

Historic District Commission (HDC) Report: Violation Cases

As of July 8, 2022

1. VIOLATIONS SUMMARY

- The reported number of new violation cases since the May 2022 was moderate. A higher number of COAs have been issued this past month, closing several violations.
- HDC staff issued Notices of Work Observed on May 31, 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. The next mailing will go out this month.
- 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 241 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	2
CLOSED - COA	81
CLOSED - Damage Noted	4
CLOSED – Notice to Proceed	1
CLOSED - Ordinary Maintenance	18

OPEN - Application Process	17
OPEN - COA Conditions	
Pending	17
OPEN - DENIAL	39
OPEN - HDC Review	3
OPEN - HDC Staff Letter NWO	76
OPEN - Sent to BSEED	89
UNRESOLVED - 5+ Years	8
Grand Total	355

4. RECENT CASES (May-July 8, 2022)

May - July 8 th 2022 Cases	Case Count
STAFF REVIEW	2
Jefferson-Chalmers 14300 E Jefferson – ROOF/ STOREFRONT/SIGN West Village 7840 Van Dyke PI – DOORS/WINDOWS	
CLOSED - COA	11
Boston Edison 1535 Chicago – SITE IMPROVEMENTS 2070 Chicago – PAINT 859 Edison – PAINT 891 Edison – ROOF/PORCH/PAINT/WALLS/WINDOWS	
Corktown 1409 Bagley – DOORS/PORCH/SIDING/WINDOWS 1700 Bagley – ROOF 1809 Church – ROOF 1814-1820 Church – WINDOWS	
Madison-Harmonie 241 Madison – SITE IMPROVEMENTS	
Rosedale Park 15040 Minock – ROOF	
West Village 1702 Shipherd – PAINT	
CLOSED - Damage Noted	0
CLOSED - Ordinary Maintenance	2
Corktown 1560 Bagley – PAINT Indian Village 1002 Seminole (Public Alley) – SITE IMPROVEMENTS	

OPEN – Application Process **7**

Boston Edison
 2000 W. Boston – ROOF
 2465 Chicago – PORCH/DECK/ROOF/WINDOWS
Indian Village
 2108 Burns – PAINT
Rosedale Park
 15465 Artesian – PAINT
Russell Woods - Sullivan
 3791 Cortland – SIDING
West Village
 1702 Shipherd – WINDOWS
 8110 St. Paul (8016-8128) – WINDOWS/SITE IMPROV.

OPEN - HDC Review **3**

Atkinson Avenue
 1620 Atkinson – PORCH/DECK/GARAGE/FENCE
 9321 Rosa Parks – FENCE/SIGNAGE/SITE IMPROV.
Boston- Edison
 1659 Longfellow –WINDOWS/DOORS/PORCH/SIDING

OPEN – COA Conditions Pending **0**

OPEN – Denial **3**

Boston-Edison
 2235 Longfellow – WINDOWS
Jam Handy/E. Grand Blvd
 2929 E. Grand Blvd – PAINT
Palmer Park Apartments
 17664 Manderson – WINDOWS

OPEN - HDC Staff Letter NWO **22**

Arden Park – East Boston
 235 E. Boston- DOORS/PORCH/SIDING/SITE
Boston-Edison
 1405 Chicago- SITE IMPROVMENTS
 1925 Chicago- DOORS/PORCH/SIDING/WINDOWS
 2010 Chicago- ROOF/WINDOWS
 2011 Longfellow- WINDOWS
 2491 Longfellow- PORCH/WINDOWS/SITE
 2061 Longfellow- ROOF/DOORS/PORCH/WINDOWS
Corktown
 1830 Church- GARAGE
Hubbard Farms

1544 Vinewood – PORCH/DECK
 New Center
873 Virginia Park – ROOF/SIDING/WINDOWS
 Oakman Blvd
2465 Oakman – WINDOWS
 Rosedale Park
14831 Warwick – ADDITION/WINDOWS
 Russell Woods- Sullivan
3734 Leslie – WALLS/WINDOWS
3736 Glendale – GARAGE/WINDOWS
3800 Tyler – WINDOWS
3824 Tyler – DOORS/PORCH/ROOF/SIDING/WINDOWS/SITE
 Sherwood Forest
1935 Parkside – SITE IMPROVEMENTS
19630 Stratford - WINDOWS
 West Village
1407 Van Dyke- PAINT
7926 St. Paul St. – PORCH/DECK
8116,8122,8130 Kercheval - WINDOWS
 Willis-Selden
4205 Cass Ave – SIGNAGE

OPEN - Sent to BSEED **10**

Boston-Edison
1405 Chicago- SITE IMPROVEMENTS
 Corktown
1409 Bagley- DOORS/PORCH/SIDING/WINDOWS
1452 Brooklyn- PAINT
 Russell Woods- Sullivan
4370 Glendale-
 DOORS/FENCE/PORCH/PAINT/ROOF/SIDING/GARAGE/WINDOWS/SITE
3788 Tyler- DOORS/PORCH/WINDOWS
4289 Tyler- PORCH/DECK
 Sherwood Forest
19410 Warrington- GARAGE
3270 Cambridge- PORCH/DECK/SITE IMPROVEMENTS
 West Village
1426 Parker- PORCH/DECK
1446 Parker- PAINT

Total Cases May – July 8, 2022 **60**

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.