

VIOLATIONS DISCUSSION

HDC STAFF ENFORCEMENT APPROACH TO
UNAPPROVED WORK

June 22, 2022

PRESENTATION TOPICS

VIOLATION PROCESS

SUCCESS STORIES

AREAS FOR CONTINUED IMPROVEMENT

GOAL

The goal of the **VIOLATION PROCESS** is to bring **UNAPPROVED WORK** into **COMPLIANCE** with the **LOCAL HISTORIC DISTRICT ORDINANCE**.

DEFINITIONS

BSEED- BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

COA – CERTIFICATE OF APPROPRIATENESS, APPROVED WORK BY THE HDC OR BY HDC STAFF

DENIAL – UNAPPROVED WORK BY THE HDC

DPI – DETROIT PROPERTY INFORMATION (DATABASE)

FIELD VISIT – HDC STAFF INVESTIGATION AT THE SITE OF THE VIOLATION

HDC – HISTORIC DISTRICT COMMISSION

INQUIRY- AN INVESTIGATION INTO AN ACTIVITY THAT MAY OR MAY NOT BE A VIOLATION

SCF- SEE CLICK FIX/ IMPROVE DETROIT APPLICATION

VIOLATION- WORK THAT IS UNAPPROVED OR OUTSIDE OF PRESCRIBED HD GUIDELINES

ENFORCEMENT TOOLS

APPLICATION PROCESS: Assigned HDC staff case workers offer the opportunity for an applicant to address the violation in their scope of work.

ON-SITE ENGAGEMENT: If workers or owner present, Staff discuss and inform the owner/contractors of the violation in question and provide HDC brochure/application information.

HDC STAFF LETTERS: Staff-issued letters that inform owners of an observed violation on the property.

BSEED ENFORCEMENT: For ongoing work, severe cases of historic material removal, or lack of response to any other HDC staff actions and depending on severity, Staff requests BSEED support in cases that may range from an investigation, to a stop-work order, to a court filing.

PROCESS

Inquiry

Property Research

Staff Site Visit

Determination For Course of Action

Referrals

Notifications

Response Tracking

PROCESS- INQUIRY

RESPOND TO NEIGHBORHOOD COMPLAINTS OR APPLICATIONS FOR APPROVAL

City of Detroit Requests Map Reports Insight Knowledge Base NEW Help



Esri Community Maps Contributors, City of Windsor, Province of Ontario, SEMCOG, © OpenStreetMap, ... Powered by Esri
42.3297235789841, -83.0621751818612 [Edit Location](#)

Historic District Commission Approval Verification Request
1452 Brooklyn St Detroit MI 48226, United States

Created Date: 06/20/2022 9:03 AM

Details

1452 Brooklyn St. In the Corktown Historic District has been painting the home with none approved historic district colors. No HDC approval known to neighbors.

Secondary Questions

What work is currently being done at the address?
Painting

Category: **Historic District Commission Approval Verification Request** Recategorize

Status: **Closed** Change Status

Assigned to: **Unassigned** Assign

Due Date: **06/29/2022** Change Due Date

SLA Expires at: **06/29/2022**

Priority: **Normal** Prioritize

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PROCESS- PROPERTY RESEARCH

REVIEW PROPERTY INFORMATION, HDC APPLICATION HISTORY

Parcel Viewer

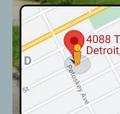
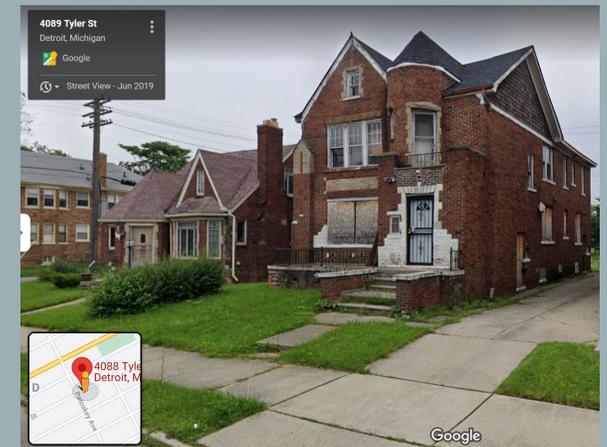
4020 tyler

Search by: address

Parcel ID: 14005312. Address: **4088 TYLER**

Ownership

| | |
|------------------|----------------------------|
| Taxpayer | NOUVEAUX D PROPERTIES LLC |
| Taxpayer Address | 4088 TYLER ST, DETROIT, MI |
| Last Sale Date | June 17, 2003 |
| Last Sale Price | \$17,000 |
| PRE % | 0 |
| NEZ | |



PROCESS- STAFF SITE VISIT

Photos, Interaction with Contractors/Owners, HDC Brochure



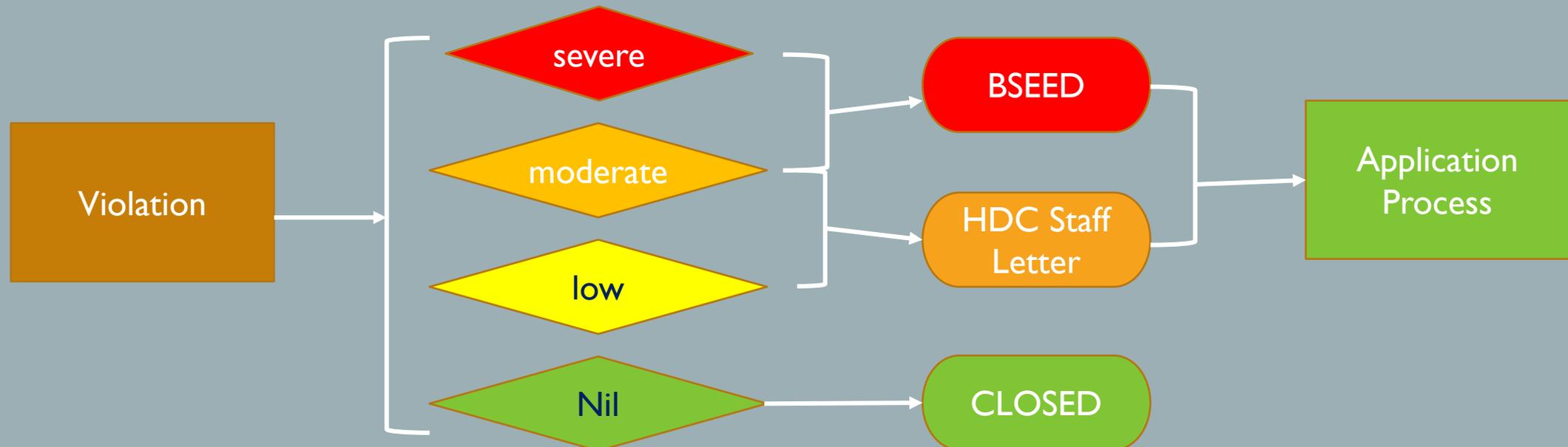
I LIVE IN A
**LOCAL
HISTORIC
DISTRICT.**
WHAT DOES THAT MEAN FOR ME?

PROCESS- COURSE OF ACTION

Based on severity of violation, staff review to determine course of action: BSEED stop work, BSEED inspection, HDC Staff letter or close the violation case.

Notifications are sent to BSEED, Public, Owner and tracked on the DPI/Violations tracker.

Based on response: the violation is processed through application, 2nd Notice, escalated enforcement



STATISTICS

Average
Response to
Violation
Inquiry 1.5
Days

Staff
responded
to 89 SCF
complaints
in 2021

Total
Violation
Cases 433

Total Open
Cases 300
Total Closed
Cases 133

Showing Results from 1/1/2021 to 1/1/2022

DTA: Days to Acknowledge DTC: Days to Close O&O: Open and Overdue

| Category | Created | Ack | Closed | DTA | DTC | SLA Days | % in SLA | Overdue | Open | O&O |
|---|-----------|-----------|-----------|------------|------------|----------|------------|----------|----------|----------|
| Historic District Commission Approval Verification Request | 89 | 69 | 89 | 0.3 | 1.5 | 7.0 | 99% | 1 | 0 | 0 |
| Totals | 89 | 69 | 89 | 0.3 | 1.5 | - | 99% | 1 | 0 | 0 |

Hide Empty Categories

PATHWAYS TO SUCCESS STORIES

891 EDISON – REAR PORCH REHABILITATION WITH WOOD FRAME WINDOWS



DHDC 22-7806
APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

5/17/22

CERTIFICATE OF APPROPRIATENESS

Larry Butler
891 Edison
Detroit, MI 48223

RE: Application Numbers 22-7806; 891 Edison; Botton-Edison Historic District

Dear Applicant,

At the Regular Meeting that was held on May 11, 2022, the Detroit Historic District Commission ("DHDC") reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, the DHDC hereby issues a Certificate of Appropriateness ("COA") for the following work, effective on May 16, 2022, as it meets the Secretary of Interior's Standards for Rehabilitation and the district's Elements of Design:

- Repair roof of house and garage per attached description.
- Rehabilitate walls, siding, and soffits per attached description.
- Rehabilitate windows and doors per attached description.
- Paint house and trim per attached description.
- Rehabilitate front steps, rear porch deck, rear 2nd floor sleeping room per attached description.
- Install garage doors and rehabilitate garage windows per attached description.

The Certificate of Appropriateness is issued with the following conditions:

- HDC staff has final approval over the alterations of the rear porch and 2nd floor sleeping room.

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:


Daniel Rieden
Detroit Historic District Commission



PATHWAYS TO SUCCESS STORIES

1801 WABASH – FULL WOOD RESTORATION OF SIDING



DHDC 22-7726

APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT
RESTORATION CONTRACT COMMISSION

2 WOODWARD, SUITE 608
DETROIT, MICHIGAN 48224

3/18/22

CERTIFICATE OF APPROPRIATENESS (ADMINISTRATIVE APPROVAL)

Robert Jones
1801 Wabash
Detroit, MI 48216

RE: Application Number 22-7726; 1801 Wabash, Corktown Historic District
Project Scope: Restoration of siding, paint gutters

Dear Applicant,

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the following work, effective on [Today's date], as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Element of Design:

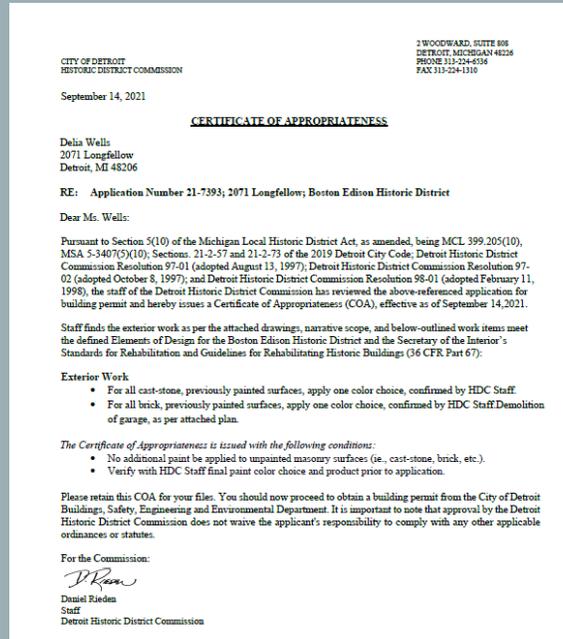
Restoration of siding, painting and installation of aluminum gutters, as proposed in attached proposal:

- Repair original wood siding on main house, replacing only damaged sections with clapboard to match existing dimensions;
- Remove trim from old door on front porch that was covered by aluminum siding and cover with wood clapboard siding
- Repair porch fascia with simple wood board
- Restore wood shingles on front gable of main house, keeping and repairing original while replacing missing pieces, replacement shingles will go down to the horizontal board above the windows
- Reinstall bottom of two horizontal boards over front windows
- Install corbels on front of house, matching outline in paint
- Install rake boards in front gable
- Paint outlines in the original rake board show the outlines of bullseye detail and trim boards
- Install quarter round trim under soffits
- Replace bottom window sills on all windows with new wood sills
- Repair window trim, replacing only if missing, damaged or rotted to match existing
- Repair/replace rear addition siding, as proposed
- Install board and batten siding to attached garage
- Paint siding as proposed: B12 Greyish Green, Trim in lighter Greyish Green, with black accent colors.
- Install aluminum gutters in black



PATHWAYS TO SUCCESS STORIES

2071 LONGFELLOW – PAINT VIOLATION REMEDIATION, PAINT REMOVAL ATTEMPT



AREAS FOR CONTINUED IMPROVEMENT

Violation website – Reports, updates

Backlog of old cases – each new case, periodic review to bring these in

Back-end cases: Cases that have been through the process at least once, Follow-up required

- HDC Denials

- HDC COAs with open conditions

- BSEED referrals - Notifications/ Improved coordination with BSEED

- Returned mail/ Open HDC Letters - CLEAR Software

- Unresolved – Violations over 5 years, policy or resolution?

Reach out to Historic Districts

- Interviews and information sessions

TOUR OF THE VIOLATIONS TRACKER

Grid View | Unnamed Filter | Arial | 10 | B I U | Attachments

| | HISTORIC DISTRICT | ADDRESS | DPI # Viol... | DPI # Assoc. Appli... | CASE STATUS | INTAKE DATE | INTAKE SOURCE | WORK ACTIV (<6 mo?) |
|------------|-------------------|------------------------------|---------------|-----------------------|------------------------|-------------|-----------------|---------------------|
| 57 | Boston-Edison | 2010 Chicago | 595 | 22-7866 | OPEN - Application Pro | 05/17/22 | Comissioner/HD | |
| 63 | Boston-Edison | 2070 Chicago | NA | 22-7864 | CLOSED - COA | 06/06/22 | SeeClickFix/Imp | |
| 77 | Boston-Edison | 2491 Longfellow st., Detroit | 591 | | OPEN - Sent to BSEED | 05/02/22 | Comissioner/HD | |
| 85 | Boston-Edison | 36 Edison | NA | 19-6127 | CLOSED - NTP | 04/04/22 | SeeClickFix/Imp | |
| 96 | Boston-Edison | 859 Edison, Detroit | | 22-7832 | CLOSED - COA | 05/19/22 | SeeClickFix/Imp | |
| 110 | Brush Park | 269 Watson St Detroit | 603 | | OPEN - Sent to BSEED | 04/27/22 | E-mail | |
| 121 | Corktown | 1409 Bagley St., Detroit | 553 | 7840 | CLOSED - COA | 05/08/22 | SeeClickFix/Imp | |
| 124 | Corktown | 1452 Brooklyn | 606 | | ACTION- SEND TO BS | 06/20/22 | SeeClickFix/Imp | |
| 126 | Corktown | 1560 Bagley St., Detroit | na | | CLOSED - Ordinary Ma | 05/18/22 | BSEED/ Acella | |
| 131 | Corktown | 1809 Church st., Detroit | NA | 22-7867 | CLOSED - COA | 06/11/22 | SeeClickFix/Imp | |
| 132 | Corktown | 1814-1820 Church St., Detro | 592 | 22-7850 | OPEN - HDC Review | 05/09/22 | Applicant | |
| 144 | Grand Circus P | 18 W ADAMS AVE | NA | 21-7617 | CLOSED - COA | 04/04/22 | E-mail | |
| 154 | Hubbard Farms | 1437 Vinewood St., Detroit | | 22-7849 | CLOSED - Cancelled | 05/18/22 | Applicant | |
| 167 | Indian Village | 1002 Seminole (Public Alley) | NA | | CLOSED - Ordina | 04/07/22 | | |

COUNT: 19 | SUM: 603 | AVG: 603

Attachments

Row 110

Actions | Sort by Date

-  **Image 2022-04-27 16-15-25.jp...**
Row 110
April 27, 2022, 4:18 PM by Daniel Ri...
-  **DPV Parcel.JPG**
Row 110
April 27, 2022, 3:18 PM by Daniel Ri...
-  **WATSON HISTORICAL PERMIT...**
Row 110
April 27, 2022, 3:18 PM by Daniel Ri...

Attach Files to Row 110

HOW TO REPORT A POTENTIAL VIOLATION

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.

DISCUSSION

THANK YOU!