

# Historic District Commission (HDC) Report: Violation Cases

As of May 4, 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 March were moderately heavy. Most cases were regarding unapproved work occurred in the Russell Woods- Sullivan Historic District.
- 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 will send out Notices of Work Observed letters to property owners and real estate listing agents in May. 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 348 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	2
CLOSED - COA	139
CLOSED - Damage Noted	5
CLOSED – Notice to Proceed	2
CLOSED - Ordinary Maintenance	26
OPEN - Application Process	13
OPEN - COA Conditions Pending	30
OPEN - DENIAL	59
OPEN - HDC Review	5
OPEN - HDC Staff Letter NWO	94
OPEN - Sent to BSEED	147
UNRESOLVED - 5+ Years	16
<b>Grand Total</b>	<b>538</b>

### 4. RECENT CASES (Mar 1, 2023 – May 4, 2023)

Mar 1, 2023 – May 4, 2023 Cases	Case Count
<b>STAFF REVIEW</b>	<b>2</b>
Corktown <b>Marantette Street – TREES</b> West Village <b>715 Van Dyke - PORCH</b>	
<b>CLOSED - COA</b>	<b>7</b>
Brush Park <b>269 Watson – DEMO GARAGE/FENCE</b> Corktown <b>1405-07 Bagley – PAINT/ SIDING</b> Hubbard Farms <b>1219 Hubbard – PORCH/DECK</b> <b>3923 W. Vernor Hwy. – SITE IMPROVEMENTS</b> Indian Village <b>2211 Iroquios - PAINT</b> Russell Woods - Sullivan <b>4203 Sturtevant - ROOF</b> Sherwood Forest <b>3290 Sherbourne – DOORS/SITE/WALLS</b>	
<b>CLOSED - Damage Noted</b>	<b>0</b>
<b>CLOSED – Notice to Proceed</b>	<b>0</b>

**CLOSED - Ordinary Maintenance** **3**

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- Arden Park – East Boston
  - 659 E. Boston** – SITE IMPROVEMENTS
- Indian Village
  - 971 Burns** – SITE IMPROVEMENTS
- Russell Woods- Sullivan
  - 4338 Waverly** - ROOF

**OPEN – Application Process** **10**

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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
- Rosedale Park
  - 15124 Artesian**- DOORS/ FENCE/ SITE IMPROVEMENTS
- Sherwood Forest
  - 19235 Canterbury** – SITE IMPROVEMENTS
  - 19410 Warrington** – GARAGE
- Sweetest Hear of Mary
  - 4440 E. Canfield** – OTHER

**OPEN - HDC Review** **9**

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- Boston Edison
  - 2021 W. Chicago** – WINDOWS
  - 2027 W. Boston** – SITE IMPROVEMENTS
  - 2035 W. Boston** – SITE IMPROVEMENTS
- Russell Woods- Sullivan
  - 4325 Fullerton** – DOORS/PAINT/PORCH/WINDOWS
- West Village
  - 7840 Van Dyke Place** – GARAGE/DEMO/ROOF/SIDING/FENCE

**OPEN – COA Conditions Pending** **5**

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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

Russell Woods - Sullivan  
**4762 Cortland** – WINDOWS

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**OPEN – Denial** **4**

Boston-Edison  
**1444 Edison** – PAINT/WINDOWS  
**2475 Chicago** - WINDOWS  
New Center Area  
**729 Seward** – WINDOWS  
West Village  
**7908 St. Paul** – PORCH/ROOF/SIDING/WINDOWS

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**OPEN - HDC Staff Letter NWO** **7**

Arden Park – East Boston  
**647 Arden Park** – DOORS/ROOF/SITE IMPROVEMENTS  
Boston Edison  
**859 Edison** – OTHER  
**2044 Chicago** – DOORS/WINDOWS  
**2274 W Chicago**- DOORS/WINDOWS  
Hubbard Farms  
**1062 Vinewood**- WINDOWS  
Russell Woods- Sullivan  
**4301 Fullerton** – DOORS/FENCE/PORCH/ROOF/WINDOWS  
West Canfield  
**635-639 W. Canfield** - FENCE

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**OPEN - Sent to BSEED** **25**

Atkinson  
**97 Arden Park**- ROOF/SIDING  
Boston-Edison  
**1924 Longfellow**- DOORS  
**2021 W Chicago**- WINDOWS  
**2044 W Chicago**- DOORS/WINDOWS  
**2081 Chicago**- FENCE/PAINT/PORCH  
**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  
Rosedale Park  
**15404 Warwick** - WINDOWS  
Russell Woods - Sullivan  
**3728 Leslie** – SIDING/WALLS

3775 Cortland - DOORS  
4085 Cortland - ROOF  
4212 Sturtevant – PORCH/ROOF/SITE/WINDOWS  
4224 Buena Vista – PORCH/SIDING/WALLS/SITE IMPROVEMENTS  
4227 Cortland- DOORS/PORCH/WINDOWS  
4294 Cortland- PORCH  
4301 Fullerton – DOORS/PORCH/FENCE/ROOF/WINDOWS  
4302 Waverly – DOORS/PORCH  
4324 Tyler- ROOF/WINDOWS  
4325 Fullerton – DOORS/PAINT/PORCH/WINDOWS  
4358 Waverly- DOORS/PAINT/PORCH/WINDOWS  
4364 Waverly- DOORS/PORCH/ROOF/SIDING/WALLS  
4373 Leslie- DOORS/ROOF/SIDING/WALLS/SITE/WINDOWS

Total Cases Mar 1, 2023 – May 4, 2023

72

#### 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.