

# Historic District Commission (HDC) Report: Violation Cases

As of March 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 beginning of the new year has been moderate. Most cases were regarding unapproved work for replacement of windows and occurred in New Center and 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 will send out Notices of Work Observed letters to property owners and real estate listing agents in March, 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 319 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	1
CLOSED - COA	125
CLOSED - Damage Noted	5
CLOSED – Notice to Proceed	2
CLOSED - Ordinary Maintenance	22
OPEN - Application Process	7
OPEN - COA Conditions Pending	25
OPEN - DENIAL	56
OPEN - HDC Review	9
OPEN - HDC Staff Letter NWO	91
OPEN - Sent to BSEED	131
UNRESOLVED - 5+ Years	14
<b>Grand Total</b>	<b>488</b>

### 4. RECENT CASES (Nov Jan 1, 2023 – Mar 6, 2023)

Jan 1, 2023 – Mar 6, 2023 Cases	Case Count
<b>STAFF REVIEW</b>	<b>1</b>
West Village <b>7840 Van Dyke – DOORS/GARAGE/PORCH/SHUTTERS</b>	
<b>CLOSED - COA</b>	<b>6</b>
Arden Park – East Boston <b>345 Arden Park – FENCE/PAINT/PORCH/GUTTER/SITE</b>	
Boston Edison <b>100 Longfellow – PORCH/ SITE</b>	
<b>1505 Chicago – SIDING/WALLS/WINDOWS/ SITE</b>	
Corktown <b>1405-07 Bagley – PAINT/ SIDING</b>	
Hubbard Farms <b>1060 Hubbard - PAINT</b>	
West Village <b>1702 Shipherd - WINDOWS</b>	
<b>CLOSED - Damage Noted</b>	<b>1</b>
Russell Woods -Sullivan <b>3741 Cortland – DEMOLISHED (FIRE DAMAGE)</b>	
<b>CLOSED – Notice to Proceed</b>	<b>0</b>

**CLOSED - Ordinary Maintenance** **0**

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**OPEN – Application Process** **7**

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- Atkinson Avenue
  - 2544 Atkinson** – DOORS/PORCH/ROOF/SIDING/WINDOWS/ SITE
- Boston Edison
  - 2465 Chicago** – PORCH/WINDOWS
- Corktown
  - 1556 Bagley**- SIDING/WALLS
- 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

**OPEN - HDC Review** **7**

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- Boston Edison
  - 1425 Chicago** – FENCE
  - 1652 Edison** – PORCH
  - 2475 Chicago** - WINDOWS
- Brush Park
  - 269 Watson**- GARAGE/FENCE/PORCH
- Ossian Sweet House
  - 2905 Garland** – PORCH
- Palmer Park Apartment Buildings
  - 761 Whitmore** – WINDOWS
- West Village
  - 7908 St. Paul** – PORCH/ROOF/SIDING/WINDOWS

**OPEN – COA Conditions Pending** **2**

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- Hubbard Farms
  - 415 W Grand Blvd**- PORCH/ROOF/SITE IMPROVEMENTS
- Palmer Park Apartment Buildings
  - 761 Whitmore** – DOORS

**OPEN – Denial** **3**

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- Boston-Edison
  - 1505 Chicago**- ROOF/SIDING/SITE/WINDOWS
- Palmer Park Apartment Buildings
  - 761 Whitmore** – WINDOWS
- Russell Woods- Sullivan
  - 4277 Leslie** – WINDOWS

**OPEN - HDC Staff Letter NWO****14**

Arden Park – East Boston

**647 Arden Park** – DOORS/ROOF/SITE IMPROVEMENTS

Boston-Edison

**2061 Longfellow**- DOORS/OTHER/PORCH/ROOF/SIDING/WINDOWS/SITE**2274 W Chicago**- DOORS/WINDOWS**2432 W Boston** – SIDING/WINDOWS**2506 Edison** - WINDOWS

Hubbard Farms

**1062 Vinewood**- WINDOWS

Indian Village

**1120 Seminole** - SITE**2405 Burns** – SITE/WINDOWS

Rosedale Park

**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****9**

Atkinson

**97 Arden Park**- ROOF/SIDING

Boston-Edison

**1624 Edison**- SIDING/WINDOWS**1924 Longfellow**- DOORS**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**731 Virginia Park** – ROOF/SIDING/SITE

Warren Prentis

**4707 Woodward**- PAINT/SIGNAGE**Total Cases Jan 1, 2023 - Mar 6, 2023****50**

## 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](mailto:hdviolations@detroitmi.gov). Please upload the address, photos of work in progress, and a description of this work with your inquiry.