



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID

HDC2026-00448

PROPERTY INFORMATION

ADDRESS(ES): 105 Delaware Street

HISTORIC DISTRICT: New Center Area

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|---|--|--|--|---|--------------------------------|
| ☒ Windows/
Doors | ☒ Walls/
Siding | ☐ Painting | ☒ Roof/Gutters/
Chimney | ☒ Porch/Deck/Balcony | ☐ Other |
| ☐ Demolition | ☐ Signage | ☐ New
Building | ☐ Addition | ☐ Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

Repair and rehabilitation of deteriorated historic exterior elements at a three-story circa 1910 single-family home within the New Center Area Historic District. Scope includes masonry repointing, roof repair, front porch repair, window repair, chimney repair, and gutter repair. Also includes removal of a non-original rear exterior stair structure not present in historic documentation. All work is repair-only and consistent with the Secretary of the Interior's Standards for Rehabilitation. Active building permit: RES2026-02598.

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner

NAME: Hiroki Watarai

COMPANY NAME: N/A

ADDRESS: 83 Woodland Park Dr

CITY: Tenafly

STATE: NJ

ZIP: 07670

PHONE: *****

EMAIL: *****

I AGREE TO AND AFFIRM THE FOLLOWING:

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that I am the legal owner and/or occupant of the subject property and that the information on this application is true and correct.
- As required by the state Local Historic Districts Act, [Act 169 of 1970](#) (MCL399.205), I hereby certify that the property where work will be undertaken has, or will have before the proposed project completion date, a fire alarm system or a smoke alarm complying with the requirements of the Stille-DeRossett-Hale single state construction code act, [1972 PA 230, MCL 125.1501 to 125.1531](#)

DocuSigned by:

Hiroki Watarai

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SIGNATURE

08/07/2026

DATE

NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

RES2026-02598

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

Please see attached.



2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")

Please see attached.



4. DETAILED SCOPE OF WORK

In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")

Please see attached.



5. BROCHURES/CUT SHEETS

Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.

ADDITIONAL DETAILS

6. WINDOWS/DOORS Detailed photographs of window(s) and/or door(s) proposed for replacement showing the condition of the interior and exterior of the window(s) and/or door(s)	

The subject property is a three-story single-family home with brick masonry exterior walls constructed circa 1910, located within the New Center Area Historic District. The property exhibits deterioration typical of its age: Masonry: Brick exterior walls on all four elevations are largely intact but show mortar joint erosion, efflorescence, and isolated cracked/spalled brick units, particularly at the east elevation chimney base and along the south foundation line. Chimney: The original masonry chimney on the east elevation shows deteriorated mortar at the cap, minor displaced bricks, and compromised flashing at the roof penetration allowing water infiltration. Front Porch: The full-width front porch retains its original wood columns on brick piers, tongue-and-groove decking, and wood balustrade. Decking is extensively rotted, several balusters are missing or cracked, and columns show paint failure and minor checking. Brick piers have minor mortar deterioration. Windows: Original double-hung wood sash windows on all elevations show paint failure, glazing compound failure, and air infiltration. Some sill ends show minor rot from prolonged moisture exposure. Roof: Existing asphalt shingles are at end of service life — curling, missing tabs, and exposed underlayment in areas. Gutters and downspouts are deteriorated. Soffit and fascia show paint failure and isolated rot.









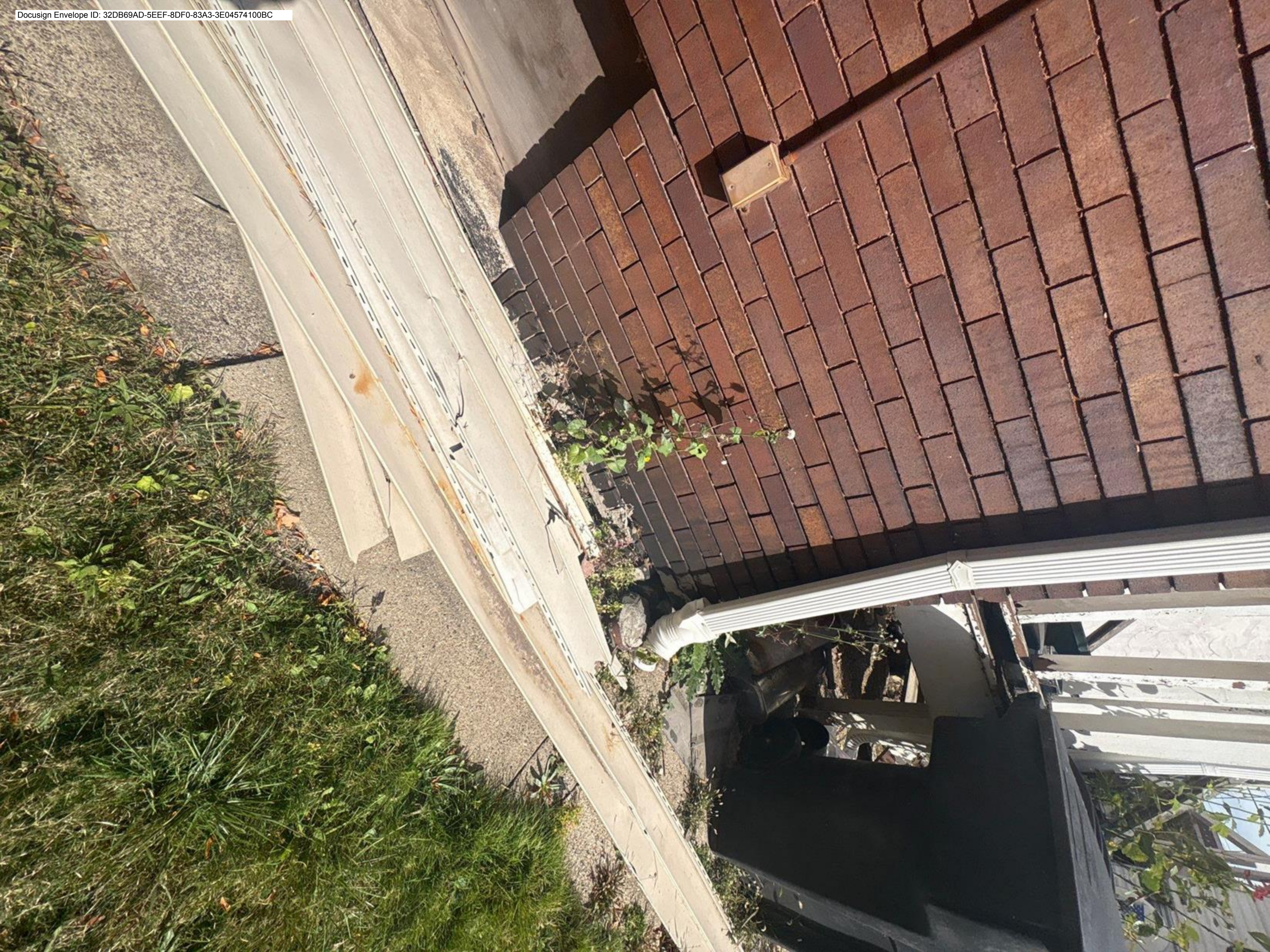




































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Description of Project

Section 3 — AWA Step 2 Submission

DESCRIPTION OF PROJECT

Repair and rehabilitation of deteriorated exterior elements to restore the property to a sound and weather-tight condition. All repair work is consistent with the Secretary of the Interior's Standards for Rehabilitation. Specific work includes: (1) masonry repointing and in-kind brick repair; (2) chimney mortar repair, brick resetting, and flashing repair; (3) front porch wood repair (decking, balusters, columns) with no change to configuration; (4) window sash and sill repair with re-glazing; (5) roof repair, retaining existing roof form, pitch, and configuration; and (6) removal of a non-original rear exterior stair structure. The rear stairs are not original to the circa 1910 construction and are not identified in historic documentation. Their removal will not affect any original historic fabric.

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Detailed Scope of Work

Section 4 — AWA Step 2 Submission

MASONRY WALLS

- Clean all exterior masonry surfaces with low-pressure water washing (no sandblasting or harsh chemicals)
- Remove deteriorated mortar to a depth of 3/4" using hand tools only (no saw-cutting)
- Repoint with lime-based mortar matching existing in color, composition, texture, and joint profile (mix softer than brick per Secretary's Standards)
- Repair cracked or spalled brick units in-kind; match and reset using salvaged or closely matched brick where units cannot be repaired
- No new openings or alterations to masonry

CHIMNEY

- Repoint all deteriorated mortar joints on chimney stack using lime-based mortar
- Reset any displaced brick units in-kind
- Repair chimney cap; install new pre-formed stainless-steel cap where existing cap is deteriorated beyond repair
- Repair damaged flashing at roof line; patch or reset in-kind to match existing profile
- No change to chimney height, massing, or profile

FRONT PORCH

- Repair porch decking; remove only rotted boards and reinstall in-kind (#1 grade tongue-and-groove fir, matching existing profile and thickness)
- Repair and restore balustrade; match and reinstall missing or deteriorated balusters in-kind (wood, matching existing dimensions and spacing)
- Consolidate minor checks on wood columns with epoxy consolidant; strip and repaint columns, balustrade, and fascia with exterior-grade paint
- Repoint brick piers at deteriorated mortar joint locations
- No change to porch configuration, column placement, footprint, or railing height

WINDOWS

- Retain all existing window frames and sashes
- Repair broken glazing with single-strength glass in-kind
- Re-glaze all sashes with traditional oil-based glazing compound
- Repair rotted sill ends with Dutchman repairs using matching wood species in-kind
- Strip and repaint all sash, frame, and sill elements
- No window unit removal or replacement

ROOF

- Repair roof covering: remove deteriorated shingles, repair sheathing as needed, reinstall roofing material in-kind (same profile, composition, and color)
- Repair deteriorated gutters and downspouts in-kind
- Repair rotted soffit and fascia sections in-kind (wood, matching existing profile)
- Retain existing roof form, pitch, and dormer configuration without alteration

REAR EXTERIOR STAIRS — REMOVAL

- Remove non-original exterior stair structure at rear of property
- Structure is not original to the circa 1910 construction and is not identified in historic documentation
- Removal will not affect any original historic fabric
- Resulting opening/foundation to be patched in-kind to match adjacent materials

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Windows and Doors — Repair Only

Section 6 — AWA Step 2 Submission

WINDOWS (REPAIR ONLY)

- Retain all existing window frames and sashes
- Repair broken glazing with single-strength glass in-kind
- Re-glaze all sashes with traditional oil-based glazing compound
- Repair rotted sill ends with Dutchman repairs using matching wood species in-kind
- Strip and repaint all sash, frame, and sill elements
- No window unit removal or replacement

DOORS (REPAIR ONLY)

- Retain existing front entry door in place
- Strip and repaint door
- Re-glaze sidelights with oil-based glazing compound
- Install new weatherstripping at door perimeter and threshold
- No change to door opening size, configuration, or sidelights

Photos 13 and 14 in the attached photo gallery show existing window conditions.