

APPLICABLE REGULATIONS:

From the Secretary of the Interior's Standards for Rehabilitation

(other SOI Standards may also apply):

- (2) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- (5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
- (9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- (10) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property will be unimpaired.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings

(other SOI Guidelines may also apply):

Building Site

Not Recommended: Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color and texture or which destroys historic relationships on the site.

Additions

Recommended: Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Locating the attached exterior addition at the rear or on an inconspicuous side of a historic building; and limiting its size and scale in relationship to the historic building.

Designing new additions in a manner that makes clear what is historic and what is new.

Not Recommended: Designing a new addition so that its size and scale in relation to the historic building are out of proportion, thus diminishing the historic character. Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.

From the Ann Arbor Historic District Design Guidelines (other Guidelines may also apply):

All Additions

Appropriate: Locating a required addition on the least character-defining elevation and keeping it subordinate in volume to the historic building.

Placing a new addition on a non-character defining or inconspicuous elevation and limiting the size and scale in relationship to the historic property.

Locating and designing a new addition so that significant site features, including mature trees and landmark status trees, are not lost or damaged.

Designing the addition so it is compatible in terms of massing, materials, relationship of solids to voids, and proportion of openings.

Designing a new addition in a manner that makes clear what is historic and what is new.

Limiting the size and scale of the addition in relationship to the historic building so that it does not diminish or visually overpower the building or the district. The addition's footprint should not exceed half of the original building's footprint, or half of the original building's total floor area.

Not Appropriate: Designing an addition that requires the removal of significant building elements or site features.

Constructing an addition that significantly changes the proportion of built mass to open space on the individual site.

Additions to Historic Residential Structures

Appropriate: Placing new walls in a different plane from the historic structure in a subordinate position to the historic fabric.

Not Appropriate: Designing an addition that overpowers or dramatically alters the original building through size or height.

STAFF FINDINGS:

1. The proposed addition would be at the rear of the house, connected to the dining room and kitchen on the main floor and the basement below. A covered deck is located behind the main floor, with stairs down to the backyard. The basement accessory dwelling unit (ADU) would be accessed on the north side, near the driveway, via a stairwell with three steps down to the door. A non-historic rear porch would be removed. This house has no post-1944 additions.
2. The application states that the existing footprint is 714 sf and the existing floor area is 1,364 sf. Each presumably includes the 64 sf from the historic 8' x 8' rear addition that is no longer present, shown on Sheet 3. Staff were able to replicate the applicant's footprint and floor area calculations within a couple of square feet. The one-story addition is listed as 442 sf,

a 61.9% footprint increase and a 32.4% floor area increase.

3. The addition's foundation will be split-face concrete masonry units with multi-lite windows on the north and south sides. Split-face block should not be used as a replacement for historic foundation materials but is appropriate on a new addition. Plain or parged concrete masonry units would also be a compatible choice. The first floor is clad in 6" vertical tongue and groove wood paneling with a v groove channel. Trim is custom milled wood and composite. Windows are all aluminum clad double hung, except for the fixed transoms. The main floor features aluminum clad French doors leading to the porch, and the ADU would use a wood door that matches the house's west entry door (this is likely the secondary entrance from the front porch, not the main front door).

Roofing on the addition is EPDM, and a large, centered roof lantern or glazed prismatic skylight is a prominent design feature. The rear deck shows guardrails that match the design guidelines examples. Rear deck materials are not specified, but wood or composite would be appropriate.

The new stair landings, treads, and risers will feature composite wood or cedar board. The rails will be cedar wood. Since this is a modern rear entry, using composite or wood is appropriate.

4. The addition is inset from both rear corners of the house – dimensions are not shown, but on sheet 10 they appear to be about 5' on the south and 2' on the north. The work will be visible from both sides, though more prominently on the north along the driveway.
5. The basement ADU entrance is on the north elevation of the addition. A CMU retaining wall runs east/west from the rear corner of the historic house and extends around 4' above grade. The door is shown as three steps down behind this wall, and a small fixed canopy (only shown on elevation drawings) projects out a couple of feet.
6. The addition meets several of the *Secretary of the Interior's Guidelines* and the *Ann Arbor Historic District Design Guidelines*, such as placing new walls in a different plane than the historic ones, using compatible materials, and a design that makes clear what is historic and what is new.
7. The sample motion below states that the addition's footprint will be as shown on drawing sheet 10. This is because the dimensions on sheet 6 are larger (leftover from a previous version). The word "drawing" was inserted before "sheet 10" because there is another sheet 10 with text only at the end of the packet.
8. At 61.9%, the addition does not meet the *Ann Arbor Historic District Design Guidelines* for maximum footprint size, which should not exceed 50% of the house's pre-1945 footprint. Staff believe the size of the addition is out of proportion for the site and is not subordinate in volume to the historic building. It will also be more visible from the public right of way because of its depth. From the *Secretary of the Interior's Standards*, staff believes the size is visually incompatible and out of proportion, which diminishes the historic character of the house.

POSSIBLE MOTIONS: (Note that the motion supports staff findings and is only a suggestion. The Review Committee, consisting of staff and at least two Commissioners, will meet with the applicant on site and then make a recommendation at the meeting.)

I move that the Commission issue a certificate of appropriateness for the application at 553 South Seventh Street, a contributing property in the Old West Side Historic District, to add a 442-square foot rear addition with the footprint as shown on drawing Sheet 10 of the submitted plans. As proposed, the work is compatible in exterior design, arrangement, texture, material and relationship to the rest of the building and the surrounding area and meets *The Secretary of the Interior's Standards for Rehabilitation* and *Guidelines for Rehabilitating Historic Buildings*, in particular standards 2, 5, 9, and 10 and the guidelines for building site and additions, as well as the *Ann Arbor Historic District Design Guidelines* for all additions and residential additions.

ATTACHMENTS: photos, drawings

553 S Seventh Street, 2010 (courtesy of applicant)



Proposed Design for the
Hewitt Residence



HISTORIC DISTRICT COMMISSION
PROJECT REVIEW

NEW HUE RESTORATION + DESIGN, LLC
HDC PROJECT REVIEW DRAWING SET
MAY 22ND, 2025
DRAWN BY: LOGAN AUTREY, M. ARCH
BUILDER LICENSE NO.: 242100239
COMPANY LICENSE NO.: 262100177

Hewitt Residence
553 S. 7th St.
Ann Arbor, Mi 48103

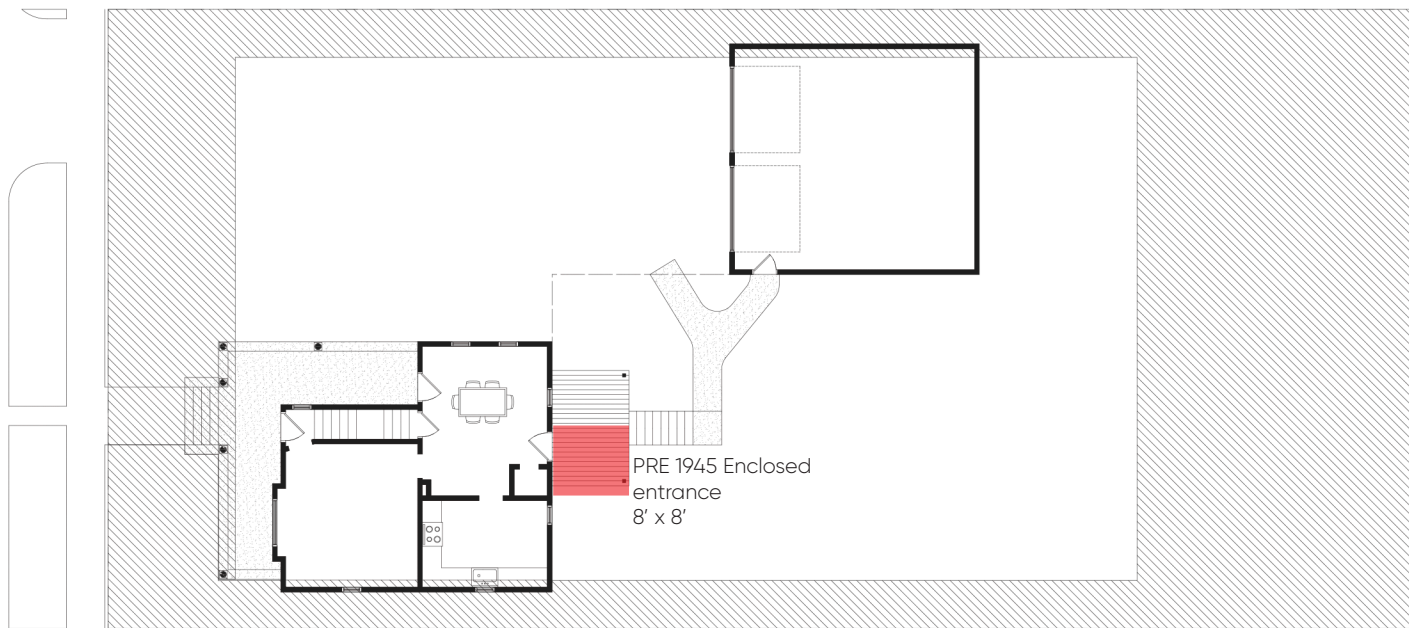


EXISTING CONDITIONS (CURRENT)

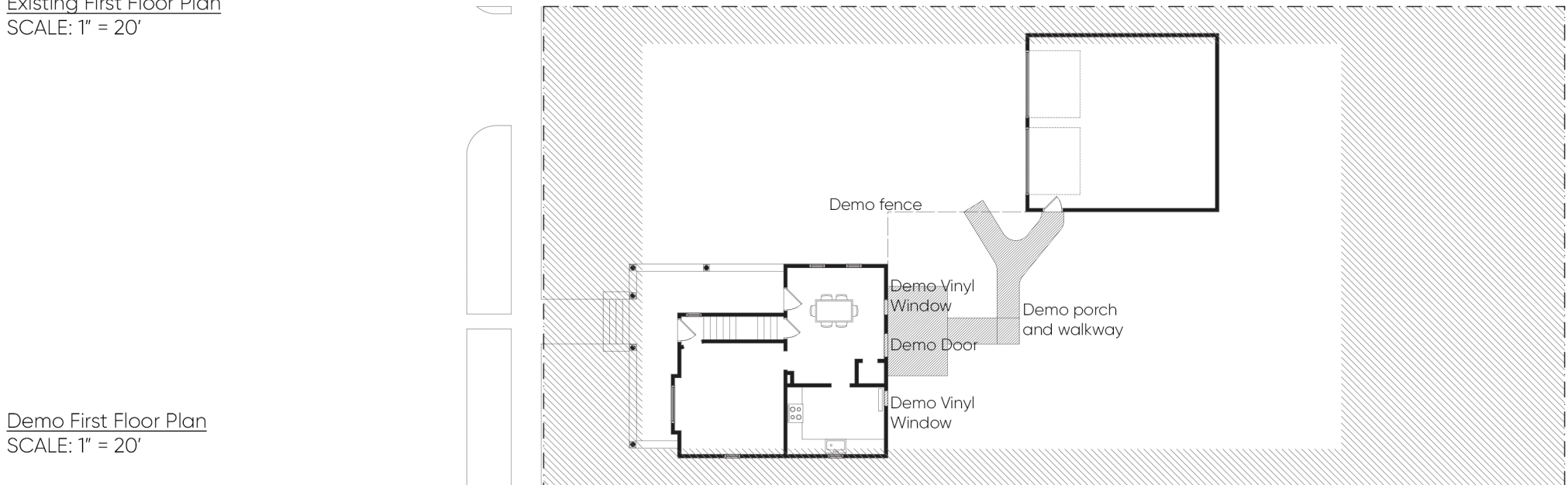


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Hewitt Residence
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Existing First Floor Plan
SCALE: 1" = 20'



Demo First Floor Plan
SCALE: 1" = 20'



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Description of Project:

Remove covered back porch and its foundation. Remove existing walkway and fence for proposed path. Existing east elevation entrance door and two first floor windows to be removed for circulation from addition to existing floor plan. Proposed addition is to have a half bath, extended pantry near existing kitchen, and large "orangery" styled living space that connects to existing dining room and kitchen. A covered porch will provide an entrance and access to backyard and proposed path to garage. The lower floor is proposed to be a complete suite for guests. Part of existing basement is to be remodeled to allow for a full bath for the suite. A private entrance to the suite is on the north elevation of proposed addition.

A flat EPDM roof will cover the main space and porch with a decorative roof lantern to open the living space and provide plenty of natural light. Lantern will be clad with aluminum on the exterior and have finished wood beams on the interior.

Exterior cladding shall be composed of custom milled wood trimwork and composite boards with some decorative features, and custom 6" vertical tongue and groove wood paneling with a v groove channel. Trimwork will be painted to match existing trim color, and vertical boards will be naturally finished to match existing wood storm windows.

(14) windows of the proposed design are double hung with fixed transom, (2) smaller double hung, and (4) large double hung for the lower suite. three of these four windows will be egress for the suite.

(1) french door will be the entrance for the orangery with fixed transom windows while

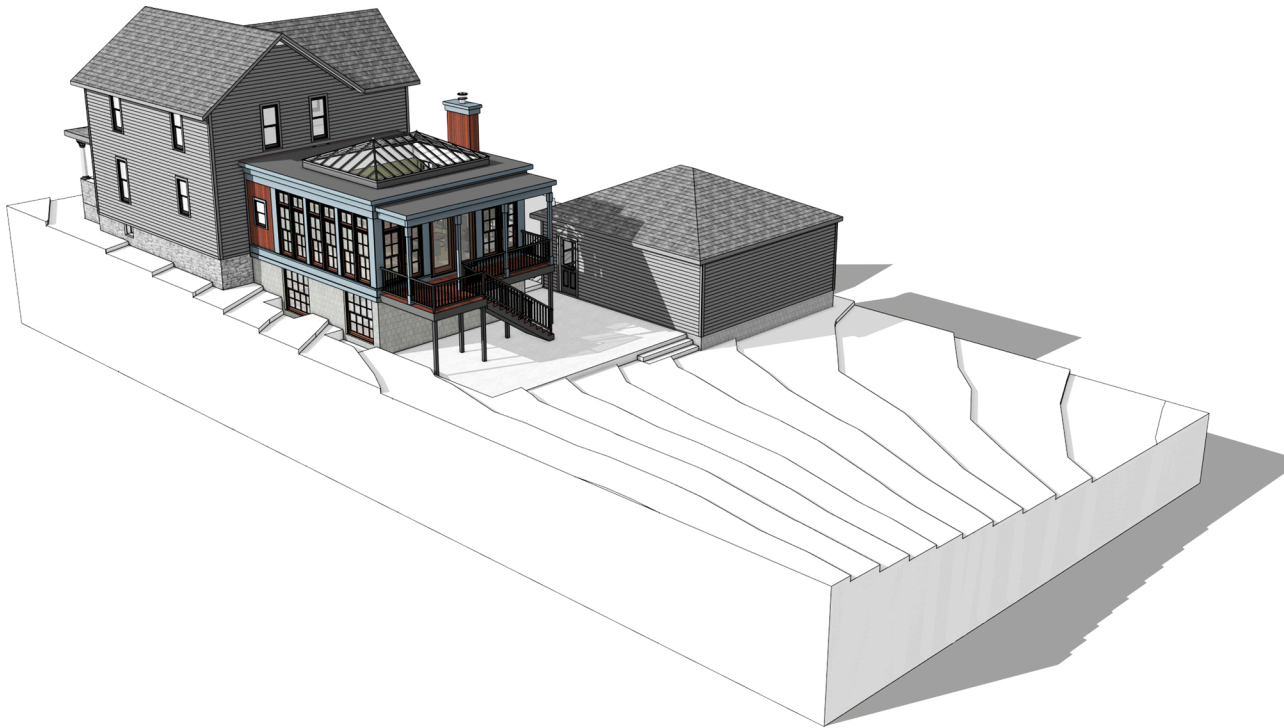
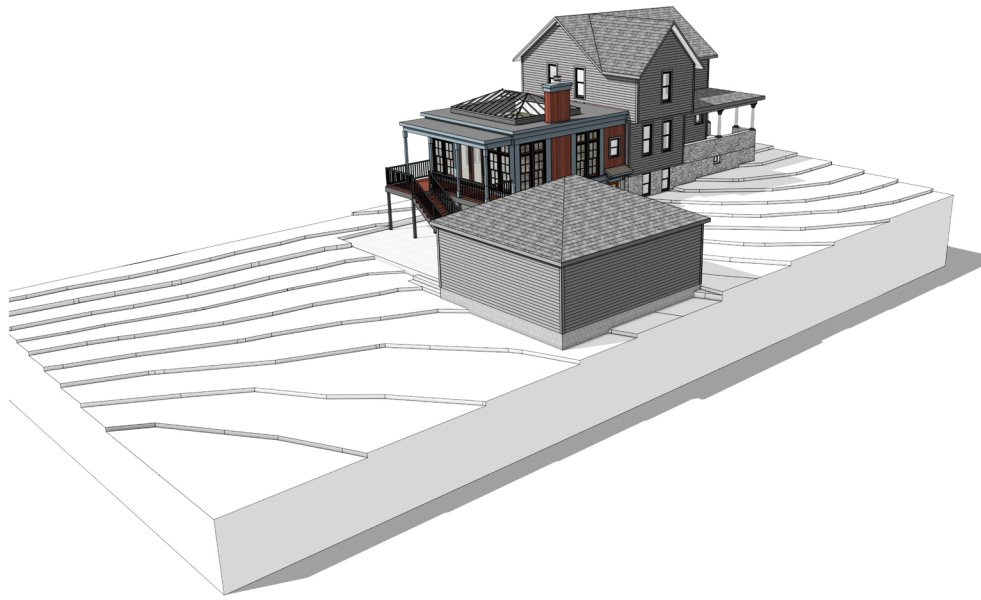
(1) entrance to the lower suite will be a solid wood door the homeowner previously made to match west entrance doors. HDC had previously approved door design.

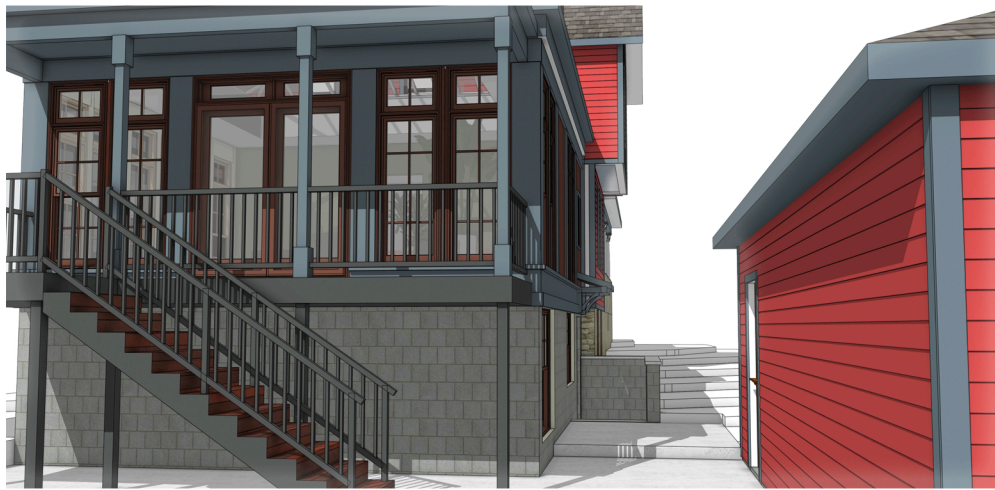
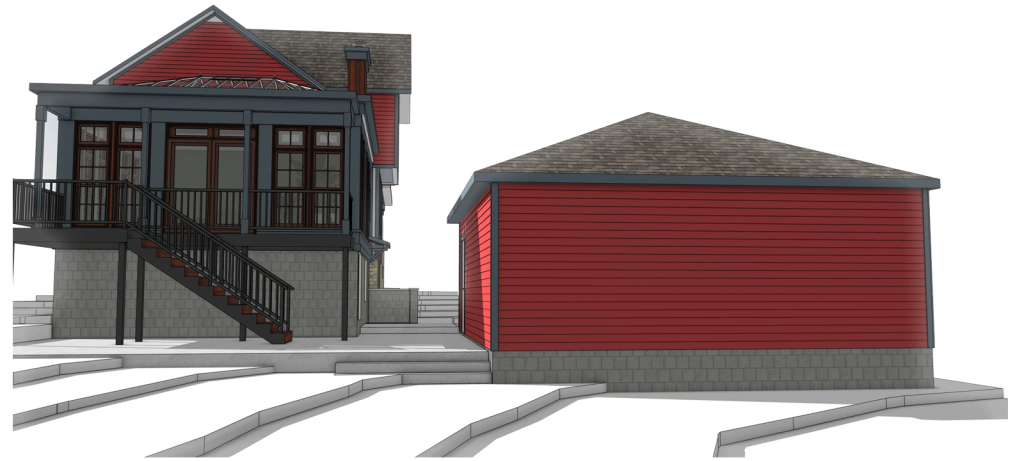
The foundation will have a poured footing and the walls will be constructed of split face 8x8x16 CMU. Finish TBD.

Galvanized 5"-6" half round gutters will manage water from the roof and into a french drain system. This style and finish is present on the existing house.

A concrete stepped walkway will connect the entrances and the garage. Finish TBD

Total proposed footprint of the structure is approximately 22' x 30".

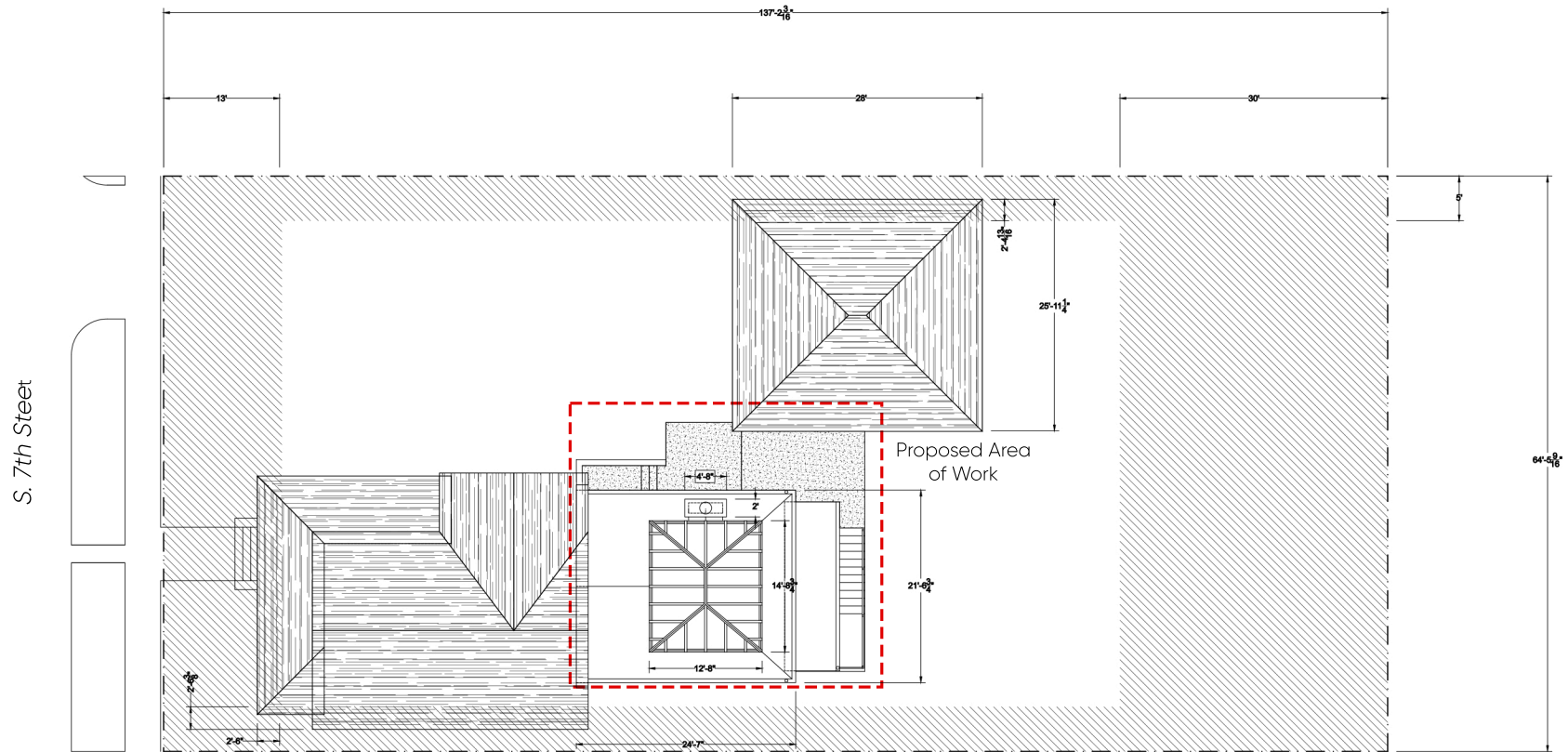




PROPOSED DESIGN - PERSPECTIVES



PROPOSED DESIGN - PERSPECTIVES



Proposed Site Plan
SCALE: 1" = 20'

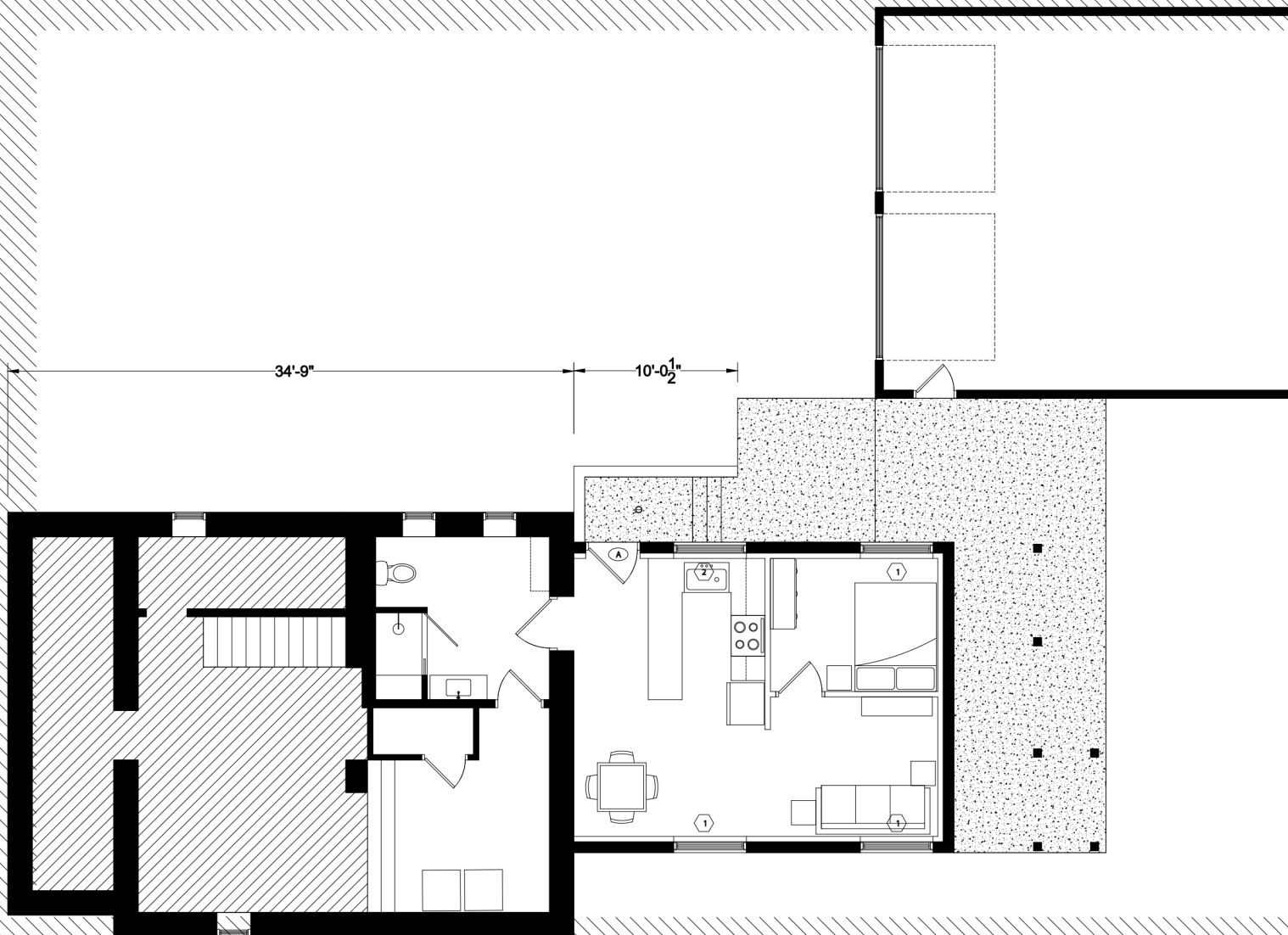


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Proposed Lower Level Plan
SCALE: 1" = 10'

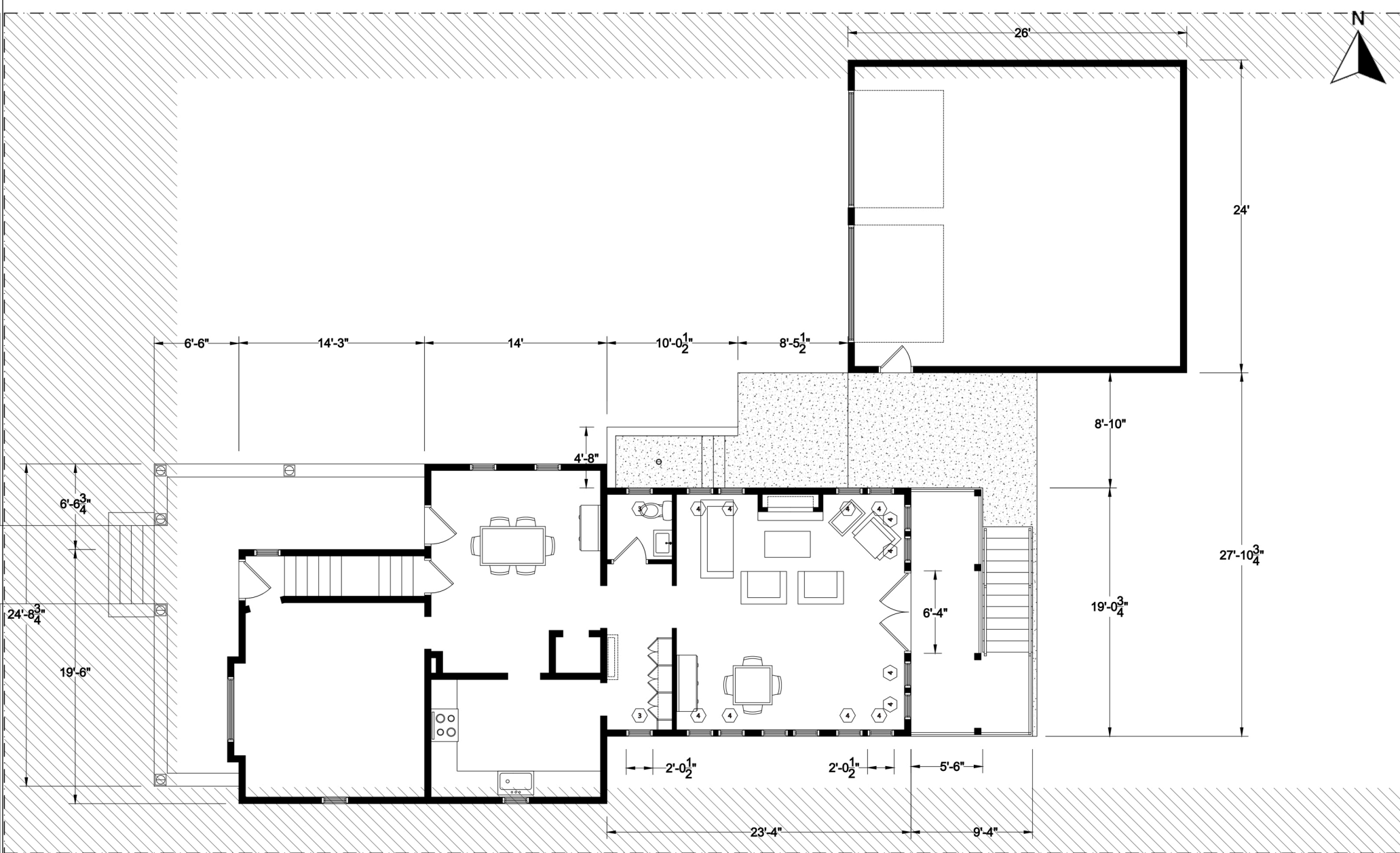


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Proposed First Floor Plan
SCALE: 1" = 10'



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Proposed East Elevation
 SCALE: 1" = 10'



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Proposed North Elevation

SCALE: 1" = 10'



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9.1



Proposed West Elevation
SCALE: 1" = 10'



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9.2



Proposed South Elevation

SCALE: 1" = 10'



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9.3

Existing Exterior Conditions:

- Basic Trim and Lap Siding
 - Lap Reveal - 5"
 - Square Stock Trim - Range: 4"-10"
- Beadboard Porch Ceiling
 - Stained
- White Exterior Vinyl Window
 - Common size - 20 1/2"W x 63 1/2"H
- Custom Wood Storms
 - Stained
- Custom Solid Wood Entrance Doors
 - Previously Approved by HDC
- Half Round Gutter
 - Galvanized
 - 6"

Other:

- Boiler and Radiators Exist in Home
- Unico HVAC System Exist in Home

Structure Size Increases:

Footprint

Exist. - 714 sq ft
New - 442 sq ft
Total - 1,156 sq ft
Increase - 61.9%

Floor Area

Exist. - 1364 sq ft
New - 442 sq ft
Total - 1,806 sq ft
Increase - 32.4%

Proposed Addition Specifications:

Window Schedule:

- 1** - Double Hung
 - Unit Dim. - 53.5"W x 62"H
 - Divided Lite 8/8
 - Ext. - Aluminum Clad (bronze TBD)
 - With Brick Moulding
 - Int. - Finished Wood
 - Sill Height - 24"
 - Egress Window
 - Window Well Specs TBD
- 2** - Double Hung
 - Unit Dim. - 53.5"W x 48"H
 - Divided Lite 8/8
 - Ext. - Aluminum Clad (bronze TBD)
 - With Brick Moulding
 - Int. - Finished Wood
 - Sill Height - 40"
- 3** - Double Hung
 - Unit Dim. - 24.5"W x 36"H
 - Ext. - Aluminum Clad (bronze TBD)
 - Int. - Finished Wood
 - Sill Height - 36"
- 4** - Double Hung
 - Total Unit Dim. - 24.5"W x 90"H
 - Transom Dim. - 24.5"W x 20"H
 - DH Window Dim. - 24.5"W x 70"H
 - Divided Lite 4/4
 - Ext. - Aluminum Clad (bronze TBD)
 - Int. - Finished Wood
 - Sill Height - 6"

Door Schedule:

- A** - Custom Solid Wood Door
 - Unit Dim. - 36"W x 80"H
 - Stained
 - Match Existing Entrance Doors
- B** - French Door
 - Total Unit Dim. - 76"W x 96 3/4"H
 - Transom Dim. - 76"W x 12"H
 - Door Dim. - 38"W x 84 3/4"H
 - Ext. - Aluminum Clad (bronze TBD)
 - Int. - Finished Wood

Proposed Addition Specifications (Cont.):

Materials:

- Foundation - 8x8x16 Split face CMU
 - Finish TBD
- Concrete Flatwork
 - Exposed aggregate TBD
- Turned Structural Posts
 - lambs tongue
- Porch Decking - TBD
 - Composite or
 - Tongue and Groove Decking with bullnose
- Railing
 - Simple Design
 - Powder Coated Aluminum
- Trim
 - Composition of square stock materials with some coving(combination of wood and composites). Vertical trim with lambs tongue detail. Painted to match existing trim color
- Cladding
 - Custom Milled tongue and groove boards with V channel. Reveal 5". Stained to match finish of wooden storms on existing house.
- Roof
 - EPDM Roof
- Roof Lantern
 - Custom lantern with aluminum clad exterior with naturally finished wood beams on the exterior . Ball finials will detail the ridge.
- HVAC System TBD - Will share updated info with HDC Staff.



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