



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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SR-1 – OBJECTIVE STAFF REPORT (05-01-2026)

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: 405 E. FERRY STREET

MEETING DATE: 05-13-2026

APPLICATION NUMBER: HDC2026-00200

HISTORIC DISTRICT: EAST FERRY AVENUE

APPLICANT: CYNTHIA WOLFE, NORTH FERRY CONDO ASSOCIATION BOARD DIRECTOR

DATE OF PROVISIONALLY COMPLETE APPLICATION: 04-20-2026

DATE(S) OF STAFF SITE VISIT: 04-27-2026

SCOPE PHRASE FOR AGENDA: REPLACE SLATE TILES AT GABLE ENDS

PUBLIC HEARING PER 21-2-77: NO

SUMMARY OF SCOPE OF WORK:

Based on staff review of the submitted documents, the following work is proposed:

- **Install 12” slate tile at gable ends**
 - Remove all existing slate
 - Repair and replace any rotting wood
 - Replace with composite slate
 - Color to match existing: Grey with tinge of green
 - Material: DaVinci Inspired slate tiles, made of a polypropylene base of product.
- **Paint exterior windows, sash and frame on over thirty units**
 - Scrap and sand all units
 - Two coats of Premium SW Exterior Paint

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

- Product samples for the DaVinci Inspired slate tiles will be provided by the applicant.
- Is the central red slate included in the scope of work? Will it be replaced with a similar composite material of a matching style and color?

EXISTING CONDITIONS:

- Built in 1895, this residential building is located on the corner of East Ferry Street and Brush Street. The multi-unit condo features a red brick veneer, a black asphalt shingle roof, and a heptagonal turret.
- 405 East Ferry Avenue, also known as the Henry Walker Quinby House (1895) is listed in the HDAB Report as a contributing building within the East Ferry Avenue Historic District:

Queen Anne/Colonial Revival style; August Dieterich & Son, builders(?). A two and one-half story house of brick with stone foundations was built for Quinby, the secretary-treasurer and business manager of the Detroit Free Press, at a cost of \$5,000. Joseph T. Webber, a relative of J.L. Hudson through his sister's marriage, and a department manager at J. L. Hudson Company, resided in the house from 1903 until it was transferred to the Hudson-Webber Land Company in 1919, which retained the property until 1922. The engaged hexagonal turret with a conical roof on the east side of the front façade is an especially attractive feature of this house.



Staff photo, side view, 04/27/2026



Base Unit Tools

BACKGROUND INFORMATION:

- A Building Permit Card dated May 1st, 1914, for the build of the historic brick garage.
- East Ferry Avenue was designated as a historic district in July of 1981.
- In September of 1985, an application for a building permit was submitted for brick repair at the front porch steps and walls. The damage to the brick was caused by an auto accident.
- In June of 1986, a building permit was issued for the repair of the roof over the front porch.
- In October of 1997, a COA was issued for the minor repair and/or replacement of exterior masonry to match the old in design, color, texture, and materials.
- In November of 1997, a COA was issued for an addition at the rear of the building which staff noted *“is a non-character defining elevation of the building. The rears of buildings and ells are not addressed in the Elements of Design, however the proposed addition does not greatly expand the existing footprint of the building. The new addition will not destroy historic materials and will be compatible with the massing, size, scale, and architectural*

features of the property.”

- In July of 1998, the property received a COA for the installation of a temporary 6’ chain-link fence. This expired after a period of six to eight months.
- In September of 1998, a COA was issued for the replacement of an existing asphalt shingle roof with an asphalt shingle roof in the color “Estate Gray”, as well as the painting of the house in the following colors:
 - B:8 Grayish Brown at the stone foundation
 - A:9 Moderate Reddish Brown at the sash, dentil molding, cornice brackets, columns and trim molding
 - B:7 Moderate Yellowish Brown at the cornice board, dentil board, porch trim board and fluting of porch columns/porch ceiling
 - B:11 Grayish Olive Green at the trim, crown molding, and column bases
- In July of 1999, a COA was issued for the installation of fencing (6’ High, black wrought iron fencing and gates), and landscaping
- There are no known violations attached to this property.

DISTRICT INFORMATION/SIGNIFICANCE:

- The 1980 National Register of Historic Places nomination report does not specify a period of significance. However, it suggests that the period of significance runs from 1885 to 1920, and notes that the neighborhood *is entirely composed of large, single-family houses built between 1885 to 1920 that are sited back from the street on ample-sized lots with mature landscaping.*
- Based on the Historic District Advisory Board (HDAB) Report and National Register of Historic Places (NRHP) Report, 405 E Ferry is listed as a contributing feature to the district.
- Link to East Ferry Avenue Historic District’s Elements of Design: [Sec. 21-2-124.](#)

REPORT PREPARED BY: BS