

# Historic District Commission (HDC) Report: Violation Cases

As of May 10, 2022

## 1. VIOLATIONS SUMMARY

- The reported number of new violation cases since the March 2022 was moderate.
- HDC staff will issue Notices of Work Observed on May 18, 2022. This 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 list any violations on the property, which becomes the responsibility of the new owner and serves to disclose any 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 218 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	4
CLOSED - COA	68
CLOSED - Damage Noted	4
CLOSED – Notice to Proceed	1
CLOSED - Ordinary Maintenance	15
OPEN - Application Process	15

OPEN - COA Conditions	
Pending	19
OPEN - DENIAL	33
OPEN - HDC Review	1
OPEN - HDC Staff Letter NWO	66
OPEN - Sent to BSEED	84
UNRESOLVED - 5+ Years	6
<b>Grand Total</b>	<b>316</b>

#### 4. RECENT CASES (March-May 2022)

March - May 10 <sup>th</sup> 2022 Cases	Case Count
<b>STAFF REVIEW</b>	<b>4</b>
Indian Village	
<b>1500 Seminole</b> – PAINT/ SITE IMPROVEMENTS	
<b>2180 Burns</b> – PAINT	
King Solomon Baptist Church	
<b>6102-6152 14<sup>th</sup> Street</b> – SIDING/ WINDOWS	
West Village	
<b>7840 Van Dyke PI</b> – DOORS/WINDOWS	
<b>CLOSED - COA</b>	<b>4</b>
Grand Circus Park	
<b>18 W Adams</b> – SIDING/WALLS/ OTHER	
<b>1501 Washington</b> – SIDING/WALLS/ OTHER	
Hubbard Farms	
<b>1402 Vinewood</b> –WINDOWS	
Indian Village	
<b>2942 Burns</b> – SITE IMPROVEMENTS	
<b>CLOSED - Damage Noted</b>	<b>1</b>
Rosedale Park	
<b>15004 Warwick</b> – WINDOWS	
<b>CLOSED - Ordinary Maintenance</b>	<b>3</b>
Indian Village	
<b>1002 Seminole (Public Alley)</b> – SITE IMPROVEMENTS	
<b>1053 Burns</b> – PAINT	
West Village	
<b>8047 Agnes</b> – SITE IMPROVEMENTS	
<b>OPEN – Application Process</b>	<b>2</b>
Corktown	
<b>1814-1820 Church</b> – WINDOWS	

New Center Area  
**873 Virginia Park – ROOF/SIDING/WINDOWS**

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**OPEN - HDC Review** **1**

Boston- Edison  
**891 Edison – ROOF/SIDING/PORCH/WINDOWS**

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**OPEN – COA Conditions Pending** **1**

Palmer Park Apartments  
**885-931 Covington – PORCH/DECK/SITE IMPROVEMENTS**

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**OPEN – Denial** **5**

Boston-Edison  
**1725 W Boston – ROOF**  
**2011 Longfellow – WINDOWS**  
**2465 Chicago – ROOF/WINDOWS**  
**2525 W Boston – DEMOLITION/PORCH DECK**  
Hubbard Farms  
**391 W. Grand – WINDOWS**

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**OPEN - HDC Staff Letter NWO** **10**

Arden Park – East Boston  
**235 E. Boston- DOORS/PORCH/SIDING/SITE**  
Boston-Edison  
**1535 Chicago- SITE IMPROVEMENTS**  
**1659 Longfellow- DOORS/PORCH/SIDING**  
**1925 Chicago- DOORS/PORCH/SIDING/WINDOWS**  
**2491 Longfellow- PORCH/WINDOWS/SITE**  
Corktown  
**1830 Church- GARAGE**  
Rosedale Park  
**15465 Artesian - PAINT**  
Russell Woods- Sullivan  
**4292 Glendale - WINDOWS**  
Sherwood Forest  
**19630 Stratford - WINDOWS**  
West Village  
**7840 Van Dyke – DOORS/SIDING/WINDOWS**

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**OPEN - Sent to BSEED** **9**

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Brush Park  
**269 Watson- DOORS/ROOF/SIDING**

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Corktown  
**1409 Bagley- PORCH/SIDING/WINDOWS**

**1809 Church-** WINDOWS  
Rosedale Park  
**10422 W. Outer Dr-** DOORS/WINDOWS  
Russell Woods- Sullivan  
**4895 Cortland-** WINDOWS  
**4260 Fullerton-** PAINT/PORCH/DECK  
**4067 Tyler-** WINDOWS  
**4360 Tyler-** DOORS  
**4325 Leslie-** DOORS/WINDOWS

**Total Cases March – May 10, 2022**

**40**

#### **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](mailto:hdviolations@detroitmi.gov). Please upload the address, photos of work in progress, and a description of this work with your inquiry.