
  4. 858 Edison, Boston - Edison
  5. 1716 Chicago, Boston - Edison
  6. 1925 Chicago St., Boston - Edison
  7. 2011 Longfellow, Boston - Edison
  8. 2016 Edison, Boston-Edison
  9. 1321 Labrosse St., Corktown
  10. 1627 Leverette St., Corktown
  11. 1801 Wabash, Corktown
  12. 2220 Wabash, Corktown
  13. 3934 W. Lafayette, Hubbard Farms
  14. 1022 Seminole, Indian Village
  15. 1791 Burns, Indian Village
  16. 2108 Burns, Indian Village
  17. 630 Virginia Park, New Center Area
  18. 17655 Manderson, Palmer Park
  19. 14646 Artesian St., Rosedale Park
  20. 3747 Tyler St., Russell Woods - Sullivan
  21. 4260 Fullerton Ave., Russell Woods – Sullivan
  22. 4860 Cortland St., Russell Woods - Sullivan
  23. 8116, 8122, 8130 Kercheval, West Village
  
- Open – COA: 12 (Conditions Pending)
  1. 848 Chicago, Boston-Edison
  2. 1991 Chicago Blvd., Boston Edison

3. 2011 Longfellow, Boston – Edison
  4. 2277 Longfellow, Boston - Edison
  5. 2522 W Boston, Boston-Edison
  6. 2545-2555 Longfellow St., Boston - Edison
  7. 240 Mack, Brush Park
  8. 1321 Labrosse St., Corktown
  9. 15041 Faust, Rosedale Park
  10. 3747 Tyler St., Russell Woods - Sullivan
  11. 1700 Seyburn, West Village
  12. 8002 Kercheval, West Village
- Unresolved –3
    1. 2254 Chicago, Boston-Edison
    2. 3740 Tyler St., Russell Woods- Sullivan
    3. 4210 Buena Vista, Russell Woods- Sullivan
  - Closed – COA: 46
    1. 30 Arden Park, Arden Park – East Boston Edison
    4. 31 Arden Park Blvd., Arden Park – East Boston
    5. 85 Chicago Blvd., Boston Edison
    6. 803 W. Boston, Boston-Edison
    7. 848 Chicago, Boston Edison
    8. 940 Edison, Boston – Edison
    9. 1405 Chicago, Boston-Edison
    10. 1476 Chicago, Boston Edison
    11. 1610 Longfellow, Boston Edison
    12. 1666 W. Boston, Boston-Edison
    13. 1746 W Boston, Boston Edison
    14. 2061 Longfellow, Boston Edison
    15. 2071 Longfellow, Boston-Edison
    16. 2215 W Boston, Boston Edison
    17. 115 Erskine, Brush Park
    18. 1531 Eighth St., Corktown
    19. 2120-26 Michigan Ave., Corktown
    20. 2221 Wabash, Corktown
    21. 2238 Wabash St., Corktown
    22. 1229 Hubbard St., Hubbard Farms
    23. 791 Seminole, Indian Village
    24. 1091 Seminole, Indian Village
    25. 1466 Seminole, Indian Village
    26. 2130 Iroquois, Indian Village
    27. 2415 Seminole, Indian Village
    28. 3404 Seminole, Indiana Village
    29. 3457 Iroquois, Indian Village
    30. 3474 Burns, Indian Village
    31. 2921 East Grand Blvd., Jam Handy/East Grand Blvd.
    32. 700 Seward, New Center
    33. 741 Seward St., New Center
    34. 873 Virginia Park, New Center Area

35. 931 Covington St., Palmer Park
36. 17437 Third, Palmer Park
37. 3785 Glendale, Russell Woods – Sullivan
38. 4245 Fullerton, Russell Woods – Sullivan
39. 4260 Fullerton Ave., Russell Woods – Sullivan
40. 4784 Sturtevant St., Russell Woods – Sullivan
41. 4852 Cortland, Russell Woods – Sullivan
42. 19145 Canterbury St., Sherwood Forest
43. 3290 Sherbourne, Sherwood Forest
44. 119 Garfield, Sugar Hill/ John R Music and Art
45. 677 W. Canfield, West Canfield
46. 1773 Parker St., West Village

- Closed – NTP: 0
  
- Closed – Ordinary Maintenance: 8
  1. 1613-1619 Edison, Boston-Edison
  2. 2254 Chicago, Boston - Edison
  3. 114 Erskine St., Brush Park
  4. 2262 14<sup>th</sup> St., Corktown
  5. 1774 Burns St., Indian Village
  6. 1545 Woodward Ave (Himmelhoch Building), Lower Woodward
  7. 1511 Van Dyke, West Village
  8. 8100 Kercheval (AKA 1814-16 Parker), West Village
  
- Closed – Damage Noted: 2
  1. 134 Arden Park Blvd, Arden Park- East Boston
  2. 1356 Labrosse St., Corktown

#### **HOW TO REPORT AN INQUIRY FOR A 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.