

Historic District Commission (HDC) Report: Violation Cases

As of June 14, 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 May were moderate. Most cases were regarding unapproved work occurred in the Russell Woods- Sullivan Historic District.
- Last month, 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 sent out Notices of Work Observed letters to property owners and real estate listing agents. 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 355 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	147
CLOSED - Damage Noted	5
CLOSED – Notice to Proceed	2
CLOSED - Ordinary Maintenance	27
OPEN - Application Process	8
OPEN - COA Conditions Pending	29
OPEN - DENIAL	61
OPEN - HDC Review	6
OPEN - HDC Staff Letter NWO	100
OPEN - Sent to BSEED	151
UNRESOLVED - 5+ Years	17
Grand Total	555

4. RECENT CASES (April 1, 2023 – June 14, 2023)

April 1, 2023 – June 14, 2023 Cases	Case Count
STAFF REVIEW	2
Brush Park 104 Edmund – PORCH	
West Village 715 Van Dyke - PORCH	
CLOSED - COA	11
Berry Subdivision 9230 Dwight – ROOF	
Boston-Edison 2027 W Boston – SITE IMPROVEMENTS 2035 Boston – SITE IMPROVEMENTS	
Hubbard Farms 1219 Hubbard – PORCH/DECK	
Russell Woods - Sullivan 4203 Sturtevant - ROOF 4325 Fullerton – PAINT/ PORCH/SITE/ WINDOWS 4775 Sturtevant - PAINT	
Sherwood Forest 19511 Shrewsbury – SITE IMPROVEMENTS 3290 Sherbourne – DOORS/SITE/WALLS	
West Village 1446 Van Dyke - SITE IMPROVEMENTS 7840 Van Dyke – GARAGE/ROOF/SIDING/WALLS	

CLOSED - Damage Noted **0**

CLOSED – Notice to Proceed **0**

CLOSED - Ordinary Maintenance **2**

- Arden Park – East Boston
 - 659 E. Boston** – SITE IMPROVEMENTS
- Indian Village
 - 8325 E. Jefferson** – SITE IMPROVEMENTS

OPEN – Application Process **11**

- Boston Edison
 - 1405 Chicago** – FENCE/WINDOWS/ SITE
 - 1901 Chicago**- ROOF
 - 2432 W. Boston** – SIDING/WINDOWS
 - 2465 Chicago** – PORCH/WINDOWS/SITE
- Corktown
 - 1556 Bagley**- SIDING/WALLS
- Indian Village
 - 1120 Seminole**- SITE IMPROVEMENTS
- Rosedale Park
 - 15124 Artesian**- DOORS/ FENCE/ SITE IMPROVEMENTS
- Russell Woods- Sullivan
 - 4201 Glendale** – GARAGE/ROOF/SITE/PORCH/WINDOWS
- Sherwood Forest
 - 19235 Canterbury** – SITE IMPROVEMENTS
 - 19410 Warrington** – GARAGE
- Sweetest Hear of Mary
 - 4440 E. Canfield** – OTHER

OPEN - HDC Review **6**

- Arden Park
 - 535 Arden Park** – WINDOWS/PORCH
- Boston Edison
 - 2274 W. Chicago** – DOORS/WINDOWS
- Indian Village
 - 2108 Burns**– PAINT
 - 2405 Burns** – DOORS/PAINT/SITE IMPROVEMENTS/WINDOWS
 - 2998 Iroquois** – SITE IMPROVEMENTS
- Rosedale Park
 - 15002 Ashton** – GARAGE/PORCH/WINDOWS/FENCE

OPEN – COA Conditions Pending **0**

OPEN – Denial **2**

Boston-Edison
2021 W. Chicago – WINDOWS
Russell Woods- Sullivan
4325 Fullerton – PAINT/PORCH/SITE/WINDOWS

OPEN - HDC Staff Letter NWO **22**

Arden Park – East Boston
235 E. Boston – DOORS/SIDING/WINDOWS/PORCH/SITE
Atkinson
1493 Atkinson - SIDING/WINDOWS
1501 Atkinson - DOORS/WINDOWS/PORCH/SITE
1509 Atkinson- WINDOWS
1529 Atkinson- DOORS
2544 Atkinson- DOORS/FENCE/SITE/WINDOWS/PORCH/ROOF/SIDING
Berry Subdivision
570 Lodge- SITE
Boston Edison
141 Edison- FENCE
859 Edison – OTHER
1901 Chicago – ROOF
2484 Chicago- DOORS/WINDOWS
Grand Circus Park
1600, 1883 Woodward– SITE
Indian Village
971 Burns– SITE
3421 Seminole- SIDING/SITE/WINDOWS/OTHER
Rosedale Park
15124 Artesian – DOORS/SITE/FENCE
Russell Woods- Sullivan
3791 Cortland – SIDING/WALLS
4203 Sturtevant –WINDOWS
4227 Cortland- DOORS/PORCH/WINDOWS
West Village
1446 Van Dyke- PAINT/WINDOWS
7840 Van Dyke – GARAGE/SIDING/ROOF
7963 St. Paul- PAINT
Willis Selden
4205 Cass – SIGNAGE/OTHER/SIDING

OPEN - Sent to BSEED **15**

Boston-Edison
2081 Chicago- FENCE/PAINT/PORCH
2325 W. Boston- GARAGE/SIDING/SITE/ PORCH

Rosedale Park
15404 Warwick - WINDOWS
 Russell Woods - Sullivan
3728 Leslie – SIDING/WALLS
3775 Cortland - DOORS
4085 Cortland - ROOF
4224 Buena Vista – PORCH/SIDING/WALLS/SITE IMPROVEMENTS
4227 Cortland- DOORS/PORCH/WINDOWS
4294 Cortland- PORCH
4302 Waverly – DOORS/PORCH
4324 Tyler- ROOF/WINDOWS
4358 Waverly- DOORS/PAINT/PORCH/WINDOWS
4364 Waverly- DOORS/PORCH/ROOF/SIDING/WALLS
4373 Leslie- DOORS/ROOF/SIDING/WALLS/SITE/WINDOWS
4775 Sturtevant- ROOF/WINDOWS/PORCH

Total Cases April 1, 2023 – June 14, 2023 **71**

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.