



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

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

APPLICATION ID
HDC2026-00200

PROPERTY INFORMATION

ADDRESS(ES): 405 E Ferry St
HISTORIC DISTRICT: East Ferry Avenue

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|---|---|---------------------------------------|--|---|--------------------------------|
| <input type="checkbox"/> Windows/ Doors | <input checked="" type="checkbox"/> Walls/ Siding | <input type="checkbox"/> Painting | <input type="checkbox"/> Roof/Gutters/ Chimney | <input type="checkbox"/> Porch/Deck/Balcony | <input type="checkbox"/> Other |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Signage | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

405 E Ferry St. is a historic building (circa 1900), on the corner at Brush St. It is part of the North Ferry Condo Association which fills the block on the north side of E Ferry St. The Association Board has been planning for several years to repair the top level SIDING of real SLATE, which has deteriorated to the point of turning Yellow (effect probably of algae), and falling in pieces to the ground and walkways below on both sides of the building. We hope to replace with slate which is composite but appears like the true original grey-green slate. The composite by Da Vinci also has better qualities overall, is actually available, and is being used on historic buildings all over the country..

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Property Owner/Homeowner			
NAME: Cynthia Wolfe		COMPANY NAME: North Ferry Condo Association Board Director	
ADDRESS: 405 E Ferry St. 2A		CITY: Detroit	STATE: WA ZIP: 48202
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](#)

<p>DocuSigned by: <i>Cynthia Wolfe</i> 67c630d30c7a40f...</p> <p>SIGNATURE</p>	<p>04/20/2026</p> <p>DATE</p>
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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: <small>(only applicable if you've already applied for permits through ePLANS)</small>	N/A
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GENERAL

<p>1. DESCRIPTION OF EXISTING CONDITION <i>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.")</i></p> <p>Existing 125 yr+ old slate shingles are the SIDING of just the top floor (attic area) of the building and have deteriorated to a level of yellow shale (or algae affected slate), and have been falling off . We are concerned that slate could hit people on walkway below. There is evidence of previous patching done with some (younger) darker slate, and there are signs of wooden trim needing attention (replace rot and paint all trim).</p>	
<p>2. PHOTOGRAPHS <i>Help us understand your project. Please attach photographs of all areas where work is proposed.</i></p>	
<p>3. DESCRIPTION OF PROJECT <i>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.)</i></p> <p>Our desire would be to: 1. remove all the old slate which is degenerating and hanging on rusting nails, repair and replace any rotting wood, waterproof the walls with wrap and replace the shingles with composite slate the same color as the true original (a grey with tinge of green - I have collected many pieces). 2. remove a swatch of old grey asphalt roof tiles placed years ago as siding under the two windows on the street side of 405, and replace them with the same slate composite tiles as the rest of that siding</p>	
<p>4. DETAILED SCOPE OF WORK <i>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.")</i></p> <p>The Benefits of doing this project are many:</p> <ol style="list-style-type: none"> 1. The composite slate siding will certainly look much better than the hodge podge siding. The composite will even look MORE like the real original slate than the degenerating slate currently there. 2. The composite Da Vinci slate is readily available and at reasonable cost 3. The composite slate is now being chosen for historic building renovations all over the country (mostly for roofing but it can easily be used as siding) 4. The composite slate has the highest ratings for fire, hail, and durability, with no maintenance required 	
<p>5. BROCHURES/CUT SHEETS <i>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.</i></p>	

ADDITIONAL DETAILS



405







RESIDENTIAL PROPOSAL

Date: 03/09/2026

Prepared by: George Mandel
313-980-2148

Prepared for: Cynthia Wolf

Regarding: 405 E Ferry St
Detroit MI

DaVinci Tile & Paint Project

Project Requirements

- Includes removal of existing tile and dispose properly
 - **Install DaVinci Inspire 12" tile**
 - Provide labor and material to install the following
 - DaVinci Inspire 12" tile to both upper gable ends
 - After tile removal, replace rotted wood as needed in upper gables to prep for DaVinci tile installation
 - Install synthetic waterproof barrier to gable ends to prep for Inspire
 - Includes all necessary accessory pieces to install product to manufacture specifications... rake edge, starter, etc
 - Any permitting from Historical society or city will be at the additional expense of the homeowner.
 - Includes job site delivery & set up
 - Includes set-up and equipment needed to complete project
 - Any additional wood trim that is discovered to be needed to be replaced will be replaced at a cost of \$8.50per lineal foot- additional charge
 - Paint exterior wood windows, sash and frame, (30+ units). Not including the basement windows
 - Scrap and sand all units to prep for paint
 - Paint 2 coats of Premium SW Exterior Paint- EMERALD

Total Discounted Net CASH Price \$29,750
½ Deposit- Balance upon completion
Credit card OK - no surcharge



including Brunswick, Coachman, Concord, Gray/Black and Nottingham. And, there are also five Cool Roof color blends, which are designed to reflect sunlight away from the roof, so they absorb less solar energy. These color blends are Ash Grey, Evergreen, Granite, Graphite and Wintergreen.

With so many options to choose from, homeowners are certain to find the natural-looking Inspire Slate colors ideal for their house. However, if that's not the case, they are invited to combine up to five of the popular colors to form their own custom blend.

Durable, Reliable Inspire

Slate

Crafted at a manufacturing facility in Michigan, Inspire Slate tiles are made of a polypropylene base of product. The roofing tiles are compression-molded to replicate natural slate. The mold provides their quarter-inch profile giving the appearance of weather-worn slate.

The beautiful appearance of the thin profile of Inspire Slate doesn't mean it's not hard working. Lightweight yet durable, Inspire Slate is *** Class 4 impact rated and 110 mph wind uplift rated**. A Dual-Axis InFlex Cambered profile helps Inspire Slate tiles hold their own against strong winds. The slightly curved shape along both the X and Y axes offers superior uplift protection in both directions. The result is a dependable roofing tile that can stand up to Mother Nature.

In addition, durable Inspire Slate tiles resist chipping and cracking. They also resist mold and algae growth, pests, impact, salt air and fire.

Backed by a 50-year Limited Lifetime Warranty, the tiles are designed for easy installation at a 6-inch to 7.5-inch exposure.

↑
exactly what is presently
on 405 exposure

A ROOF DOESN'T GET ANY BETTER THAN *DaVinci*

	DAVINCI	ASPHALT	NATURAL SLATE	NATURAL SHAKE
WIND RESISTANT	●	●	●	●
FIRE RESISTANT	●	●	●	●
IMPACT RESISTANT	●	●	●	●
FREEZE/THAW RESISTANT	●	●	●	●
MAINTENANCE-FREE	●	●	●	●
COLOR-FADE RESISTANT	●	●	●	●
LIGHTWEIGHT	●	●	●	●

When it comes to roofing materials, you've got plenty of options...and none better than a DaVinci composite roof. DaVinci composite roofing tiles blend state-of-the-art materials with an artist's touch. You won't find a better looking or better performing roof at any price.

- STRENGTH
- AVERAGE
- WEAKNESS

Building Code & Testing Approvals: ICC-ES ESR-2119; Miami-Dade County, FL; CA Title 24; Texas Dept. of Insurance; LEED contribution; Class A Fire; Class 4 Impact; WUI; and CCMC 14094-R

TECHNICAL SPECIFICATIONS

DaVinci Slate

	WIDTHS	THICKNESS AT BUTT	WEIGHT/SQUARE
MULTI-WIDTH	12", 10", 9", 7", 6"	1/2"	8" (266 lbs), 7.5" (283 lbs), 7" (304 lbs), 6" (354 lbs)
SINGLE-WIDTH	12"	1/2"	8" (275 lbs), 7.5" (294 lbs), 7" (315 lbs), 6" (367 lbs)
PROVINCE	12"	5/8" <i>thickest</i>	8" (193 lbs)

Testing Summary

See DaVinciRoofscapes.com for the most up-to-date testing and certifications.

	STANDARD	RESULTS
FIRE TEST	ASTM E 108	Class A
IMPACT TEST	UL 2218	Class 4
WIND TEST	ASTM D 3161	Certified to 110 mph
HIGH VELOCITY HURRICANE ZONE	TAS 125	Up to 180 mph

DaVinci Shake

	WIDTHS	THICKNESS AT BUTT	WEIGHT/SQUARE
MULTI-WIDTH	9", 8", 7", 6", 4"	5/8"	10" (300 lbs), 9" (333 lbs)
SINGLE-WIDTH	9"	5/8"	10" (297 lbs), 9" (330 lbs)
SELECT SHAKE	8", 10"	5/8"	10" (284 lbs), 9" (316 lbs)





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