

Historic District Commission (HDC) Report: Violation Cases

As of November 10, 2022

1. VIOLATIONS SUMMARY

- HDC Staff has recently received new updated software for its management of violations on properties. Updates are complete, final edits are in their final stages. Staff is working toward a goal to have violation reporting available online for direct access to some elements of this report.
- The reported number of new violation cases since the October 10, 2022 HDC meeting has been light. Most cases were minor in scope. Most recent cases were in the Russell Woods -Sullivan Historic District.
- HDC staff will issue Notices of Work Observed letters to 20 property owners and 2 real estate agents this 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 285 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	109
CLOSED - Damage Noted	4
CLOSED – Notice to Proceed	1
CLOSED - Ordinary Maintenance	22
OPEN - Application Process	10
OPEN - COA Conditions	
Pending	19
OPEN - DENIAL	40
OPEN - HDC Review	14
OPEN - HDC Staff Letter NWO	86
OPEN - Sent to BSEED	116
UNRESOLVED - 5+ Years	11
Grand Total	437

4. RECENT CASES (Sept-Nov 10, 2022)

Sept-Oct 10 th , 2022 Cases	Case Count
STAFF REVIEW	5
Corktown	
1531 Eighth St – PORCH	
Jefferson-Chalmers	
14300 E Jefferson – ROOF/ STOREFRONT/SIGN	
Russell Woods-Sullivan	
3728 Leslie - SIDING	
3734 Leslie – SIDING/WINDOWS	
West Village	
7840 Van Dyke – DOORS/GARAGE/PORCH/SHUTTERS	
CLOSED - COA	13
Berry Subdivision	
601 Lodge Dr - GARAGE	
Boston Edison	
1626 W. Boston - ROOF	
2315 Longfellow - PAINT	
2465 Chicago – DECK/WINDOWS	
Corktown	
1615 Church – PAINT/SIDING/WALLS/WINDOWS	
1830 Church- GARAGE	

Indian Village
1429 Iroquois - ROOF
 Rosedale Park
1495 Ashton - PAINT
 Russell Woods- Sullivan
4289 Tyler - PORCH
4290 Leslie - FENCE
 Warren Prentis
461 W. Forest- ROOF
4700 Third Ave. -DOOR/PAINT/WALLS
 WILLIS - SELDEN
3940 Third Ave. - PAINT

CLOSED - Damage Noted **0**

CLOSED - Ordinary Maintenance **1**

Russell Woods- Sullivan
4307 Fullerton – GARAGE/WINDOWS

OPEN – Application Process **8**

Arden Park – East Boston
647 Arden Park – DOORS/ROOF/SITE IMPROVEMENTS
 Atkinson Avenue
2544 Atkinson – DOORS/PORCH/ROOF/SIDING/WINDOWS/ SITE
 Boston Edison
2061 Longfellow – DOORS/OTHER/PORCH/ROOF/WALLS/WINDOWS/ SITE
2465 Chicago – PORCH/WINDOWS
 Corktown
1556 Bagley- PORCH/SIDING
 Hubbard Farms
415 W. Grand Blvd. – PORCH/ROOF/SITE IMPROVEMENTS
1062 Vinewood- WINDOWS
 Russell Woods - Sullivan
4289 Tyler – PORCH

OPEN - HDC Review **14**

Atkinson
1517 Atkinson- WINDOWS
2066 Atkinson- PAINT
 Boston- Edison
1915 Longfellow- WINDOWS
1991 Chicago – PORCH/WINDOWS
2475 Chicago – PORCH/WINDOWS

Corktown
1688 Bagley- PORCH/ ROOF/ SIDING/ WINDOWS
Indian Village
3421 Seminole- SITE/WALLS/ WINDOWS/OTHER
King Solomon Baptist Church
6102 and 6125 14th Street – SIDING/WINDOWS
New Center Area
873 Virginia Park – ROOF/SIDING/ WINDOWS
Rosedale Park
14933 Faust – PORCH
Russell Woods- Sullivan
4370 Glendale-
DOORS/FENCE/GARAGE/PAINT/PORCH/ROOF/SIDING/SITE/WINDOWS
4770 Leslie – SITE/WINDOWS
Sherwood Forest
19434 Stratford – SITE IMPROVEMENTS
West Canfield
740 Van Dyke – PAINT

OPEN – COA Conditions Pending **5**

Boston-Edison
1725 W Boston – ROOF
1991 Chicago – PORCH
2011 Longfellow – OTHER/PORCH/WINDOWS
Brush Park
269 Watson – DOORS/PORCH/DECK/WALLS/SIDING/WINDOWS
West Canfield
691 W. Canfield – DOORS/PORCH/SITE/WINDOWS/WALLS

OPEN – Denial **6**

Boston-Edison
2011 Longfellow – OTHER/PORCH/WINDOWS
2465 Chicago- WINDOWS
Corktown
1556 Bagley- SIDING
Oakman Blvd
2801 Oakman - WINDOWS
Russell Woods- Sullivan
4290 Leslie – DOOR/PORCH/ROOF/WINDOWS
West Canfield
691 W. Canfield – DOORS/PORCH/SITE/WINDOWS/WALLS

OPEN - HDC Staff Letter NWO **18**

Arden Park
505 E Boston – SITE IMPROVEMENTS

Boston-Edison
1425 Chicago- FENCE
2235 Longfellow - WINDOWS
Hubbard Farms
1060 Hubbard- PAINT
1219 Hubbard - SIDING/SITE
Palmer Park Apartments
641-711 Covington - WINDOWS
Rosedale Park
14651 Penrod – ROOF
15124 Artesian – DOORS/FENCE/ SITE
15465 Artesian - PAINT
Russell Woods- Sullivan
3791 Cortland – SIDING/WALLS
4833 Sturtevant – SIDING/ WINDOWS
Sherwood Forest
19235 Canterbury – SITE IMPROVEMENTS
19410 Warrington- GARAGE
19435 Canterbury – SITE IMPROVEMENTS
Sweetest Heart of Mary Roman Catholic Parish
4440 E. Canfield – OTHER/WINDOWS
West Village
1702 Shipherd- WINDOWS
1728 Parker – PAINT
8110 St. Paul (8016-8128) – WINDOWS/SITE IMPROV.

OPEN - Sent to BSEED **8**

Boston-Edison
640 Chicago- PORCH/SITE IMPROVEMENTS
Corktown
1405 Bagley- ROOF/SIDING/WINDOWS
Russell Woods- Sullivan
3741 Cortland – DOORS/WINDOWS
3840 Cortland – DOORS/PORCH/WALLS/WINDOWS
4224 Buena Vista – PORCH/DECK/ SIDING/ SITE
4236 Sturtevant- ROOF/ WINDOWS
4277 Leslie- WINDOWS
4373 Leslie- DOORS/ROOF/SIDING/SITE/WINDOWS

Total Cases Sept – Nov 10, 2022 **78**

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.