

CORKTOWN HISTORIC DISTRICT

1566 BAGLEY ST.



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ARCHITECT

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PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A SINGLE-FAMILY NEW CONSTRUCTION DWELLING WITH INTERIOR COURTYARD AND ATTACHED CARPORT ON THE CORNER OF BAGLEY ST. AND 10TH ST. IN THE CORKTOWN HISTORIC DISTRICT.

THE 1350 SQFT. ONE-STORY DWELLING IS COMPOSED OF TWO COMPLIMENTARY MASSINGS - A GABLED SECTION CLAD IN BRICK AT THE MOSRE PUBLIC CORNER OF THE LOT, AND A LOWER RECTILINEAR MASS WITH HORIZONTAL CLADDING AND FLAT ROOF AT THE INTERIOR OF THE LOT.

THE FRONT SETBACK OF THE GABLE MASS ALONG BAGLEY ST. ALIGNS WITH AN 1880s MASONRY ROWHOUSE DIRECTLY ACROSS 10TH ST. AND THE FRONT SETBACK OF THE RECTINLINEAR MASS SITS FURTHER INTO THE LOT TO ALIGN WITH THE PORCH OF THE ADJACENT HISTORIC TWO-STORY VICTORIAN HOUSE. SHALLOW BAY PROJECTIONS WITH WINDOWS AND MINIMAL DETAILING ARE PROPSOED ALONG BOTH STREET FACADES.

THE DESIGN INTENT IS FOR THE HOUSE TO REFLECT PROPORTIONS, MASSING, AND MATERIALITY FOUND THROUGHOUT THE DISCTRICK, WHILE EXHIBITING AN UNDERSTATED EXPRESSION AND MODERN DETAILING TO DISTINGUISH THE CONSTRUCTION AS CONTEMPORARY.

EXISTING CONDITIONS

ADDRESS	1566 BAGLEY ST. DETROIT, MI 48216
LEGAL	N BAGLEY 8 BLK 77 WOODBRIDGE FARM L1 P146-7 PLATS, W C R 8/2 50 X 130
PARCEL	08000391
ZONING	B4
DESCRIPTION	VACANT LOT ORIGINALLY JOINED WITH THE REAR HALF OF THE LOT WHERE A DWELLING WAS BUILT IN 2018. LOT WAS SPLIT IN 2021 PERPENDICULAR TO 10TH ST.

DETAILED SCOPE OF WORK

SOUTH ELEVATION (BAGLEY ST.)

- BRICK VENEER WITH PROTRUDED FLEMISH BOND DETAIL AND FIBER-CEMENT LAP SIDING FACADES
- COVERED ENTRY PORCH INSET TO RECTILINEAR MASSING
- INSTALL FRONT ENTRY WITH LITE CLAD WITH WOOD PANEL
- INSTALL (2) ALUMINUM CLAD-WOOD FIXED/AWNING COMBINED WINDOW UNITS AT GABLED MASS
- INSTALL (2) ALUMINUM CLAD-WOOD CASEMENT WINDOW UNITS AT RECTILINEAR MASS
- INSTALL PRE-FINISHED ALUMINUM (BROWN) COPING
- INSTALL WOOD BRICKMOLD AT GABLE FASCIA, PAINT BROWN TO MATCH METAL ROOF

WEST ELEVATION (10TH ST.)

- BRICK VENEER FACADE WITH BAY PROTRUSION CLAD WITH WOOD PANEL
- INSTALL (1) CLAD-WOOD FIXED/AWNING COMBINED WINDOW UNIT
- INSTALL (2) CLAD-WOOD CASEMENT WINDOW UNITS AT BAY PROTRUSION
- INSTALL STANDING SEAM METAL ROOF (BROWN)
- INSTALL WOOD BRICKMOLD TRIM AT GABLE FASCIA, PAINT BROWN TO MATCH METAL ROOF

NORTH ELEVATION (REAR)

- FIBER-CEMENT LAP SIDING FACADE, PAINT RED
- COVERED CARPORT WITH 5" STEEL SQUARE COLUMNS AND WOOD-FRAMED ROOF
- WRAP CARPORT ROOF FASCIA IN BROWN BREAK METAL, INSTALL WOOD PANEL AT CARPORT CEILING
- INSTALL WOOD REAR ENTRY DOOR AT GABLE MASS, PAINT RED
- INSTALL (1) CLAD-WOOD CASEMENT WINDOW UNIT AT RECTILINEAR MASS
- INSTALL PRE-FINISHED ALUMINUM (BROWN) COPING
- INSTALL WOOD BRICKMOLD TRIM AT GABLE FASCIA, PAINT BROWN
- INSTALL PRE-FINISHED METAL GUTTER AND DOWNSPOUT (BROWN)

EAST ELEVATION (SIDE)

- FIBER-CEMENT LAP SIDING FACADE, PAINT RED
- INSTALL (1) CLAD-WOOD CASEMENT WINDOW UNIT AT RECTILINEAR MASS
- INSTALL PRE-FINISHED ALUMINUM (BROWN) COPING



1566 BAGLEY

HDC REVIEW

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PROJECT INFO

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ELEMENTS OF STYLE

HEIGHT

The proposed height (20') of the one-story structure with gable roof is consistent with many of the wood-framed cottage-style homes original to the district. While the majority of homes on the block east towards Trumbull Ave. are two-stories, the majority of the existing historic homes fronting Bagley St. west of 10th St. are one-story with gable roof.

PROPORTION OF BUILDINGS' FRONT FACADE

Due to the relatively wide (50') by relatively shallow (50') lot dimensions, the proportions of the overall proposed building are wider (39') than tall to the highest point of the gable peak (20'). However, the design splits the front facade into two massings each clad in distinct materials to create the impression of two structures with individual proportions more reflective of the surrounding single-story houses.

PROPORTIONS OF OPENINGS WITHIN THE FACADES

All proposed window openings are taller than wide with the exception of two square windows at a bay projection along 10th St. The glazed area at the primary front facade facing Bagley St. is 15%, and 7% at the secondary 10th St. facade.

RHYTHM OF SOLIDS TO VOIDS IN FRONT FACADES

Window openings at the front facades are placed in a symmetric rhythm about each massing element reflective of the regularity of solids to voids in relation to the overall building proportions found in many surrounding historic structures.

RHYTHM OF SPACING OF BUILDINGS ON STREET

The small lot depth constraint and owner's desire for a single-story footprint drove the need to maximize the lot coverage, which results in a consistency with the close spacing between homes in the district.

RHYTHM OF ENTRANCE AND/OR PORCH PROJECTIONS

The recessed entry is also meant to reflect those exhibit in the historic masonry rowhouse units across 10th St. While most single-family houses in the district have projecting front porches, the proposed seeks to distinguish itself as a contemporary structure with a recessed entry by including a void opening to break the otherwise flat facade.

RELATIONSHIP OF MATERIALS

The proposed structure is wood-framed to receive a combination of brick, horizontal fiber cement lap-siding, and wood cladding reflective of materiality of the surrounding historic homes. The proposed roof is standing-seam metal (pre-finished steel panels) to establish distinction from historic treatments. The proposed windows are wood with aluminum-cladding.

RELATIONSHIP OF TEXTURES

An alternating protruding Flemish bond pattern detail to the brick veneer at the front facade facing Bagley St. is proposed to introduce textural interest to the most prominent portion of the structure, and reflect a gable treatment exhibit in single-story homes in the area where the cladding type or pattern differs at the gable vs. the lower portion of the house.

RELATIONSHIP OF COLORS

The speckled light cream brick offers an understated and neutral counterpart to the vibrant red-painted horizontal siding which is intended to reflect red/orange clay brick tones predominant in the district.

RELATIONSHIP OF ARCHITECTURAL DETAILS

Aside from the protruding brick detail at the front facade, detailing is minimal in order to distinguish the house as contemporary and allow materials and color to express themselves across each massing and bay projection.

RELATIONSHIP OF ROOF SHAPES

Pitched roofs with front gables predominate the district, which is reflective of the most prominent massing at the most public corner of the lot. The flat roof of the less prominent massing is setback and de-emphasized, but there are also several examples of flat roof structures found on corner lots throughout the district.

WALLS OF CONTINUITY

The proposed setbacks aim to infill and negotiate between the walls of continuity established by the adjacent historic two-story homes and the masonry rowhouse across 10th St. A new tree is proposed at 10th St. next to a new curb cut leading to the proposed rear carport to further retain the secondary tree line of continuity.

RELATIONSHIP OF SIGNIFICANT LANDSCAPE FEATURES AND SURFACE TREATMENTS

A shallow front lawn of grass turf is proposed in front of the more recessed portion of the front facade along Bagley, and a planting bed wraps the corner with foundation perennials, shrubs, and evergreens at the shallower setback in front of the gabled brick massing on the corner of the lot. A concrete paver and gravel walkway leading to the front entrance separates the front landscape treatments. A wood fence to match the height and design of the existing fence with retractable telescopic wood gate is proposed to extend to the rear of the projecting bay at the 10th St. facade to cover mechanical equipment and enclose the new carport/driveway.

RELATIONSHIP OF OPEN SPACE TO STRUCTURES

A shallow open space is proposed along either front facade consistent with the adjacent homes. While the Sanborn maps indicate the western half of the lot at the corner was always vacant without a built structure, there is no other instance in the district of a similar open setback on a corner lot.

SCALE OF FACADES AND FACADE ELEMENTS

The relative small scale of the home attempts to recall the predominant cottage-scale of the original neighborhood. Projecting bays and details on both front facade are proportioned to their host massing and modestly-scaled.

DIRECTIONAL EXPRESSION OF FRONT ELEVATIONS

The proposed one-story residence is wider than tall, but with a divided expression so the gabled massing has a vertical expression from its main Bagley St. orientation.

RHYTHM OF BUILDING SETBACKS

The proposed staggered front setback serves to address both setbacks of existing structures at either side.

RELATIONSHIP OF LOT COVERAGE

Proposed lot coverage is 49%

DEGREE OF COMPLEXITY WITHIN THE FACADE

Massings are simple and straightforward with minimal detailing.

ORIENTATION, VISTAS, OVERVIEWS

The main orientation addresses Bagley St. with secondary consideration given to 10th St. in accordance with the more prominent thoroughfare and orientation of the house that previously existed on the lot.

SYMMETRIC OR ASYMMETRIC APPEARANCE

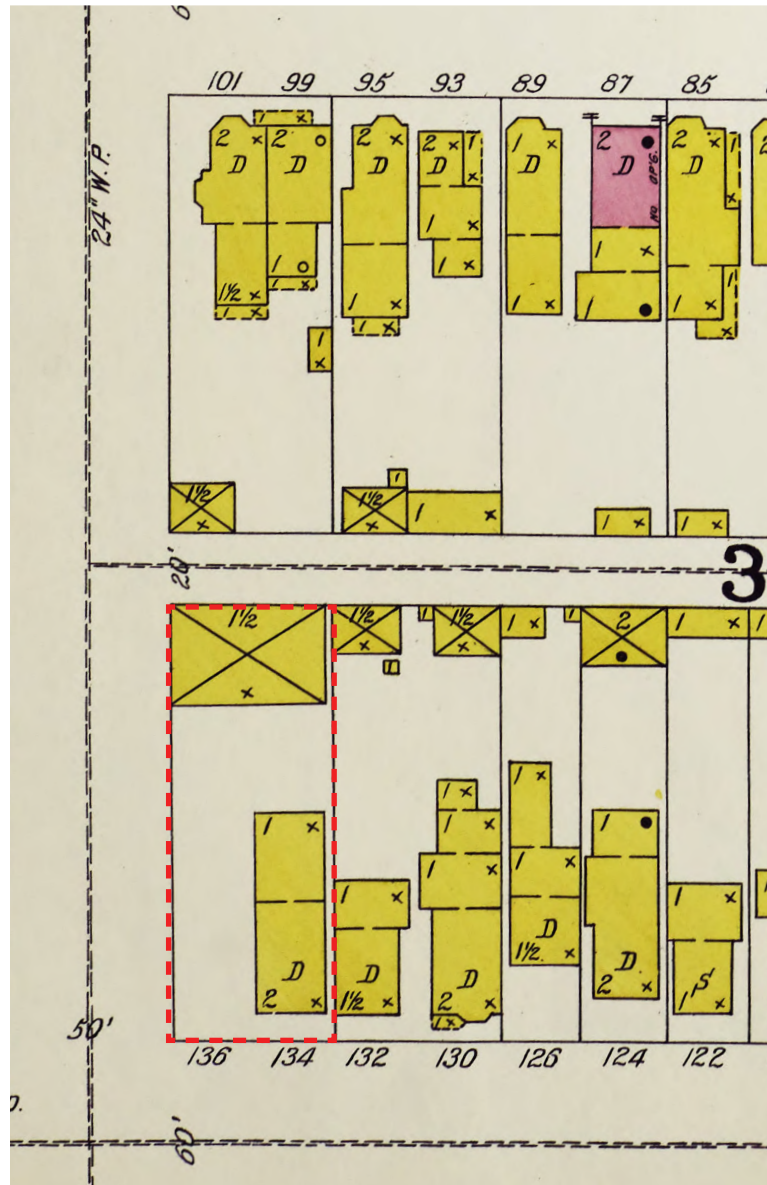
The form is asymmetrical but with balanced proportions between the two distinct massings.



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c. 1870



c. 1921



c. 1950



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SITE HISTORY

03

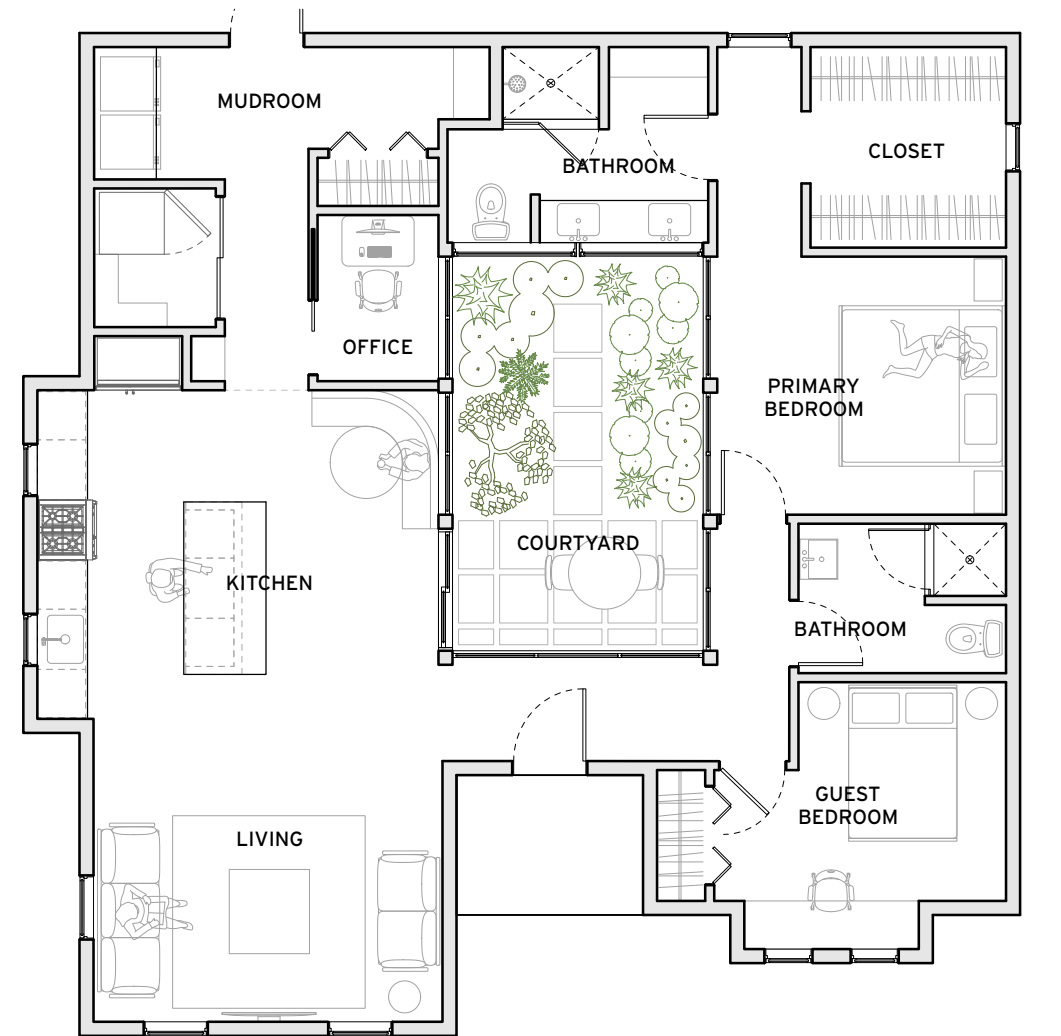
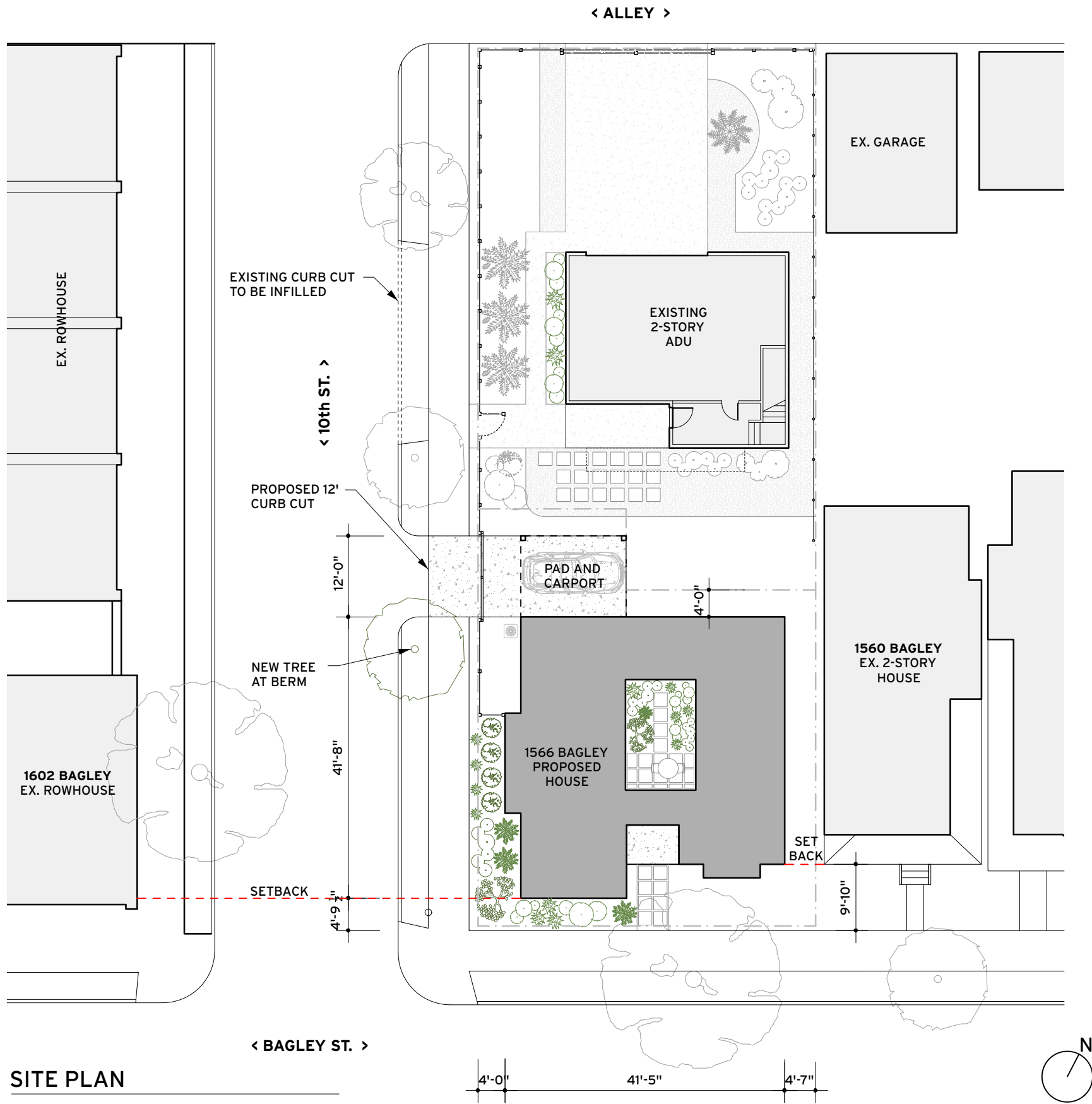


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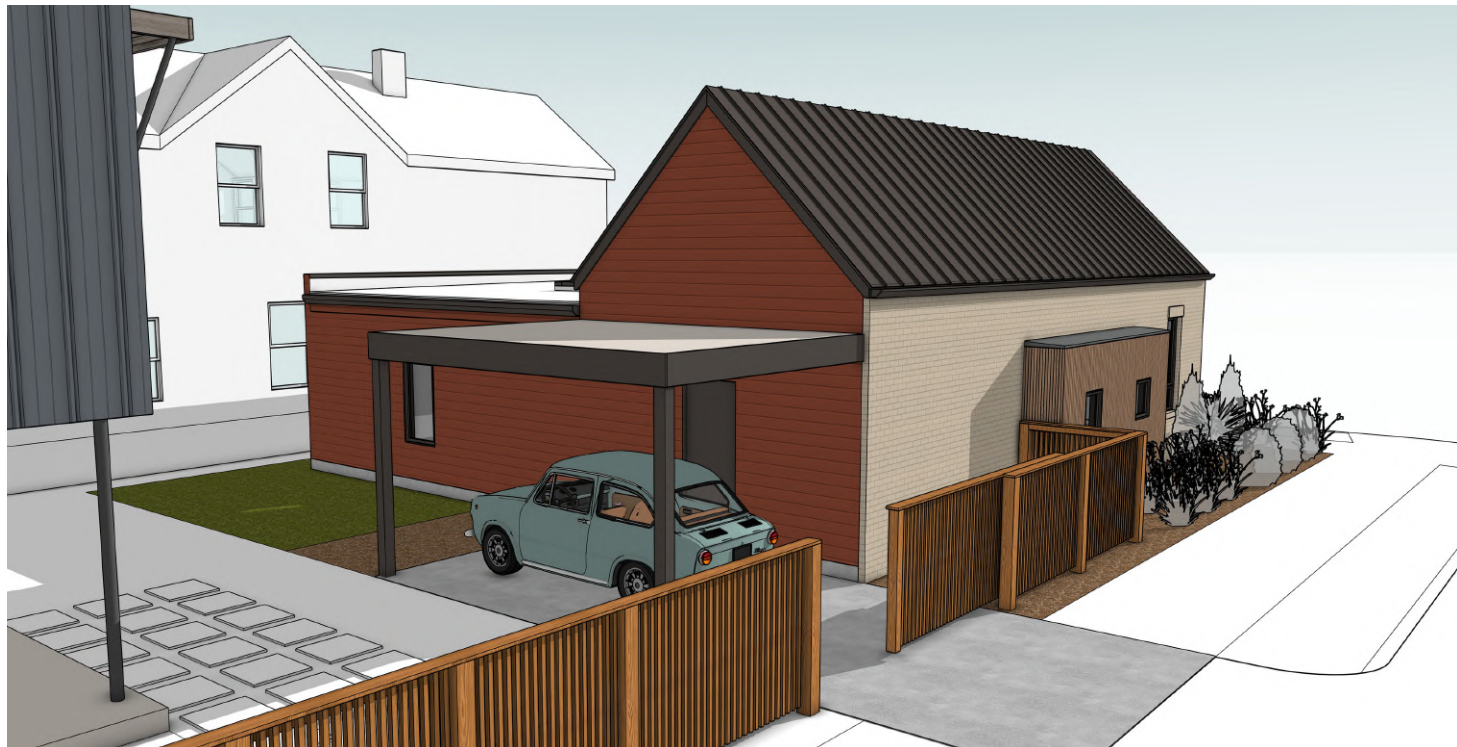
EXISTING PHOTOS



FLOOR PLAN

Scale: 0 1' 3' 10'

SITE PLAN



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RENDERINGS

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RENDERINGS

07



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STREET ELEVATIONS

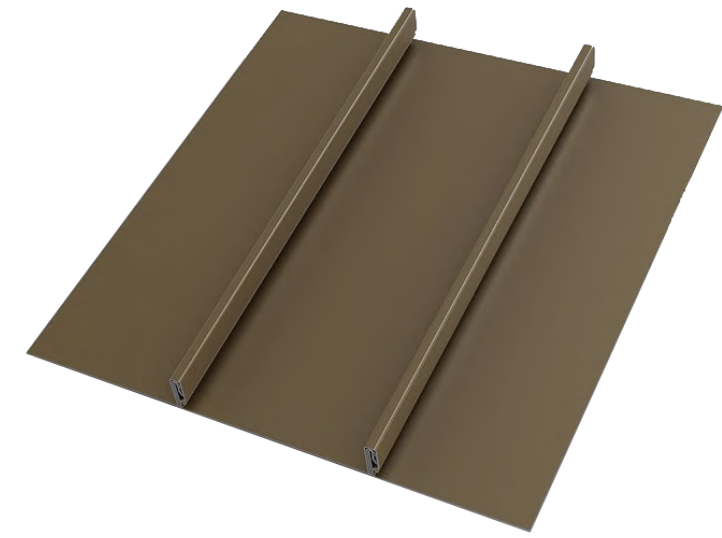
08



BRICK
 BELDEN BRICK
 280-284 SMOOTH W/ TAN MORTAR



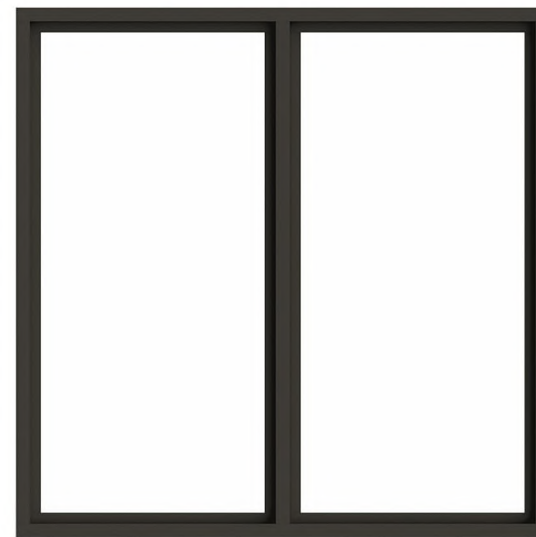
BAY/ENTRY CLADDING
 LUNAWOOD TRIPLE SHADOW
 NATURAL SPRUCE WOOD PANEL



ROOF
 PAC-CLAD SNAP-CLAD
 STANDING SEAM 24 GA. STEEL
 MEDIUM BRONZE, 12" WIDTH



SIDING
 HARDIE ARTISAN SQUARE CHANNEL SIDING
 PAINTED BENJAMIN MOORE 2175-20



WINDOWS
 MARVIN ULTIMATE
 WOOD FRAME, ALUMINUM CLAD
 BRONZE FINISH



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