

REPORT: 11-13-2019 MEETING
APPLICATION NUMBER: 19-6544
ADDRESS: 4865 CORTLAND
HISTORIC DISTRICT: RUSSELL WOODS SULLIVAN
OWNER: DETROIT LANDBANK AUTHORITY
DATE OF STAFF VISIT: 11-6-2019
SCOPE: EMERGENCY DEMOLITION

PREPARED BY: J. ROSS

EXISTING CONDITIONS

As per the Detroit City Assessor's Office, the building which was located at 4865 Cortland was erected in 1924. Please see the attached photos and Google Earth Streetview which indicate that the home was two-stories in height and was clad with buff brick at the first story and vinyl siding at the second story. Windows were vinyl double-hung and single-hung units. A review of the property's designation slide and HDC property file indicated that the siding and windows present at the time of designation. The building featured a side-gabled, gambrel roof which was topped with a shed-roof, full-width dormer at the front elevation roof surface. A review of Google Earth Streetview indicates that the building's roof began to cave in sometime between 2016 and 2019.

Please **see the attached documents**, which indicate that the building suffered a recent fire which rendered the premises "...structurally unsound, unsafe, dangerous..." and in "...imminent danger of collapse." Therefore on September 9, 2019, the Director of the Detroit Building, Safety, Engineering, and Environmental Department issued an **Emergency Demolition Order** for the building.

As per Detroit, Michigan - Code of Ordinances, PART IV – Detroit City Code, Sec. 21-2-74. –
Emergency issuance:

Where it is determined by the Director of the Buildings, Safety Engineering, and Environmental Department that work is immediately necessary for the protection of public health and safety, the Buildings, Safety Engineering, and Environmental Department may issue a permit for the necessary work and shall immediately notify the Historic District Commission of that action.

The permit for the demo was issued on September 18, 2018 and the building has since been demolished.

4865 Cortland: Designation Slide



Google Earth Image, 2009



Google Earth Image, 2016



Google Earth Image 2019, prior to demolition showing collapsing roof



City of Detroit Housing & Revitalization Department (HRD)

Demolition Division

2 Woodward ave Suite 908

Detroit Michigan 48226

DEMOLITION NOTICE TO PROCEED

Contractor Name: DMC Consultants Inc
Contractor Address: 13500 Foley
City/State/Zip: Detroit, Mi 48227

Funding Source: Blight fund
P.O. # _____
RFP # 19RJ3377 Cat: 1 Res

Dear Sir/Madam:

This is your authorization to "PROCEED TO WORK" in accordance with the work start date indicated below, on behalf of the City and at the premises located at :

4865 Cortland

Detroit, Mi

The work must be performed in strict conformance with the provisions of the Contract executed by the City and your Company.

FOR HRD USE ONLY

WORK START DATE: 09/17/19 WORK COMPLETION DATE 10/17/2019

PROCEED ISSUED DATE: 9/17/2019 BID AMOUNT \$ \$16,800.00

APPROVED BY: _____
HRD Program Analyst Signature



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF CONTRACTING & PROCUREMENT

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1008
Detroit, MI 48226
Phone: (313) 224-4600

Fax: (313) 628-1160

September 16, 2019

**IMMINENT DANGER/EMERGENCY DEMOLITION OF COMMERCIAL AND RESIDENTIAL
PROPERTIES**

AWARD LETTER

19RJ3377: 4865 Cortland (General Funds)

TO ALL BIDDERS:

Thank you for your proposal on the above item. The vendor listed below has been recommended for award:

DMC CONSULTANTS, INC. - \$16,800.00	
4865 Cortland	\$16,800.00
TOTAL	\$16,800.00
EQUALIZATION TOTAL	\$14,952.00

THIS IS AN EQUALIZED BID

This preliminary notice does not constitute authority to proceed. The Notice to Proceed will be issued by the Housing Revitalization Department within 24 hours from this Award Notice.

The City of Detroit expects that work for this Imminent Danger Demolition will be in compliance with the Scope of Services associated with this award and which was included with the RFP. This includes mobilization to the assigned site and commencement of demolition activities within twenty-four (24) hours of receipt of the Notice to Proceed.

The Contractor may begin work pending performance and payment bond submission. However, performance and payment bonds must be received before payment is released.

If you are not able to meet the requirements/timeline of this award, please send an official statement rejecting this award, immediately.

Failure to comply with the requirements/timeline for Imminent Danger Demolitions may cause your organization to be deemed ineligible to receive awards for any demolition project for a 30 or 60 day period.

If additional information is required, please contact me at (313) 224-9492.

Sincerely,

Romona Jones

Romona Jones
Procurement Asst. III

MIKE DUGGAN, MAYOR

NOTICE OF EMERGENCY ORDERED DEMOLITION**DETROIT CITY CODE 12-11-29****NESHAP, 40 CFR 61 SUB PART M****CASE NUMBER: DNG2016-01369****September 09, 2019**

THE CITY OF DETROIT BUILDING OFFICIAL HAS DETERMINED THAT THE BUILDING(S) AND/OR STRUCTURES(S) LOCATED AT: **4865 CORTLAND** BLDG ID: **101** HAS BEEN INSPECTED, IS/ARE STRUCTURALLY UNSOUND, UNSAFE, DANGEROUS, IS IN IMMINENT DANGER OF COLLAPSE, AND POSE(S) AN ACTUAL AND IMMEDIATE THREAT TO THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC. THE DEMOLITION OF THIS STRUCTURE SHALL BEGIN IMMEDIATELY.

THE BUILDING OFFICIAL HEREBY ORDERS AS FOLLOWS:

1. Any and all occupants must immediately vacate the building(s) and/or structure(s). It is unlawful for any person to enter or occupy the building(s) and/or structure(s) without written permission from the Building Official. Permission may be granted for demolition or any other purpose deemed appropriate by the Building Official.
2. With written permission from the Building Official, you may be allowed to conduct demolition of the building(s) and/or structure(s) through use of contractors of your choice if such contractors are properly licensed by the City of Detroit. You must apply for this permission at the City of Detroit, Buildings, Safety Engineering and Environmental Department located in the Coleman A. Young Municipal Center, 2 Woodward Avenue, Fourth Floor, Detroit, MI within three (3) business days of the date on this Notice of Emergency Demolition. Please note the Building Official may demolish the building(s) and/or structure(s) within this three (3) business day period to protect the health, safety and welfare of the public.
3. You are entitled to make written request for and to have an administrative hearing before the Building Official and/or his designated representative in which you may provide any testimony, documents and/or other evidence related to demolition of the buildings and/or structure(s). You must make a written request for this hearing at the City of Detroit, Buildings, Safety Engineering and Environmental Department located in the Coleman A. Young Municipal Center, 2 Woodward Avenue, Fourth Floor, Detroit, MI within ten (10) days of the date of this Notice of Emergency Demolition. Please note that the Building Official may demolish the building(s) or structure(s) prior to any requested hearing to protect the health, safety and welfare of the public.

cc: Honorable City Council
Glenn Davis, Chief Building Inspector
Historic District Commission, P&DD

DETROIT LAND BANK AUTHORITY

500 GRISWOLD ST. STE # 1200, DETROIT, MI 48226



David Bell
DIRECTOR, Buildings, Safety Engineering and Environmental Department

9-5-19 NT



4865 Cortland A.JPG



4865 Cortland A3.JPG



4865 Cortland B.JPG



4865 Cortland BC.JPG



4865 Cortland CD.JPG



4865 Cortland Interior1.JPG

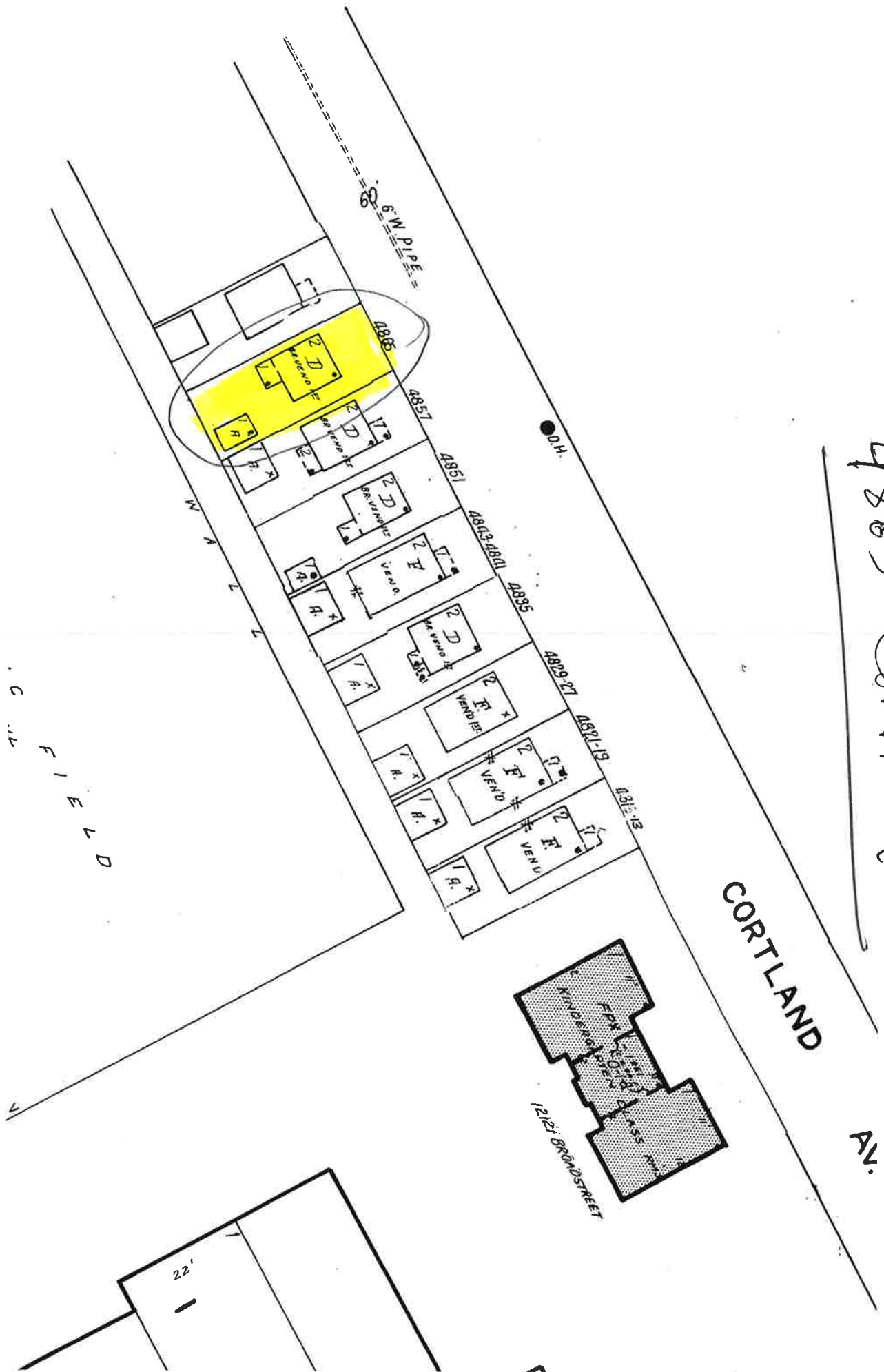


4865 Cortland Interior2.JPG



4865 Cortland Interior3.JPG

4865 Cortland



C. I.L.
FIELD

CORTLAND AV.

1212 1/2 BROWN STREET

22'