

Historic District Commission (HDC) Report: Violation Cases

As of April 11, 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 cases since February were moderate. Most cases were regarding unapproved work occurred in Atkinson and Boston Edison Historic Districts. 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.
- A violation at 14901, 14917 and 12927 East Jefferson in the Jefferson-Chalmers Historic Business District has been issued a stop work order from the Business, Safety Engineering and Environmental Department (BSEED) for unapproved work including demolition of a building and installation of construction fencing and signage.
- Staff sent 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 April 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 342 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	0
CLOSED - COA	129
CLOSED - Damage Noted	5
CLOSED – Notice to Proceed	2
CLOSED - Ordinary Maintenance	22
OPEN - Application Process	13
OPEN - COA Conditions Pending	29
OPEN - DENIAL	57
OPEN - HDC Review	10
OPEN - HDC Staff Letter NWO	95
OPEN - Sent to BSEED	138
UNRESOLVED - 5+ Years	15
Grand Total	515

4. RECENT CASES (Feb 1, 2023 – Apr 11, 2023)

Feb 1, 2023 – Apr 11, 2023 Cases	Case Count
STAFF REVIEW	0
CLOSED - COA	7
Arden Park – East Boston 345 Arden Park – FENCE/PAINT/PORCH/GUTTER/SITE	
Boston Edison 100 Longfellow – PORCH/ SITE 1505 Chicago – SIDING/WALLS/WINDOWS/ SITE	
Corktown 1405-07 Bagley – PAINT/ SIDING	
Hubbard Farms 1060 Hubbard - PAINT	
Sherwood Forest 3290 Sherbourne – DOORS/SITE/WALLS	
West Village 1702 Shipherd - WINDOWS	
CLOSED - Damage Noted	1
Russell Woods -Sullivan 3741 Cortland – DEMOLISHED (FIRE DAMAGE)	
CLOSED – Notice to Proceed	0
CLOSED - Ordinary Maintenance	0

OPEN – Application Process

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Boston Edison

1405 Chicago – FENCE/WINDOWS/ SITE

2432 W. Boston – SIDING/WINDOWS

2465 Chicago – PORCH/WINDOWS/SITE

Corktown

1556 Bagley- SIDING/WALLS

Indian Village

1120 Seminole- SITE IMPROVEMENTS

2405 Burns- SITE IMPROVEMENTS/ WINDOWS

Sherwood Forest

19235 Canterbury – SITE IMPROVEMENTS

19410 Warrington – GARAGE

West Village

1728 Parker – PAINT

7840 Van Dyke- GARAGE/ SIDING

OPEN - HDC Review

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Boston Edison

1444 Edison – PAINT/WINDOWS

2021 W. Chicago – WINDOWS

2027 W. Boston – SITE IMPROVEMENTS

2035 W. Boston – SITE IMPROVEMENTS

Hubbard Farms

3923 W. Vernor Hwy- SITE IMPROVEMENTS

New Center Area

729 Seward – WINDOWS

Russell Woods- Sullivan

4325 Fullerton – DOORS/PAINT/PORCH/WINDOWS

4762 Cortland – SIDING/WINDOWS

Sweetest Heart of Mary Roman Catholic Parish

4440 E. Canfield– OTHER/WINDOWS

OPEN – COA Conditions Pending

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Boston Edison

1425 Chicago – FENCE

1652 Edison – PORCH

Ossian Sweet House

2905 Garland – PORCH

Rosedale Park

15083 Minock– DOORS/PAINT/ROOF/SIDING/SITE/WINDOWS

OPEN – Denial

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Boston-Edison

2475 Chicago - WINDOWS

West Village

7908 St. Paul – PORCH/ROOF/SIDING/WINDOWS

OPEN - HDC Staff Letter NWO

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Arden Park – East Boston

235 E. Boston – DOORS/PORCH/SIDING/SITE/WINDOWS

647 Arden Park – DOORS/ROOF/SITE IMPROVEMENTS

Atkinson Ave.

1493 Atkinson – SIDING/WINDOWS

1501 Atkinson – DOORS/PORCH/SITE /WINDOWS

1509 Atkinson – WINDOWS

1549 Atkinson – DOORS

Berry Subdivision

570 Lodge – SITE IMPROVEMENTS

Boston-Edison

141 Edison – FENCE

2027 W Boston- SITE IMPROVEMENTS

2035 W Boston- SITE IMPROVEMENTS

2044 Chicago – DOORS/WINDOWS

2274 W Chicago- DOORS/WINDOWS

859 Edison – OTHER

Hubbard Farms

1062 Vinewood- WINDOWS

Indian Village

1120 Seminole - SITE

2405 Burns – SITE/WINDOWS

Jefferson-Chalmers Historic Business

14901, 14917, 14927 East Jefferson- FENCE/SIGNAGE

Rosedale Park

15124 Artesian – DOORS/FENCE/ SITE

Russell Woods- Sullivan

3791 Cortland – SIDING/WALLS

4301 Fullerton – DOORS/FENCE/PORCH/ROOF/WINDOWS

4325 Fullerton- DOORS/PAINT/PORCH/WINDOWS

Sherwood Forest

19280 Berkeley- SITE IMPROVEMENTS

West Canfield

635-639 W. Canfield - FENCE

West Village

7840 Van Dyke – GARAGE/SIDING

7963 St. Paul - PAINT

Atkinson

97 Arden Park- ROOF/SIDING

Boston-Edison

1924 Longfellow- DOORS

2021 W Chicago- WINDOWS

2044 W Chicago- DOORS/WINDOWS

2484 Chicago- DOORS/WINDOWS

Jefferson Chalmers

14901, 14917, 14927 E. Jefferson – DEMOLITION/FENCE/SIGNAGE

New Center Area

63 Virginia Park - PORCH

700 Seward - SITE

731 Virginia Park – ROOF/SIDING/SITE

RUSSELL WOODS - SULLIVAN

3775 Cortland - DOORS

4212 Sturtevant – PORCH/ROOF/SITE/WINDOWS

4301 Fullerton – DOORS/PORCH/FENCE/ROOF/WINDOWS

4325 Fullerton – DOORS/PAINT/PORCH/WINDOWS

West Village

1446 Van Dyke- SITE IMPROVEMENTS

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.