

Historic District Commission (HDC) Report: Violation Cases

As of November 6, 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 September was light.
- 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 382 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	2
CLOSED - COA	181
CLOSED - Damage Noted	6
CLOSED – Notice to Proceed	3
CLOSED - Ordinary Maintenance	33
OPEN - Application Process	11
OPEN - COA Conditions Pending	38
OPEN - DENIAL	70
OPEN - HDC Review	16
OPEN - HDC Staff Letter NWO	93
OPEN - Sent to BSEED	165
UNRESOLVED - 5+ Years	16
Grand Total	634

4. RECENT CASES (September 1, 2023 – November 6, 2023)

September 1, 2023 – November 6, 2023	Case Count
STAFF REVIEW	2
Willis-Selden 4205 Cass – OTHER/SIGN Indian Village Alley behind Seminole, Burns, Iroquois - SITE	
CLOSED - COA	9
Boston-Edison 1405 Chicago – FENCE/SITE Indian Village 1490 Iroquois – ROOF/SITE 1821 Iroquois - FENCE 2485 Burns - SITE Rosedale Park 15124 Artesian - SITE, OTHER Russell Woods - Sullivan 12512 Dexter - PAINT 3774 Sturtevant - ROOF Sherwood Forest 3515 Sherbourne - DEMOLITION/PAINT/ SITE/ PORCH 4201 Glendale – GARAGE/ROOF/SITE/PORCH 19566 Canterbury - SITE	
CLOSED - Damage Noted	0

CLOSED – Notice to Proceed **0**

CLOSED - Ordinary Maintenance **0**

OPEN – Application Process **10**

- Boston-Edison
 - 2465 Chicago-** WINDOWS/PORCH/OTHER/SITE
- Corktown
 - 1556 Bagley-** SIDING/WALLS
- Hubbard Farms
 - 1062 Vinewood-** WINDOWS
 - 1180 Vinewood-** ADDITION/PORCH/BALCONY/ROOF/SIDING/WINDOWS
- Rosedale Park
 - 14646 Artesian-** FENCE
- Russell Woods- Sullivan
 - 3736 Glendale-** GARAGE/WINDOWS
 - 4750 Cortland-** DOORS/WINDOWS
- Sherwood Forest
 - 19410 Warrington-** GARAGE
- West Village
 - 715 Van Dyke-** PORCH
 - 1084 Van Dyke-** WINDOWS

OPEN - HDC Review **13**

- Berry Subdivision
 - 400 Fiske -** ROOF
- Boston Edison
 - 859 Edison-** GARAGE/OTHER/PORCH
 - 1257 Longfellow-** PAINT/ROOF/WINDOWS
- Jefferson-Chalmers
 - 14901, 14917, 14927 East Jefferson-** DEMOLITION/FENCE/SIGNAGE
- Ossian Sweet House
 - 2905 Garland-** PORCH
- Rosedale Park
 - 14833 Stahelin-** DEMOLITION/GARAGE/SITE
- Russell Woods- Sullivan
 - 4305 Buena Vista -** FENCE
 - 13320 Broadstreet-** DOORS/ PORCH/ROOF/SIDING/WALLS/SITE/WINDOWS
- Sherwood Forest
 - 19170 Warrington-** PORCH/ROOF
 - 19245 Parkside-** ROOF/WINDOWS
- Sweetest Heart of Mary
 - 4440 E. Canfield –** OTHER
- West Village

7908-7912 St. Paul- PORCH/ROOF/SIDING/WINDOWS
Willis-Selden
4205 Cass -OTHER/SIDING

OPEN – COA Conditions Pending **0**

OPEN – Denial **9**

Berry Subdivision
400 Fiske - ROOF
Boston Edison
1405 Chicago – FENCE/WINDOWS/ SITE
2010 Chicago- ROOF/WINDOWS
Corktown
2244 Wabash- DEMOLITION/NEW CONSTRUCTION
Russell Woods- Sullivan
3747 Tyler- DOORS/GARAGE/ ROOF/SIDING/WINDOWS
4201 Glendale – WINDOWS
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 **49**

Boston Edison
90 Edison- FENCE
851 Longfellow- PAINT
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
 Hubbard Farms
388-390 W. Grand- OTHER
 Indian Village
1824 Seminole- SIDING/WALLS
2115 Seminole- ROOF/GUTTERS
3400 Burns- FENCE/SITE IMPROVEMENTS
3421 Seminole- SIDING/SITE/WINDOWS/OTHER
 Palmer Park Apartments
641-711 Covington - WINDOWS
 Rosedale Park
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
4341 Glendale -PORCH/PAINT
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
 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

10

Corktown
1419 Sixth – OTHER/SIDING/WINDOWS
2244 Wabash- DEMOLITION/NEW CONSTRUCTION
 Hubbard Farms

1180 Vinewood- ADDITION/PORCH/ROOF/SIDING/WINDOWS
 Rosedale Park
14833 Stahelin – GARAGE/SITE/DEMOLITION
 Russell Woods - Sullivan
3731 Tyler – DOORS/PORCH
3750 Cortland- WINDOWS
4245 Glendale- PAINT/ROOF/SIDING/WINDOWS
4373 Leslie- PORCH
13120 Broadstreet– PORCH/WINDOWS
 Sherwood Forest
19170 Warrington- PORCH/ROOF

OPEN – Unresolved (5+ Years) 0

Total Cases September 1, 2023 – November 6, 2023 102

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.