



February 22, 2021

1566 Bagley St.
Detroit, MI 48216

RE: 1566 Bagley St. Residential New Construction, Historic District Commission Submission

Project Narrative

The project proposes to construct a new 2-story 2-unit townhouse building at the corner of Bagley and 10th Streets. In 2016, the owners of the parcel constructed a single-family home with attached first-floor 2-car garage located at the rear (north) side of the site. Their vision always included eventually building rental units at the front of the property, with their unit acting as a carriage house off the alley. The design of the new townhomes takes cues from the existing home, replicating the gray metal siding, wood shiplap siding at the inset entries, and the overall simple massing featuring a single slope roof. The new townhomes introduce brick cladding on the first story along both Bagley and 10th Streets. The addition of brick provides additional durability along the sidewalk and adds visual weight to the base and allows the building to hold the corner. An existing stained wood fence currently encircles the owner's home at the rear of the site. The proposed project adds two off-street parking spaces accessed from 10th Street, and extends the existing fence to create a new shared exterior yard space at the rear of the new townhomes.

Project Scope

- Construct a new 2-unit Townhouse Building
- Construct 2 new parking spaces off of 10th Street (including new curb cut)
- Extend/modify existing stained wood fence as shown on site plan