



**SR-1 – OBJECTIVE STAFF REPORT (03-03-2026)**

*This report, prepared by staff, summarizes the proposed scope of work, the existing conditions at the property, and any factual background information. No PDD/HDC staff analysis/opinion is included.*

**ADDRESS:** 205 WATSON

**MEETING DATE:** 03-11-2026

**APPLICATION NUMBER:** HDC2026-00043

**HISTORIC DISTRICT:** BRUSH PARK

**OWNER:** CITY OF DETROIT

**APPLICANT/ARCHITECT:** REID MAUTI/MCINTOSH PORIS ARCHITECTS

**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 02-05-2026

**DATE(S) OF STAFF SITE VISIT:** 02-24-2026

**SCOPE PHRASE FOR AGENDA:** ERECT MULTI-FAMILY, MIXED USE BUILDING

**PUBLIC HEARING PER 21-2-77:** YES

**SUMMARY OF SCOPE OF WORK:**

*Based on staff review of the submitted documents, the following work is proposed:*

- **Erection of multi-family, mixed use building**
  - Five-story building with 37 units. The first floor consists of a lobby at the south (corner), a walk-up unit, and a commercial space at the north (alley), with the balance occupied by parking. The partial fifth floor is occupied by amenities for the residents.
  - The proposed materials palette is masonry on all sides with metal panel infill accents. A mix of dark gray brick is proposed for the masonry, while the metal panels, parapet coping, and window systems will feature brass colored finishes.
  - Tuck-under parking (fourteen spaces within the building footprint above) is accessed via the alley.
  - Fences and screening around paved parking area. Landscape includes street trees along John R and a planted edge along Watson and at alley

**MISSING INFORMATION, CLARIFICATION, OR OTHER ITEMS RELATING TO A COMPLETE SCOPE OF WORK:**

- Fence/gate types, heights, and materials are not provided.
- Landscape design does not specify planting types/species.

**EXISTING CONDITIONS:**

- The subject parcel is an approximately quarter-acre vacant lot at the northeast corner of Watson and John R.

- The context is a typical Brush Park, medium-density mix of older historic buildings and recent new construction approved by the Commission. Both the newer buildings and historic context in the vicinity include multi-story buildings ranging in height from 3 to 8 stories.
- To the south, across Watson, is a recently expanded public park, [as approved by the Commission at the March 2022 Meeting.](#)



Staff photo, view to the north along John R, 02-24-2026



Detroit Parcel Viewer

**BACKGROUND INFORMATION:**

- The property has been vacant since designation of the district. In 2015-2016, the site was temporarily occupied by construction trailers and parking for adjacent construction activity.
- In 2024, the site was marketed by the Detroit Building Authority/Housing and Revitalization Department/PDD for a mixed-income housing proposal.

**DISTRICT INFORMATION/SIGNIFICANCE:**

- The Brush Park Historic District was established in February 1980. No specific Period of Significance is given in the HDAB report.
- Link to [District Elements of Design](#)
- The property is a non-contributing resource with no historic features or elements.

**REPORT PREPARED BY: GL**