

# Historic District Commission (HDC) Report: Violation Cases

As of August 5, 2022

## 1. VIOLATIONS SUMMARY

- The reported number of new violation cases since the July 13, 2022 HDC meeting was higher than most months. Many cases were minor in scope and focused on painting violations. Most recent cases were in the Atkinson and Rosedale Park Historic Districts.
- The next mailing of HDC staff issued Notices of Work Observed will go out this month. 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 259 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	4
CLOSED - COA	88
CLOSED - Damage Noted	4
CLOSED – Notice to Proceed	1

CLOSED - Ordinary Maintenance	19
OPEN - Application Process	14
OPEN - COA Conditions	
Pending	16
OPEN - DENIAL	37
OPEN - HDC Review	4
OPEN - HDC Staff Letter NWO	90
OPEN - Sent to BSEED	98
UNRESOLVED - 5+ Years	11
<b>Grand Total</b>	<b>385</b>

#### 4. RECENT CASES (June-Aug 5, 2022)

June – Aug 5 <sup>th</sup> 2022 Cases	Case Count
<b>STAFF REVIEW</b>	<b>3</b>
Jefferson-Chalmers <b>14300 E Jefferson</b> – ROOF/ STOREFRONT/SIGN	
Warren Prentis <b>461 W Forest</b> – ROOF	
<b>633 W Hancock</b> - ROOF	
<b>CLOSED - COA</b>	<b>8</b>
Atkinson <b>9321 Rosa Parks</b> – SITE IMPROVEMENTS	
<b>1620 Atkinson</b> – PORCH/DECK/GARAGE/FENCE	
Boston Edison <b>2070 Chicago</b> – PAINT	
Corktown <b>1809 Church</b> – ROOF	
<b>1814-1820 Church</b> – WINDOWS	
Madison-Harmonie <b>241 Madison</b> – SITE IMPROVEMENTS	
Rosedale Park <b>15040 Minock</b> – ROOF	
<b>15367 Glastonbury</b> – ROOF	
<b>CLOSED - Damage Noted</b>	<b>0</b>
<b>CLOSED - Ordinary Maintenance</b>	<b>2</b>
Boston-Edison <b>1258 Longfellow</b> – PAINT	
Indian Village <b>1002 Seminole (Public Alley)</b> – SITE IMPROVEMENTS	

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**OPEN – Application Process** **9**

Boston Edison  
**2465 Chicago** – PORCH/DECK/ROOF/WINDOWS  
Hubbard Farms  
**415 W. Grand Blvd.** – PORCH/ROOF/SITE IMPROVEMENTS  
Rosedale Park  
**15124 Artesian** – DOORS/FENCE/SITE IMPROVEMENTS  
**15465 Artesian** – PAINT  
Russell Woods - Sullivan  
**3791 Cortland** – SIDING  
Sherwood Forest  
**19410 Warrington** – GARAGE  
Warren-Prentis  
**4700 Third** – SIDING/WALLS  
West Village  
**1702 Shipherd** - WINDOWS  
**8110 St. Paul (8016-8128)** – WINDOWS/SITE IMPROV.

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**OPEN - HDC Review** **4**

Boston- Edison  
**913 Chicago** –ROOF/PORCH  
**2011 Longfellow** – PORCH/WINDOWS  
Palmer Park Apartments  
**641-711 Covington** – WINDOWS  
Sweetest Heart of Mary  
**4440 E. Canfield** – OTHER/WINDOWS

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**OPEN – COA Conditions Pending** **0**

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**OPEN – Denial** **3**

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

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**OPEN - HDC Staff Letter NWO** **33**

Atkinson  
**1493 Atkinson**- SIDING/WINDOWS  
**1501 Atkinson**- DOORS/PORCH/SITE/WINDOWS  
**1509 Atkinson**- WINDOWS  
**1517 Atkinson**- WINDOWS  
**1549 Atkinson**- DOORS

**2066 Atkinson- PAINT**

Boston-Edison

**90 Edison- FENCE**

**1405 Chicago- SITE IMPROVEMENTS/WINDOWS**

**1505 Chicago- ROOF/SIDING/SITE IMPROVEMENTS**

**1659 Longfellow – DOORS/PORCH/SIDING/WINDOWS**

**2010 Chicago- ROOF/WINDOWS**

**2011 Longfellow – PORCH/WINDOWS**

**2061 Longfellow- ROOF/DOORS/PORCH/SIDING/WINDOWS/SITE**

**2252 W Boston - WINDOWS**

**2262 Chicago – PORCH/SIDING/ WINDOWS**

**2491 Longfellow- PORCH/WINDOWS/SITE**

Hubbard Farms

**1544 Vinewood – PORCH/DECK**

New Center

**873 Virginia Park – ROOF/SIDING/WINDOWS**

Oakman Blvd

**2465 Oakman – WINDOWS**

Rosedale Park

**14503 Faust – DOORS**

**15343 Warwick – WINDOWS**

Russell Woods- Sullivan

**3734 Leslie – WALLS/WINDOWS**

**3788 Tyler – DOORS/PORCH/WINDOWS**

**3800 Tyler – WINDOWS**

**3824 Tyler – DOORS/PORCH/ROOF/SIDING/WINDOWS/SITE**

**4084 Fullerton - WINDOWS**

**4290 Leslie – DOORS/FENCE/ROOF/WINDOWS**

**4822 Sturtevant - PORCH**

Sherwood Forest

**19355 Parkside – SITE IMPROVEMENTS**

West Village

**1407 Van Dyke- PAINT**

**1728 Parker - PAINT**

**1734 Parker – PAINT**

**8116,8122,8130 Kercheval - WINDOWS**

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**OPEN - Sent to BSEED**

**16**

Atkinson

**1493 Atkinson- SIDING/WINDOWS**

**1509 Atkinson- WINDOWS**

**1517 Atkinson- WINDOWS**

Boston-Edison

**932 Edison- DOOR/SITE IMPROVEMENTS**

**1405 Chicago- SITE IMPROVEMENTS**

Corktown  
**1452 Brooklyn**- PAINT  
Hubbard Farms  
**415 W. Grand**- PORCH/DECK/ROOF/SITE  
Rosedale Park  
**15083 Minock** – DOORS/PAINT/ROOF/SIDING/WINDOWS/SITE  
**15124 Artesian** – DOORS/FENCE/SITE IMPROVEMENTS  
**15343 Warwick** – WINDOWS  
Russell Woods- Sullivan  
**3788 Tyler**- DOORS/PORCH/WINDOWS  
**3831 Fullerton** - WINDOWS  
**4336 Tyler** – DOORS/PORCH/ROOF/SIDING/WINDOWS/SITE  
**4370 Glendale**-  
DOORS/FENCE/PORCH/PAINT/ROOF/SIDING/GARAGE/WINDOWS/SITE  
Warren Prentis  
**4860 Cass**- SIGNAGE  
**4700 Third** – SIDING/WALLS

<b>Total Cases June – Aug 5, 2022</b>	<b>78</b>
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**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.