



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 08/13/26

Application Number: HDC2026-00448

APPLICANT & PROPERTY INFORMATION

NAME: Hiroki Watarai

COMPANY NAME: N/A

ADDRESS: 83 Woodland Park Dr

CITY: Tenafly

STATE: NJ

ZIP: 07670

PROJECT ADDRESS: 105 Delaware Street

HISTORIC DISTRICT: New Center Area

REQUESTED INFORMATION

We have received your application, but it is not yet complete for review. Please provide additional details based on the comments and questions listed below. Should you need to attach additional files per this request, use the paperclip icons at the end of this form. You may attach up to (5) files per icon up to 25MB:

This application is not yet complete. Please provide the following:

MASONRY

- If you're using new/replacement brick, we would need:
 - Product information identifying the proposed replacement brick and colorway(s)
 - Photos of sample new brick next to historic brick to see color comparison

WOODWORK / WINDOWS / ENTRY DOOR

- What paint color(s) will you use?

ROOF & GUTTERS/DOWNSPOUTS

- Product information with the specific line, design, and colorway of the proposed roof material and other items (screenshot of product information is OK, but website links are not)
- Product information with the design (K-style, half round, etc) and colorway of the proposed gutters and downspouts
- Will the downspouts be in the same existing locations? If not, please provide elevation photos and mark up of where the downspouts will be located

APPLICANT RESPONSE

Response Date: 08/13/2026

MASONRY: No replacement brick will be used. Masonry work is limited to repointing deteriorated mortar joints with lime-based mortar matching the existing in color, composition, and profile. No new brick units will be introduced.

WOODWORK / WINDOWS / ENTRY DOOR: Proposed paint color is Benjamin Moore White Dove OC-17 (satin exterior) for all wood porch elements, window sashes and frames, and the front entry door.

ROOF: Proposed roofing material: GAF Timberline HDZ® Architectural Shingles, Charcoal (High Definition Collection). Style: dimensional laminate architectural shingle with shadow band detailing. Profile: 13-1/4" x 39-3/8", 5-5/8" exposure. Fire rating: UL Class A. Wind rating: ASTM D7158 Class H. The Charcoal colorway is a deep dark grey consistent with the existing roof tone and appropriate for historic district rehabilitation.

Proposed gutters: 5-inch half-round aluminum, white — historically appropriate profile for circa 1910 construction.

Proposed downspouts: 3-inch round aluminum, white, remaining in existing locations with no relocations.