

Historic District Commission (HDC) Report: Violation Cases

As of September 12, 2022

1. VIOLATIONS SUMMARY

- HDC Staff has recently received new updated software for its management of violations on properties. Some of these updates have not yet been fully enacted. It is Staff's hope to streamline the violation reporting process itself after this software is fully enacted. Updates will be forthcoming.
- The reported number of new violation cases since the August 10, 2022 HDC meeting was one of the highest we've had in most months. Many cases were minor in scope and focused on painting violations. Most recent cases were in the Atkinson/Boston-Edison and Russell Woods -Sullivan Historic Districts.
- HDC staff issued Notices of Work Observed letters to 31 property owners and 8 real estate agents last month. This 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 list any violations on the property, which becomes the responsibility of the new owner and serves to disclose any potential buyers.
- 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 276 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. **Ordinary Maintenance:** Closed violation; considered ordinary maintenance.
 - iv. **NTP:** Closed violation; received a Notice to Proceed by the HDC.
- **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. As a new report feature, some COAs may not yet be shown.
 - 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	5
CLOSED - COA	92
CLOSED - Damage Noted	4
CLOSED – Notice to Proceed	1
CLOSED - Ordinary Maintenance	21
OPEN - Application Process	21
OPEN - COA Conditions	
Pending	15
OPEN - DENIAL	35
OPEN - HDC Review	8
OPEN - HDC Staff Letter NWO	89
OPEN - Sent to BSEED	108
UNRESOLVED - 5+ Years	12
Grand Total	411

4. RECENT CASES (July-Sept 12, 2022)

July – Sept 12 th 2022 Cases	Case Count
STAFF REVIEW	5
Boston-Edison 640 Chicago – PORCH	
Corktown 1531 Eighth St – PORCH	
Jefferson-Chalmers 14300 E Jefferson – ROOF/ STOREFRONT/SIGN	
Russell Woods-Sullivan 3728 Leslie - SIDING	
West Village 7840 Van Dyke – DOORS/GARAGE/PORCH/SHUTTERS	
CLOSED - COA	2
Boston Edison 2000 W Boston - ROOF	
Hubbard Farms 1402 Vinewood - WINDOWS	
CLOSED - Damage Noted	0
CLOSED - Ordinary Maintenance	2

Boston-Edison
1258 Longfellow – PAINT
Sherwood Forest
19470 Shrewsbury – PAINT/SITE IMPROVEMENTS

OPEN – Application Process **19**

Arden Park – East Boston
505 E Boston – SITE IMPROVEMENTS
647 Arden Park – DOORS/ROOF/SITE IMPROVEMENTS
Atkinson Avenue
1517 Atkinson - WINDOWS
2544 Atkinson – DOORS/PORCH/ROOF/SIDING/WINDOWS/ SITE
Boston Edison
1991 Chicago – PORCH/WINDOWS
2011 Longfellow – PORCH/WINDOWS
2235 Longfellow - WINDOWS
2465 Chicago – PORCH/WINDOWS
Corktown
1615 Church- SIDING/WINDOWS
Hubbard Farms
415 W. Grand Blvd. – PORCH/ROOF/SITE IMPROVEMENTS
King Solomon Baptist Church
6102 and 6125 14th Street – SIDING/WINDOWS
Oakman Blvd
2801 Oakman - WINDOWS
Rosedale Park
14933 Faust – PORCH
15124 Artesian – DOORS/FENCE/SITE IMPROVEMENTS
15465 Artesian – PAINT
Russell Woods - Sullivan
4289 Tyler – PORCH
4370 Glendale – DOORS/FENCE/GARAGE/PAINT/ PORCH
Sweetest Heart of Mary Roman Catholic Parish
4440 E. Canfield – OTHER/WINDOWS
West Village
1702 Shipherd - WINDOWS

OPEN - HDC Review **8**

Berry Subdivision
601 Lodge - GARAGE
Boston- Edison
1725 W Boston - ROOF
Brush Park
269 Watson – DOORS/PORCH/SIDING/WALLS/WINDOWS
Corktown

1556 Bagley – PORCH/DECK/SIDING
1830 Church - GARAGE
 Palmer Park Apartments
641-711 Covington – WINDOWS
 Warren-Prentis
4700 Third – SIDING/WALLS/PAINT/OTHER
 Willis - Selden
3940 Third - PAINT

OPEN – COA Conditions Pending **0**

OPEN – Denial **2**

Boston-Edison
913 Chicago – ROOF
1659 Longfellow - WINDOWS

OPEN - HDC Staff Letter NWO **28**

Atkinson
1493 Atkinson- SIDING/WINDOWS
1501 Atkinson- DOORS/PORCH/SITE/WINDOWS
1509 Atkinson- WINDOWS
1549 Atkinson- DOORS
2066 Atkinson- PAINT
 Boston-Edison
90 Edison- FENCE
1405 Chicago- SITE IMPROVMENTS/WINDOWS
1425 Chicago- FENCE
1659 Longfellow – DOORS/PORCH/SIDING/WINDOWS
2010 Chicago- ROOF/WINDOWS
2061 Longfellow- ROOF/DOORS/PORCH/SIDING/WINDOWS/SITE
2252 W Boston - WINDOWS
 Rosedale Park
14503 Faust – DOORS
15343 Warwick – WINDOWS
 Russell Woods- Sullivan
3788 Tyler – DOORS/PORCH/WINDOWS
3791 Cortland – SIDING/WALLS
3800 Tyler – WINDOWS
3824 Tyler – DOORS/PORCH/ROOF/SIDING/WINDOWS/SITE
4084 Fullerton - WINDOWS
4290 Leslie – DOORS/FENCE/ROOF/WINDOWS
4833 Sturtevant – SIDING/ WINDOWS
 Sherwood Forest
19235 Canterbury – SITE IMPROVEMENTS
19355 Parkside – SITE IMPROVEMENTS

19410 Warrington- GARAGE
 West Village
1407 Van Dyke- PAINT
1728 Parker - PAINT
1734 Parker – PAINT
8110 St. Paul (8016-8128) – WINDOWS/SITE IMPROV.

OPEN - Sent to BSEED **25**

Atkinson
1493 Atkinson- SIDING/WINDOWS
1509 Atkinson- WINDOWS
1517 Atkinson- WINDOWS
2544 Atkinson- DOORS/PORCH/ROOF/SITE/WINDOWS/SIDING
 Boston-Edison
932 Edison- DOOR/SITE IMPROVEMENTS
1257 Longfellow- PAINT/ROOF
1405 Chicago- SITE IMPROVEMENTS
 Hubbard Farms
415 W. Grand- PORCH/DECK/ROOF/SITE
 Rosedale Park
14933 Faust - PORCH
15083 Minock – DOORS/PAINT/ROOF/SIDING/WINDOWS/SITE
15124 Artesian – DOORS/FENCE/SITE IMPROVEMENTS
15343 Warwick – WINDOWS
 Russell Woods- Sullivan
3741 Cortland – DOORS/WINDOWS
3788 Tyler- DOORS/PORCH/WINDOWS
3831 Fullerton - WINDOWS
4084 Fullerton - DOORS/PORCH
4336 Tyler – DOORS/PORCH/ROOF/SIDING/WINDOWS/SITE
4370 Glendale-
 DOORS/FENCE/PORCH/PAINT/ROOF/SIDING/GARAGE/WINDOWS/SITE
4770 Leslie- SITE IMPROVEMENTS/WINDOWS
 Sherwood Forest
19650 Canterbury- ROOF
 Warren Prentis
461 W. Forest- ROOF
4860 Cass- SIGNAGE
 West Canfield
691 W. Canfield- DOORS/PORCH/SITE/WINDOWS
 Willis-Selden
4205 Cass- OTHER/SIDING

Total Cases July – Sept 12, 2022 **90**

5. 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.