



# 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/<br>Doors | <input type="checkbox"/> Walls/<br>Siding | <input type="checkbox"/> Painting        | <input type="checkbox"/> Roof/Gutters/<br>Chimney | <input type="checkbox"/> Porch/Deck/Balcony   | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Demolition        | <input type="checkbox"/> Signage          | <input type="checkbox"/> New<br>Building | <input type="checkbox"/> Addition                 | <input type="checkbox"/> Site Improvements<br>(landscape, trees, fences,<br>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, <a href="#">Act 169 of 1970</a> (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, <a href="#">1972 PA 230, MCL 125.1501 to 125.1531</a> |

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](http://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.

<b>ePLANS PERMIT NUMBER:</b> (only applicable if you've already applied for permits through ePLANS)	NA
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**GENERAL**

<b>1. DESCRIPTION OF EXISTING CONDITION</b> <i>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.")</i>	
<b>2. PHOTOGRAPHS</b> <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i>	
<b>3. DESCRIPTION OF PROJECT</b> <i>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.)</i>	
<b>4. DETAILED SCOPE OF WORK</b> <i>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.")</i>	
<b>5. BROCHURES/CUT SHEETS</b> <i>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.</i>	

ADDITIONAL DETAILS

<p><b>9. OTHER</b></p> <p><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

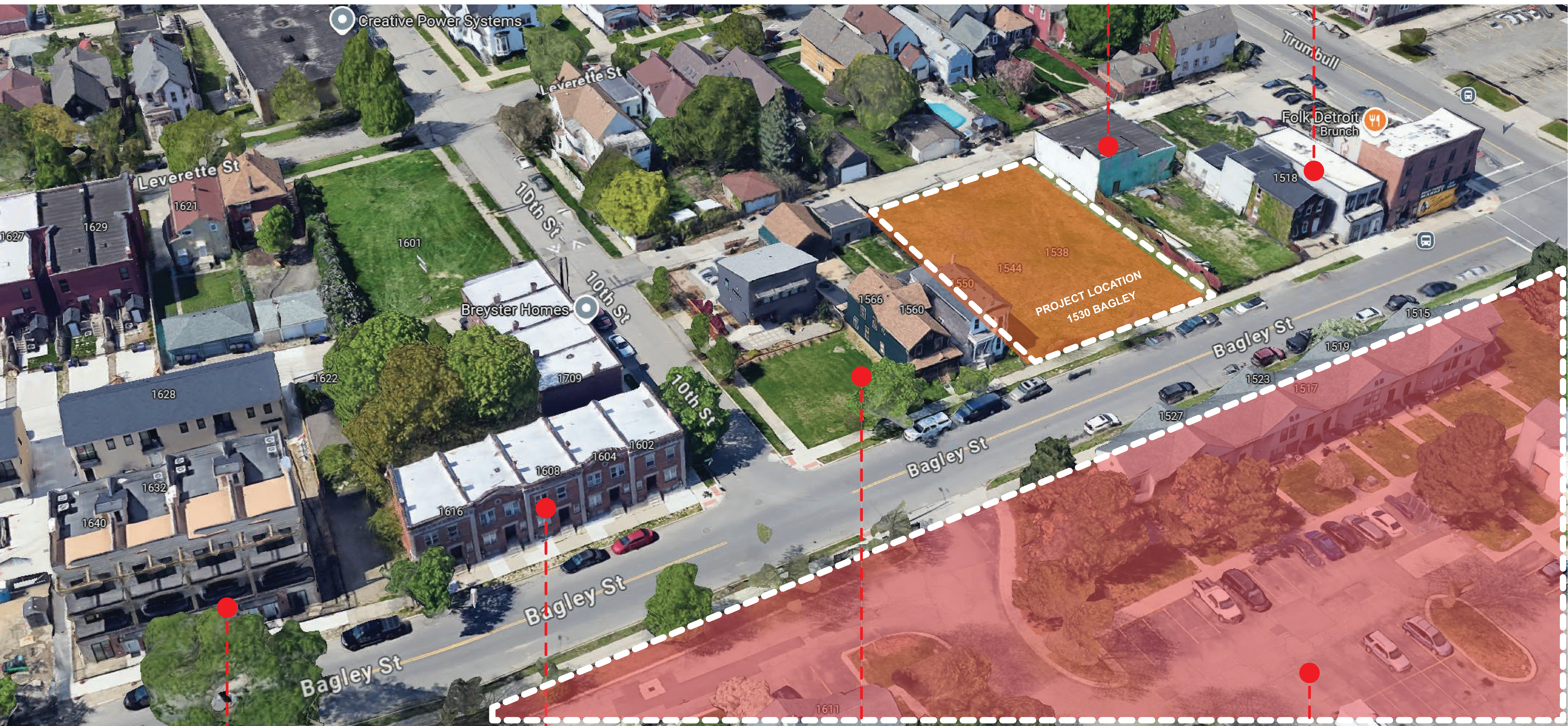
### **Description of existing conditions (including materials and design)**

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



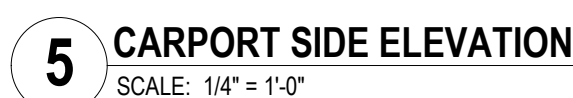
THE COACHMAN  
TOWNHOUSE DEVELOPMENT

BREYSTER HOMES

SINGLE FAMILY HOMES  
1566 BAGLEY  
1560 BAGLEY  
1556 BAGLEY

UPCOMING CLEMENT KERN  
MIXED-USE REDEVELOPMENT





100 NOT SCALE DRAWINGS | ©2026 Timothy Flintoff Architect, PLLC



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**

DO NOT SCALE DRAWINGS © 2026 Timothy Flintoff Architect, PLLC



**3** CARPORT - NORTHWEST BIRDSEYE  
SCALE:



**2** CARPORT - NORTHEAST  
SCALE:



**1** CARPORT - NORTHWEST  
SCALE:





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**(866) 969-9854**



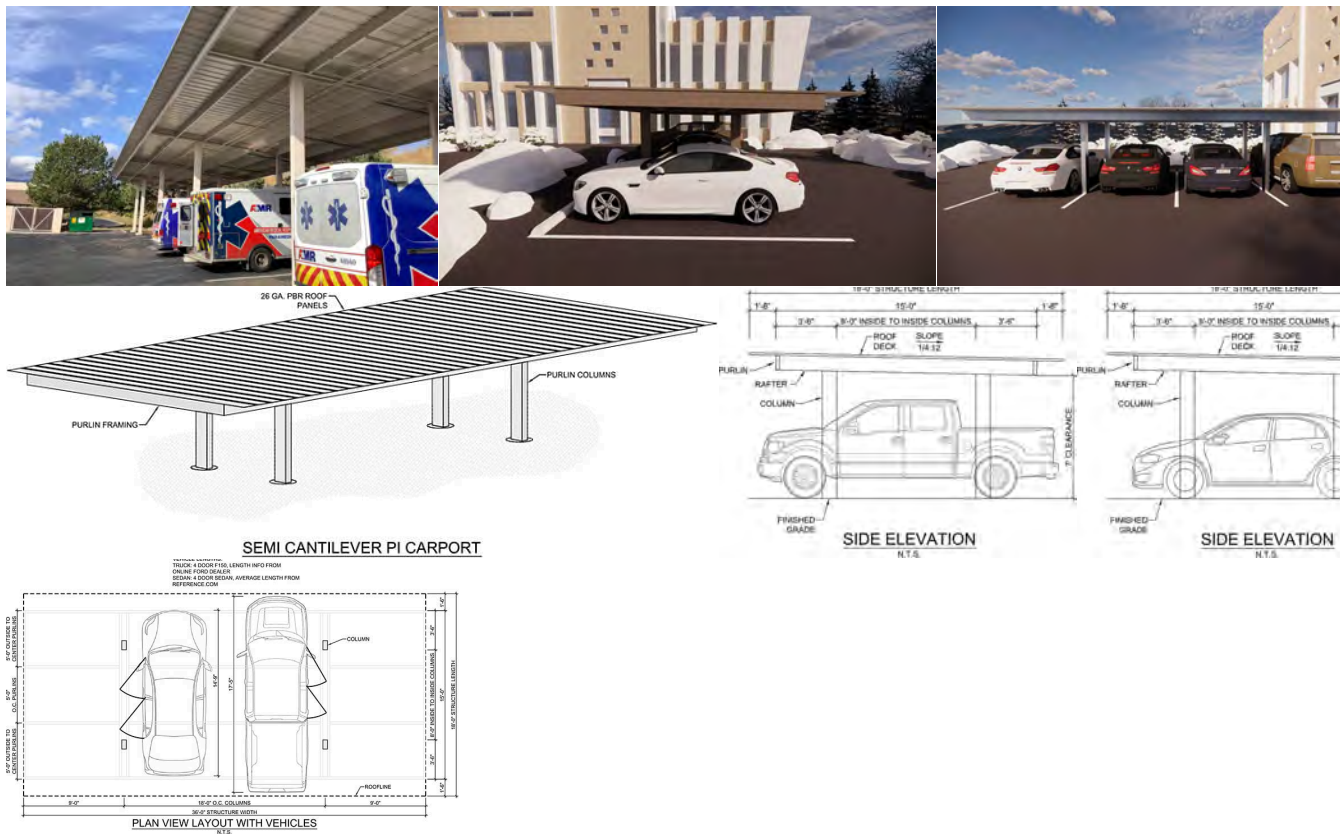
## PI CANTILEVER SYSTEM : DESIGNED FOR HEAVY SNOW LOADS



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.

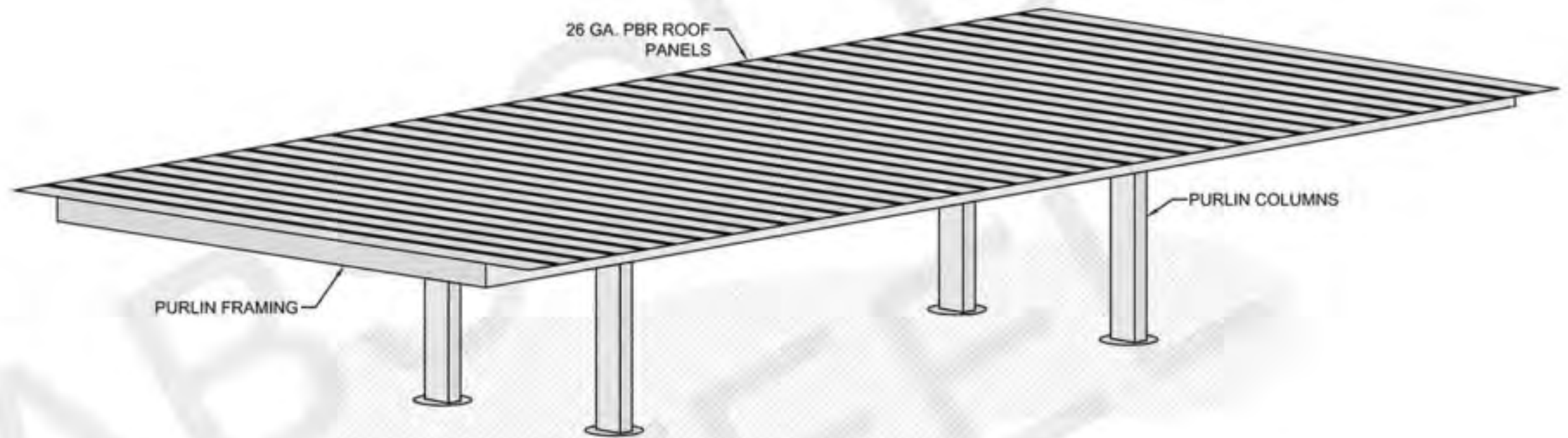
Absolute Steel has solved this challenge with our "Pi-Cantilever" system (like the mathematical  $\pi$  symbol). With this system, Absolute Steel has successfully engineered, manufactured, and delivered to numerous snow country states across the northern border states of the U.S. **with snow loads ranging 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\*\*\*★



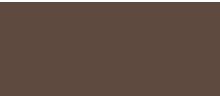
BURNISHED SLATE\*\*\*★



CHARCOAL GRAY\*\*★



ASH GRAY★



KOKO BROWN★



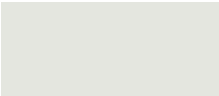
DESERT SAND★



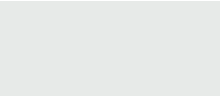
SADDLE TAN★



LIGHT STONE★



SOLAR WHITE\*\*★



POLAR WHITE\*\*★



RUSTIC RED★

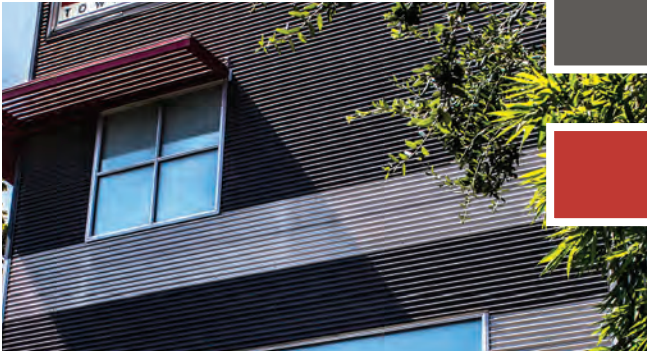


CRIMSON RED\*\*★



FERN GREEN\*\*★

## Project: URBAN LOFT TOWN HOMES



PBC in CHARCOAL GRAY



PBC in CRIMSON RED