

# Historic District Commission (HDC) Report: Violation Cases

As of June 10, 2022

## 1. VIOLATIONS SUMMARY

- The reported number of new violation cases since the April 2022 was moderate.
- HDC staff will 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.
- 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 236 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	5
CLOSED - COA	76
CLOSED - Damage Noted	4
CLOSED – Notice to Proceed	1
CLOSED - Ordinary Maintenance	17
OPEN - Application Process	16

OPEN - COA Conditions	
Pending	17
OPEN - DENIAL	35
OPEN - HDC Review	5
OPEN - HDC Staff Letter NWO	75
OPEN - Sent to BSEED	86
UNRESOLVED - 5+ Years	8
<b>Grand Total</b>	<b>345</b>

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

April - June 10 <sup>th</sup> 2022 Cases	Case Count
<b>STAFF REVIEW</b>	<b>2</b>
Indian Village	
<b>3457 Iroquois – ROOF/ DOOR</b>	
West Village	
<b>7840 Van Dyke Pl – DOORS/WINDOWS</b>	
<b>CLOSED - COA</b>	<b>4</b>
Boston Edison	
<b>1725 W Boston – SITE IMPROVEMENTS</b>	
<b>891 Edison – ROOF/PORCH/PAINT/WALLS/WINDOWS</b>	
Hubbard Farms	
<b>391 W. Grand Blvd. –SIGNAGE/MURAL</b>	
Indian Village	
<b>2942 Burns – SITE IMPROVEMENTS</b>	
<b>CLOSED - Damage Noted</b>	<b>0</b>
<b>CLOSED - Ordinary Maintenance</b>	<b>4</b>
Corktown	
<b>1560 Bagley – PAINT</b>	
Indian Village	
<b>1002 Seminole (Public Alley) – SITE IMPROVEMENTS</b>	
<b>1053 Burns – PAINT</b>	
West Village	
<b>8047 Agnes – SITE IMPROVEMENTS</b>	
<b>OPEN – Application Process</b>	<b>2</b>
Boston Edison	
<b>2010 Chicago – ROOF/WINDOWS</b>	
Rosedale Park	
<b>15465 – PAINT</b>	

**OPEN - HDC Review** **5**

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Boston- Edison  
**2235 Longfellow** –WINDOWS  
Corktown  
**1814-1820 Church** –WINDOWS  
Jam Handy/E. Grand Blvd  
**2929 E. Grand Blvd** – PAINT  
Madison-Harmonie Park  
**241 Madison** – SITE IMPROVEMENTS  
Palmer Park Apartment Buildings  
**17664 Manderson** –WINDOWS

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

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Boston-Edison  
**2525 W. Boston** – PAINT/WINDOWS

**OPEN – Denial** **3**

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

**OPEN - HDC Staff Letter NWO** **13**

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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  
**2011 Longfellow**- WINDOWS  
**2491 Longfellow**- PORCH/WINDOWS/SITE  
Corktown  
**1830 Church**- GARAGE  
Rosedale Park  
**14831 Warwick** – ADDITION/WINDOWS  
Russell Woods- Sullivan  
**3736 Glendale** – GARAGE/WINDOWS  
**3292 Glendale** – GARAGE/FENCE  
Sherwood Forest  
**19630 Stratford** - WINDOWS  
West Village  
**7926 St. Paul St.** – PORCH/DECK  
Willis-Selden  
**4205 Cass Ave** – SIGNAGE

<b>OPEN - Sent to BSEED</b>	<b>14</b>
Boston-Edison	
<b>2491 Longfellow- PORCH/DECK/SITE IMPROVEMENTS</b>	
Brush Park	
<b>269 Watson- DOORS/ROOF/WALLS/WINDOWS</b>	
Rosedale Park	
<b>10422 W. Outer Dr- DOORS/WINDOWS</b>	
Russell Woods- Sullivan	
<b>3736 Glendale- GARAGE/WINDOWS</b>	
<b>4260 Fullerton- PAINT/PORCH/DECK</b>	
<b>4067 Tyler- WINDOWS</b>	
<b>4088 Tyler- DOORS/WINDOWS</b>	
<b>4289 Tyler- PORCH/DECK</b>	
<b>4360 Tyler- DOORS</b>	
<b>4893 Cortland- WINDOWS</b>	
Sherwood Forest	
<b>19410 Warrington- GARAGE</b>	
<b>3270 Cambridge- PORCH/DECK/SITE IMPROVEMENTS</b>	
West Village	
<b>1426 Parker- PORCH/DECK</b>	
<b>1446 Parker- PAINT</b>	
<b>Total Cases April – June 10, 2022</b>	<b>48</b>

## 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.