

Historic District Commission (HDC) Report: Violation Cases

As of March 4, 2022

1. VIOLATIONS SUMMARY

- The reported number of new violation cases since the January 2022 was low.
- One case that has received numerous violation notices, 1759 Parker, has received renewed enforcement from BSEED, following additional work being observed.
- Due to COVID-19 restrictions which prevented access to the CAYMC building, HDC staff has postponed the next Notices of Work Observed until later this month.
- Instructions on how to inquire a potential violation with the HDC is posted at the end of this report.
- Total of all known violations is 266 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. **Ordinary Maintenance:** Closed violation; considered ordinary maintenance.
 - iv. **NTP:** Closed violation; received a Notice to Proceed by the HDC.
- **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. As a new report feature, some COAs may not yet be shown.
 - 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	7
CLOSED - COA	54
CLOSED - Damage Noted	3
CLOSED - Ordinary Maintenance	11
OPEN - Application Process	8
OPEN - COA Conditions Pending	15

OPEN - DENIAL	31
OPEN - HDC Review	12
OPEN - HDC Staff Letter NWO	49
OPEN - Sent to BSEED	70
UNRESOLVED - 5+ Years	6
Grand Total	266

4. RECENT CASES (January-February 2022)

January-February 2022 Cases	Case Count
STAFF REVIEW	3
Feb	
Atkinson	
1170 Atkinson – DOORS/PAINT/PORCH/ROOF/WINDOWS	
Russell Woods- Sullivan	
4343 Leslie – DOORS/WINDOWS	
Jan	
West Village	
7840 Van Dyke PI - WINDOWS	
CLOSED - COA	1
Feb	
Capitol Park	
1405 Griswold – SIDING/WALLS/WINDOWS	
CLOSED - Damage Noted	0
CLOSED - Ordinary Maintenance	0
OPEN – Application Process	8
Feb	
Arden Park- East Boston	
505 E Boston – SITE IMPROVEMENTS	
Boston- Edison	
1505 Chicago - ROOF/SIDING/SITE/ WINDOWS	
1725 W Boston - ROOF/GUTTER/CHIMNEY	
Hubbard Farms	
391 W. Grand - WINDOWS	
407 W Grand - PORCH/DECK	
1544 Vinewood - PORCH/DECK	
Russell Woods - Sullivan	
3800 Tyler - WINDOWS	
Sherwood Forest	
19360 Stratford - WINDOWS	

OPEN - HDC Review **10**

Mar

Arden Park – East Boston

235 E. Boston - PORCH/SIDING/WALLS/WINDOWS

Boston- Edison

1659 Longfellow - WINDOWS

1925 Chicago – DOORS/PORCH/DECK/SIDING/WINDOWS

2465 Chicago - PORCH/DECK/ROOF/WINDOWS

916 Edison – SIDING/WALLS

Corktown

1830 Church – GARAGE/SHED

Palmer Park Apartments

17664 Manderson - WINDOWS

885 Covington - PORCH/DECK/SITE IMPROVEMENTS

931 Covington - PORCH/DECK/SITE IMPROVEMENTS

Rosedale Park

14831 Warwick - ADDITION/WINDOWS

OPEN – COA Conditions Pending **1**

Feb

West Village

715 Van Dyke – PORCH/DECK

OPEN – Denial **1**

Feb

Hubbard Farms

1219 Hubbard St – SIDING/WALLS

OPEN - Sent to BSEED **7**

Feb

Russell Woods - Sullivan

3736 Glendale- GARAGE/SHED/WINDOWS

4084 Fullerton- WINDOWS

4014 Cortland- DOORS/WINDOWS

West Village

1759 Parker- DOORS/PORCH/ROOF/GUTTER/SIDING/WINDOWS

Jan

Russell Woods - Sullivan

4020 Cortland- SITE IMPROVEMENTS

Sherwood Forest

19208 Parkside- ROOF/GUTTER/CHIMNEY

West Village

8100 Kercheval- WINDOWS

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. Please upload the address, photos of work in progress, and a description of this work with your inquiry.