

STAFF REPORT: 02/11/2026 MEETING
APPLICATION NUMBER: HDC2026-00022
ADDRESS: 1530 BAGLEY
HISTORIC DISTRICT: CORKTOWN
APPLICANT: TIM FLINTOFF, 4545 ARCHITECTURE
PROPERTY OWNER: MARIJO UPSHAW
DATE OF PROVISIONALLY COMPLETE APPLICATION: 01/20/2026
DATE OF STAFF SITE VISIT: 01/28/2026

PREPARED BY: A. DYE

SCOPE: ERECT CARPORT

EXISTING CONDITIONS

The lot is located on the north side of the street, about mid-block between Trumbull and 10th Street. A multi-family building is under construction. The carport to be erected at the rear/north area of the property adjacent the alley.



Front/southern area of lot adjacent Bagley sidewalk, looking northwest. Staff photo, January 28, 2026.

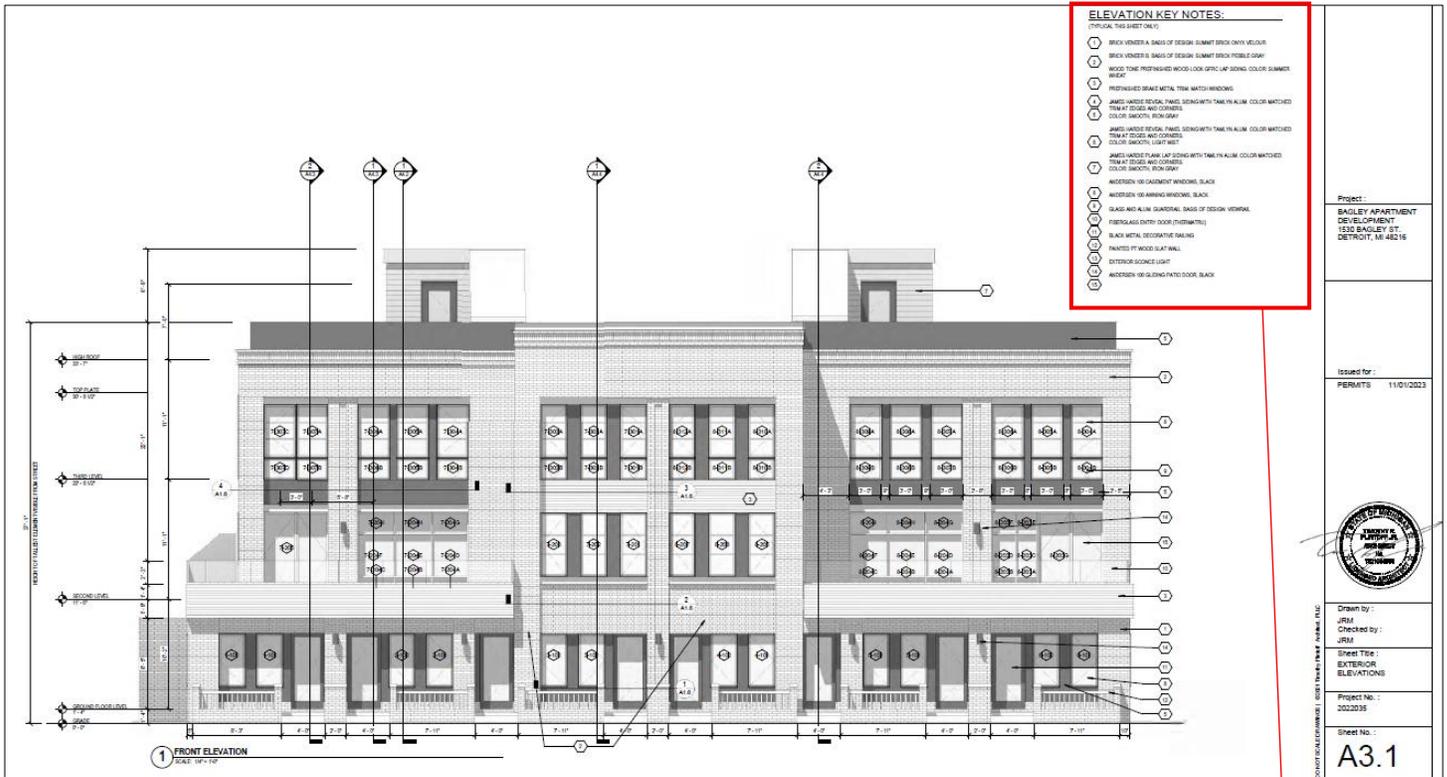


Rear of lot at alley, looking southwest. This is the location of the proposed surface parking and carport. Staff photo, January 28, 2026.

STAFF SUMMARY OF SCOPE OF WORK:

Based on staff review of the submitted documents, the following work is proposed:

- **Erect one carport at rear of lot at alley**
 - 18' deep by 54' wide, height at low side of roof is 7', roof slope is ¼" – 1'
 - Steel channel frame and cantilevered corrugated metal roof
 - Color: charcoal gray

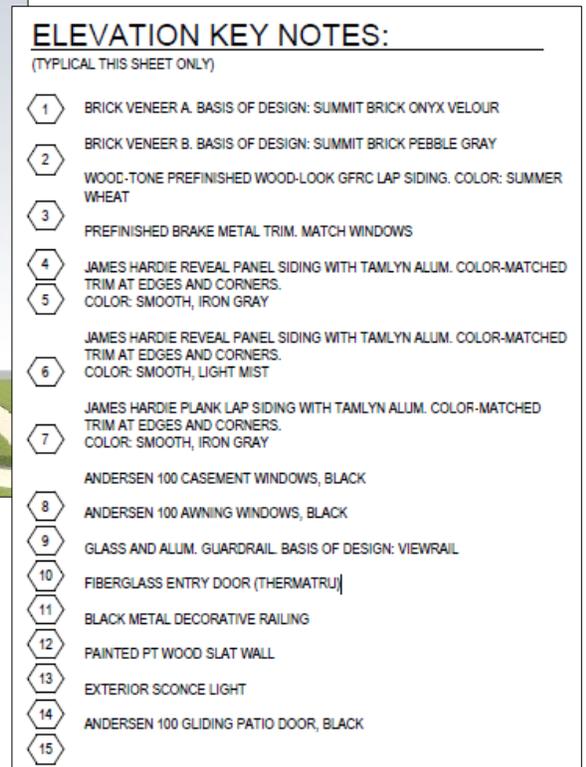


Elevation drawing of (southern) façade facing Bagley. HDC-approved permit plans, BLD2023-02474.



Rendering of façade from HDC application, 23-8392

At right: Expanded view of elevation key notes/material listing.





Elevation drawing of (northern) façade facing the alley. HDC-approved permit plans, BLD2023-02474.



Rendering of façade from HDC application, 23-8392

Plank, Panel, Shingle and Batten Color Offering

ARCTIC WHITE	COBBLE STONE	NAVAJO BEIGE	KHAKI BROWN
MONTEREY TAUPE	WOODSTOCK BROWN	TIMBER BARK	RICH ESPRESSO
HEATHERED MOSS	MOUNTAIN SAGE	LIGHT MIST	PEARL GRAY
GRAY SLATE	BOOTHBAY BLUE	EVENING BLUE	DEEP OCEAN
AGED PEWTER	NIGHT GRAY	IRON GRAY	COUNTRYLANE RED

FOR LARGE FORMAT PANEL (highlighted in red box)

FOR LAP SIDING (highlighted in red box)

RusticSeries™ Siding Collection

Composite siding with the appearance of wood.

RusticSeries™ brings you the best of both worlds; the beauty and warmth of real wood on durable fiber cement and composite siding. This two tone factory applied coating system improves the curb appeal of your home, and is warranted for 20 years. RusticSeries™ will shield you from the elements and provide you with a lasting, beautiful siding product for years to come.

20 Year Coating Warranty

Two-Tone Create a picture perfect exterior with our eighteen RusticSeries™ colors; select the your individual style. RusticSeries colors below are shown with a suggested solid color

SUBSTRATE	James Hardie Fiber Cement, Allura Fiber
PROFILE	Lap siding, panels, shake panels
WARRANTY	20 year coating warranty, plus substrate
COLORS	18 color options

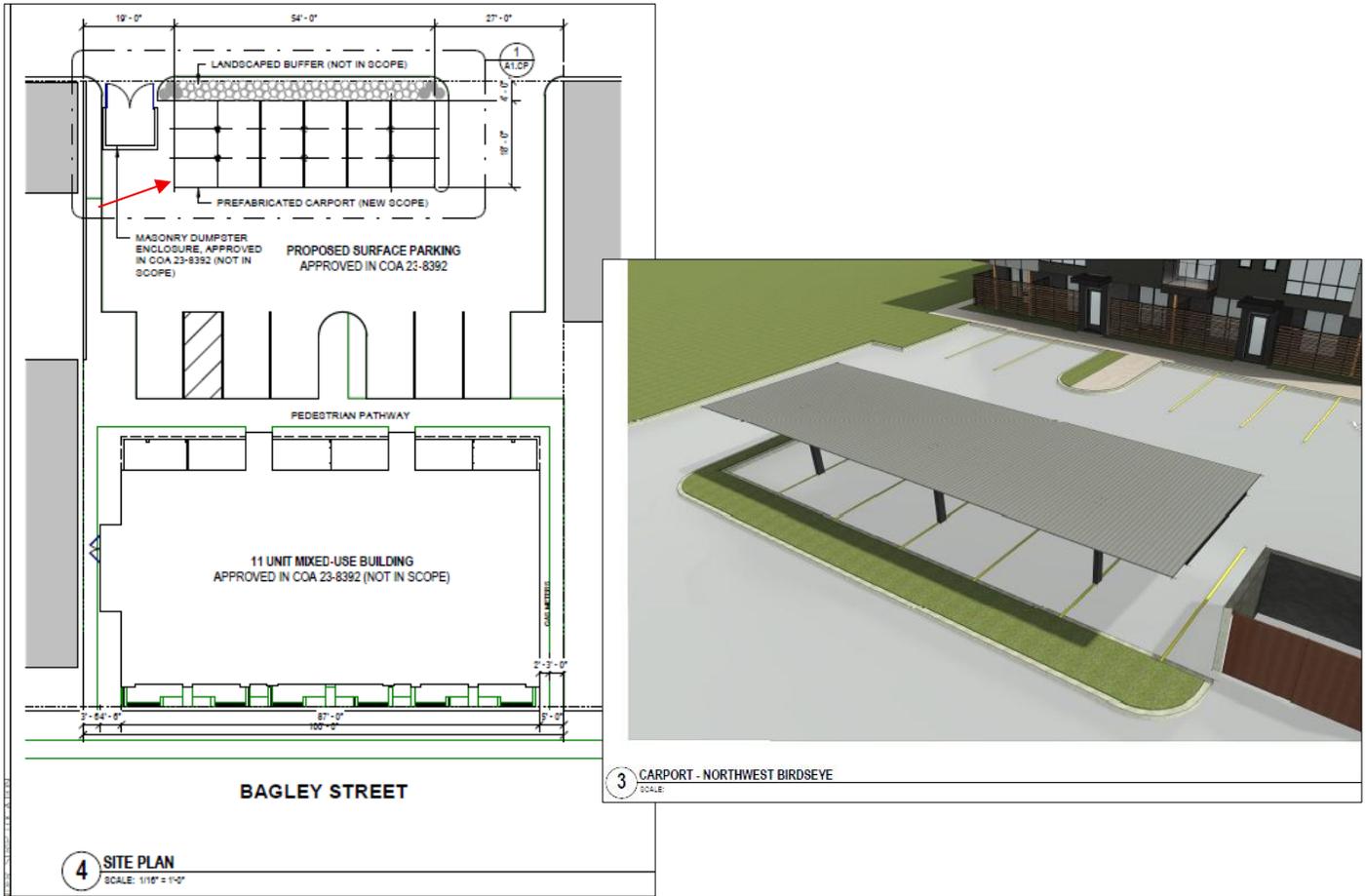


Above and left: Applicant cut-sheets for exterior cladding materials.

Above:
HardiPanel: Light Mist Hardie Lap Siding: Iron Gray.
Smooth finish for both materials.

Left:
Composite siding:
Summerwheat

- It is staff's opinion that the carport as proposed is a compatible design for this property due to its size and massing, rear lot placement, and contemporary design and finishes, all of which are in keeping with the general characteristics of the new multi-family structure.



Above and below: Applicant drawing and renderings.



- The Elements of Design for the Corktown Historic District focus mostly on the historic built environment, but the following Elements relate to placement of buildings and garages within the district and can apply to this application.

*(20) **Orientation, vistas, overviews.** In general, buildings east of Rosa Parks Boulevard are oriented toward the east-west streets, with Trumbull Avenue, Eighth Street and Sixth Street being exceptions. Buildings west of Rosa Parks Boulevard are most often oriented toward the north-south streets. Garages are oriented toward the alleys. Commercial buildings are located on corner lots and on Michigan Avenue and sometimes on corner lots within the residential areas ...*

*(22) **General environmental character.** The Corktown Historic District, with its narrow lots, shallow front yards, and small-scaled buildings, has a low-density, urban, mixed use character of a pre-automobile City. Its original cohesiveness has been eroded by housing demolition over the years. Anchored by the site of the former Tiger Stadium on the north, Michigan Central Station and Roosevelt Park on the west, Most Holy Trinity Roman Catholic Church and the John C. Lodge Freeway on the east, and the West Side Industrial Park on the south, the neighborhood is set apart from its surrounding environment, resulting in a definable community in the shadows of Downtown Detroit.*

ISSUES

- None.

RECOMMENDATION

Staff recommends that the proposed work will be appropriate according to the Secretary of the Interior's Standards for Rehabilitation and the Corktown Historic District's Elements of Design.