



City of Ann Arbor
PLANNING & DEVELOPMENT SERVICES — PLANNING SERVICES
100 North Fifth Avenue | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6265 | f. 734.994.8312 | planning@a2gov.org

ANN ARBOR HISTORIC DISTRICT COMMISSION APPLICATION

Section 1: Property Being Reviewed and Ownership Information


Address of Property: 448 S. 1st Street, Ann Arbor, MI 48103

Historic District: Old West Side

Name of Property Owner (If different than the applicant):

Address of Property Owner: 448 S. 1st Street, Ann Arbor, MI 48103

Daytime Phone and E-mail of Property Owner: 973-8009 rhoades448@att.net

Signature of Property Owner:  Date: 3/24/2011

Section 2: Applicant Information

Name of Applicant: Timothy and Teresa Rhoades

Address of Applicant: 448 S. 1st Street, Ann Arbor, MI 48103

Daytime Phone: (734) 973 8009 Fax: (734) 994-9494 Attn: Tim Rhoades

E-mail: rhoades448@att.net

Applicant's Relationship to Property: owner architect contractor other

Signature of applicant:  Date: 3/24/2011

Section 3: Building Use (check all that apply)

Residential Single Family Multiple Family Rental
 Commercial Institutional

Section 4: Stille-DeRossett-Hale Single State Construction Code Act
(This item **MUST BE INITIALED** for your application to be **PROCESSED**)

Public Act 169, Michigan's Local Historic Districts Act, was amended April 2004 to include the following language: "...the applicant has certified in the application that the property where the work will be undertaken has, or will have before the proposed completion date, a fire alarm or 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."

Please initial here: _____

Section 5: Description of Proposed Changes (attach additional sheets as necessary)

1. Provide a brief summary of proposed changes. _____

A. Lower chimney on north side of home.

B. Reconfigure roof and siding of southwest quadrant of home to add living space (i.e. add a dormer). The new roof will be a shed roof as shown in drawings. Skylights will also added to the northwest quadrant of the roof (see drawing). Materials will match existing home. New windows to match existing bedrooms.

2. Provide a description of existing conditions. _____

A. A valley of the current roof directs water to the chimney which has caused chronic ice and water problems.

B. The third floor is finished (as purchased) but we have been advised that it is not a living space as currently configured.

3. What are the reasons for the proposed changes? _____

A. To reliably resolve ice and water problems (including mildew smell).

B. To add living space to the third floor to accommodate adult children visiting or residing in the home, relatives attending university, and/or guests.

4. Attach any additional information that will further explain or clarify the proposal, and indicate these attachments here.

A. The second floor fireplace will be removed. The first floor fireplace is a direct vent unit. The lowered chimney will have a shed roof top. Drawing/photo attached.

B. Drawings of the proposed and photos of the existing southwest area are attached.

5. Attach photographs of the existing property, including at least one general photo and detailed photos of proposed work area.

STAFF USE ONLY

Date Submitted: _____ Application to _____ Staff or _____ HDC

Project No.: HDC _____ Fee Paid: _____

Pre-filing Staff Reviewer & Date: _____ Date of Public Hearing: _____

Application Filing Date: _____ Action: _____ HDC COA _____ HDC Denial

Staff signature: _____ _____ HDC NTP _____ Staff COA

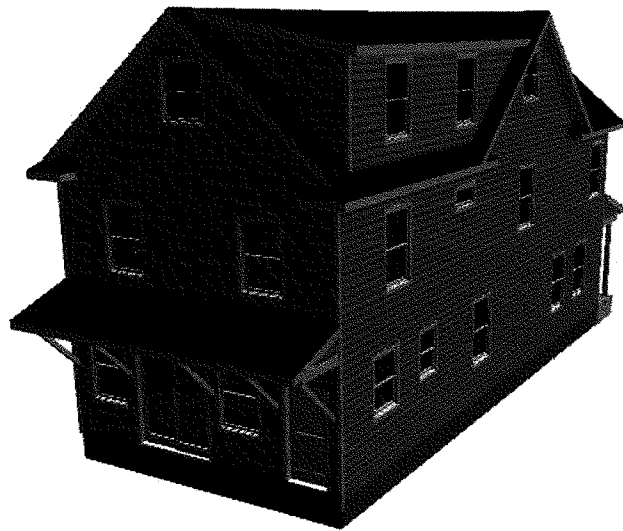
Comments:



View of Front and North Sides of House
Showing Proposed Lowering of Chimney
(compare with photos)



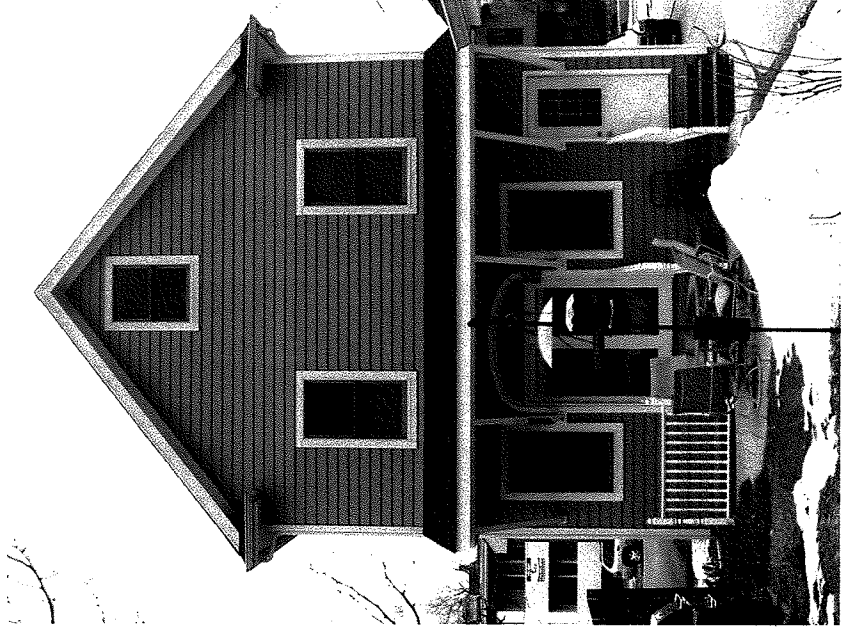
View of Front and South Sides
Note Dormer Added to Rear South Side



View of Rear (West) and South Side
Showed Proposed New Dormer

Photographs





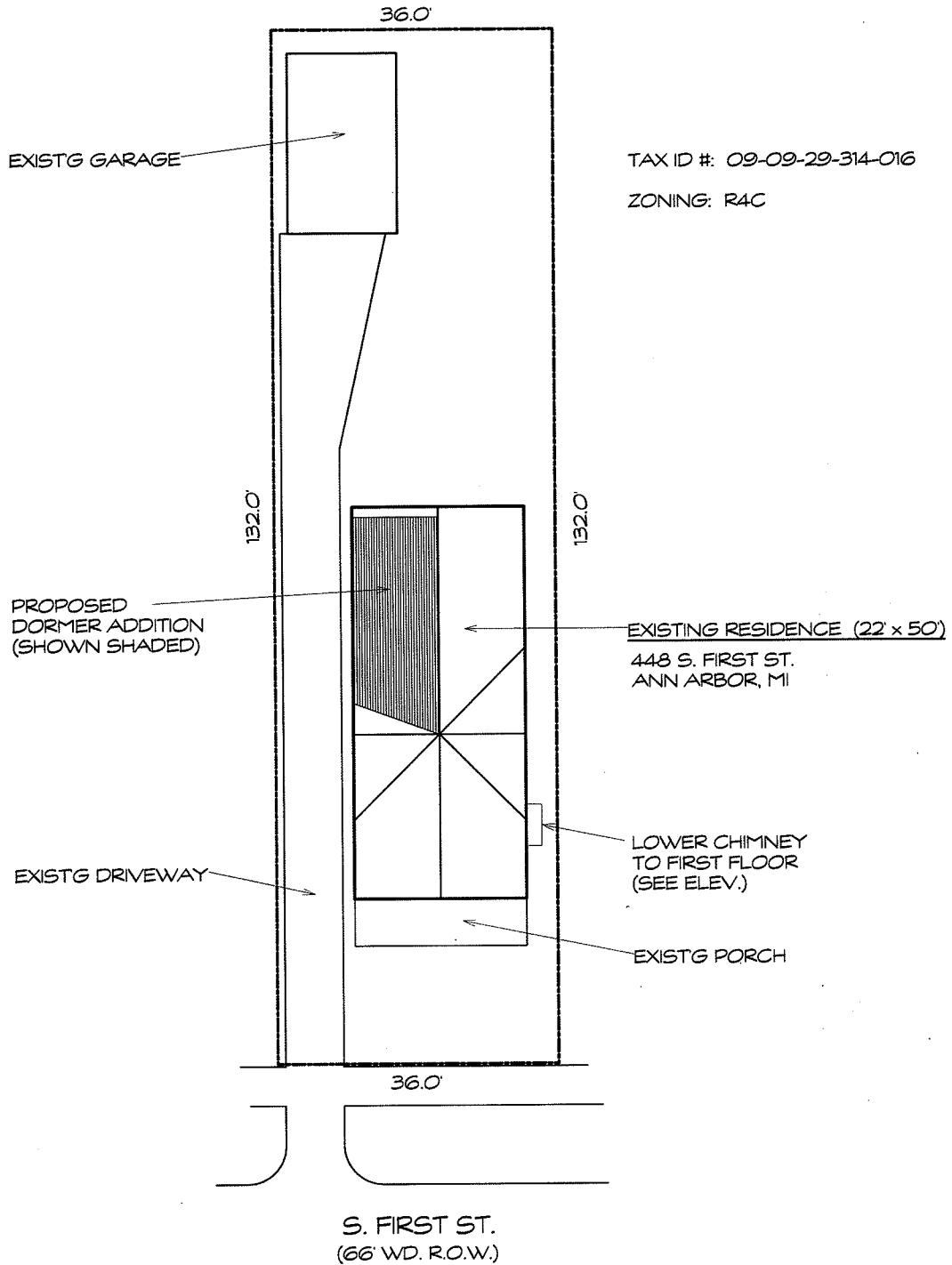
Rhoades Residence / 448 S. First St.

ANN ARBOR, MI
3 - 25 - 11

Edwin R. Wier ARCHITECT

1503 Shadford Rd.
Tele: 734-761-3015

Ann Arbor, MI
EdWier@aol.com



SITE PLAN



SP - 1

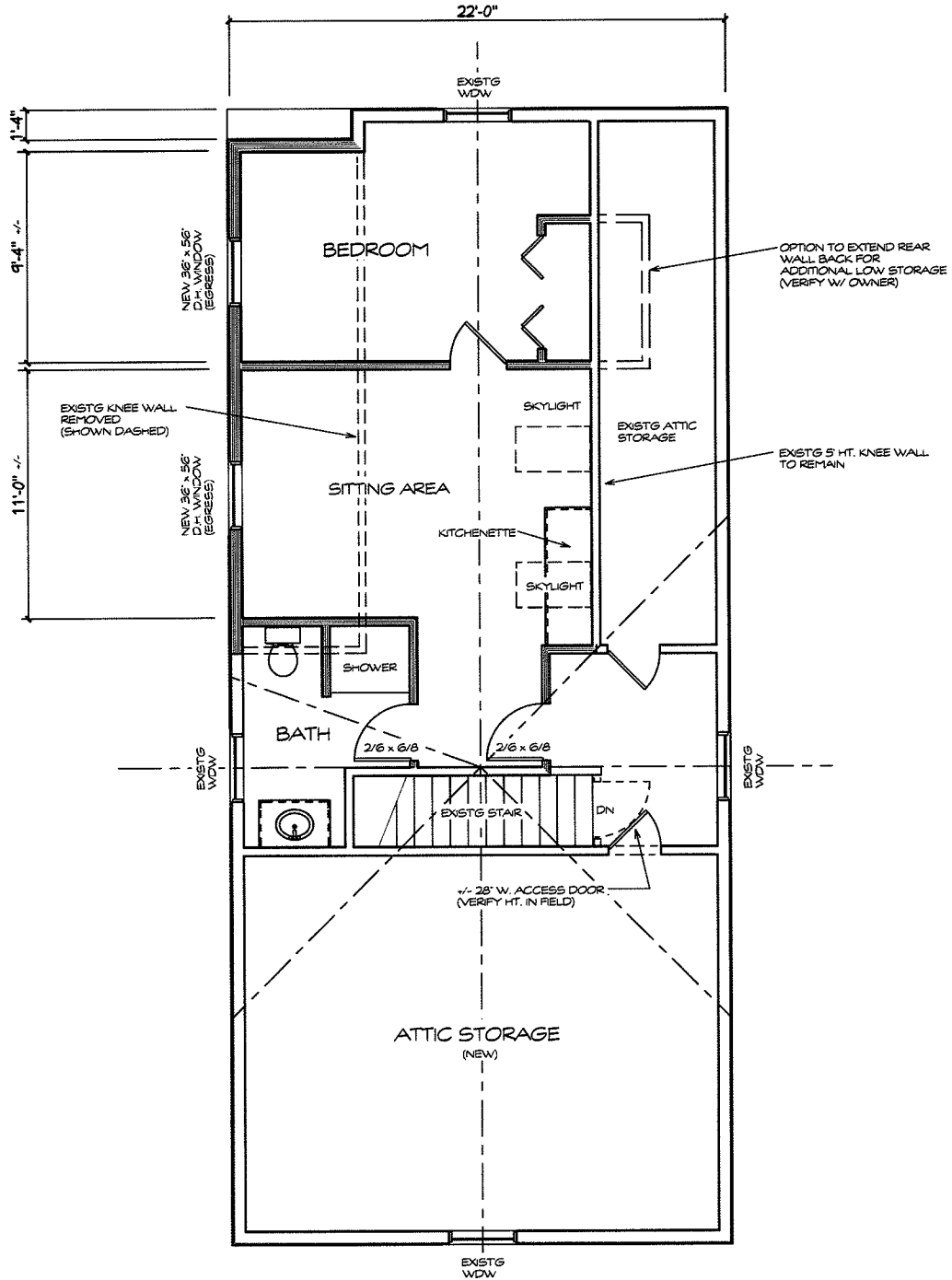
Rhoades Residence / 448 S. First St.

ANN ARBOR, MI
3 - 25 - 11

Edwin R. Wier ARCHITECT

1503 Shadford Rd.
Tele: 734-761-3015

Ann Arbor, MI
EdWier@aol.com



THIRD FLOOR PLAN

A-1

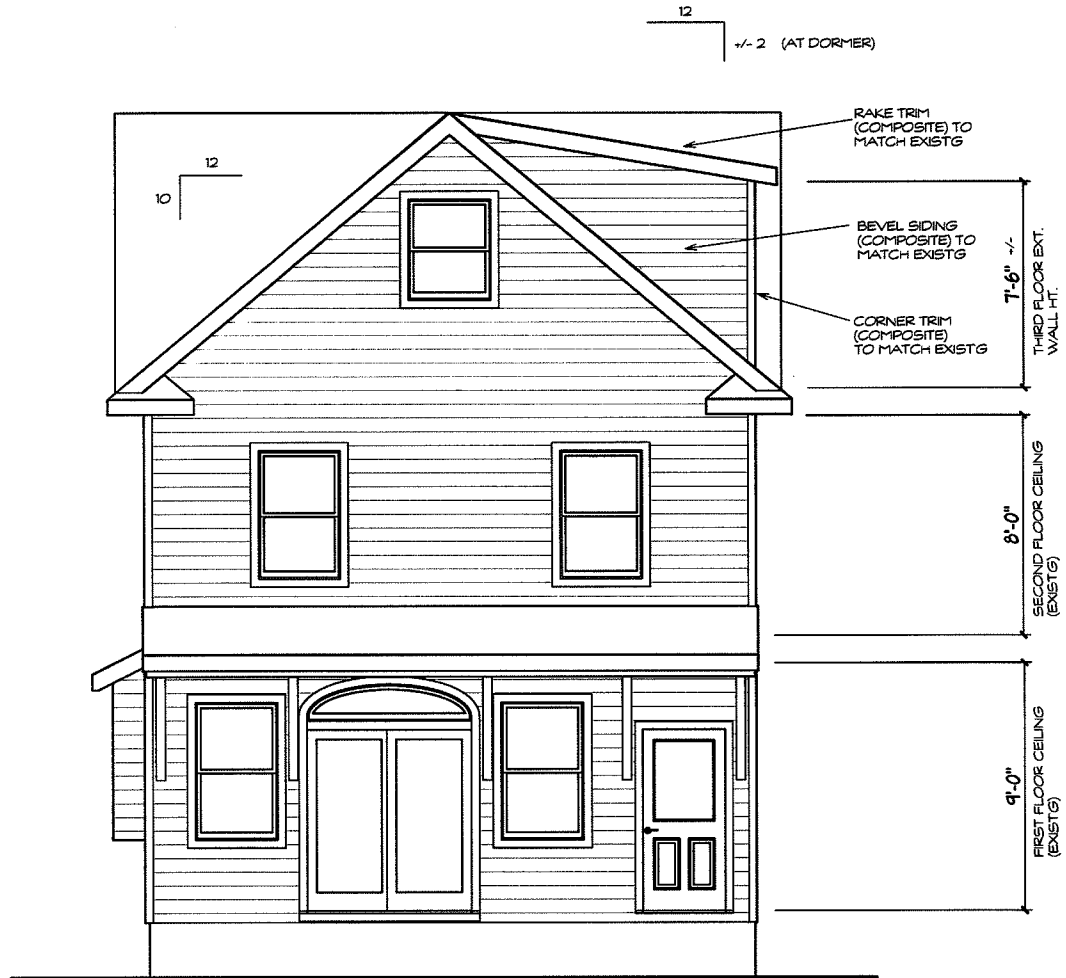
Rhoades Residence / 448 S. First St.

ANN ARBOR, MI
3 - 25 - 11

Edwin R. Wier ARCHITECT

1503 Shadford Rd.
Tele: 734-761-3015

Ann Arbor, MI
EdWier@aol.com



REAR ELEVATION (WEST)

Rhodes Residence / 448 S. First St.

ANN ARBOR, MI

3 - 25 - 11

Edwin R. Wier

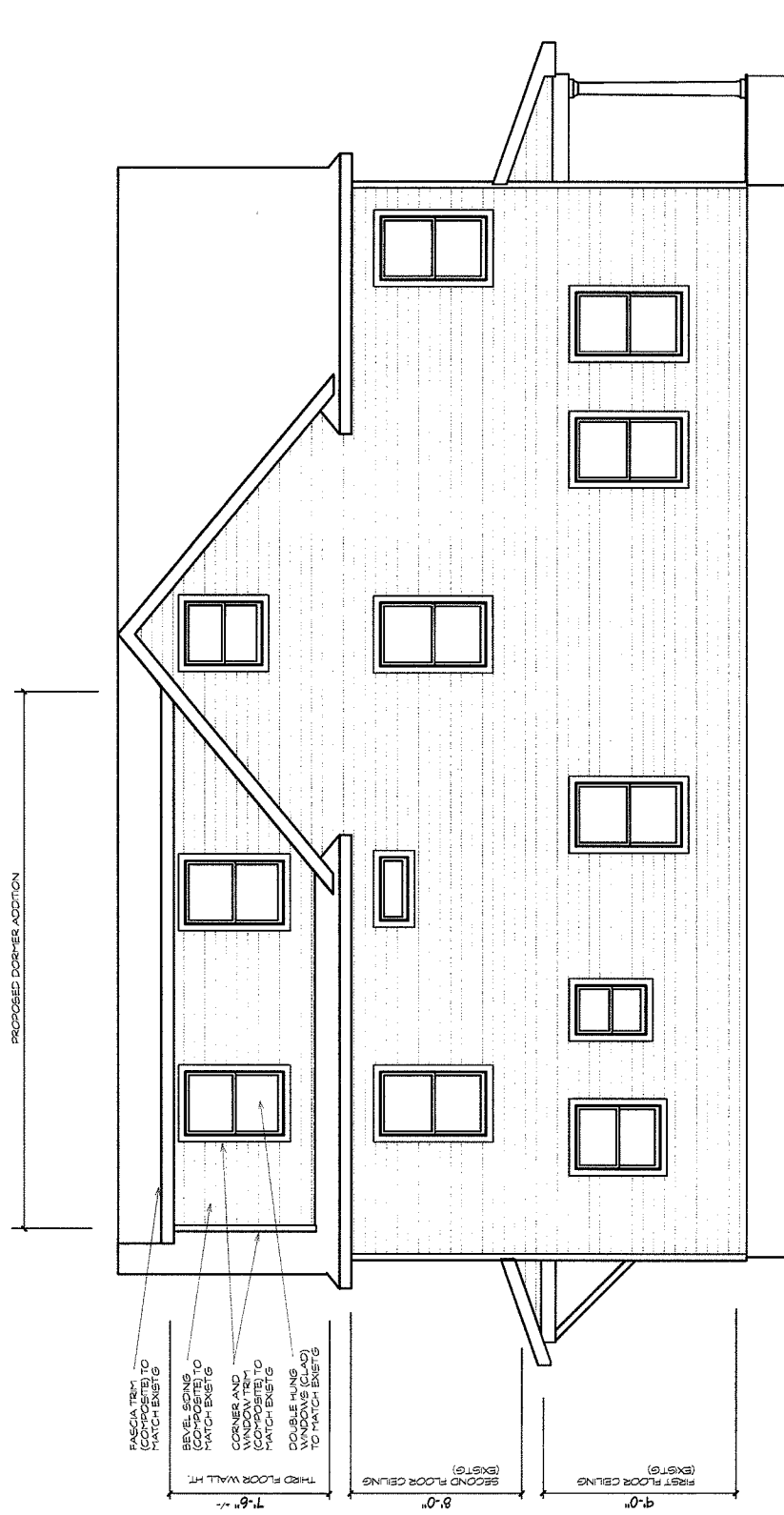
ARCHITECT

1503 Shadford Rd.

Ann Arbor, MI

Tele: 734-761-3015

EdWier@aol.com



LEFT SIDE ELEVATION (South)

Rhoades Residence / 448 S. First St.

ANN ARBOR, MI

3 - 25 - 11

Edwin R. Wier

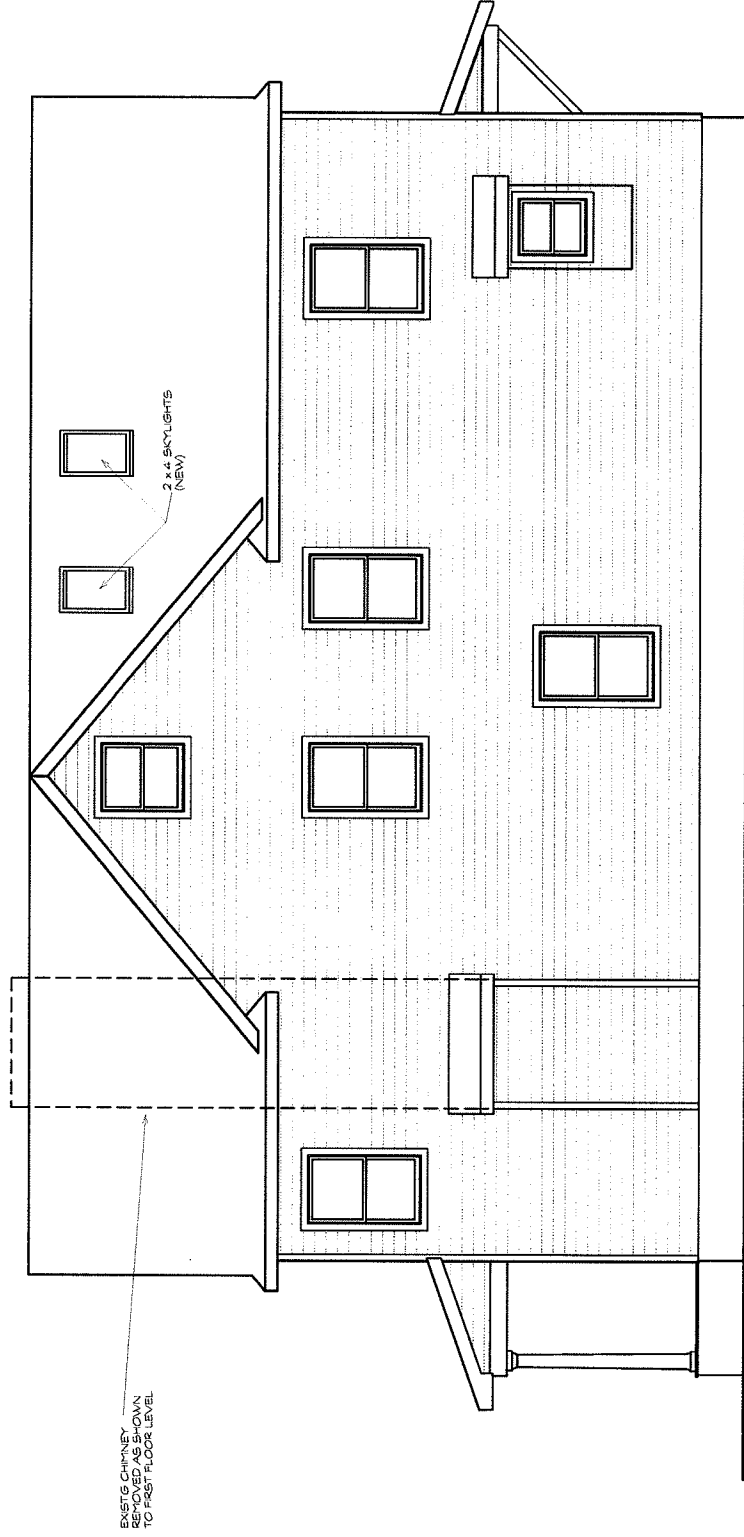
ARCHITECT

1503 Shadford Rd.

Ann Arbor, MI

Tele: 734-761-3015

EdWier@aol.com



RIGHT SIDE ELEVATION (North)

Rhoades Residence / 448 S. First St.

ANN ARBOR, MI

3 - 25 - 11

Edwin R. Wier

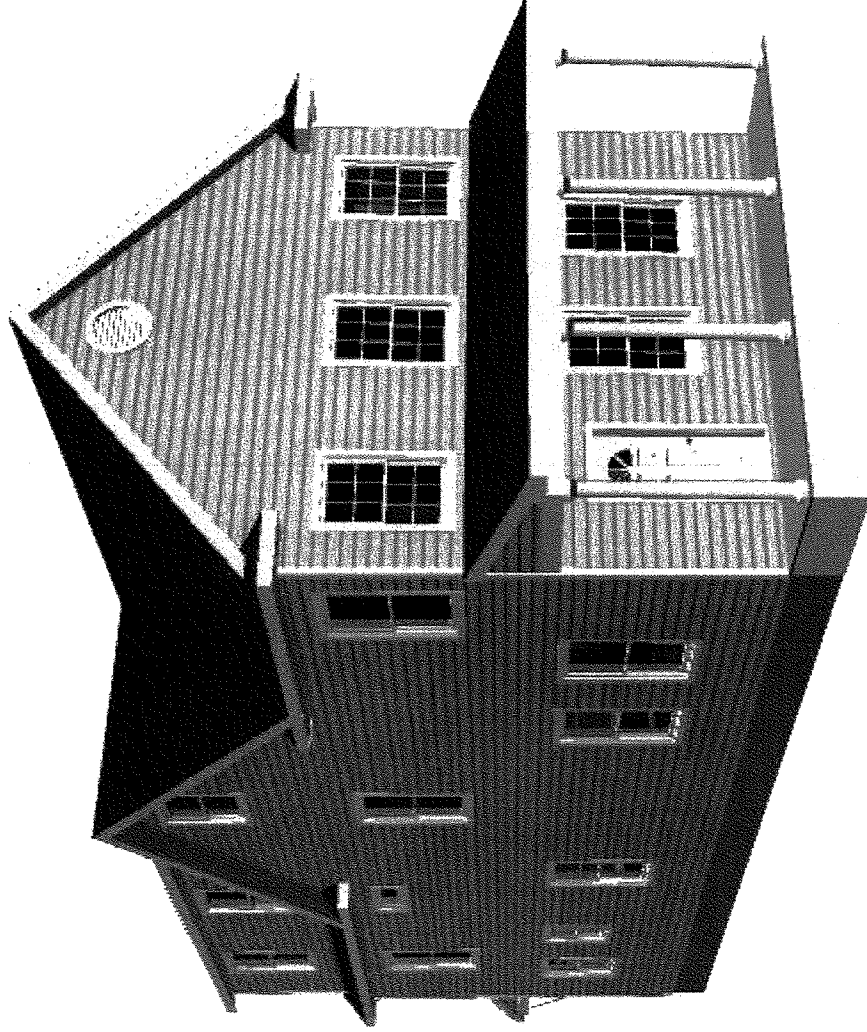
ARCHITECT

1503 Shadford Rd.

Ann Arbor, MI

Tele: 734-761-3015

EdWier@aol.com



Rhoades Residence / 448 S. First St.

ANN ARBOR, MI

3 - 25 - 11

Edwin R. Wier

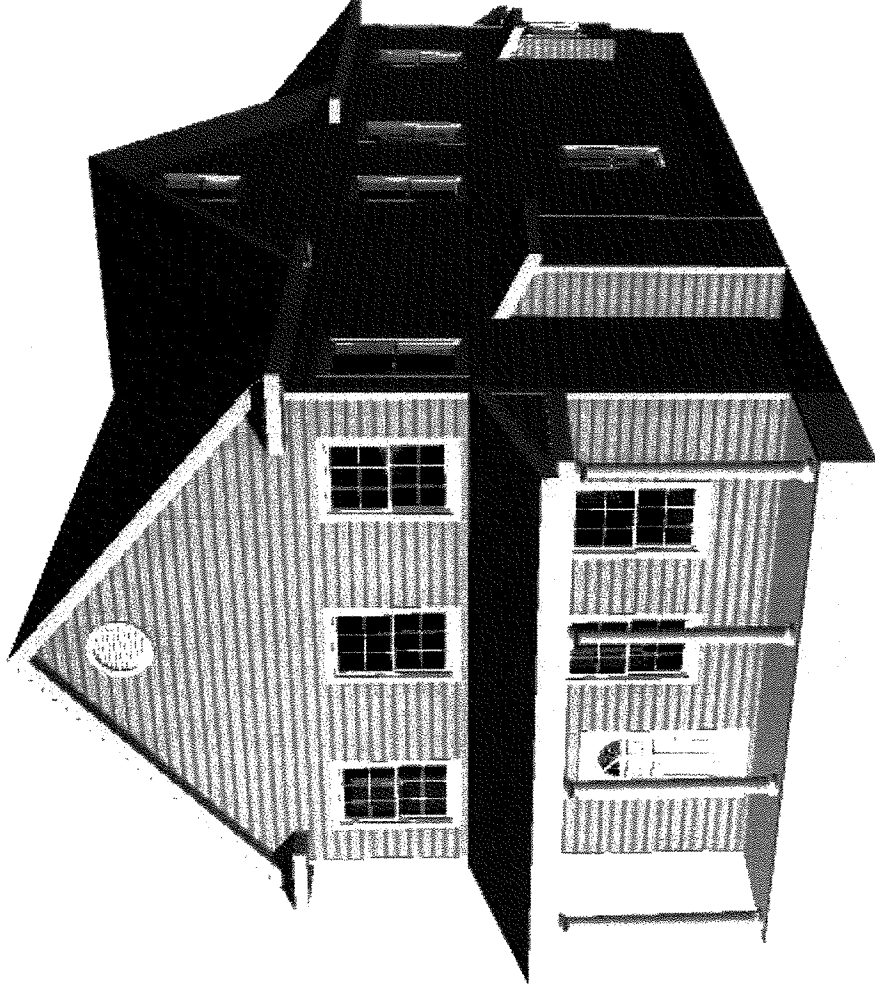
ARCHITECT

1503 Shadford Rd.

Ann Arbor, MI

Tele: 734-761-3015

EdWier@aol.com



Rhoades Residence / 448 S. First St.

ANN ARBOR, MI

3 - 25 - 11

Edwin R. Wier

ARCHITECT

1503 Shadford Rd.

Ann Arbor, MI

Tele: 734-761-3015

EdWier@aol.com

