

# Historic District Commission (HDC) Report: Violation Cases

As of February 7, 2024

## 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 December was moderate despite the holidays.
- Alleys have been widely reported as a complaint across Indian Village. One of the cases before the Commission this month addresses these complaints and is available on the property page [located here](#).
- 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 420 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	192
CLOSED - Damage Noted	8
CLOSED – Notice to Proceed	4
CLOSED - Ordinary Maintenance	31
OPEN - Application Process	8
OPEN - COA Conditions Pending	42
OPEN - DENIAL	79

OPEN - HDC Review	9
OPEN - HDC Staff Letter NWO	102
OPEN - Sent to BSEED	180
UNRESOLVED - 5+ Years	19
<b>Grand Total</b>	<b>677</b>

**4. RECENT CASES (December 1, 2023 – February 7, 2024)**

<b>December 1, 2023 – February 7, 2024</b>	<b>Case Count</b>
<b>STAFF REVIEW</b>	<b>3</b>
Boston-Edison <b>636 Chicago</b> - ROOF <b>948 Chicago</b> – GARAGE West Village <b>1457 Van Dyke</b> – SITE	
<b>CLOSED - COA</b>	<b>2</b>
Boston Edison <b>859 Edison</b> - PAINT Russell Woods- Sullivan <b>4037 Sturtevant</b> - ROOF	
<b>CLOSED - Damage Noted</b>	<b>1</b>
West Canfield <b>4230 Third</b> - SITE	
<b>CLOSED – Notice to Proceed</b>	<b>0</b>
<b>CLOSED - Ordinary Maintenance</b>	<b>1</b>
Boston-Edison <b>720 W Boston</b> - WINDOWS	
<b>OPEN – Application Process</b>	<b>8</b>
Corktown <b>1556 Bagley</b> - SIDING/WALLS Hubbard Farms <b>1062 Vinewood</b> - WINDOWS <b>1180 Vinewood</b> - ADDITION/PORCH/BALCONY/ROOF/SIDING/WINDOWS Rosedale Park <b>14646 Artesian</b> - FENCE Russell Woods- Sullivan <b>3736 Glendale</b> - GARAGE/WINDOWS Sherwood Forest <b>19410 Warrington</b> - GARAGE	

West Village  
**715 Van Dyke- PORCH**  
Willis-Selden  
**4205 Cass Ave (422 W Willis)- SIGN/PAINT**

---

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

GAR Building  
**1942 Grand River - SIGNAGE**  
Indian Village  
**Public Alleys (Seminole -Iroquois, E. Jefferson to St. Paul) - SITE**  
Russell Woods- Sullivan  
**13134 Broadstreet – WINDOWS/DOOR/PORCH/ROOF/PAINT/SITE**  
Sherwood Forest  
**19650 Canterbury - ROOF**  
Sweetest Heart of Mary  
**4440 E. Canfield - WINDOWS**

---

**OPEN – COA Conditions Pending** **3**

Boston Edison  
**2465 Chicago- PORCH/OTHER**  
Russell Woods-Sullivan  
**4305 Buena Vista- FENCE**  
Woodbridge Farm  
**4138 Lincoln -WINDOWS**

---

**OPEN – Denial** **6**

Boston Edison  
**859 Edison- GARAGE/OTHER/PORCH**  
**2465 Chicago- SITE**  
Corktown  
**1423 6<sup>th</sup> Street – SIDING/WINDOWS**  
Russell Woods- Sullivan  
**4750 Cortland- DOORS/WINDOWS**  
Sherwood Forest  
**19245 Parkside- ROOF/WINDOWS**  
Woodbridge Farm  
**4138 Lincoln -WINDOWS**

---

**OPEN - HDC Staff Letter NWO** **19**

Atkinson  
**1936 Atkinson – DOORS/PORCH/ROOF/SIDING/WINDOWS**  
**2326 Atkinson- WINDOWS**  
Boston Edison  
**851 Longfellow- PAINT**  
**932 Edison – DOORS/SITE/WINDOWS**

**1186 Edison**- DEMOLITION/FENCE/GARAGE  
**1683 Edison**- WINDOWS  
**2044 Chicago**- DOORS/WINDOWS  
**2325 Boston**- DOORS  
**2423 Chicago**- GARAGE/WINDOWS  
Hubbard Farms  
**388-390 W. Grand**- OTHER  
**1579 Hubbard**- ROOF/SIDING/WINDOWS  
Russell Woods- Sullivan  
**4245 Glendale**- PAINT/ROOF/SIDING/WINDOWS/OTHER  
**4341 Glendale** -PORCH/PAINT  
**12837 Broadstreet**- WINDOWS  
Sherwood Forest  
**3515 Sherbourne**- PORCH/SIDING/SITE/WINDOWS  
West Village  
**1084 Van Dyke**- WINDOWS  
Warren Prentis  
**4700 Third**- SIGNAGE  
**4718 Third** - SIGNAGE  
Woodbridge Farm  
**3617 Lincoln** - SITE

**OPEN - Sent to BSEED**

---

Atkinson  
**1936 Atkinson**- DOORS/PORCH/SIDING/ROOF/WINDOWS  
Boston-Edison  
**1257 Longfellow**- SITE  
**1475 Longfellow**- NEW CONSTRUCTION/DOORS/PORCH/SIDING/WINDOWS  
**1624 Edison**- DEMO/GARAGE/FENCE  
**1676 Chicago**- WINDOWS  
**1746 W. Boston** –WINDOWS  
Corktown  
**1315 Labrosse**- OTHER/WINDOWS  
**1319 Labrosse**- OTHER/WINDOWS  
**1419 Sixth** – OTHER/SIDING/WINDOWS  
**1628 Leverette**- DOORS/PORCH/ROOF/SIDING/WINDOWS  
**2215 Wabash**- DOORS/PORCH/SITE/WINDOWS  
Hubbard Farms  
**1180 Vinewood**- ADDITION/PORCH/ROOF/SIDING/WINDOWS  
Indian Village  
**3421 Seminole**- SIDING/SITE/WINDOWS/OTHER  
Peterboro-Charlotte  
**3117 Woodward**– SITE IMPROVEMENTS  
Palmer Park Apartments  
**641-711 Covington** - WINDOWS

Russell Woods - Sullivan  
**3750 Cortland-** WINDOWS  
**4245 Glendale-** PAINT/ROOF/SIDING/WINDOWS  
**4238 Cortland-** DOORS/PORCH/ROOF/SIDING  
**4373 Leslie-** PORCH  
Rosedale Park  
**15343 Warwick -** WINDOWS  
Willis-Selden  
**4205 Cass -**OTHER/SIDING

<b>OPEN – Unresolved (5+ Years)</b>	<b>1</b>
West Village <b>1515 Seyburn -</b> SIDING	
<b>Total Cases December 1, 2023 – February 7, 2024</b>	<b>72</b>

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