

Historic District Commission (HDC) Report: Violation Cases

As of July 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 May were moderate. Most cases were regarding unapproved work occurred in the Russell Woods- Sullivan Historic District.
- Staff will send 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. Unresponsive cases may be subject to further enforcement.
- 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 357 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	152
CLOSED - Damage Noted	5
CLOSED – Notice to Proceed	2
CLOSED - Ordinary Maintenance	29
OPEN - Application Process	8
OPEN - COA Conditions Pending	30
OPEN - DENIAL	65
OPEN - HDC Review	9
OPEN - HDC Staff Letter NWO	96
OPEN - Sent to BSEED	149
UNRESOLVED - 5+ Years	17
Grand Total	562

4. RECENT CASES (May 1, 2023 – July 10, 2023)

May 1, 2023 – July 11, 2023 Cases	Case Count
STAFF REVIEW	0
CLOSED - COA	16
Berry Subdivision	
9230 Dwight – ROOF	
Boston-Edison	
2027 W Boston – SITE IMPROVEMENTS	
2035 Boston – SITE IMPROVEMENTS	
Hubbard Farms	
1219 Hubbard – PORCH/DECK	
Indian Village	
1516 Iroquois - SITE	
2108 Burns – PAINT	
2405 Burns –SITE IMPROVEMENTS/ PORCH	
2998 Iroquois – SITE IMPROVEMENTS	
Russell Woods - Sullivan	
4085 Cortland - ROOF	
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**

Indian Village

Public Alley by 1080 Seminole – SITE IMPROVEMENTS

8325 E. Jefferson – SITE IMPROVEMENTS

OPEN – Application Process **8**

Boston Edison

2432 W. Boston – SIDING/WINDOWS

Corktown

1556 Bagley- SIDING/WALLS

Indian Village

3457 Iroquois – ROOF/DOORS

Rosedale Park

15002 Ashton – FENCE/GARAGE/PORCH/WINDOWS

15124 Artesian- DOORS/ FENCE/ SITE IMPROVEMENTS

Russell Woods- Sullivan

4201 Glendale – GARAGE/ROOF/SITE/PORCH/WINDOWS

Sherwood Forest

19235 Canterbury – SITE IMPROVEMENTS

West Village

715 Van Dyke - PORCH

OPEN - HDC Review **9**

Boston Edison

1405 Chicago – FENCE/WINDOWS/ SITE

1901 Chicago- ROOF

2325 W. Boston- GARAGE/SIDING/SITE/ PORCH

Brush Park

104 Edmund - PORCH

Indian Village

1120 Seminole- SITE IMPROVEMENTS

New Center Area

729 Seward- WINDOWS/PAINT

Rosedale Park

14860 Piedmont – GARAGE/PORCH/WINDOWS

Sherwood Forest

19435 Canterbury - SITE

Willis- Selden

686 Selden- PAINT/WINDOWS

OPEN – COA Conditions Pending **1**

Indian Village
2405 Burns – WINDOWS

OPEN – Denial **6**

Arden Park
535 Arden Park – WINDOWS/PORCH
Boston-Edison
2274 W. Chicago – DOORS/WINDOWS
2021 W. Chicago – WINDOWS
Indian Village
2405 Burns – DOORS/PAINT/ WINDOWS
Russell Woods- Sullivan
4325 Fullerton – PAINT/PORCH/SITE/WINDOWS
Rosedale Park
15002 Ashton –WINDOWS

OPEN - HDC Staff Letter NWO **17**

Boston Edison
859 Edison – OTHER
1925 Chicago- DOORS/PORCH/WINDOWS
2465 Chicago – PORCH/WINDOWS/SITE
2491 Longfellow - PORCH/WINDOWS/SITE
2484 Chicago- DOORS/WINDOWS
Grand Circus Park
1600, 1883 Woodward– SITE
Indian Village
971 Burns– SITE
2903 Seminole- SITE IMPROVEMENTS
3015 Iroquois- PAINT
3421 Seminole- SIDING/SITE/WINDOWS/OTHER
Russell Woods- Sullivan
3824 Tyler- DOORS/ROOF/SIDING/SITE/WINDOWS/PORCH
4227 Cortland- DOORS/PORCH/WINDOWS
4921 Cortland – DOORS/PAINT/PORCH/SIGNAGE/WINDOWS
Sherwood Forest
19410 Warrington – GARAGE
Sweetest Heart of Mary
4440 E. Canfield – OTHER
West Village
1446 Van Dyke- PAINT/WINDOWS
7963 St. Paul- PAINT

OPEN - Sent to BSEED**9**

Hubbard Farms
1579 Hubbard – SIDING
 Indian Village
3457 Iroquois – PORCH/DECK
 Rosedale Park
15404 Warwick - WINDOWS
 Russell Woods - Sullivan
3728 Leslie – SIDING/WALLS
4224 Buena Vista – PORCH/SIDING/WALLS/SITE IMPROVEMENTS
4294 Cortland- PORCH
4775 Sturtevant- ROOF/WINDOWS/PORCH
4921 Cortland- DOORS/PAINT/PORCH/SIGNAGE/WINDOWS
 Sherwood Forest
19245 Parkside -ROOF/WINDOWS

OPEN – Unresolved (5+ Years)**1**

Rosedale Park
15002 Ashton – GARAGE/PORCH/WINDOWS/FENCE

Total Cases May 1, 2023 – July 11, 2023**69****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.