



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

SR-1 – SUMMARY STAFF REPORT (07/24/2026)

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: 47 WATSON (3100 WOODWARD)

MEETING DATE: 08/12/2026

APPLICATION NUMBER: HDC2026-00410

HISTORIC DISTRICT: BRUSH PARK

APPLICANT: BRIAN RIGGENBACH/JJA DETROIT, LLC

OWNER: MIKE ESSIAN, 3100 WOODWARD AVENUE 2014 LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: 07/27/2026

DATE(S) OF STAFF SITE VISIT: 07/22/2026

SCOPE PHRASE FOR AGENDA: Erect outdoor dining structure

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:

- **Erect outdoor dining structure**
 - Dimensions
 - Finish height at building wall: 13'-8"
 - Finish height at patio: 7'-0"
 - Black canvas removable panels with translucent windows
- Place three (3) planters between fence and west wall of dining structure
- Existing perimeter fence and gate at sidewalk to remain in place

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

Missing

- Width and length dimensions for structure

EXISTING CONDITIONS:

- The parcel subject to this application wraps around (to the north and east) 3100 Woodward, at the northeast corner of Woodward and Watson. The portion of the lot facing Watson is a surface parking lot. The narrow band extending west to Woodward includes a patio and ancillary uses for the Bakersfield restaurant located within the building at 3100 Woodward.
- The patio is enclosed with an aluminum fence and full-height gate (facing the sidewalk); a recessed area with a bike rack fills the remaining frontage. Horizontal boards cover the fence spindles at the north and east fencing to further enclose the patio. Wood picnic tables fill the interior space.



Staff photo, looking east, 07/22/2026



application highlighted with red arrow)

Detroit Base Unit Tools (location of

BACKGROUND INFORMATION:

- A Certificate of Appropriateness (20-7031, dated October 21, 2020) was issued by HDC staff for planter boxes with benches, rope divider, moveable seating, and umbrellas.
- A proposal to install an outdoor dining structure was reviewed by the Commission at its November 2022 meeting (22-8101); the applicant withdrew the application during the meeting.

DISTRICT INFORMATION/SIGNIFICANCE:

- Period of Significance: 1870 - 1940 (source)
- Link to [District Elements of Design](#)
- Date/period of construction – empty lot.
- Contributing status of resource – non-contributing lot

REPORT PREPARED BY: AD