

# DHDC 23-8392

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

06/19/23

### CERTIFICATE OF APPROPRIATENESS

Timothy R. Flintoff, AIA  
4545 Architecture  
3011 West Grand Boulevard, Suite 400  
Detroit, MI 48202

**RE: Application Number 23-8392; 1524-1540 Bagley (AKA 1530 Bagley); Corktown Historic District  
Project Scope: Erect multi-family building**

Dear Applicant,

At the Regular Meeting that was held on June 14, 2023, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on June 19, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***Erect multi-family building***

With the condition that:

- ***Additional detailing, which may include additional subdivision of windows, relief or variation in the brickwork, or other accents/complexity be added to the design. Such revisions are subject to staff approval.***
- ***Landscape plan subject to staff review and approval be submitted.***

Please retain this COA for your files and post it 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. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov).

For the Commission:



Garrick B. Landsberg, Director



CONSULTANT:

**GENERAL PLAN NOTES:**

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED TO DETERMINE THE DESIGN INTENT. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SET OF WORK AS INDICATED AND SHALL FIELD VERIFY ALL WORK, COORDINATE ALL DRAWINGS / NEW WORK AND SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES IN THE DOCUMENTS BEFORE PROCEEDING. FAILURE TO DO SO WILL RESULT IN THE CONTRACTOR TAKING FULL RESPONSIBILITY AND LIABILITY FOR SAID DISCREPANCIES.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD. ANY DIMENSIONAL VARIANCES CAUSED BY ACTUAL WALL CONSTRUCTION OR LAYOUT MODIFICATIONS IN THE FIELD ARE RESPONSIBILITY OF CONTRACTOR.
3. WALL THICKNESS' ARE NOMINAL NOT ACTUAL DIMENSIONS. SEE FLOOR PLAN KEYNOTES FOR AWLL CONSTRUCTION.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL, STATE, COUNTY CODE REGULATIONS, O.S.H.A., AND THE AMERICAN WITH DISABILITIES ACT (ADA). REFER TO THE CODE PLAN FOR MORE INFORMATION.
5. DO NOT BACKFILL WALLS UNTIL FLOOR DECKS ARE INSTALLED
6. ALL POSTS CONTINUOUS TO FOUNDATION
7. SHEAR WALLS TO BE PERSCRIPTIVE PER MBC 2015

Project :  
**BAGLEY APARTMENT DEVELOPMENT**  
 1530 BAGLEY ST.  
 DETROIT, MI 48216

Issued for :  
 HDC REVIEW 05/22/2023

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 JRM  
 Checked by :  
 JRM

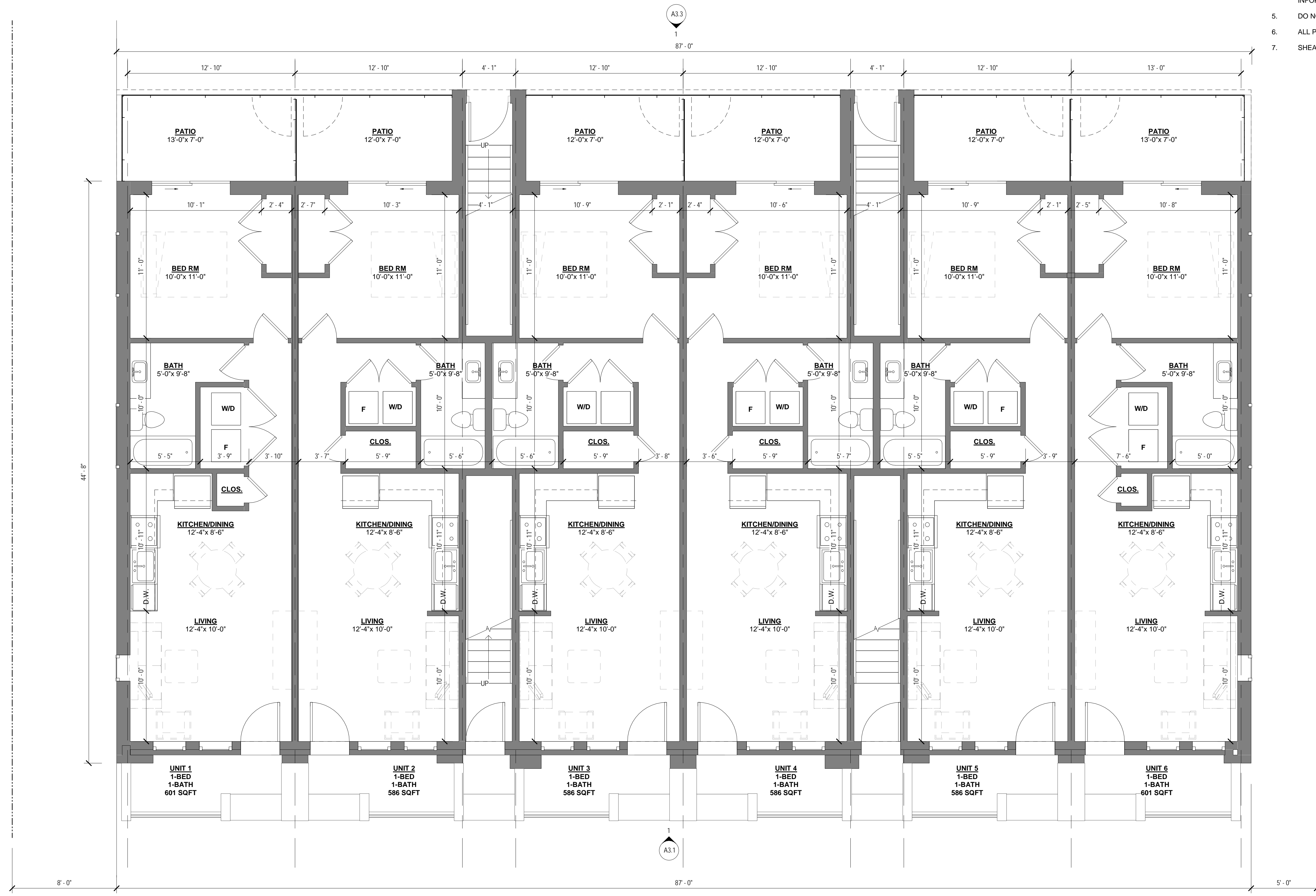
Sheet Title :  
 GROUND FLOOR PLAN

Project No. :  
 2022035

Sheet No. :

**A1.1**

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**1 GROUND FLOOR LEVEL**  
 SCALE: 1/4" = 1'-0"

BINDER STRIP LOCATION

CONSULTANT:

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Sheet Title :  
**SECOND FLOOR PLAN**

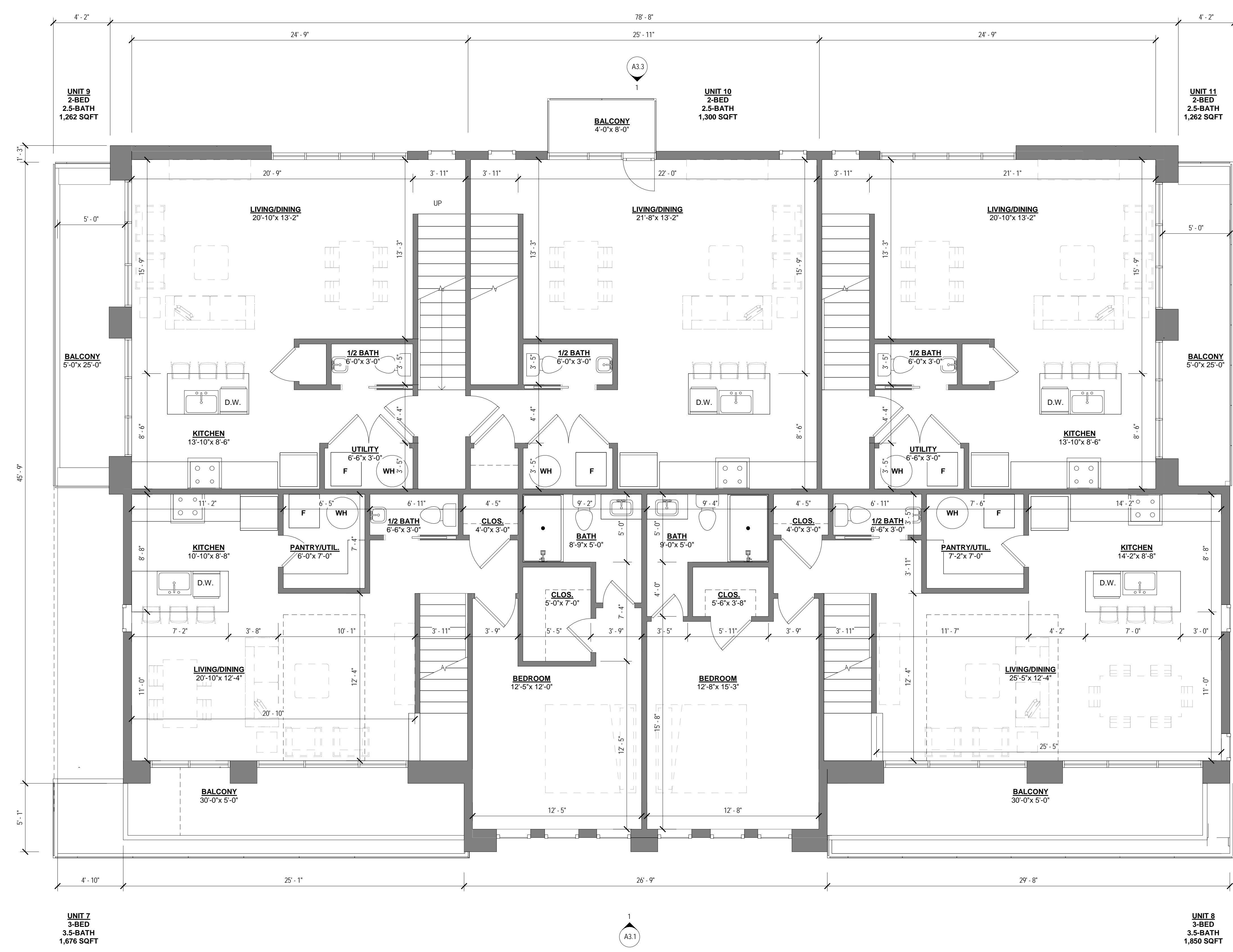
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**A1.2**

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**1 SECOND LEVEL**  
 SCALE: 1/4" = 1'-0"

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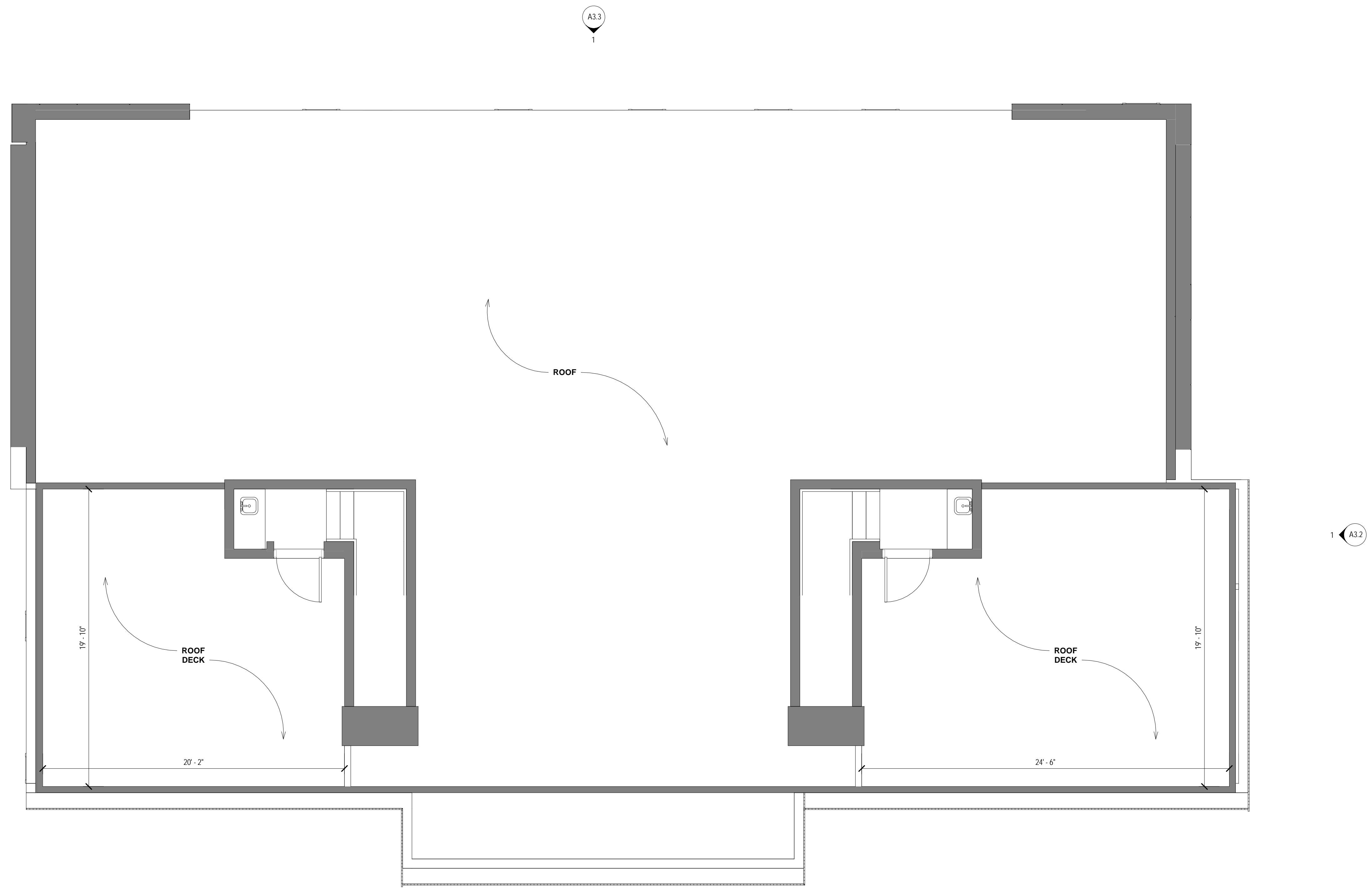
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**ROOF PLAN**

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**A1.4**



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

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SENDER: STAIR LOCATION

CONSULTANT:

**GENERAL ELEVATION/SECTION NOTES:**

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- ALL FOUNDATIONS TO EXTEND 42" MIN. BELOW GRADE
- ALL FOUNDATIONS ADJACENT TO EXIST. FND'S TO MATCH BOTTOM ON FOOTING ELEVATION.
- UNDER NO CIRCUMSTANCES EXCAVATE BELOW BOTTOM OF EXIST. FND'S TO A MIN. INFLUENCE ZONE DELINEATED BY 1 VERTICAL, 2 HORIZONTAL LINE

**ELEVATION KEY NOTES:**

(TYPICAL THIS SHEET ONLY)

- 1 BRICK VENEER A. BASIS OF DESIGN: SUMMIT BRICK BLACK DIAMOND
- 2 BRICK VENEER B. BASIS OF DESIGN: SUMMIT BRICK PEBBLE GRAY
- 3 WOOD-LOOK GFRC SIDING. BASIS OF DESIGN: WOODTONE SUMMER WHEAT
- 4 PREFINISHED BRASS METAL TRIM. MATCH WINDOWS
- 5 GFRC LAP SIDING. BASIS OF DESIGN: HARDIE PLANK, SMOOTH, IRON GRAY
- 6 GFRC PANEL SIDING. BASIS OF DESIGN: HARDIE REVEAL PANEL WITH TAMLYN ALUM TRIM. SMOOTH, LIGHT MIST
- 7 ANDERSEN 100 CASEMENT WINDOWS, BLACK
- 8 ANDERSEN 100 AWNING WINDOWS, BLACK
- 9 GLASS AND ALUM. GUARDRAIL. BASIS OF DESIGN: VIEWRAIL
- 10 FIBERGLASS ENTRY DOOR (THERMATRU)
- 11 BLACK METAL DECORATIVE RAILING
- 12 PAINTED PT WOOD SLAT WALL
- 13 EXTERIOR SCONCE LIGHT
- 14 ANDERSEN 100 GLIDING PATIO DOOR, BLACK

Project :  
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 1530 BAGLEY ST.  
 DETROIT, MI 48216

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 EXTERIOR ELEVATIONS

Project No. :  
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Sheet No. :  
**A3.1**

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**1 FRONT ELEVATION**  
 SCALE: 1/4" = 1'-0"

BINDER STRIP LOCATION

CONSULTANT:

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 EXTERIOR ELEVATIONS  
 Project No. :  
 2022035

Sheet No. :  
**A3.2**

BINDER STRIP LOCATION



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

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EXTERIOR  
 ELEVATIONS

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Sheet No. :

A3.3

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**1 REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"

SENDER: STRIP LOCATION



ARCHITECT:  
**4545** architecture  
 3011 W. GRAND BLVD  
 SUITE 400  
 DETROIT, MI 48202  
 P. 313.450.4545  
 TM.FLINTOFF@4545ARCHITECTURE.COM

CONSULTANT:

Project :  
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 RENDERINGS

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Sheet No. :  
**A6.1**

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SENDER: STEEP - LOCATION

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 DETROIT, MI 48216

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Project No. :  
 2022035

Sheet No. :  
**A6.2**



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RENDER - SITEPLAN - LOCATION

CONSULTANT:

Project :  
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 DEVELOPMENT  
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 DETROIT, MI 48216

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 CONTEXT ELEVATION

Project No. :  
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Sheet No. :  
**A6.3**

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BELTLINE OF PROPOSED BUILDING APPROX. MATCHES  
 PORCH HEIGHT OF EXISTING HISTORIC HOMES

PEDESTRIAN PATHWAY /  
 GREEN BUFFER

SENDER: SITEPLAN LOCATION