

Historic District Commission (HDC) Report: Violation Cases

As of October 10, 2022

1. VIOLATIONS SUMMARY

- HDC Staff has recently received new updated software for its management of violations on properties. Most updates are complete. Staff is exploring a method to streamline the violation reporting process for direct online access to some elements of this report.
- The reported number of new violation cases since the September 14, 2022 HDC meeting has been moderate. Many cases were minor in scope. Most recent cases were in the Atkinson/Boston-Edison and Russell Woods -Sullivan Historic Districts.
- HDC staff will issue Notices of Work Observed letters to 14 property owners and 2 real estate agents next 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 288 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	9
CLOSED - COA	100
CLOSED - Damage Noted	4
CLOSED – Notice to Proceed	1
CLOSED - Ordinary Maintenance	21
OPEN - Application Process	18
OPEN - COA Conditions	
Pending	17
OPEN - DENIAL	36
OPEN - HDC Review	10
OPEN - HDC Staff Letter NWO	85
OPEN - Sent to BSEED	113
UNRESOLVED - 5+ Years	11
Grand Total	425

4. RECENT CASES (Aug-Oct 10, 2022)

Aug-Oct 10 th , 2022 Cases	Case Count
STAFF REVIEW	9
Corktown	
1405 Bagley – WINDOWS	
1531 Eighth St – PORCH	
Jefferson-Chalmers	
14300 E Jefferson – ROOF/ STOREFRONT/SIGN	
Rosedale Park	
14610 Warwick – SIDING	
14651 Penrod – ROOF	
Russell Woods-Sullivan	
3728 Leslie - SIDING	
3741 Cortland – DOORS/PORCH/SIDING/SITE/WINDOWS	
4289 Tyler –PORCH/ROOF//WINDOWS	
West Village	
7840 Van Dyke – DOORS/GARAGE/PORCH/SHUTTERS	
CLOSED - COA	8
Berry Subdivision	
601 Lodge Dr - GARAGE	
Boston Edison	
2315 Longfellow - PAINT	

2465 Chicago – ROOF/WINDOWS
 Corktown
1615 Church – PAINT/SIDING/WALLS/WINDOWS
 Russell Woods- Sullivan
4289 Tyler - PORCH
 Hubbard Farms
1402 Vinewood - WINDOWS
 Warren Prentis
4700 Third Ave. -DOOR/PAINT/WALLS
 WILLIS - SELDEN
3940 Third Ave. - PAINT

CLOSED - Damage Noted **0**

CLOSED - Ordinary Maintenance **2**

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

OPEN – Application Process **16**

Arden Park – East Boston
647 Arden Park – DOORS/ROOF/SITE IMPROVEMENTS
 Atkinson Avenue
2066 Atkinson - PAINT
2544 Atkinson – DOORS/PORCH/ROOF/SIDING/WINDOWS/ SITE
 Boston Edison
913 Chicago – PORCH/DECK/ROOF/GUTTER/CHIMNEY
2465 Chicago – PORCH/WINDOWS
 Corktown
1556 Bagley- PORCH/SIDING
 Hubbard Farms
415 W. Grand Blvd. – PORCH/ROOF/SITE IMPROVEMENTS
 King Solomon Baptist Church
6102 and 6125 14th Street – SIDING/WINDOWS
 Rosedale Park
15465 Artesian – PAINT
 Russell Woods - Sullivan
3734 Leslie – SIDING/WALLS/WINDOWS
4289 Tyler – PORCH
4370 Glendale – DOORS/FENCE/GARAGE/PAINT/ PORCH
4770 Leslie – SITE IMPROVEMENTS/WINDOWS
 Sweetest Heart of Mary Roman Catholic Parish
4440 E. Canfield – OTHER/WINDOWS
 West Village

1702 Shipherd - WINDOWS

1728 Parker - PAINT

OPEN - HDC Review

10

Boston- Edison

1991 Chicago – PORCH/WINDOWS

2011 Longfellow – PORCH/WINDOWS

New Center Area

873 Virginia Park – ROOF/SIDING/ WINDOWS

Oakman Blvd

2801 Oakman - WINDOWS

Rosedale Park

14933 Faust – PORCH

Russell Woods- Sullivan

4290 Leslie – DOORS/FENCE/ROOF/WINDOWS/PORCH

Sherwood Forest

19434 Stratford – SITE IMPROVEMENTS

19355 Parkside – SITE IMPROVEMENTS

Warren-Prentis

461 Forest – ROOF

West Canfield

691 W. Canfield – DOORS/PORCH/SITE/WINDOWS/WALLS

OPEN – COA Conditions Pending

4

Boston-Edison

1725 W Boston – ROOF

1991 Chicago – PORCH

2011 Longfellow – PORCH

Brush Park

269 Watson – DOORS/PORCH/DECK/WALLS/SIDING/WINDOWS

OPEN – Denial

2

Boston-Edison

2465 Chicago – WINDOWS

Warren Prentis

4700 Third - WALLS

OPEN - HDC Staff Letter NWO

31

Arden Park

505 E Boston – SITE IMPROVEMENTS

Atkinson

1493 Atkinson- SIDING/WINDOWS

1501 Atkinson- DOORS/PORCH/SITE/WINDOWS

1517 Atkinson- WINDOWS

1509 Atkinson- WINDOWS

1549 Atkinson- DOORS
 Boston-Edison
90 Edison- FENCE
1405 Chicago- SITE IMPROVEMENTS/WINDOWS
1425 Chicago- FENCE
1659 Longfellow – DOORS/PORCH/SIDING/WINDOWS
2061 Longfellow – DOORS/PORCH/OTHER/ROOF/SIDING/WINDOWS/SITE
2010 Chicago- ROOF/WINDOWS
2235 Longfellow - WINDOWS
2252 W Boston - WINDOWS

Palmer Park Apartments
641-711 Covington - WINDOWS

Rosedale Park
14503 Faust – DOORS
14651 Penrod – ROOF
15124 Artesian – DOORS/FENCE/ SITE
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
4833 Sturtevant – SIDING/ WINDOWS

Sherwood Forest
19235 Canterbury – SITE IMPROVEMENTS
19410 Warrington- GARAGE
19435 Canterbury – SITE IMPROVEMENTS

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

OPEN - Sent to BSEED

16

Atkinson
2544 Atkinson- DOORS/PORCH/ROOF/SITE/WINDOWS/SIDING

Boston-Edison
640 Chicago- PORCH/SITE IMPROVEMENTS
1257 Longfellow- PAINT/ROOF
1405 Chicago- SITE IMPROVEMENTS

Rosedale Park
14651 Penrod - ROOF
14933 Faust - PORCH

Russell Woods- Sullivan
3741 Cortland – DOORS/WINDOWS

3831 Fullerton - WINDOWS
4084 Fullerton - DOORS/PORCH
4224 Buena Vista – PORCH/DECK/ SIDING/ SITE
4236 Sturtevant- ROOF/ WINDOWS
4770 Leslie- SITE IMPROVEMENTS/WINDOWS
 Sherwood Forest
19650 Canterbury- ROOF
 Warren Prentis
461 W. Forest- ROOF
 West Canfield
691 W. Canfield- DOORS/PORCH/SITE/WINDOWS
 Willis-Selden
4205 Cass- OTHER/SIDING

Total Cases Aug – Oct 10, 2022	98
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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 hdiviolations@detroitmi.gov. Please upload the address, photos of work in progress, and a description of this work with your inquiry.