

Historic District Commission (HDC) Report: Violation Cases

As of December 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 October 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 384 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	4
CLOSED - COA	191
CLOSED - Damage Noted	7
CLOSED – Notice to Proceed	4
CLOSED - Ordinary Maintenance	34
OPEN - Application Process	8
OPEN - COA Conditions Pending	39
OPEN - DENIAL	73
OPEN - HDC Review	6
OPEN - HDC Staff Letter NWO	91
OPEN - Sent to BSEED	167
UNRESOLVED - 5+ Years	17
Grand Total	641

4. RECENT CASES (October 1, 2023 – December 13, 2023)

October 1, 2023 – December 13, 2023	Case Count
STAFF REVIEW	4
Brush Park 3117 Woodward – SITE IMPROVEMENTS Indian Village Alley behind Seminole, Burns, Iroquois - SITE Russell Woods- Sullivan 4317 Buena Vista – PORCH, ROOF West Village 1084 Van Dyke – WINDOWS	
CLOSED - COA	5
Berry Subdivision 400 Fiske – ROOF Ossian Sweet House 2905 Garland - PORCH Rosedale Park 15124 Artesian - DOORS, SITE, OTHER Russell Woods - Sullivan 12512 Dexter - PAINT Sherwood Forest 19170 Dexter - PAINT	
CLOSED - Damage Noted	0

CLOSED – Notice to Proceed **1**

Jefferson-Chalmers

14901, 14917, 14927 East Jefferson- DEMOLITION, FENCE, SIGNAGE

CLOSED - Ordinary Maintenance **1**

New Center Area

657 Virginia Park - WINDOWS

OPEN – Application Process **7**

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

Sherwood Forest

19410 Warrington- GARAGE

West Village

715 Van Dyke- PORCH

OPEN - HDC Review **7**

Boston Edison

859 Edison- GARAGE/OTHER/PORCH

2465 Chicago- WINDOWS/PORCH/OTHER/SITE

Corktown

1423 6th Street – SIDING/WINDOWS

Russell Woods- Sullivan

4305 Buena Vista - FENCE

4750 Cortland- DOORS/WINDOWS

Sherwood Forest

19245 Parkside- ROOF/WINDOWS

Woodbridge Farm

4138 Lincoln -WINDOWS

OPEN – COA Conditions Pending **3**

Russell Woods-Sullivan

13320 Broadstreet- DOORS/ PORCH/ROOF/SIDING/WALLS/SITE/WINDOWS

Sweetest Heart of Mary

4440 E. Canfield – OTHER

West Village

7908-7912 St. Paul- PORCH/ROOF/SIDING/WINDOWS

OPEN – Denial

5

Boston Edison
1257 Longfellow- PAINT/ROOF/WINDOWS
Corktown
2244 Wabash- DEMOLITION/NEW CONSTRUCTION
Rosedale Park
14833 Stahelin- DEMOLITION/GARAGE/SITE
Russell Woods- Sullivan
13320 Broadstreet- DOORS/ PORCH/ROOF/SIDING/WALLS/SITE/WINDOWS
Sherwood Forest
19170 Warrington- PORCH/ROOF

OPEN - HDC Staff Letter NWO

31

Atkinson
2255 Atkinson- DECK
Boston Edison
851 Longfellow- PAINT
1186 Edison- DEMOLITION/FENCE/GARAGE
1683 Edison- WINDOWS
1746 W. Boston –WINDOWS
2010 Chicago- ROOF/WINDOWS
2044 Chicago- DOORS/WINDOWS
2325 Boston- DOORS
2423 Chicago- GARAGE/WINDOWS
2465 Chicago- PORCH/SITE/WINDOWS
Corktown
1315 Labrosse- OTHER/WINDOWS
1319 Labrosse- OTHER/WINDOWS
GAR Building
1942 Grand River - SIGNAGE
Hubbard Farms
388-390 W. Grand- OTHER
1579 Hubbard- ROOF/SIDING/WINDOWS
Indian Village
1824 Seminole- SIDING/WALLS
3421 Seminole- SIDING/SITE/WINDOWS/OTHER
Palmer Park Apartments
641-711 Covington - WINDOWS
Rosedale Park
15343 Warwick - WINDOWS
Russell Woods- Sullivan
3736 Glendale – GARAGE/ WINDOWS
4211 Sturtevant- PORCH/WINDOWS
4245 Glendale- PAINT/ROOF/SIDING/WINDOWS/OTHER
4292 Glendale- FENCE/GARAGE

4341 Glendale -PORCH/PAINT
4921 Cortland – DOORS/PAINT/PORCH/SIGNAGE/WINDOWS
12837 Broadstreet- WINDOWS
13120 Broadstreet– PORCH/WINDOWS

West Village

1084 Van Dyke- WINDOWS
1457 Van Dyke- SITE
7926 St. Paul- PORCH/DECK
8128 (8110) St. Paul- WINDOWS

OPEN - Sent to BSEED **9**

Boston-Edison

1624 Edison- DEMO/GARAGE/FENCE

Corktown

1419 Sixth – OTHER/SIDING/WINDOWS

Hubbard Farms

1180 Vinewood- ADDITION/PORCH/ROOF/SIDING/WINDOWS

Russell Woods - Sullivan

3731 Tyler – DOORS/PORCH

3750 Cortland- WINDOWS

4037 Sturtevant- ROOF

4245 Glendale- PAINT/ROOF/SIDING/WINDOWS

4373 Leslie- PORCH

Willis-Selden

4205 Cass -OTHER/SIDING

OPEN – Unresolved (5+ Years) **0**

Total Cases October 1, 2023 – December 13, 2023 **73**

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.