



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

HISTORIC DISTRICT COMMISSION ADDITIONAL INFORMATION REQUEST

Date: 08/19/26

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:

Sorry, one more thing. This application is not yet complete. Please provide the following:

- Elevation drawings of proposed 'after' the rear stairs are removed
- Unknowns that need clarification: will the bump-out connected to the stairs be removed as well? Or just the entryway on the bump-out will be closed off? What siding will be installed at the entryway closure?

Please note: this may not fall within staff authority to approve and may require review by the Commission at an upcoming meeting. To be included in the September 9th meeting, please provide outstanding information by Friday, August 21st at 1:00PM EST.

APPLICANT RESPONSE

Response Date: 08/20/2026



Thank you for your follow-up. I am providing the requested rear elevation drawing and clarification on the scope of work at the rear of the building.

Rear Elevation Drawing

Please see the attached document, which shows the proposed condition of the rear elevation from the alley. The drawing identifies the exterior stair structure to be removed and the door opening treatment.

Clarification: Bump-Out vs. Exterior Stairs

To clarify, the rear addition (bump-out) is NOT being removed or altered. The bump-out is a two-story frame/stucco addition at the rear of the main section and is fully retained. The only element being removed is the non-original exterior wooden stair structure attached at the junction of the brick wing and the rear addition.

Door at Top of Stairs

The door at the top of the exterior stairs (on the rear wall of the building) will be closed off after the stairs are removed. The door opening will be infilled and clad with vinyl lap siding to match the existing vinyl siding on the rear addition. No new openings are being created. The closure will match the existing non-original siding material already on that section of the building.

Summary of Changes at Rear:

Exterior wooden stair structure: REMOVED IN FULL (non-original element)

Door opening at top of stairs: INFILLED — closed off with vinyl siding to match existing

Rear bump-out / two-story addition: RETAINED — NO CHANGE

All other rear elevation elements: RETAINED — NO CHANGE

Please let me know if you need any additional information.

EXISTING REAR ELEVATION (WITH REAR STAIRS)



PROPOSED REAR ELEVATION (AFTER REAR STAIRS REMOVED)



NOTES:

- Rear exterior stair and enclosure to be removed in their entirety.
- Existing second-floor stair-entry opening to be infilled with siding to match existing.
- Vinyl siding to match existing on upper portion.
- Stucco finish to match existing on lower portion.
- Existing windows remain in their current locations; no window relocation is proposed.

**105 DELAWARE STREET
DETROIT, MI 48202**

VISUAL EXHIBIT — NOT AN ARCHITECTURAL OR MEASURED DRAWING

**REAR ELEVATION COMPARISON
EXISTING AND PROPOSED**

DATE: 08/20/2026