

Historic District Commission (HDC) Report: Violation Cases

As of February 6, 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 violation cases since the December 14, 2022 HDC meeting has been medium. Most cases were regarding unapproved work for replacement of windows and removal/replacement of siding in Boston Edison Historic District. One property in Russell Woods which had several violations, suffered from severe fire and was recently demolished by the City of Detroit due to hazardous conditions.
- Staff issued Notices of Work Observed letters to property owners and real estate listing agents in December, some cases on the agenda for the HDC Regular meetings in February and March are in response. The 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 disclose any violations on the property, which becomes the responsibility of the new owner and serves to notify 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 321 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	119
CLOSED - Damage Noted	5
CLOSED – Notice to Proceed	2
CLOSED - Ordinary Maintenance	22
OPEN - Application Process	14
OPEN - COA Conditions Pending	23
OPEN - DENIAL	52
OPEN - HDC Review	8
OPEN - HDC Staff Letter NWO	95
OPEN - Sent to BSEED	129
UNRESOLVED - 5+ Years	13
Grand Total	485

4. RECENT CASES (Nov 1, 2022 - Feb 6, 2023)

Nov 1, 2022 - Feb 6, 2023 Cases	Case Count
STAFF REVIEW	4
Corktown 1531 Eighth St – PORCH	
Jefferson-Chalmers 14300 E Jefferson – ROOF/ STOREFRONT/SIGN	
Rosedale Park 15124 Artesian- DOORS/FENCE/ SITE IMPROVEMENTS	
West Village 7840 Van Dyke – DOORS/GARAGE/PORCH/SHUTTERS	
CLOSED - COA	11
Arden Park – East Boston 345 Arden Park – FENCE/PAINT/PORCH/GUTTER/SITE	
Boston Edison 1545 Chicago - PORCH/SITE 1626 W. Boston - ROOF 1915 Longfellow - WINDOWS 2465 Chicago – DECK/WINDOWS	
Hubbard Farms 1060 Hubbard - PAINT	
Rosedale Park 1495 Ashton - PAINT	
Russell Woods- Sullivan	

<p>4289 Tyler - PORCH 4762 Cortland – DOORS/PORCH/ROOF Sherwood Forest 3290 Sherbourne – DOORS/SIDING/SITE West Village 1702 Shipherd - WINDOWS</p>	1
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<p>CLOSED - Damage Noted</p> <p>Russell Woods -Sullivan 3741 Cortland – DEMOLISHED (FIRE DAMAGE)</p>	1
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<p>CLOSED – Notice to Proceed</p> <p>King Solomon Baptist Church 6102 and 6125 14th Street – SIDING/WINDOWS</p>	1
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<p>CLOSED - Ordinary Maintenance</p>	0
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<p>OPEN – Application Process</p> <p>Atkinson Avenue 2544 Atkinson – DOORS/PORCH/ROOF/SIDING/WINDOWS/ SITE Boston Edison 1425 Chicago - FENCE 1652 Chicago – PORCH/DECK 2274 Chicago – DOORS/WINDOWS 2465 Chicago – PORCH/WINDOWS Corktown 1556 Bagley- SIDING/WALLS Indian Village 2405 Burns- SITE/WINDOWS Sherwood Forest 19235 Canterbury – SITE IMPROVEMENTS 19410 Warrington – GARAGE Sweetest Heart of Mary Roman Catholic Parish 4440 Canfield – OTHER/WINDOWS West Village 1728 Parker – PAINT</p>	11
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<p>OPEN - HDC Review</p> <p>Boston Edison 100 Longfellow – PORCH/DECK/SITE 1505 Chicago – ROOF/SIDING/SITE/WINDOWS Corktown 1405-07 Bagley- ROOF/SIDING/WALLS/WINDOWS Hubbard Farms 415 W. Grand Blvd. – PORCH/ROOF/SITE IMPROVEMENTS</p>	8

Palmer Park Apartment Buildings
761 Whitmore – DOORS/WINDOWS
 Rosedale Park
15083 Minock St. – DOORS/PAINTS/ROOF/SIDING/SITE/WINDOWS
 Russell Woods- Sullivan
4277 Leslie –WINDOWS
 West Village
7908 St. Paul – PORCH/ROOF/SIDING/WINDOWS

OPEN – COA Conditions Pending **4**

Corktown
1688 Bagley- PORCH
 Russell Woods- Sullivan
4370 Glendale – DOORS/PAINT/PORCH/ROOF
4770 Leslie – SITE IMPROVEMENTS/WINDOWS
 Sherwood Forest
19434 Stratford – SITE IMPROVEMENTS

OPEN – Denial **11**

Atkinson
1517 Atkinson- WINDOWS
2066 Atkinson- PAINT
 Boston-Edison
1915 Longfellow- WINDOWS
2475 Chicago – PORCH/WINDOWS
 Corktown
1688 Bagley- SIDING
 Indian Village
3421 Seminole- SITE/WALLS/ WINDOWS/OTHER
 New Center
873 Virginia Park- ROOF/SIDING/WALLS/WINDOWS
 Rosedale Park
14933 Faust – PORCH
 Russell Woods- Sullivan
4370 Glendale – FENCE/GARAGE/ROOF/SITE/WINDOWS
4770 Leslie – SITE IMPROVEMENTS/WINDOWS
 Sherwood Forest
19434 Stratford – SITE IMPROVEMENTS

OPEN - HDC Staff Letter NWO **16**

Arden Park – East Boston
647 Arden Park – DOORS/ROOF/SITE IMPROVEMENTS
 Boston-Edison
141 Edison - FENCE
2061 Longfellow- DOORS/OTHER/PORCH/ROOF/SIDING/WINDOWS/SITE

2432 W Boston – SIDING/WINDOWS
2506 Edison - WINDOWS
 Hubbard Farms
1062 Vinewood- WINDOWS
1219 Hubbard - SIDING/SITE
 Indian Village
2115 Seminole - ROOF
 Palmer Park Apartments
641-711 Covington - WINDOWS
 Rosedale Park
14651 Penrod – ROOF
15124 Artesian – DOORS/FENCE/ SITE
 Russell Woods- Sullivan
3791 Cortland – SIDING/WALLS
 Sherwood Forest
19280 Berkeley- SITE IMPROVEMENTS
 West Canfield
635-639 W. Canfield - FENCE
 West Village
7963 St. Paul - PAINT
8110 St. Paul (8016-8128) – WINDOWS/SITE IMPROV.

OPEN - Sent to BSEED

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Atkinson
1626 Atkinson- GARAGE/PAINT/SITE
 Boston-Edison
1624 Edison- SIDING/WINDOWS
2262 Chicago- PORCH/DECK/SIDING/WINDOWS
2432 W Boston- SIDING/WALLS/WINDOWS
 Brush Park
2827 John R, 105 Alfred (alley)- SITE IMPROVEMENTS
 New Center Area
620 Seward -8231 2nd Ave (Church of Detroit)- WINDOWS
63 Virginia Park - PORCH
 Sherwood Forest
19280 Berkeley- SITE IMPROVEMENTS
 Warren Prentis
4707 Woodward- PAINT/SIGNAGE
 West Village
7908 St. Paul- PORCH/ROOF/SIDING/WINDOWS

Total Cases Nov 1, 2022 - Feb 6, 2023

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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 hdviolations@detroitmi.gov. Please upload the address, photos of work in progress, and a description of this work with your inquiry.