



PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2026-00022

Effective Date: 02/17/26

Project Address: 1530 Bagley

Issued to: Timothy Flintoff
2761 E. Jefferson Ave
Detroit, MI 48230

Historic District: Corktown

Description of Work:

Erect carport per the submitted drawings and documents.

COA

With the Conditions that:

N/A

Pursuant to Section 5(10) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (10) and Sections 21-2-57 and 21-2-73 of the 2019 Detroit City Code, and Detroit Historic District Commission ("DHDC") delegation of administrative authority via Resolutions 97-01, 97-02, 98-01, 20-03, 21-04, and/or 21-07, as applicable, the staff of the DHDC has reviewed the above referenced application and hereby issues a Certificate of Appropriateness ("COA") for the description of work, effective date above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design

For the Commission:

Garrick Landsberg
Director of Staff, Historic District Commission

PSR:Audra

260217AD

Post this COA at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes.

4545 architecture

January 30, 2026

1530 Bagley St.
Detroit, MI 48216

RE: 1530 Bagley St: New Carport Proposed at Previously Approved New Construction Mixed-use Building, Historic District Commission Submission

Existing Site Photos



Rear Property Line/Alley Looking 'West' (Toward 10th Street)



Rear Property Line/Alley Looking 'East' (Toward Trumbull)



Rear Property Line Composite Image from Across Alley



Opposite Side of Alley Looking 'West'



Opposite Side of Alley Looking 'East'



Ongoing Construction on Site



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID

HDC2026-00022

PROPERTY INFORMATION

ADDRESS(ES): 1530 Bagley

HISTORIC DISTRICT: Corktown

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|---|--|---|---|---|
| <input type="checkbox"/> Windows/
Doors | <input type="checkbox"/> Walls/
Siding | <input type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/
Chimney | <input type="checkbox"/> Porch/Deck/Balcony | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New
Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

new Carports for new construction apartment building

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant

NAME: Timothy Flintoff

COMPANY NAME: 4545 Commonwealth St

ADDRESS: 2761 E. Jefferson Ave

CITY: Detroit

STATE: MI

ZIP:
48230

PHONE: +1 (313) 450-4545

EMAIL: tim.flintoff@4545architecture.com

I AGREE TO AND AFFIRM THE FOLLOWING:

- | | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application. |
| <input checked="" type="checkbox"/> | I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work. |
| <input checked="" type="checkbox"/> | I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent. |
| <input checked="" type="checkbox"/> | As required by the state Local Historic Districts Act, Act 169 of 1970 (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, 1972 PA 230, MCL 125.1501 to 125.1531 |

DocuSigned by:

4B9B853003D74AD

SIGNATURE

01/20/2026

DATE

NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

NA

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")



4. DETAILED SCOPE OF WORK

In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")



5. BROCHURES/CUT SHEETS

Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.



ADDITIONAL DETAILS

<p>9. OTHER <i>Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.</i></p>	



January 20, 2026

1530 Bagley St.
Detroit, MI 48216

RE: 1530 Bagley St: New Carport Proposed At Previously Approved New Construction Mixed-use Building, Historic District Commission Submission

Project Narrative

The Project proposes to construct a new prefabricated metal carport structure at the already approved new-construction mixed-use project at 1530 Bagley (COA 23-8392). The carport will be situated adjacent to the rear (north) property line, covering the parking spaces that are part of the previously approved site plan.

The carport will consist of a cantilevered corrugated metal roof and channel frame supported on a series of 5"x10" steel columns. The overall canopy dimensions will be 18'-0" deep by 54'-0" wide with the wide dimension parallel to the property line and alley. The minimum height below the framing will be 7'-0", and the canopy will slope at 1/4"/1-0". The carport reads as a simple low-slung plane supported by the columns. The canopy's 4-sided cantilever adds some interest to the structure without taking focus from the main building or other nearby homes and garages. The overall aesthetic of the structure is contemporary and minimalist with exposed structural elements that will be painted charcoal gray. The minimal aesthetic is deferential to the contemporary character of the previously approved 3-story building already under construction.

If approved, project-specific shop drawings will be prepared by the manufacturer and submitted with the design package, at the time of permit application, for HDC staff review.

Project Scope

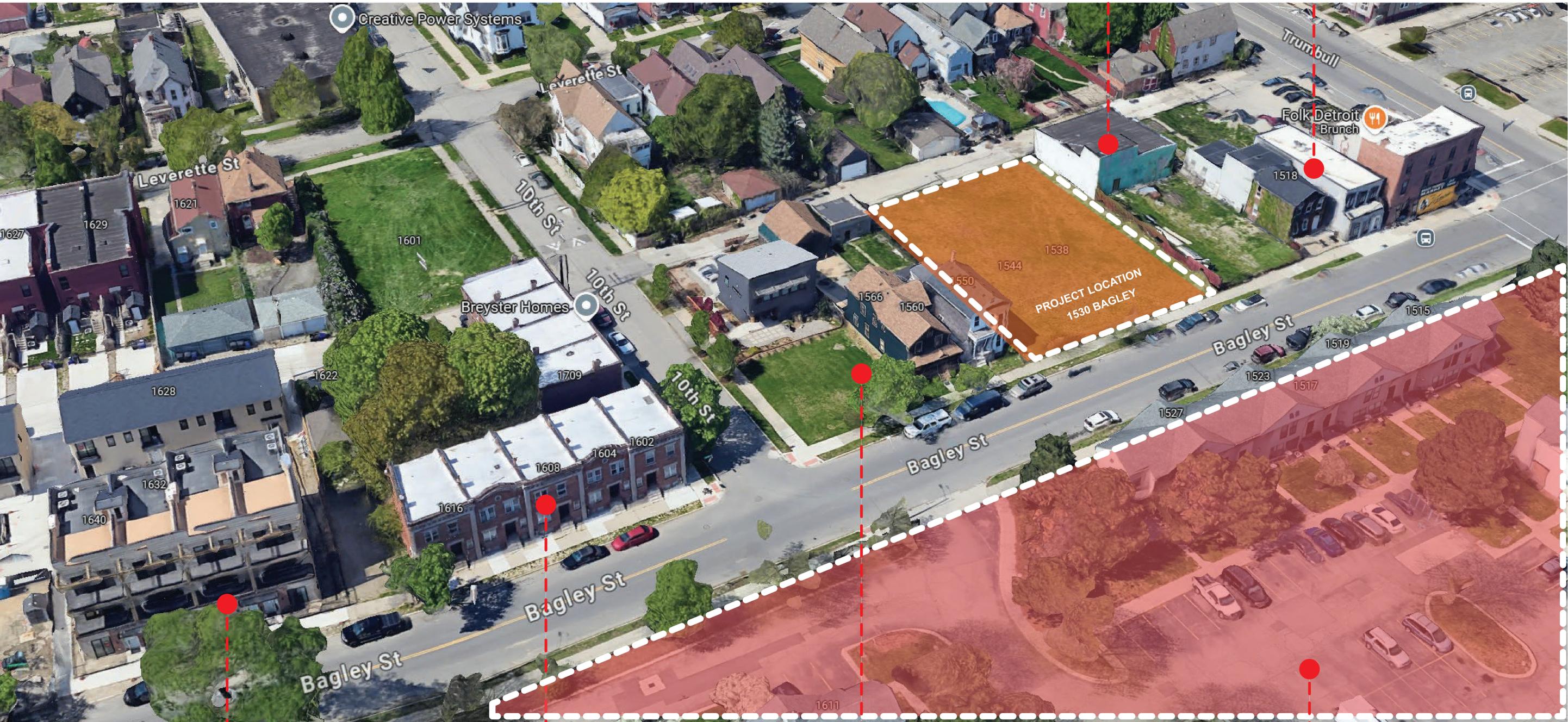
- Construct a new flat-roof prefabricated carport structure
 - Manufacturer: Absolute Steel
 - Model: PI Cantilevered Carport'
 - Color: Charcoal Gray

Description of existing conditions (including materials and design)

1530 Bagley is the site of a new-construction mixed-use development that was previously approved (COA 23-8392) and is currently under construction.

1524 BAGLEY
REAR COMMERCIAL BUILDING

1701 TRUMBULL - MIXED USE
1518 BAGLEY - RESIDENTIAL



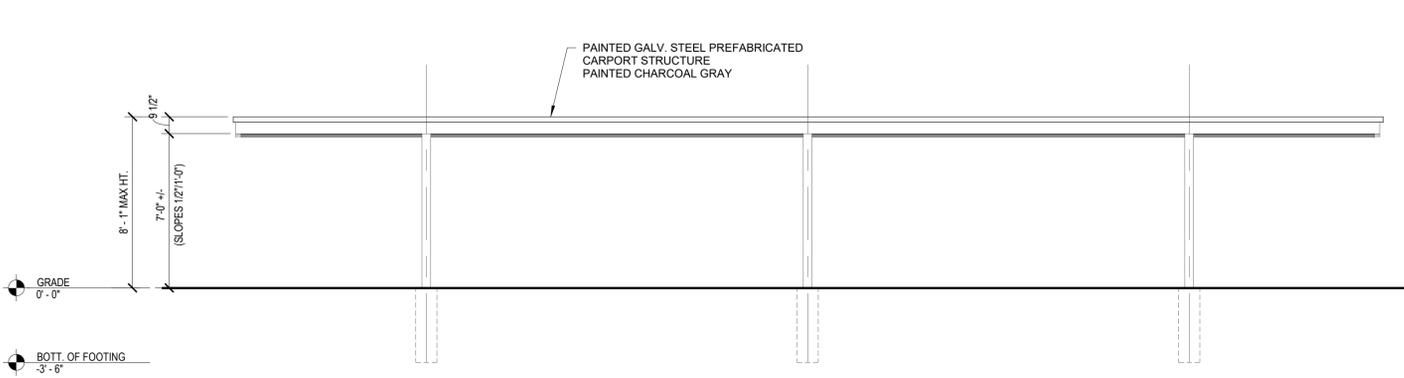
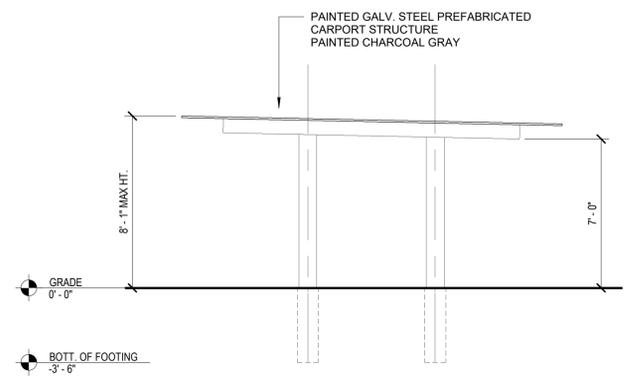
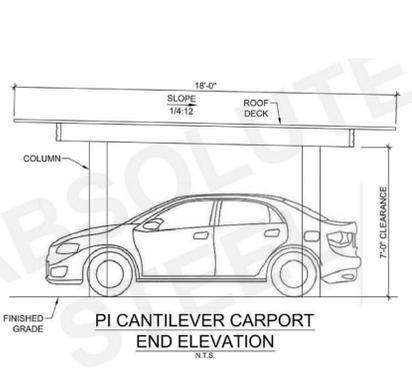
THE COACHMAN
TOWNHOUSE DEVELOPMENT

BREYSTER HOMES

SINGLE FAMILY HOMES
1566 BAGLEY
1560 BAGLEY
1556 BAGLEY

UPCOMING CLEMENT KERN
MIXED-USE REDEVELOPMENT

**NOT FOR
CONSTRUCTION**

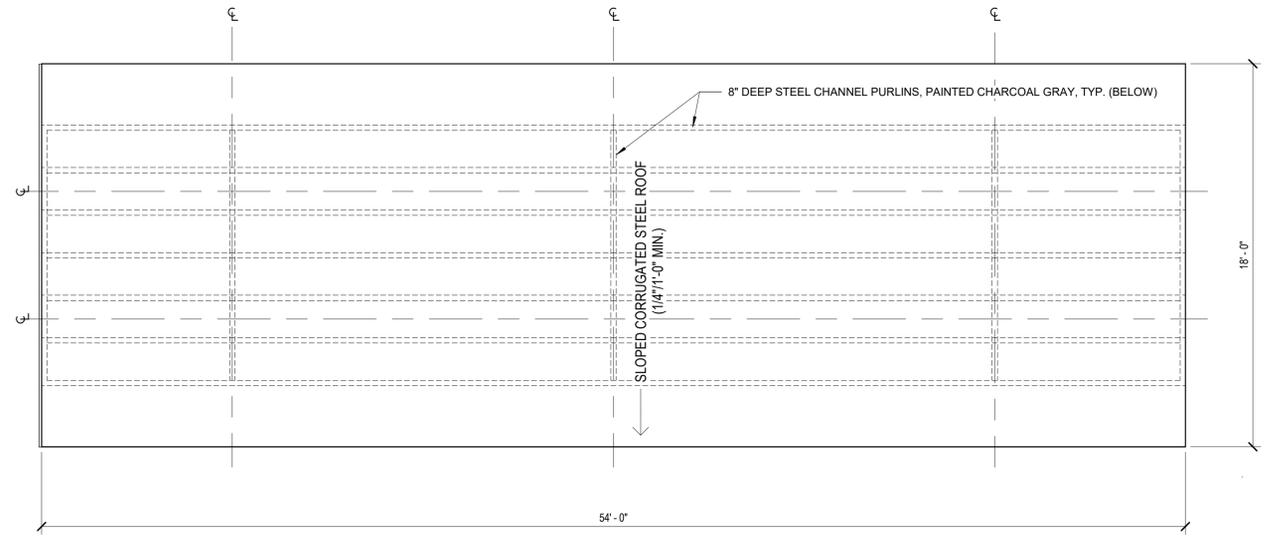
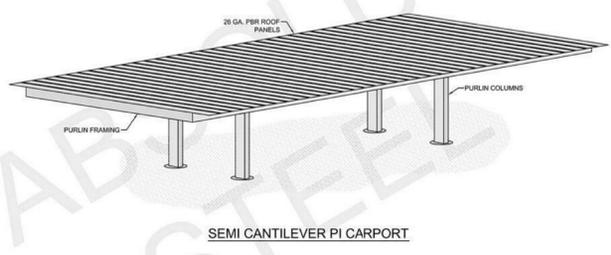


5 CARPORT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

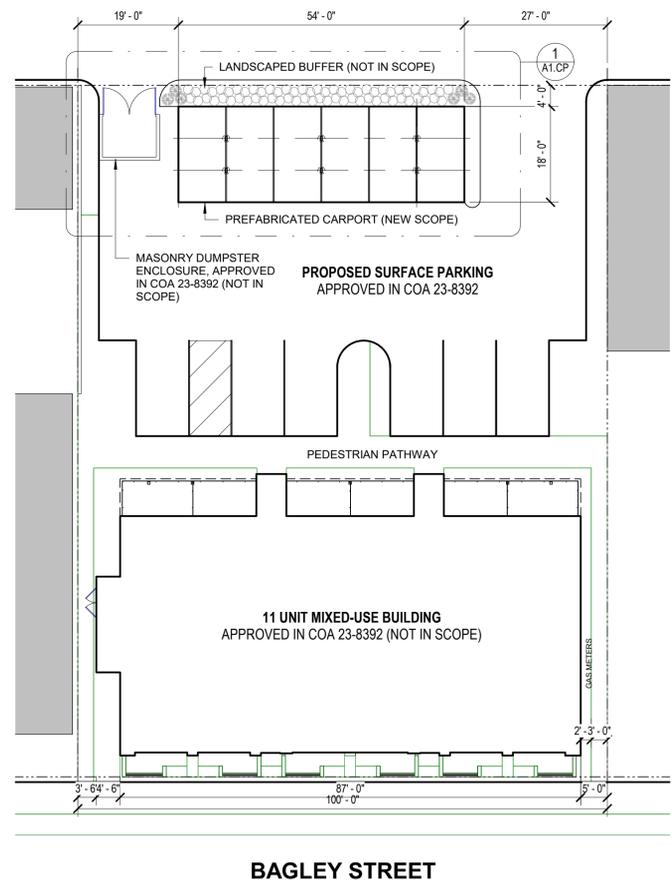
3 CARPORT NORTH/SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



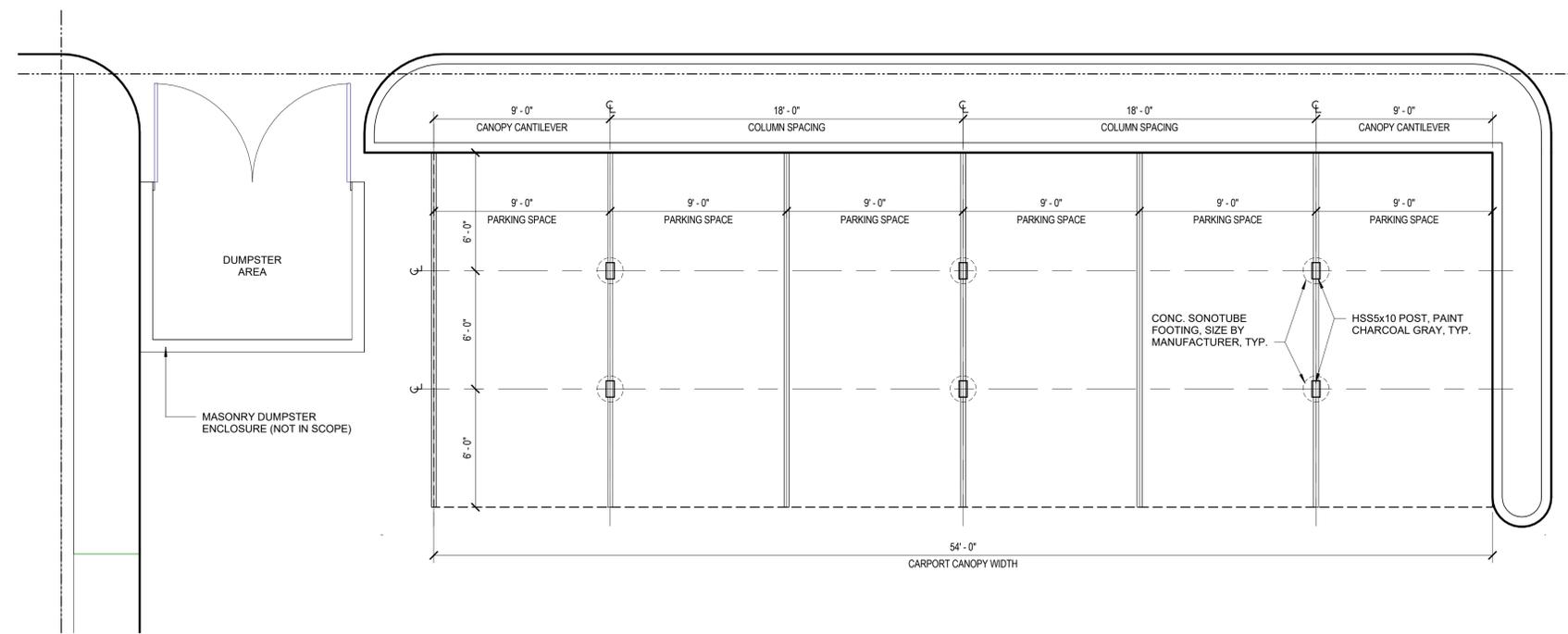
PREFAB STEEL CARPORT EXAMPLE IMAGES



2 CARPORT ROOF PLAN
SCALE: 1/4" = 1'-0"



4 SITE PLAN
SCALE: 1/16" = 1'-0"



1 CARPORT PLAN
SCALE: 1/4" = 1'-0"

CONSULTANT:

Project :

BAGLEY DEVELOPMENT
 CARPORT
 1530 BAGLEY ST.
 DETROIT, MI 48216

Issued for :
 HDC 01/20/2026

**NOT FOR
 CONSTRUCTION**

Drawn by :
 JRM
 Checked by :
 JRM

Sheet Title :
 CARPORT EXTERIOR
 VIEWS

Project No. :
 2022035

Sheet No. :
A2.CP



3 CARPORT - NORTHWEST BIRDSEYE
 SCALE:



2 CARPORT - NORTHEAST
 SCALE:



1 CARPORT - NORTHWEST
 SCALE:



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(866) 969-9854



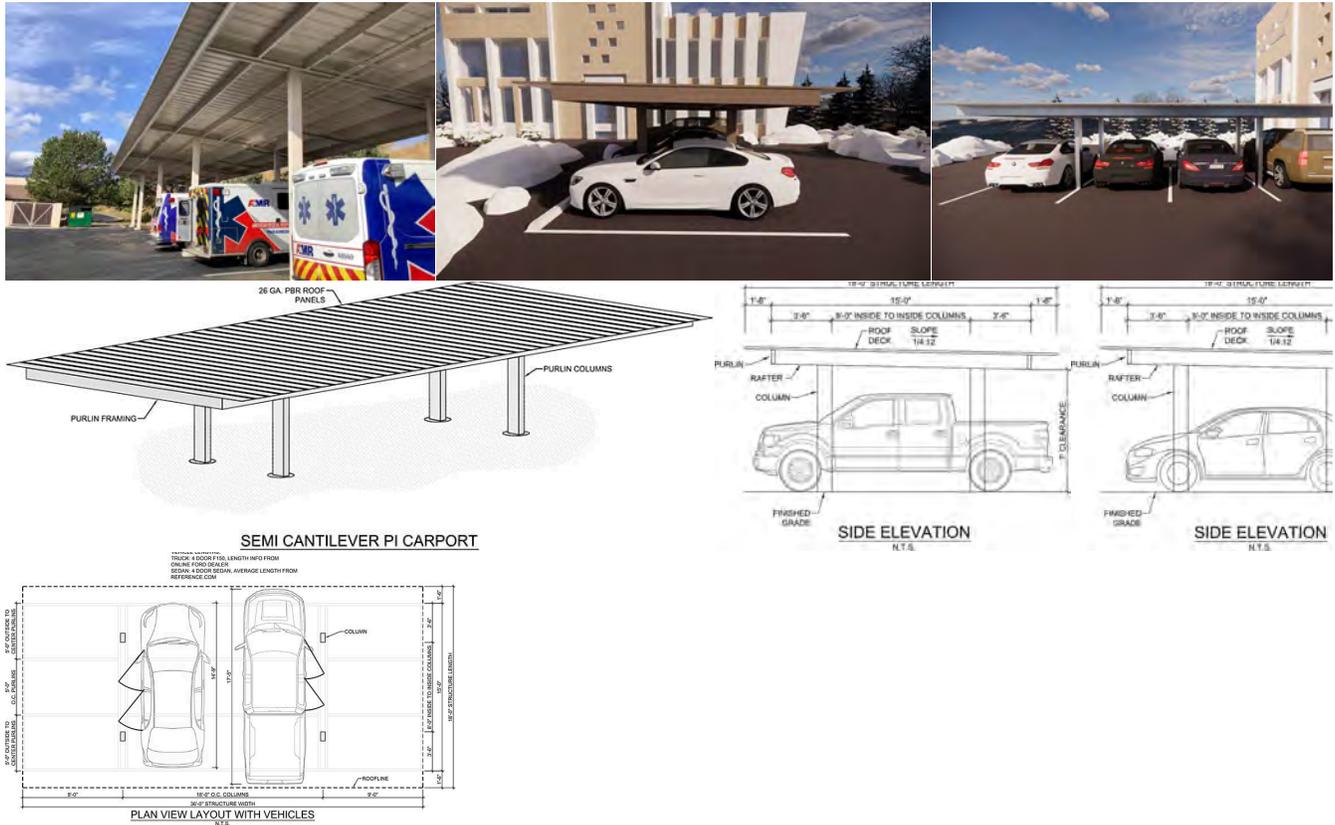
PI CANTILEVER SYSTEM : DESIGNED FOR HEAVY SNOW LOADS



Our new Pi Cantilever Carport System is designed for snow country. Our cantilever systems are already built Absolute tough, but we've added additional integrity to handle snow loads in excess of 25 pounds per square foot.

PI SYSTEM – COVERED PARKING SYSTEM ENGINEERED FOR HEAVY SNOW LOADS

Click on a thumbnail image below to open larger views.



If you're located in an area which receives roof snow loads in excess of 25PSF and are looking to offer covered parking to your office, apartment complex, medical facility, etc., then you are well aware of the challenges that a heavy snow load presents. You'll find that a single-post cantilever system simply won't engineer for a significant amount of weight on the roof.

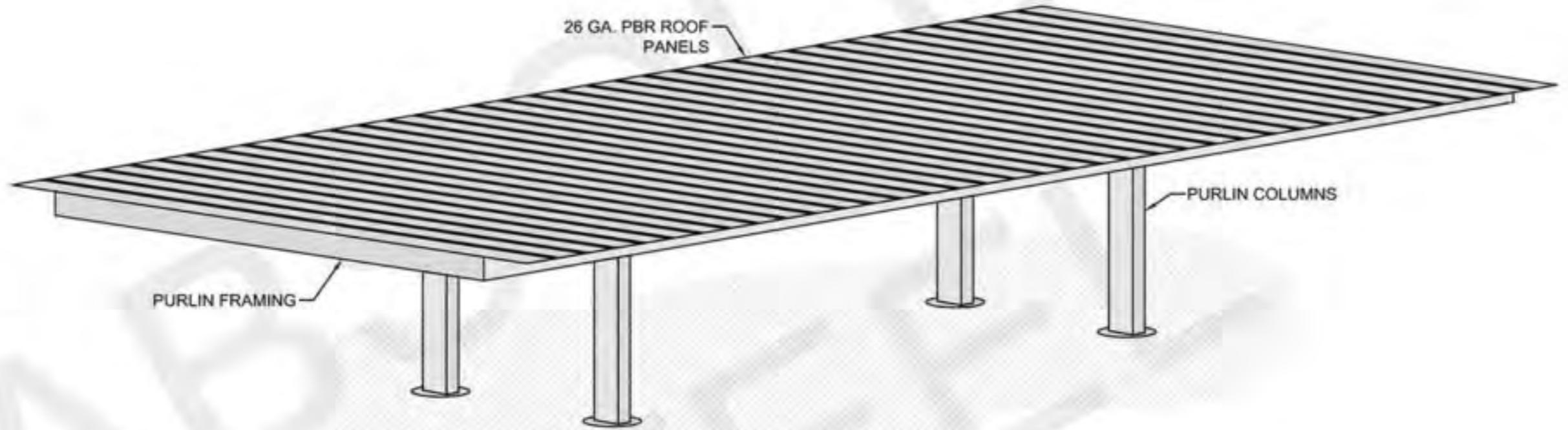
Absolute Steel has solved this challenge with our "Pi-Cantilever" system (like the mathematical π symbol). With this system, Absolute Steel has successfully engineered, manufactured, and delivered to numerous snow country states across the northern border states of the U.S. **with snow loads ranging anywhere from 26PSF to 45PSF+.**

If you're in an area that receives a hard snow during the winter, and you're looking for a commercial covered parking system, give us a call or feel free to contact us using the inquiry form below.

WHY ABSOLUTE STEEL?

Absolute Steel has been proud to serve a **long list of clients** – from individuals to companies to municipalities, to state and national government agencies. We're proud of our sound reputation for quality, integrity, reliability and service. We look forward to working with you, and showing that our reputation is well earned. [Contact us today.](#)

PLEASE CALL US TOLL-FREE AT 866-969-9854



SEMI CANTILEVER PI CARPORT

ABSOLUTE S T E E L



SIGNATURE[®] 200

STANDARD COLORS
26- AND 24-GAUGE MATERIAL

Siliconized Polyester

Polar White is a Straight Polyester.

- * Also available in 29-gauge
- ** Minimum quantities and/or extended lead times required for 24-gauge. Please inquire.



★ ENERGY STAR[®] Qualified

Galvalume Plus[®] also available.



COBALT BLUE***



HAWAIIAN BLUE***



BURNISHED SLATE***



CHARCOAL GRAY***



ASH GRAY*



KOKO BROWN*



DESERT SAND*



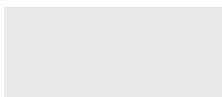
SADDLE TAN*



LIGHT STONE*



SOLAR WHITE** *



POLAR WHITE**



RUSTIC RED*

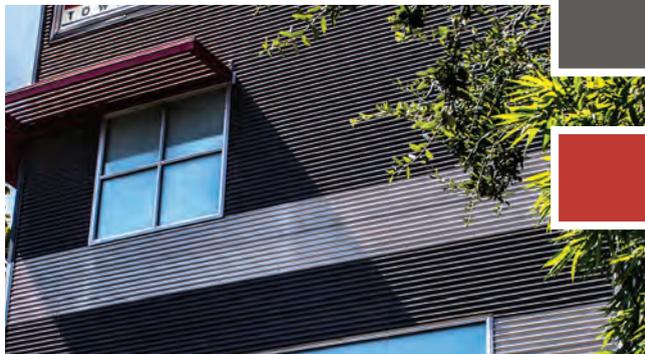


CRIMSON RED***

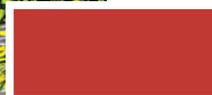


FERN GREEN** *

Project: URBAN LOFT TOWN HOMES



PBC in CHARCOAL GRAY



PBC in CRIMSON RED

Final color selection should be made from metal color chips.