

Historic District Commission (HDC) Report: Violation Cases

As of February 4, 2022

1. VIOLATIONS SUMMARY

- The reported number of new violation cases since the December 2021 HDC meeting was very low.
- 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 253 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 | 9 |
| CLOSED - COA | 51 |
| CLOSED - Damage Noted | 3 |
| CLOSED - Ordinary Maintenance | 11 |
| OPEN - Application Process | 5 |
| OPEN - COA Conditions Pending | 14 |
| OPEN - DENIAL | 29 |

| | |
|-----------------------------|------------|
| OPEN - HDC Review | 11 |
| OPEN - HDC Staff Letter NWO | 49 |
| OPEN - Sent to BSEED | 68 |
| UNRESOLVED - 5+ Years | 3 |
| Grand Total | 253 |

4. RECENT CASES (Dec. 2021- January 2022)

| December 2021 - January 2022 Cases | Case Count |
|-------------------------------------------|-------------------|
| STAFF REVIEW | 4 |
| Jan | |
| West Village | |
| 7840 Van Dyke Pl | |
| WINDOWS | |
| Dec | |
| Corktown | |
| 1409 Bagley St., Detroit | |
| DOORS | |
| Jefferson-Chalmers Historic Business | |
| 14300 E Jefferson | |
| ROOF/GUTTER/CHIMNEY/SIGNAGE/WINDOWS | |
| Russell Woods - Sullivan | |
| 4822 Sturtevant St., Detroit | |
| PORCH/DECK/WINDOWS | |
| CLOSED - COA | 1 |
| Dec | |
| Indian Village | |
| 3515 Burns | |
| SITE IMPROVEMENTS | |
| CLOSED - Damage Noted | 1 |
| Dec | |
| Corktown | |
| 1409 Bagley St., Detroit | |
| SIDING/WALLS/WINDOWS | |
| CLOSED - Ordinary Maintenance | 3 |
| Dec | |
| Corktown | |
| 1409 Bagley St., Detroit | |
| PORCH/DECK/ROOF/GUTTER/CHIMNEY | |
| Indian Village | |
| 3465 Burns Street, Detroit | |
| ROOF/GUTTER/CHIMNEY | |
| 3495 Burns | |
| SITE IMPROVEMENTS | |

OPEN - HDC Review

4

Jan

Capitol Park

1405 Griswold

ROOF/GUTTER/CHIMNEY/SIDING/WALLS/WINDOWS

Feb

Hubbard Farms

1219 Hubbard st., Detroit

SIDING/WALLS

Dec

Indian Village

2485 Burns

PORCH/DECK/SIDING/WALLS/WINDOWS

West Village

715 Van Dyke St.

PORCH/DECK

OPEN - Sent to BSEED

9

Jan

Russell Woods - Sullivan

4020 Cortland

SITE IMPROVEMENTS

Sherwood Forest

19208 Parkside St., Detroit

ROOF/GUTTER/CHIMNEY

West Village

8100 Kercheval

WINDOWS

Dec

Boston-Edison

2525 Boston Ave., Detroit

WINDOWS

Russell Woods - Sullivan

3791 Cortland

SIDING/WALLS

4290 Leslie St., Detroit

ROOF/GUTTER/CHIMNEY/WINDOWS

4302 Waverly St., Detroit

WINDOWS

4734 Buena Vista St., Detroit

PORCH/DECK/WINDOWS

4765 Buena Vista St., Detroit

WINDOWS

Grand Total

22

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.