



PLANNING & DEVELOPMENT DEPARTMENT
2 WOODWARD AVE SUITE 808, DETROIT, MI 48226

HISTORIC DISTRICT COMMISSION

CERTIFICATE OF APPROPRIATENESS

Application Number: HDC2026-00410

Effective Date: 08/19/26

Project Address: 3100 Woodward Avenue

Issued to: Brian Rigenbach
3100 Woodward Avenue
Detroit, MI 48201

Historic District: Brush Park

Description of Work:

Erect outdoor dining structure per the submitted documents.

With the Conditions that:

That all documents be revised and resubmitted to reflect accurate dimensions and planter box location to staff for review and approval.

Pursuant to Section 5 of the Michigan Local Historic District Act, as amended, being MCL 399.205 and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code, the Detroit Historic District Commission has duly reviewed the above referenced application at a Public Meeting held on **08/12/26** and hereby issues a Certificate of Appropriateness for the work described above, as it meets the Secretary of the Interior's Standards for Rehabilitation and the district's Elements of Design.

For the Commission:

Garrick Landsberg
Director of Staff, Historic District Commission

PSR: Audra

260819AD

Post this COA 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.





HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID

HDC2026-00410

PROPERTY INFORMATION

ADDRESS(ES): 3100 Woodward Avenue

HISTORIC DISTRICT: Brush Park

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|---|--|---|--|--------------------------------|
| ☐ Windows/
Doors | ☐ Walls/
Siding | ☐ Painting | ☐ Roof/Gutters/
Chimney | ☐ Porch/Deck/Balcony | ☐ Other |
| ☐ Demolition | ☐ Signage | ☐ New
Building | ☐ Addition | ☒ Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

We are covering our outdoor patio with an awning similar to our neighbors Grey Ghost. I previously submitted plans a few months ago but have a new contractor and we updated all plans in his name so I am now re-submitting.

The awning will cover the entire patio with a minor relocation of the fence back from the street to accommodate decor in front of the fence on Woodward. The awning will attach at the building on Woodward and slope away from the building towards "The Scott". It will be a black canvas type material with removable windows to allow for open seating when weather permits and to allow us to enclose and temper it in the winter for use.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Tenant or Business Occupant

NAME: Brian Riggenschach

COMPANY NAME: JJA Detroit, LLC dba Bakersfield Tacos, Tequila and Wh

ADDRESS: 3100 Woodward Avenue

CITY: Detroit

STATE: MI

ZIP: 48201

PHONE: +1 (704) 773-9308

EMAIL: brian.riggenschach@tdome.com

I AGREE TO AND AFFIRM THE FOLLOWING:

- | | |
|-------------------------------------|--|
| ☒ | I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application. |
| ☒ | 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. |
| ☒ | 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. |
| ☒ | As required by the state Local Historic Districts Act, Act 169 of 1970 (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, 1972 PA 230, MCL 125.1501 to 125.1531 |

DocuSigned by:

Brian Riggenschach

7F15371033834F4

SIGNATURE

07/17/2026

DATE

NOTE: Based on the scope of work, additional documentation may be required. See 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.

ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

N/A

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

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.")

Our patio is currently a paver patio with a black wrought iron fence enclosure on the woodward street side and wooden fence on the Scott side as well as the back side of the patio. We intend to put a canvas awning over top of it to create a covered space for use year round. Pictures of current patio attached in Section 2. Plans for proposed new patio awning attached here



2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

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.")

We plan to install a black canvas awning and enclosure around our patio with translucent removable windows for open air feel in good weather and an enclosed tempered space during inclement weather. Proposed Picture attached



4. DETAILED SCOPE OF WORK

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.")

We will move a section of the fence back from the front of the building on woodward inline with the gate and back fence line to allow for decorative planters in front of the enclosed patio on woodward. We will need to remove some pavers to allow for the installation of the support poles for the awning. The awning will attach to the building and slope away from the building toward "The Scott". We plan to log the awning facing woodward. The shop drawings is attached here.



5. BROCHURES/CUT SHEETS

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.



ADDITIONAL DETAILS

8. SITE IMPROVEMENTS <i>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</i>	



CRYSTAL LOFTS
LUXURY
LOFT
LIVING
For Leasing
Information
Contact
810.853.6100



BAKERSFIELD
TACOS
TEQUILA
WHISKEY
MOTOR CITY

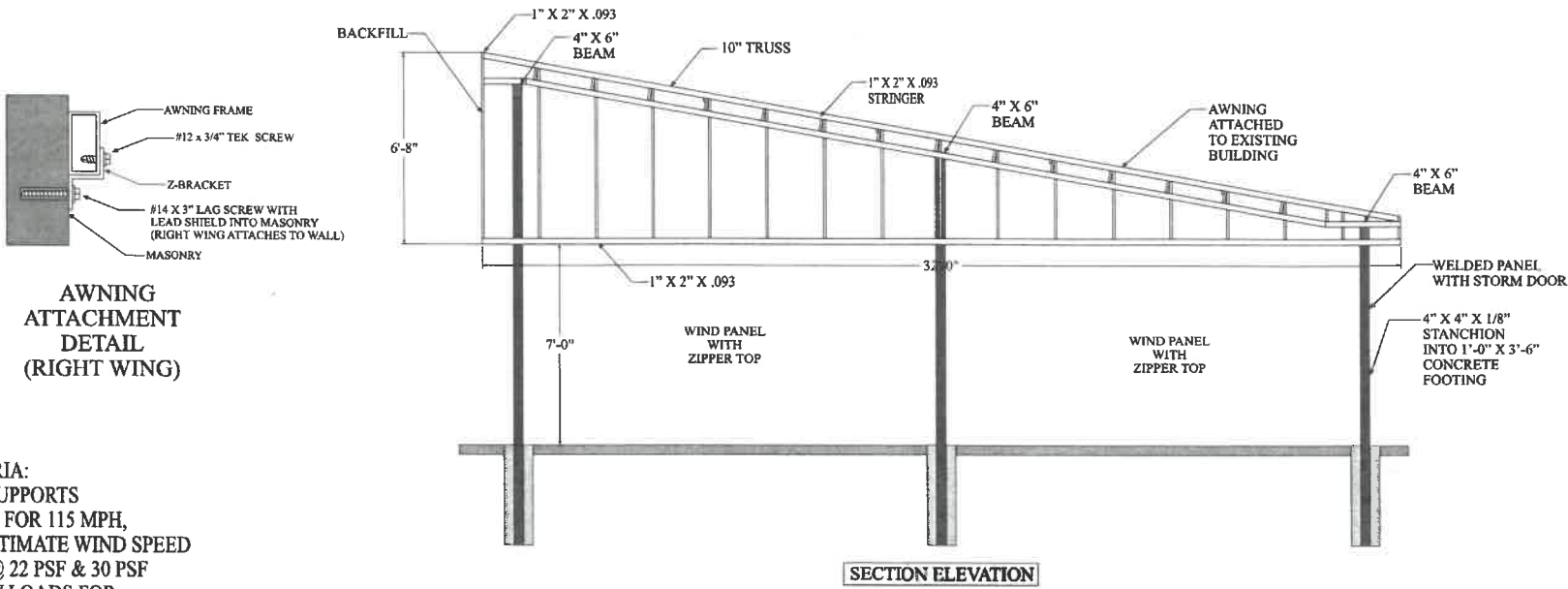
LUXURY LOFT LIVING
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TRANSPARENT FABRIC
WINDOWS





DESIGN CRITERIA:
THE AWNING SUPPORTS
ARE DESIGNED FOR 115 MPH,
3 SEC. GUST ULTIMATE WIND SPEED
WIND UPLIFT @ 22 PSF & 30 PSF
GROUND SNOW LOADS FOR
EXPOSURE B, RISK CATEGORY II
AS PER 2018 - MBC AND ASCE 7-10

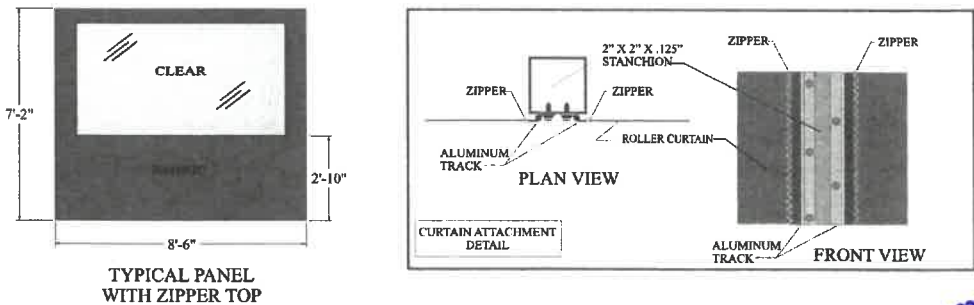
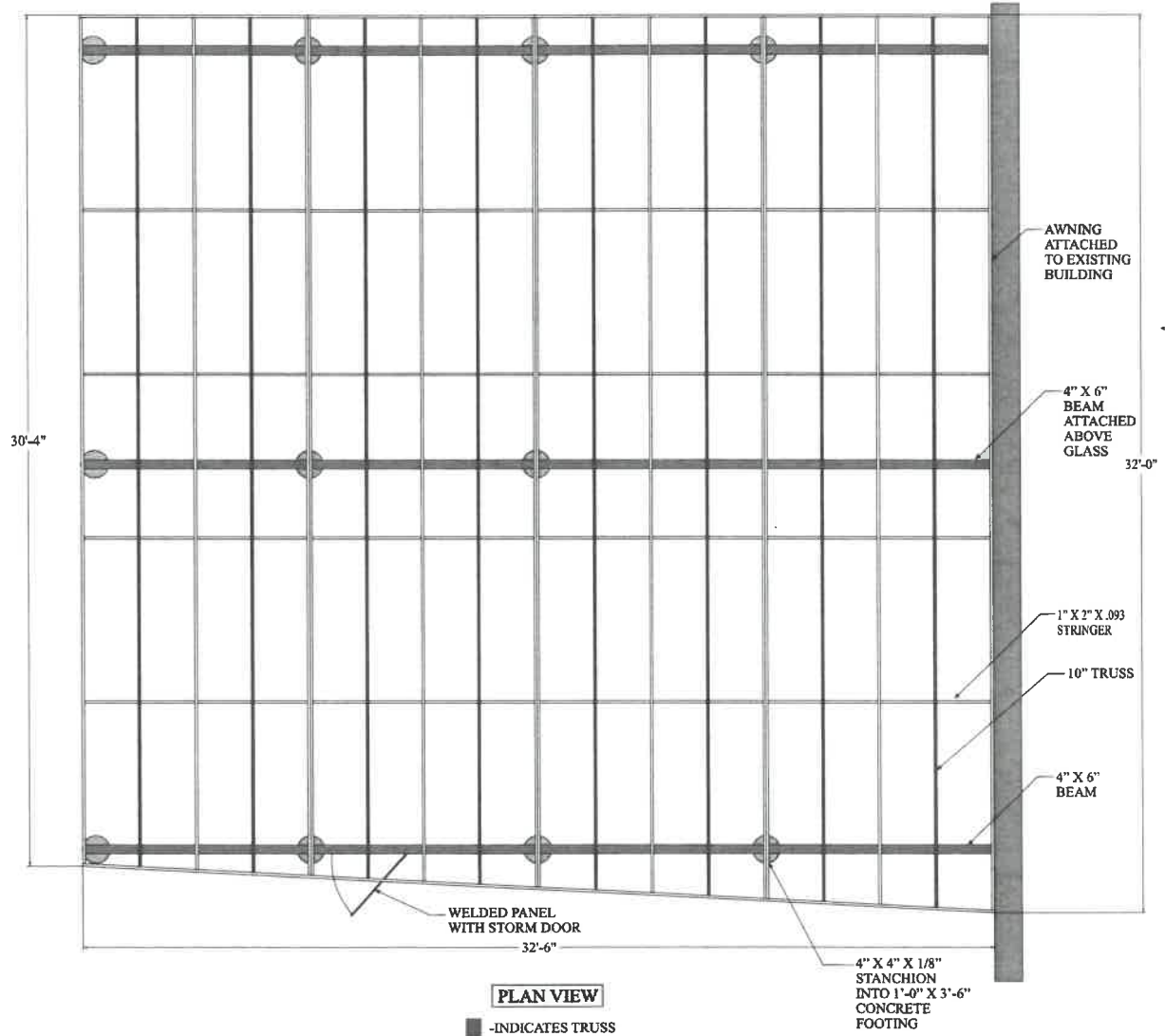
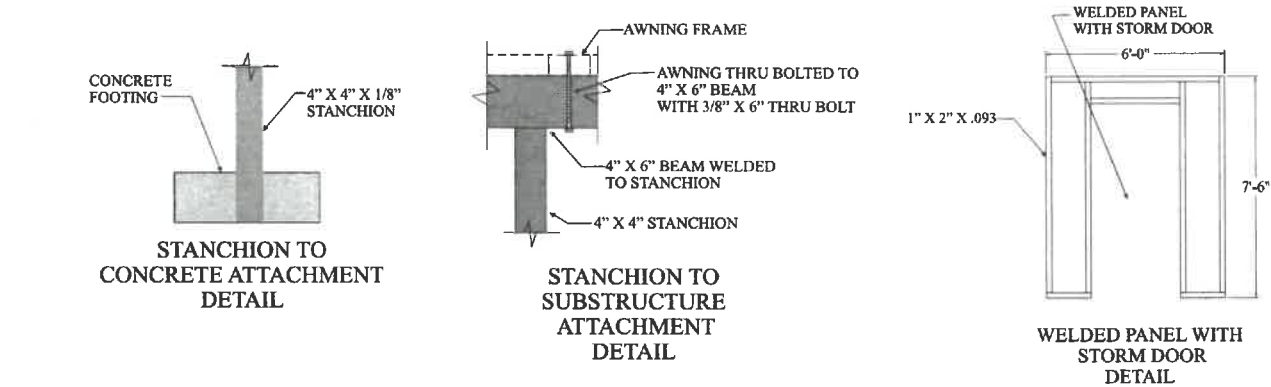
ALL MOUNTING HARDWARE SHALL
BE NON-CORROSIVE

ALL WELDING SHOULD BE
USING E70 ELECTRODES
AS PER AWS D 1.1 & D 1.2

ALL ALUMINUM SECTIONS SHALL
BE 6063-T6 ALLOY

A PROTECTIVE BARRIER SHALL BE
PROVIDED BETWEEN ALL STEEL AND
ALUMINUM TO PREVENT CORROSION

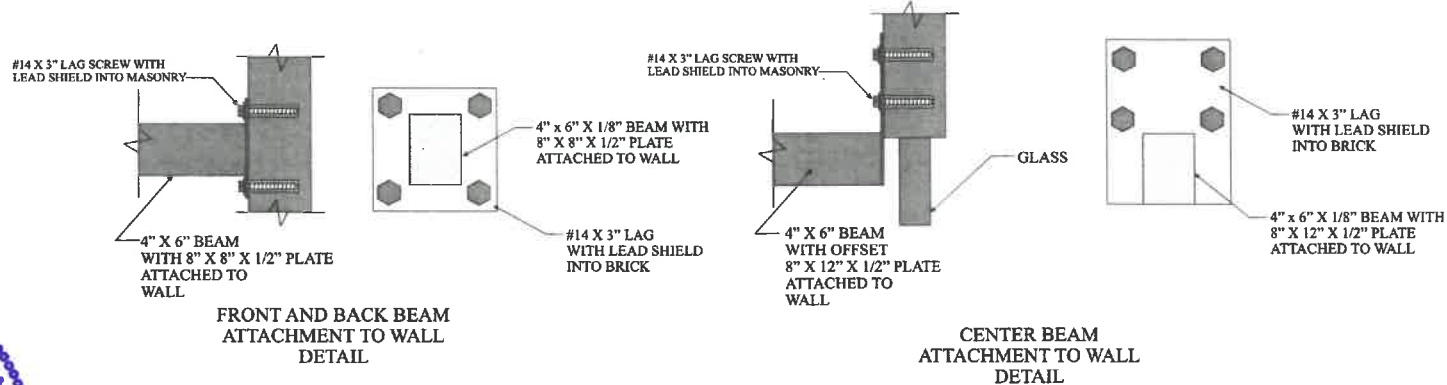
THIS PROJECT SHALL ADHERE TO THE
FOLLOWING CODES:
2015 MICHIGAN BUILDING CODE
2015 INTERNATIONAL FIRE PREVENTION CODE
2009 ANSI ACCESSIBILITY CODE

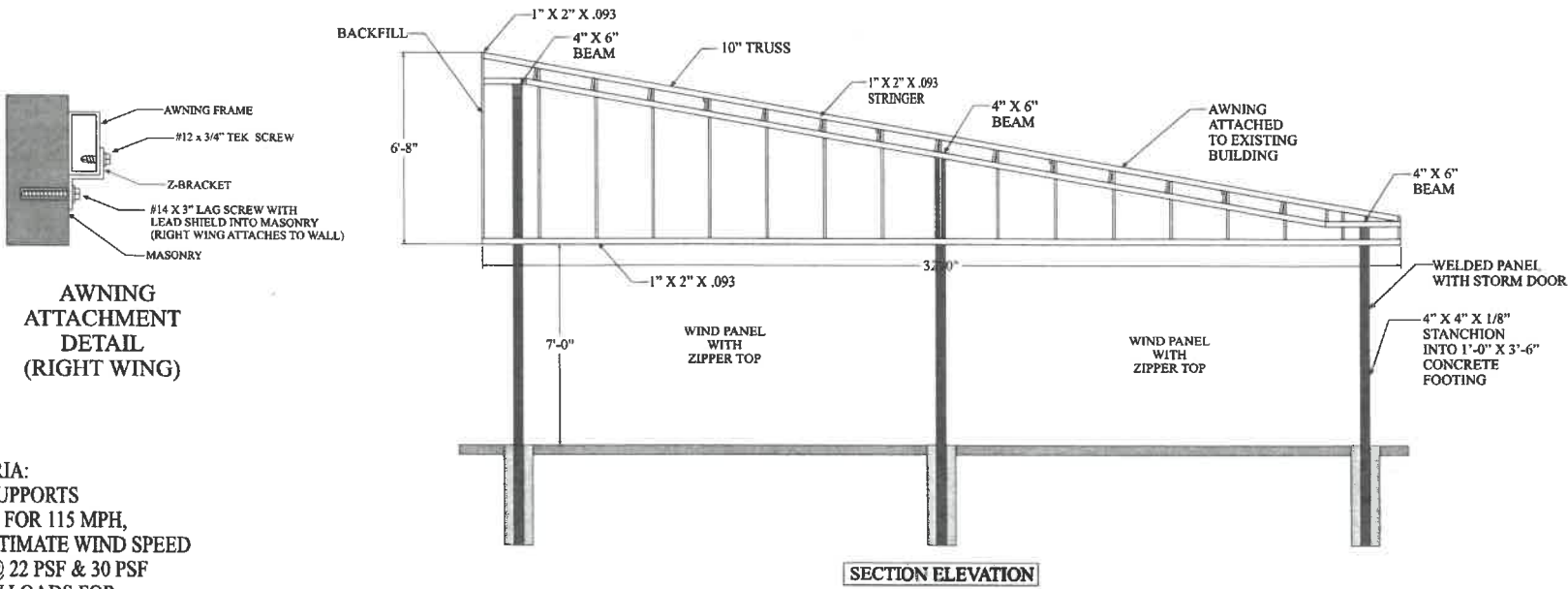


NOTES:
ALL FRAMING ALUMINUM
1" X 1" X .093 UNLESS NOTED
FRAMES & SUBSTRUCTURE: BLACK
FABRIC: FERRARI SATIN BLACK 502V2-8450C

RICHARDSON Awning

BAKERSFIELD DETROIT
3100 Woodward
Detroit, MI 48201





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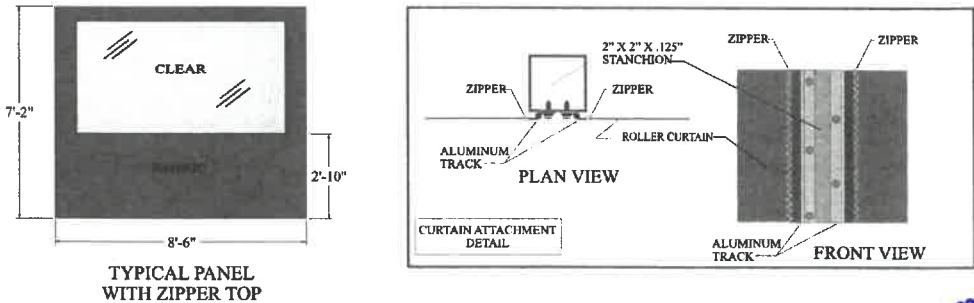
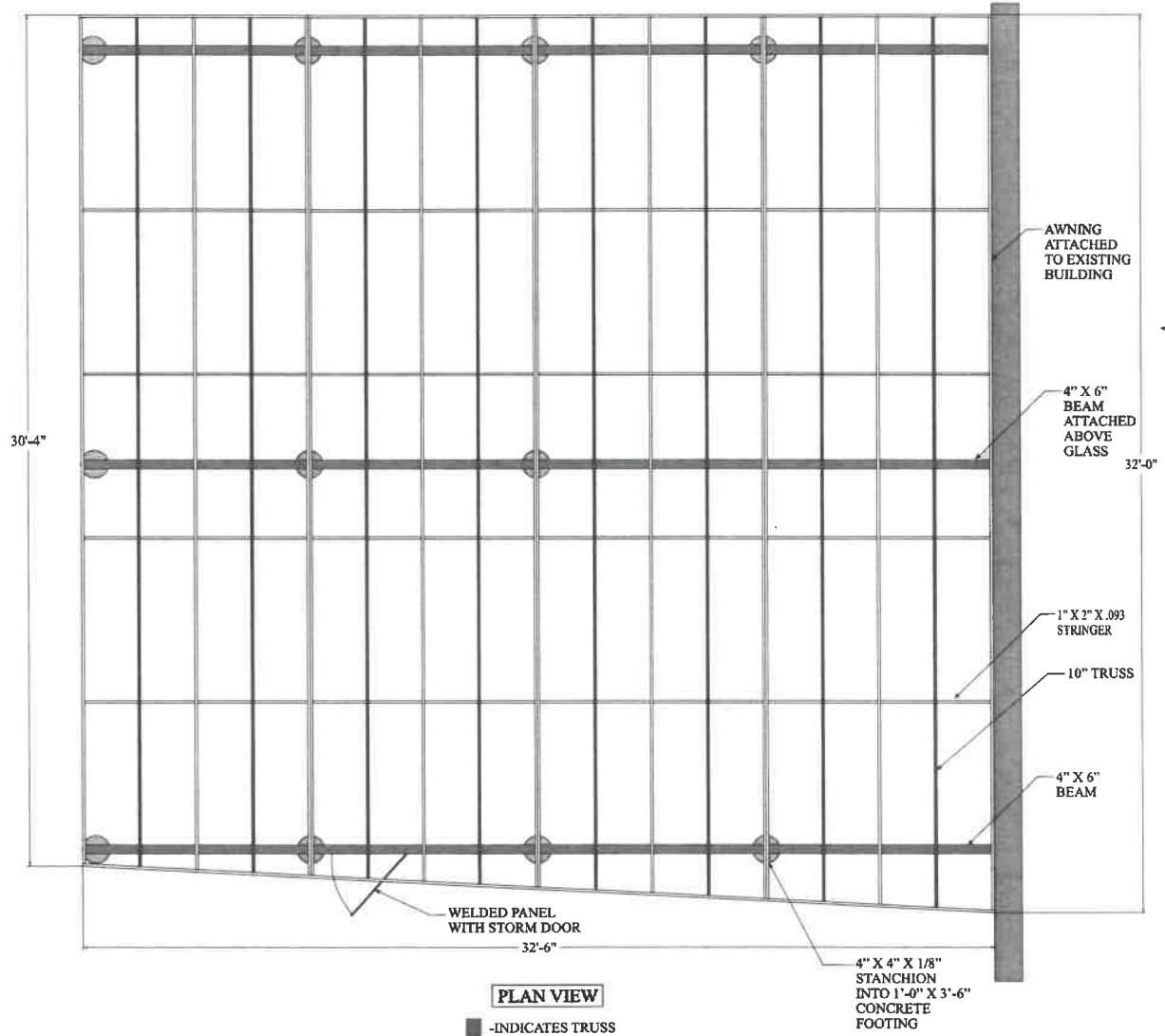
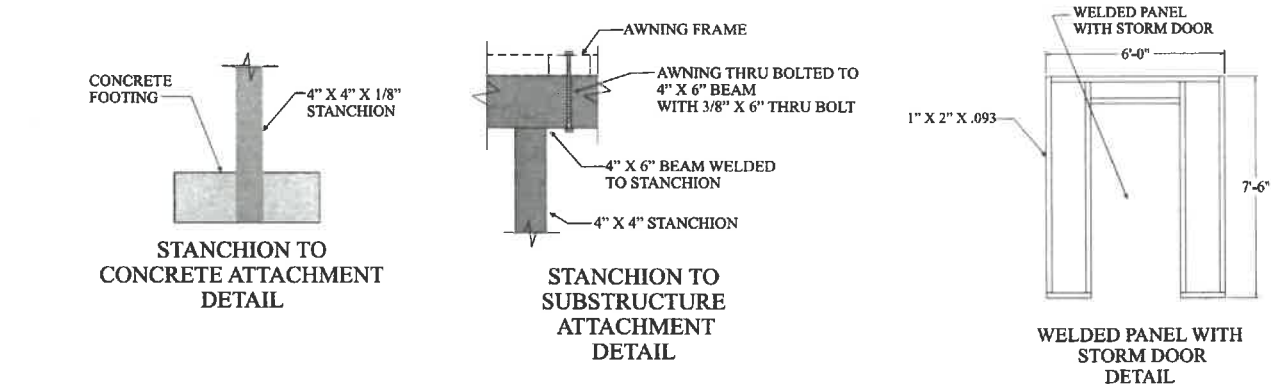
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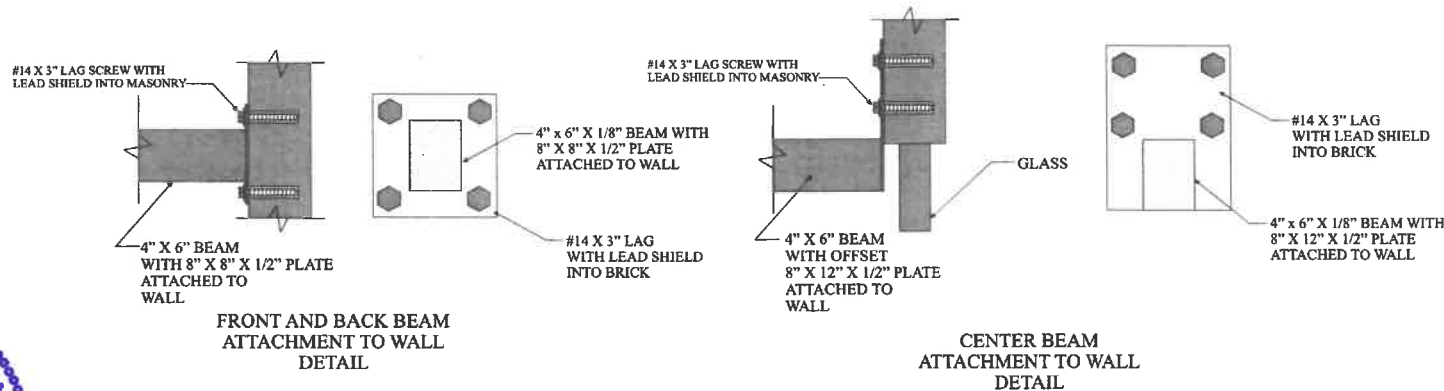
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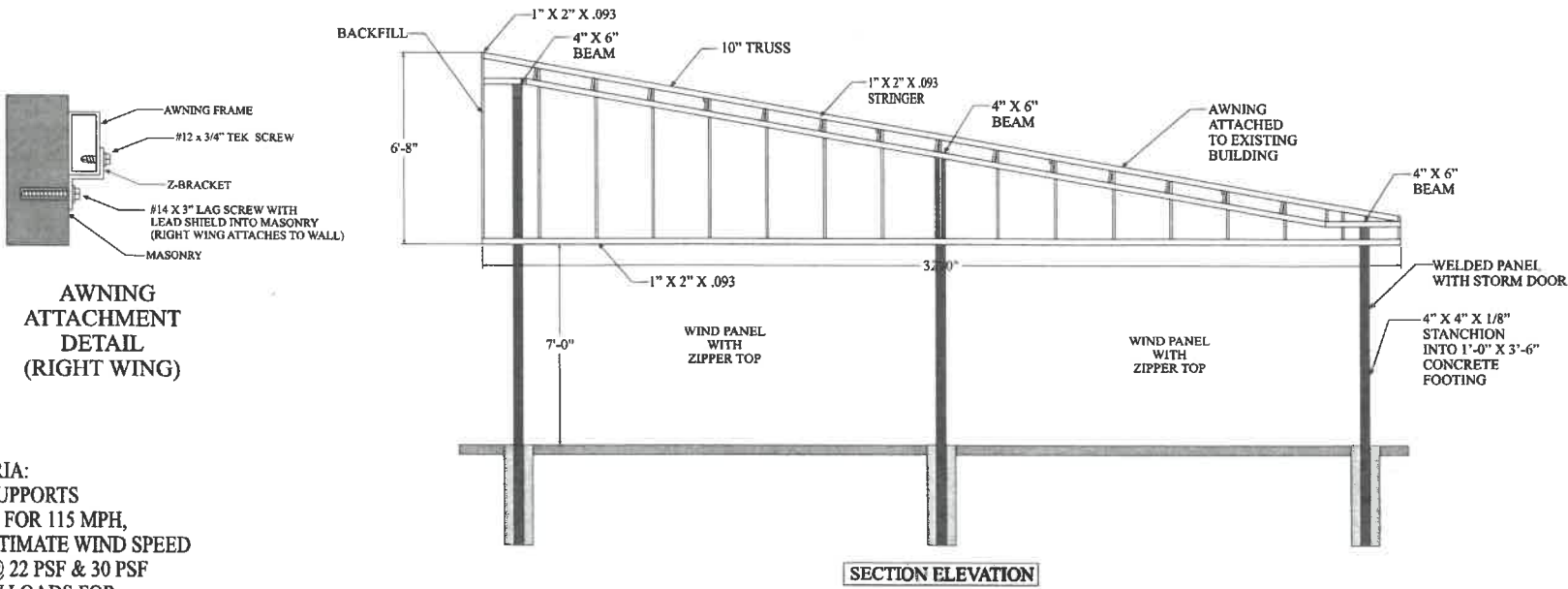


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RICHARDSON Awning

BAKERSFIELD DETROIT
3100 Woodward
Detroit, MI 48201





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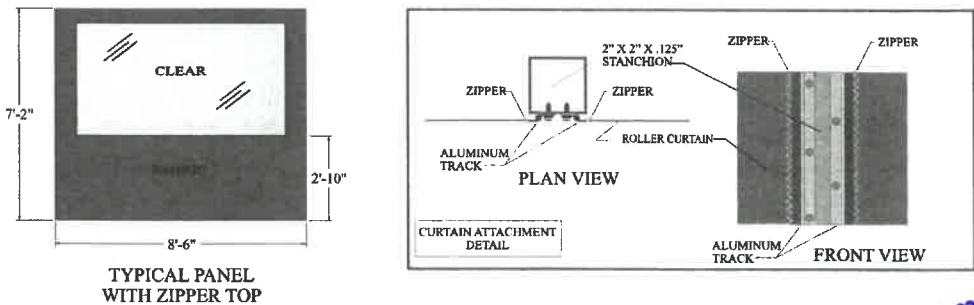
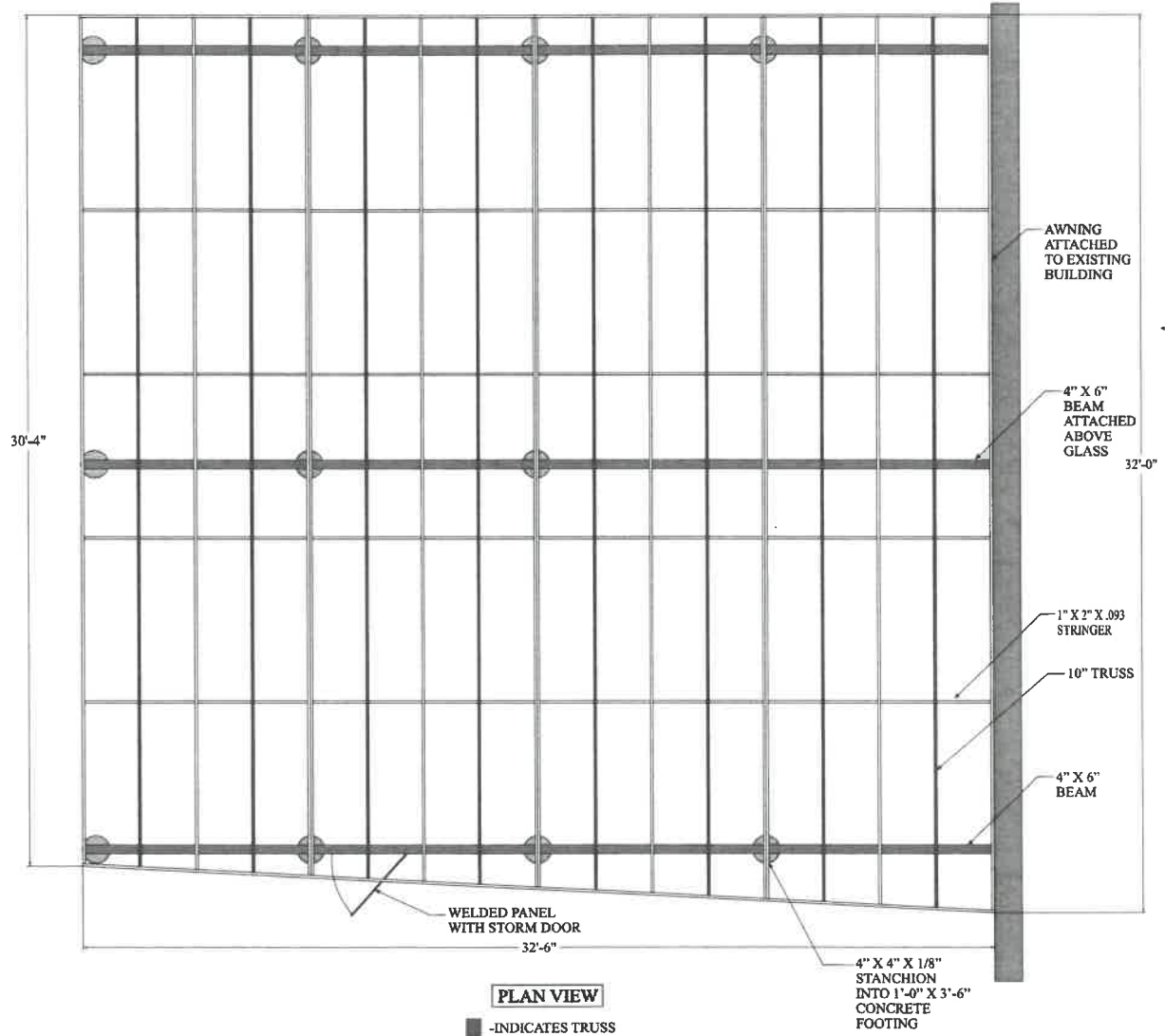
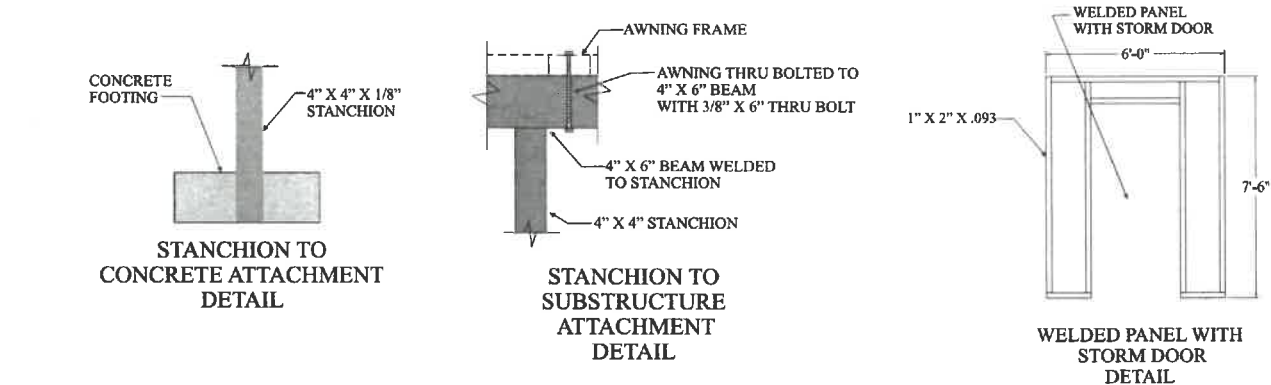
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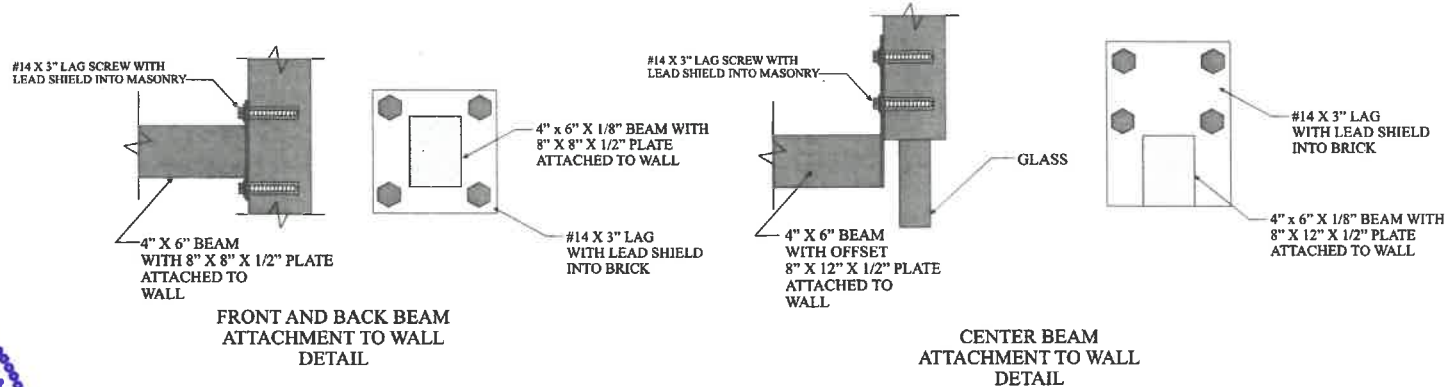
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RICHARDSON Awning

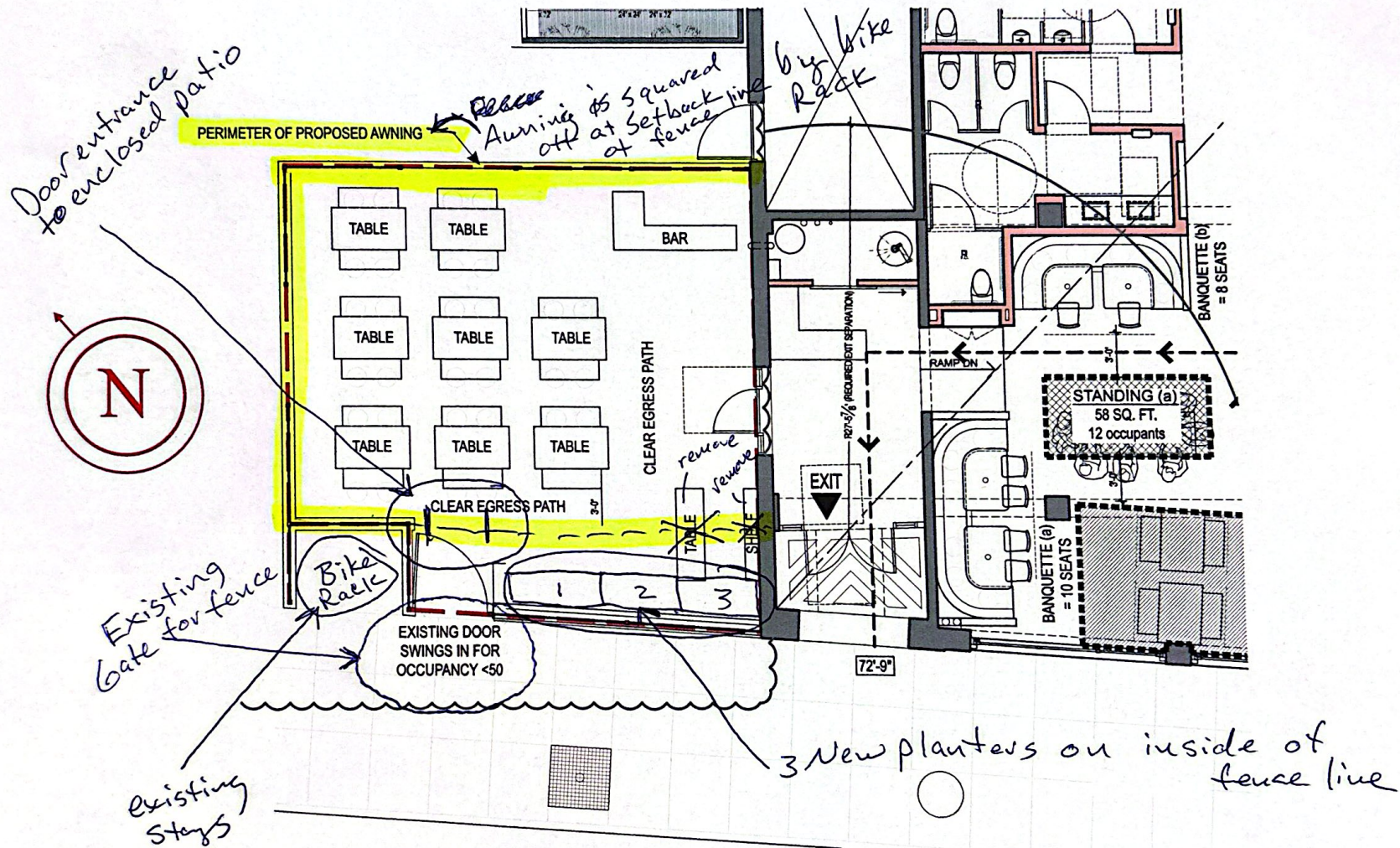
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TRANSPARENT FABRIC
WINDOWS





Marygrove
AWNINGS

TONY LOCKARD
BAKERSFIELD DETROIT
3100 WOODWARD
DETROIT, MI 48201

10/28/2022

--- -INDICATES EXISTING
FENCELINE

> Stays as is

Example - Site Plan submitted with 2022 application HDC22-8101 (which was withdrawn by applicant).



Outlook

[EXTERNAL] Re: 47 Watson (3100 Woodward) - HDC2026-00410 -August 12, 2026 HDC meeting - Staff reports and agenda

From Brian Rikkenbach <brian.rikkenbach@tdome.com>

Date Wed 8/12/2026 4:41 PM

To Audra Dye <dyea@detroitmi.gov>

Hello Audra,

I am joining the call today along with my director of construction Rob Creager and our contractor Scott Richardson.

Dow the site plan the structure will be squared off and the dimension will be 23'9" x 30'11"

Sent from my iPhone

On Aug 6, 2026, at 1:29 PM, Audra Dye <dyea@detroitmi.gov> wrote:

Dear Applicant,

Here attached are staff reports to the Historic District Commission regarding your application for work at 47 Watson (3100 Woodward), to be heard by the Commission at the Regular Meeting on Wednesday, August 12.

The first staff report, marked SR-1, is a factual summary of work proposed and background information concerning the property. The second staff report, marked SR-2, is advisory and contains staff's analysis and non-binding recommendation to the Commission. Note that the Commission is not required to follow staff advice, and you should be prepared to make a case to the Commission as to why your application should be approved as proposed. You and your team will have the opportunity to give a presentation and respond to staff analysis. Your application is subject to Public Hearing, which means that public comments will be heard by the Commission.

The Meeting agenda is also attached. This meeting will be held in-person at the Coleman A. Young Municipal Center starting at 4:30pm but can be attended by applicants via zoom. Please let me know what members of your applicant team expect to join via zoom, so they can be identified by our staff for "promotion" to the webinar panel at the appropriate time. We typically recommend that applicants attend in person if possible; if you arrive after 5:00pm, entrance to the building is via the Randolph Street (east) entrance.

Please take this opportunity to carefully review our staff reports, and alert me immediately to any omissions or errors of fact you detect. Should you wish to add additional information