

# Greenlife Building, LLC

47974 West Road  
Wixom, MI 48393  
(734) 718-7078  
(248) 669-9508 Fax

August 8, 2020

Historical District Commission

Re: 421 E Ferry St  
The Residence of Jennifer Noble

Request for approval of addition, exterior painting and interior remodel.

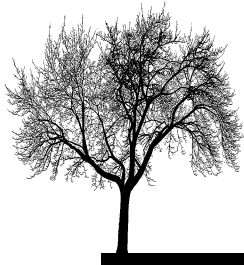
We are requesting approval for an addition, interior remodel and exterior paint for 421 E ferry.

The original house was built in 1902 in the Queen Ann Victorian style. Our goal is to keep or restore all the original details of the home. Some of the original interior features have been modified by previous owners so we are trying to bring back as close to what we believe was the original design intent from 1902.

This home was used as an office for the previous developer for about 20 years. Because of this, the home did not have a functional kitchen but a conference and break room. The bedrooms were turned into office spaces. And the bathrooms were not designed functionally for a family.

The first floor powder room has been an issue on this house. The current design locks the conference room/kitchen area into a very tight and non-functional design. We are recouping the existing first floor powder into the kitchen area. We contemplated moving the powder room to the center of the home but that forces us to lose some of the original trim and moldings and we feel alters the original design intent of the sitting and common room too much. We also contemplated moving the powder onto the dust porch, but after discussions with the HDC staff, felt that altered the original curb appeal of the home. HDC staff suggested we research the addition off the rear of the building where it is not visible from the street view. This approach adds significant costs to the home owner but after further review, we feel it is the best path forward for the long term stewardship of this property. The addition allows for us to add a well needed mudroom and powder room without affecting the original interior design intent nor affecting the original curb appeal to the home. We have attached the current site plan and proposed construction plans.

We plan to save and restore all original interior trim and moldings. We also plan to match original moldings with custom trim to keep a consistency to the original design. We also plan to restore the fireplace surrounds back to what was popular in 1902. We are currently working with Pewabic Pottery on designs for the era.



# Greenlife Building, LLC

47974 West Road  
Wixom, MI 48393  
(734) 718-7078  
(248) 669-9508 Fax

The exterior of the house was painted by the previous owner a color (blueish) which does not align with the approved HDC colors. The painting work is also of very poor quality. We plan to restore and repaint the exterior with a color combination from Color System B which was provided by the HDC. We can provide the final color pallet once the homeowner makes the final selection.

We also plan to use fixtures and finishes which align with what was common in 1902 Queen Ann homes. The kitchen cabinets and countertops will also reflect some of the common features of the 1902 kitchen. These final decisions are still in the works but we can provide the HDC with any updates along the construction process. We would appreciate as much feedback from the HDC to help in our final decisions.

Please feel free to contact us with any additional information or concerns.

David Eifrid

Greenlife Building, LLC