



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-1 – SUMMARY STAFF REPORT (08-28-2026)

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: 105 DELAWARE

MEETING DATE: 09-09-2026

APPLICATION NUMBER: HDC2026-00448

HISTORIC DISTRICT: NEW CENTER AREA

OWNER/APPLICANT: HIROKI WATARAI

DATE OF PROVISIONALLY COMPLETE APPLICATION: 08-14-2026

DATE(S) OF STAFF SITE VISIT: 08-28-2026

SCOPE PHRASE FOR AGENDA: DEMOLISH REAR ENCLOSED STAIRS, REHABILITATE 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:

- **Demolish enclosed stairs**
 - Location: rear
 - Infill opening, install vinyl to match existing
- **Install siding**
 - Location: rear addition
 - Vinyl to match existing
- **Replace roof**
 - GAF Timberline HDZ Architectural Shingles in Charcoal
- **Replace gutters/downspouts**
 - 5" half-round aluminum gutters in white
 - 3" round aluminum downspouts in white at existing locations
- **Wood window restoration**
 - Paint color: Benjamin Moore White Dove
- **Woodwork restoration**
 - Location: front porch + front door + soffits/fascia
 - Paint color: Benjamin Moore White Dove
 - In-kind replacement of rotted wood

- **Masonry repairs**

- Location: throughout building + chimney
- Repointing with lime-based mortar
- In-kind or closely matched salvaged replacement brick where existing brick is cracked or spalled
- Replace chimney cap

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

- None

EXISTING CONDITION

- The house is a two-and-a-half-story residence with a gable roof and half-timbering at the end gables. The first two stories are clad in dark brick and feature multi-pane, double-hung wood windows. The front elevation is asymmetrical, with a two-story bay window and a recessed entrance beneath a small, projecting gabled porch. Its form and detailing are consistent with Tudor Revival architecture, a style commonly constructed in the early 20th century.



Staff photo, north elevation, 08-28-2026



Base Unit Tools

BACKGROUND INFORMATION:

- Rear addition was approved on July 11, 1997 via application 97-81 with the following conditions:
 - *The window sash and trim color matches the trim on the existing building*
 - *The stucco used for the door infill matches the existing stucco*
 - *The vinyl siding matches the color of the stucco on the building*

DISTRICT INFORMATION/SIGNIFICANCE:

- New Center Area was designated as a local historic district in November 1982
- Period of Significance: 1895-1930 (staff's derived period of significance for residential structures, based on the interpretation of the HDAB Final Report)
- [Elements of Design Sec. 21-2-129](#)
- Build date unverified
- Designed and built by Meyering Construction Company for Henry F. Hurd
- Contributing

REPORT PREPARED BY: LSJ