

Historic District Commission (HDC) Report: Violation Cases

As of December 13, 2022

1. VIOLATIONS SUMMARY

- 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 November 16, 2022 HDC meeting has been medium. Most cases were regarding unapproved work for replacement of windows and a couple of tree removal cases.
- Due to staff jury duty, the last month mailing was delayed. HDC staff will issue Notices of Work Observed letters to 23 property owners and 4 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 328 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	5
CLOSED - COA	113
CLOSED - Damage Noted	4
CLOSED – Notice to Proceed	2
CLOSED - Ordinary Maintenance	22
OPEN - Application Process	10
OPEN - COA Conditions	
Pending	22
OPEN - DENIAL	50
OPEN - HDC Review	3
OPEN - HDC Staff Letter NWO	108
OPEN - Sent to BSEED	124
UNRESOLVED - 5+ Years	11
Grand Total	474

4. RECENT CASES (Oct-Dec 13, 2022)

Oct-Dec 13 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	12
Boston Edison	
1545 Chicago - PORCH/SITE	
1626 W. Boston - ROOF	
1915 Longfellow - WINDOWS	
2465 Chicago – DECK/WINDOWS	
Indian Village	
1429 Iroquois - ROOF	
Rosedale Park	
1495 Ashton - PAINT	

Russell Woods- Sullivan
4289 Tyler - PORCH
4290 Leslie - FENCE
 Sherwood Forest
19355 Parkside - SITE
 Warren Prentis
461 W. Forest- ROOF
4700 Third Ave. -DOOR/PAINT/WALLS
 West Village
740 Van Dyke - PAINT

CLOSED - Damage Noted **0**

CLOSED – Notice to Proceed **1**

King Solomon Baptist Church
6102 and 6125 14th Street – SIDING/WINDOWS

CLOSED - Ordinary Maintenance **1**

Russell Woods- Sullivan
4307 Fullerton – GARAGE/WINDOWS

OPEN – Application Process **9**

Arden Park – East Boston
345 Arden Park – FENCE/PORCH/ROOF/SITE IMPROVEMENTS
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- SIDING/WALLS
 Hubbard Farms
415 W. Grand Blvd. – PORCH/ROOF/SITE IMPROVEMENTS
1062 Vinewood- WINDOWS
 Sherwood Forest
19410 Warrington – GARAGE

OPEN - HDC Review **3**

New Center Area
873 Virginia Park – ROOF/SIDING/ WINDOWS
 Russell Woods- Sullivan
4370 Glendale-
 DOORS/FENCE/GARAGE/PAINT/PORCH/ROOF/SIDING/SITE/WINDOWS
4762 Cortland – DOORS/PORCH/ROOF/WINDOWS

OPEN – COA Conditions Pending

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Boston-Edison
 1991 Chicago – PORCH
 2011 Longfellow – OTHER/PORCH/WINDOWS
Corktown
 1688 Bagley- PORCH
Sherwood Forest
 19434 Stratford – SITE IMPROVEMENTS
Russell Woods- Sullivan
 4770 Leslie – SITE IMPROVEMENTS/WINDOWS
West Canfield
 691 W. Canfield – DOORS/PORCH/SITE/WINDOWS/WALLS

OPEN – Denial

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Atkinson
 1517 Atkinson- WINDOWS
 2066 Atkinson- PAINT
Boston-Edison
 1915 Longfellow- WINDOWS
 2011 Longfellow – OTHER/PORCH/WINDOWS
 2465 Chicago- WINDOWS
 2475 Chicago – PORCH/WINDOWS
Corktown
 1688 Bagley- SIDING
Indian Village
 3421 Seminole- SITE/WALLS/ WINDOWS/OTHER
Oakman Blvd
 2801 Oakman - WINDOWS
Russell Woods- Sullivan
 4290 Leslie – DOOR/PORCH/ROOF/WINDOWS
 4770 Leslie – SITE IMPROVEMENTS/WINDOWS
Rosedale Park
 14933 Faust – PORCH
Sherwood Forest
 19434 Stratford – SITE IMPROVEMENTS
West Canfield
 691 W. Canfield – DOORS/PORCH/SITE/WINDOWS/WALLS

OPEN - HDC Staff Letter NWO

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Boston-Edison
 141 Edison - FENCE
 1425 Chicago- FENCE
 2235 Longfellow - WINDOWS
Hubbard Farms
 1060 Hubbard- PAINT

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
15465 Artesian - PAINT
 Russell Woods- Sullivan
3791 Cortland – SIDING/WALLS
4277 Leslie – DOORS/WINDOWS
4833 Sturtevant – SIDING/ WINDOWS
 Sherwood Forest
19235 Canterbury – SITE IMPROVEMENTS
19280 Berkeley- SITE IMPROVEMENTS
19435 Canterbury – SITE IMPROVEMENTS
 Sweetest Heart of Mary Roman Catholic Parish
4440 E. Canfield – OTHER/WINDOWS
 West Village
1702 Shipherd- WINDOWS
1728 Parker – PAINT
7957 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
100 Longfellow- PORCH/SITE IMPROVEMENTS
2262 Chicago- PORCH/DECK/SIDING/WINDOWS
2274 Chicago- DOORS/WINDOWS
 Corktown
1405 Bagley- ROOF/SIDING/WINDOWS
1688 Bagley – ROOF/WINDOWS
 Hubbard Farms
1060 Hubbard- PAINT
 Russell Woods- Sullivan
4277 Leslie- WINDOWS
4373 Leslie- DOORS/ROOF/SIDING/SITE/WINDOWS
 Sherwood Forest
3458 Cambridge- WINDOWS
19280 Berkeley- SITE IMPROVEMENTS

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.