

STAFF REPORT: AUGUST 10, 2022 MEEETING
ADDRESS: 3741 CORTLAND
HISTORIC DISTRICT: RUSSELL WOODS-SULLIVAN
OWNER: GRAND SLAM PROPERTY GROUP LLC

PREPARED BY: J. ROSS

SCOPE: DEMOLITION ORDER/DEMOLISH FIRE-DAMAGED BUILDING REPORT:

REPORT:

Note that Detroit City Code, Chapter 21, Section 21-2-74. "Emergency issuance" states the following:

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.

Per email correspondence received by HDC staff on 11/22/2022, Buildings, Safety Engineering, and Environmental Department (BSEED) staff visited 3741 Cortland that day and found "...major and extensive fire damage to 2-story, 1-family, brick building, vacant and open to trespass, roof and second floor had collapsed to first floor, fire damaged bearing / supporting structures (joists, studs, beams, and columns) could fail and cause further collapse at any time. exterior damaged brick walls and chimney are structurally unsound, leaning and their collapse is imminent, Debris from subject fire damaged structure scattered throughout property and near street / sidewalk public ROW. Debris also fell on to neighbor's driveway, Subject fire damaged structure is open and dangerous, a blight, and a public safety hazard. Adjacent dwellings are occupied, posted it, Recommend Emergency Demolition. Adjacent both sides dwellings are occupied. For these reasons, BSEED's Director issued an Emergency Demolition order for the property on 11/22/2022. The building has since been demolished.





BSEED photos, taken in November 2022, prior to emergency demolition



Google Streetview image, 2019 showing conditions prior to fire damage