

# Historic District Commission (HDC) Report: Violation Cases

As of April 12, 2022

## 1. VIOLATIONS SUMMARY

- The reported number of new violation cases since the February 2022 was moderate, with a larger share of newly reported cases in the Russell Woods - Sullivan Historic District.
- HDC staff issued 15 Notices of Work Observed on March 28, 2022. This includes a new notice type directed to real estate listing agents for properties that have known violations listed for sale. This new notice type is the result of HDC Resolution 22-01. The intention is to notify both the owner and the listing agent that any violations run with the property and would become the responsibility of the new owner and should be disclosed to 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 known violations is 272 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	8
CLOSED - COA	60
CLOSED - Damage Noted	3
CLOSED – Notice to Proceed	1

CLOSED - Ordinary Maintenance	12
OPEN - Application Process	6
OPEN - COA Conditions	
Pending	17
OPEN - DENIAL	32
OPEN - HDC Review	6
OPEN - HDC Staff Letter NWO	51
OPEN - Sent to BSEED	71
UNRESOLVED - 5+ Years	5
<b>Grand Total</b>	<b>272</b>

#### 4. RECENT CASES (February-April 2022)

February-April 12 <sup>th</sup> 2022 Cases	Case Count
<b>STAFF REVIEW</b>	<b>7</b>
<b>March-April 12<sup>th</sup></b>	
Indian Village	
<b>1500 Seminole</b> – PAINT/ SITE IMPROVEMENTS	
<b>2180 Burns</b> – PAINT	
Rosedale Park	
<b>10422 Outer Drive</b> – DOORS/ WINDOWS	
Russell Woods- Sullivan	
<b>4067 Tyler</b> – DOORS/WINDOWS	
<b>4088 Tyler</b> – DOORS/WINDOWS	
<b>4360 Tyler</b> – DOORS	
West Village	
<b>8047 Agnes</b> – SITE IMPROVEMENTS	
<b>Feb</b>	
Rosedale Park	
<b>14831 Warwick</b> – ADDITION/WINDOWS	
<b>CLOSED - COA</b>	<b>5</b>
<b>March-April 12<sup>th</sup></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>Feb</b>	
Little Rock Church	
<b>9000 (8920) Woodward</b> – ADDITION	

<b>CLOSED - Damage Noted</b>	<b>2</b>
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<b>March-April 12<sup>th</sup></b>	
Arden Park – East Boston	
<b>134 Arden Park – DOORS/ OTHER</b>	
Corktown	
<b>1356 Labrosse – SIDING/WALLS</b>	
<b>CLOSED - Ordinary Maintenance</b>	<b>1</b>
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Indian Village	
<b>1002 Seminole (Public Alley) – SITE IMPROVEMENTS</b>	
<b>OPEN – Application Process</b>	<b>2</b>
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<b>March-April 12<sup>th</sup></b>	
Boston-Edison	
<b>2465 Chicago – OTHER/PORCH/DECK</b>	
<b>Feb</b>	
Russell Woods - Sullivan	
<b>4084 Fullerton – WINDOWS</b>	
<b>OPEN - HDC Review</b>	<b>5</b>
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<b>March-April 12<sup>th</sup></b>	
Boston- Edison	
<b>1725 W Boston – ROOF/GUTTER</b>	
<b>2525 W Boston – DEMOLITION/PORCH/PAINT/WINDOWS</b>	
Hubbard Farms	
<b>391 W Grand – SIDING/WALLS/SIGNAGE/WINDOWS</b>	
Palmer Park Apartments	
<b>17664 Manderson - WINDOWS</b>	
Rosedale Park	
<b>15004 Warwick - WINDOWS</b>	
<b>OPEN – COA Conditions Pending</b>	<b>1</b>
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<b>Feb</b>	
Palmer Park Apartments	
<b>885-931 Covington – PORCH/DECK/SITE IMPROVEMENTS</b>	
<b>OPEN – Denial</b>	<b>1</b>
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<b>Feb</b>	
Hubbard Farms	
<b>1219 Hubbard St – SIDING/WALLS</b>	
<b>OPEN - HDC Staff Letter NWO</b>	<b>9</b>
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**March- April 12th**

Berry Subdivision

**570 Lodge- SITE IMPROVEMENTS**

Boston-Edison

**2061 Longfellow- DOORS/PORCH/ROOF/OTHER**

Corktown

**2135 Michigan Ave- SIGNAGE**

Indian Village

**2108 Burns- PAINT**

Jam Handy/E. Grand Blvd

**2929 E Grand- PAINT**

Rosedale Park

**10100 W Outer Dr- FENCE**

Russell Woods- Sullivan

**4020 Cortland- WINDOWS****4203 Sturtevant- OTHER****4284 Leslie- PAINT/SIDING**

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**OPEN - Sent to BSEED****10**

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**March- April 12th**

Corktown

**1809 Church- WINDOWS**

Russell Woods- Sullivan

**3734 Cortland- WINDOWS****4020 Cortland- WINDOWS****3736 Glendale- GARAGE/SIDING/WALLS/WINDOWS****4325 Leslie- DOORS/WINDOWS****4343 Leslie- DOORS/WINDOWS****Feb**

Atkinson

**1170 Atkinson- DOORS/PAINT/PORCH/DECK/ROOF**

Russell Woods - Sullivan

**3736 Glendale- GARAGE/SHED/WINDOWS****4014 Cortland- DOORS/WINDOWS**

West Village

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

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**Total Cases February – April 12, 2022****43****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.