

ANN ARBOR HISTORIC DISTRICT COMMISSION

Staff Report

ADDRESS: 514 West Washington Street, Application Number HDC25-0074

DISTRICT: Old West Side Historic District

REPORT DATE: June 12, 2025

REPORT PREPARED BY: Mariana Melin-Corcoran, City Planner

REVIEW COMMITTEE DATE: June 9, 2025

OWNER

Name: Julie Luchese

Address: 514 W Washington St
Ann Arbor, MI 48103

Phone: (734) 882-9323

APPLICANT

Catherine Fillmore
Forward Design Build
8110 Jackson Road
Ann Arbor, MI 48103
(734) 761-8403

BACKGROUND: This two-story gable-fronted home first appeared on the 1925 Sanborn Fire Insurance Map as the residence of Henry G. Grau. According to historical maps and aerial images, the house remained largely unchanged throughout the period of significance.

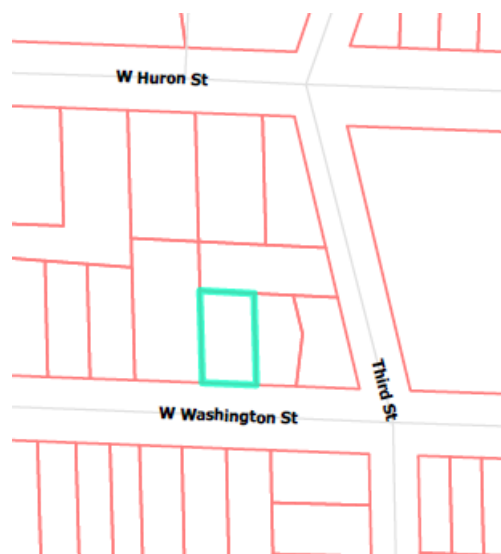
As shown on the Sanborn Maps, the house originally featured a full-width front porch. At some point, the front porch was removed and replaced with a half-width version. However, in 2010, it was restored to a more appropriate full-width porch, aligning with the home's original design.

A one-story rear addition was constructed after the period of significance, though its exact construction date remains unknown. A building permit submitted in 1968 for roof repairs over an existing addition indicates that the rear addition was built between 1948 (the year of the last available Sanborn Map) and 1968.

In the northwest corner of the parcel, there is a garage. Historically, this was the location of an accessory structure, however, it is unclear whether the current garage is the original structure.

LOCATION: The site is located on the north side of West Washington Street, west of Third Street, south of West Huron Street, and east of Murray Avenue.

APPLICATION: The applicant seeks HDC approval to construct a rear second-story addition above an existing rear, non-contributing, one-story addition.



APPLICABLE REGULATIONS:**From the Secretary of the Interior's Standards for Rehabilitation:**

- (2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- (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 shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

From the Secretary of the Interior's Guidelines for Rehabilitating Historic Buildings (other SOI Guidelines may also apply):**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: Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Duplicating the exact form, material, style, and detailing of the historic building in the new addition so that the new work appears to be part of the historic building.

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.

Building Site

Recommended: Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character.

Not Recommended: Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.

Roofs – Identify, Retain, Preserve

Recommended: Identifying, retaining, and preserving roofs—and their functional and decorative features—that are important in defining the overall historic character of the building. This includes the roof-shape, such as cupolas, cresting, chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

Not Recommended: Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished

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

Guidelines for All Additions

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

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 exceed neither half of the original building's footprint nor half of the original building's total floor area.

Not Appropriate: Designing an addition to appear older or the same age as the original building.

Roofs

Appropriate: Retaining and maintaining original historic roofing materials, roof shape, dormers, cupolas, chimneys, and built-in or decorative gutters and downspouts.

STAFF FINDINGS:

1. The house at 514 West Washington Street features cement board siding, wood trim, and a gable roof with asphalt shingles. A brick chimney stands on the east side. Most of the three-over-one wood windows on the two-story structure appear to be historic. The post-1945 one-story rear addition includes a mix of three-over-one and one-over-one windows. A flat rubber roof covers the rear addition.
2. The proposed second-story addition will be located over the non-historic rear addition and will be 118 square feet with a gable roof. It will be rectangular in shape and measure 10 feet (north-south) by 13 feet 9 inches (east-west). It will be 11 feet in height (from the top of the first story). Its gable angle matches the angle of the historic gable roof.
3. The addition's siding will be 6-inch horizontal lap cement board, and its gable roof will

have asphalt shingles, cement board soffits, and boral fascia. The north elevation of the proposed addition will feature two three-over-one clad wood windows with boral caps and casing. The new window casing will be 4 inches wide, slightly narrower than the historic 4.5-inch casing. As part of the project, the existing flat rubber roof over the rear addition will be replaced in kind.

4. Located at the rear of the house, the addition will not be visible from the right of way. It will be set back 8 inches from the east elevation of the historic house and 7 feet 8 $\frac{1}{4}$ inches from the west elevation. Its gable peak will be lower than the historic gable peak. The peak of the historic gable measures 14 feet from the top of the first story, while the peak of the addition's gable measures 11 feet from the top of the first story. The new gable will be offset from the historic, so the difference in height changes at different points along the roofline, but it will always be lower than the historic gable roof.
5. There will be minimal impact on the historic house since the addition will be located over the post-1945 rear addition. The project includes removing an existing door and window. The wood door is not in a historic location since the rear addition was constructed after 1945. The window, a three-over-one wood unit, is presumed to be original to the house. Both elements feature wood trim.
6. According to the drawings, the house has a floor area of approximately 1,450 square feet, of which 1,081 square feet were built before 1945. The construction of the 118-square-foot addition represents a 45% increase in the total post-1944 floor area. Since the addition is on the second story, it does not alter the building's footprint.
7. The addition is appropriately sized, simple in design, not visible from the right of way, and will have minimal impact on the historic structure. Staff recommends approval.

POSSIBLE MOTIONS: (Note that the motion 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 514 West Washington Street, a contributing property in the Old West Side Historic District to construct a second-story addition on the rear. 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, 9, and 10 and the guidelines for additions, building site, and roofs; and the *Ann Arbor Historic District Design Guidelines* for additions and roofs.

ATTACHMENTS: application, drawings, photos.



514 West Washington Street (2008 staff photo)

HISTORIC DISTRICT COMMISSION APPLICATION

LUCCHESE ADDITION

514 W. WASHINGTON ST.

HOUSE INFO

BUILT 1922

BACK 1ST FLOOR ADDITION BUILT APPROX.

1625 SF
4 BEDROOMS
2 BATH

ZONE R4C

FOOTPRINT CALCULATIONS

PRE-1945 FOOTPRINT = 1081 SF
NEW FOOTPRINT AREA = 0 SF
PROPOSED FOOTPRINT = 1081 SF
% INCREASE OF FOOTPRINT = 0%

PRE-1945 FLOOR AREA = 1625 SF
NEW FLOOR AREA = 118 SF
PROPOSED FLOOR AREA = 1743 SF
% INCREASE IN FLOOR AREA = 7.26%



STREET VIEW PHOTO



BACK NW VIEW PHOTO



EXISTING BACK NW 3D RENDERING



NEW BACK NW 3D RENDERING



FORWARD
DESIGN BUILD REMODEL

8110 Jackson Rd.
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net

HISTORIC DISTRICT COMMISSION APPLICATION

LUCCHESE REMODEL

Julie & Bill Lucchese
514 W. Washington St.
Ann Arbor, MI 48103

HDC SET INDEX

ID	Name
A000	COVER SHEET
A001	PHOTOS
A002	PHOTOS
A003	SITE PLAN
A100	EXISTING FOUNDATION PLAN
A101	EXISTING FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	EXISTING ROOF PLAN
A104	DEMO SECOND FLOOR PLAN
A105	NEW FIRST FLOOR PLAN
A106	NEW SECOND FLOOR PLAN
A107	NEW ROOF PLAN
A200	EXISTING WEST ELEVATION
A201	EXISTING NORTH ELEVATION
A202	EXISTING EAST ELEVATION
A203	DEMO NORTH ELEVATION
A204	NEW WEST ELEVATION
A205	NEW NORTH ELEVATION
A206	NEW EAST ELEVATION
A600	WINDOW DETAILS
A601	WINDOW SPECS
A900	3D VIEWS
A901	3D VIEWS

5/22/2025

SHEET TITLE

COVER SHEET

A000



FRONT SW VIEW PHOTO



FRONT SE VIEW PHOTO



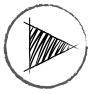
EAST SIDE PHOTO



NE REAR CORNER PHOTO



NORTH REAR PHOTO



FORWARD
DESIGN BUILD REMODEL

8110 Jackson Rd.
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net

HISTORIC DISTRICT COMMISSION APPLICATION

LUCCHESI REMODEL

Julie & Bill Lucchesi
514 W. Washington St.
Ann Arbor, MI 48103

HDC SET INDEX	
ID	Name
A000	COVER SHEET
A001	PHOTOS
A002	PHOTOS
A003	SITE PLAN
A100	EXISTING FOUNDATION PLAN
A101	EXISTING FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	EXISTING ROOF PLAN
A104	DEMO SECOND FLOOR PLAN
A105	NEW FIRST FLOOR PLAN
A106	NEW SECOND FLOOR PLAN
A107	NEW ROOF PLAN
A200	EXISTING WEST ELEVATION
A201	EXISTING NORTH ELEVATION
A202	EXISTING EAST ELEVATION
A203	DEMO NORTH ELEVATION
A204	NEW WEST ELEVATION
A205	NEW NORTH ELEVATION
A206	NEW EAST ELEVATION
A600	WINDOW DETAILS
A601	WINDOW SPECS
A900	3D VIEWS
A901	3D VIEWS

5/22/2025

SHEET TITLE

PHOTOS

A001



2ND FLOOR REAR FACADE PHOTO



BACKYARD PHOTO FROM 2ND FLOOR ON FLAT ROOF



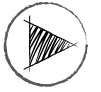
EXISTING DOOR TO BE DEMO'D



EXISTING WINDOW TO BE DEMO'D



NE CORNER 2ND FLOOR WHERE
ADDITION WILL BE INSET



FORWARD
DESIGN BUILD REMODEL

8110 Jackson Rd.
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net

HISTORIC DISTRICT COMMISSION APPLICATION

LUCCHESI REMODEL

Julie & Bill Lucchese
514 W. Washington St.
Ann Arbor, MI 48103

HDC SET INDEX	
ID	Name
A000	COVER SHEET
A001	PHOTOS
A002	PHOTOS
A003	SITE PLAN
A100	EXISTING FOUNDATION PLAN
A101	EXISTING FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	EXISTING ROOF PLAN
A104	DEMO SECOND FLOOR PLAN
A105	NEW FIRST FLOOR PLAN
A106	NEW SECOND FLOOR PLAN
A107	NEW ROOF PLAN
A200	EXISTING WEST ELEVATION
A201	EXISTING NORTH ELEVATION
A202	EXISTING EAST ELEVATION
A203	DEMO NORTH ELEVATION
A204	NEW WEST ELEVATION
A205	NEW NORTH ELEVATION
A206	NEW EAST ELEVATION
A600	WINDOW DETAILS
A601	WINDOW SPECS
A900	3D VIEWS
A901	3D VIEWS

5/22/2025

SHEET TITLE

PHOTOS

A002



FORWARD
DESIGN BUILD REMODEL

8110 Jackson Rd.
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net

**HISTORIC DISTRICT
COMMISSION
APPLICATION**

**LUCCHESI
REMODEL**

Julie & Bill Lucchesi
514 W. Washington St.
Ann Arbor, MI 48103

HDC SET INDEX

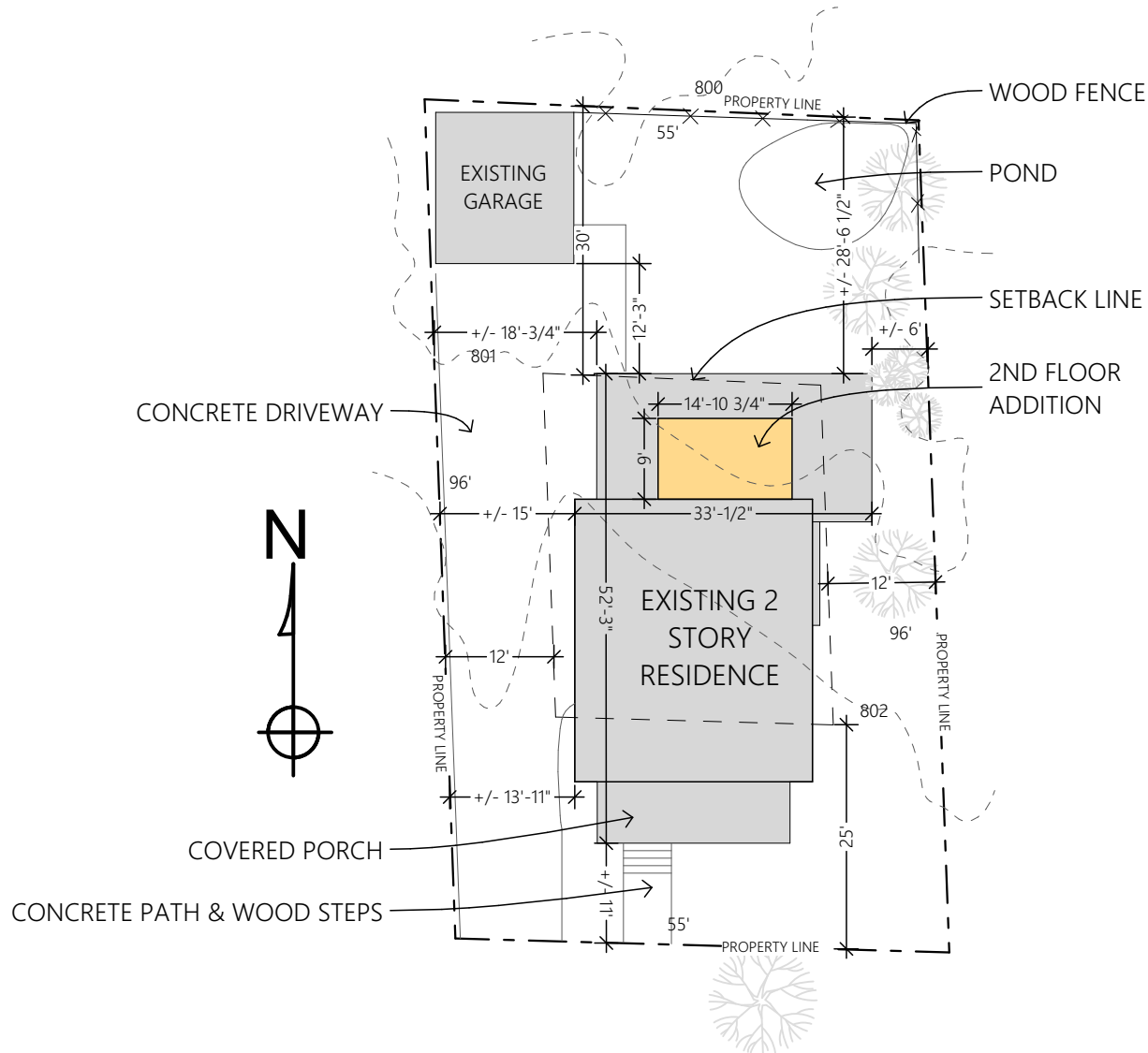
ID	Name
A000	COVER SHEET
A001	PHOTOS
A002	PHOTOS
A003	SITE PLAN
A100	EXISTING FOUNDATION PLAN
A101	EXISTING FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	EXISTING ROOF PLAN
A104	DEMO SECOND FLOOR PLAN
A105	NEW FIRST FLOOR PLAN
A106	NEW SECOND FLOOR PLAN
A107	NEW ROOF PLAN
A200	EXISTING WEST ELEVATION
A201	EXISTING NORTH ELEVATION
A202	EXISTING EAST ELEVATION
A203	DEMO NORTH ELEVATION
A204	NEW WEST ELEVATION
A205	NEW NORTH ELEVATION
A206	NEW EAST ELEVATION
A600	WINDOW DETAILS
A601	WINDOW SPECS
A900	3D VIEWS
A901	3D VIEWS

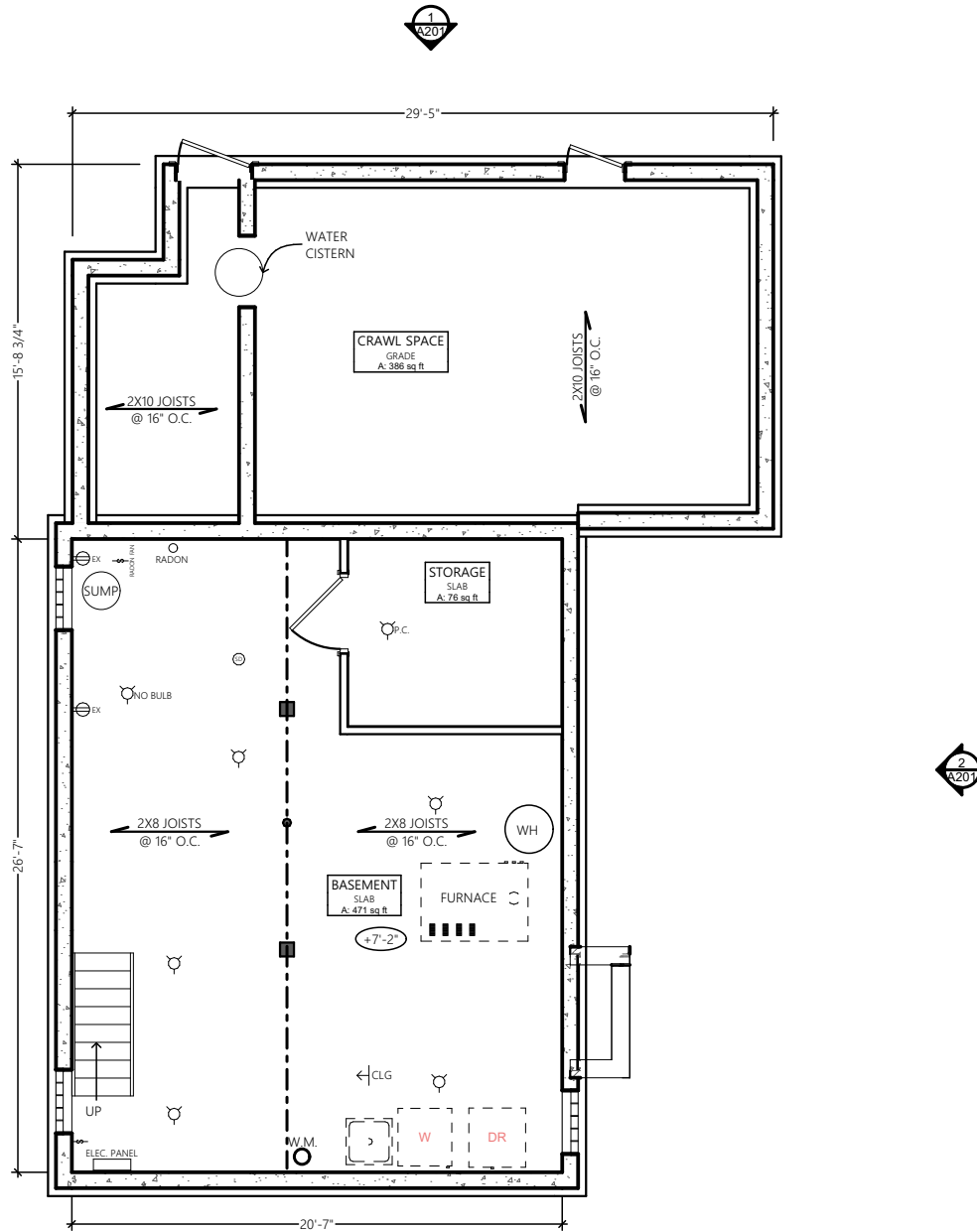
5/22/2025

SHEET TITLE

SITE PLAN

A003





1

EXISTING FOUNDATION PLAN

1/8" = 1'-0"

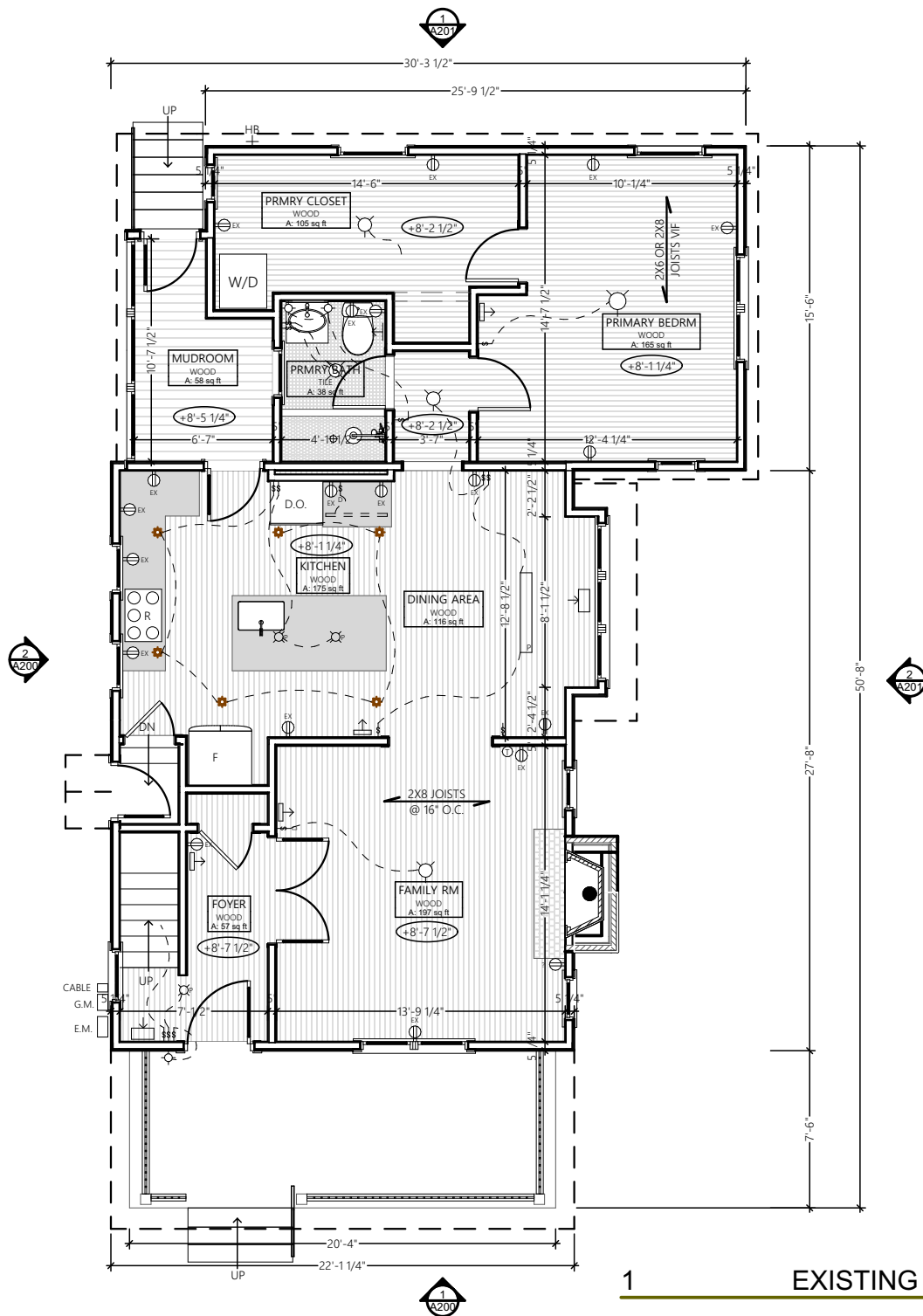
**FORWARD**
DESIGN BUILD REMODEL8110 Jackson Rd.
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net**HISTORIC DISTRICT
COMMISSION
APPLICATION****LUCCHESI
REMODEL**Julie & Bill Lucchesi
514 W. Washington St.
Ann Arbor, MI 48103**HDC SET INDEX**

ID	Name
A000	COVER SHEET
A001	PHOTOS
A002	PHOTOS
A003	SITE PLAN
A100	EXISTING FOUNDATION PLAN
A101	EXISTING FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	EXISTING ROOF PLAN
A104	DEMO SECOND FLOOR PLAN
A105	NEW FIRST FLOOR PLAN
A106	NEW SECOND FLOOR PLAN
A107	NEW ROOF PLAN
A200	EXISTING WEST ELEVATION
A201	EXISTING NORTH ELEVATION
A202	EXISTING EAST ELEVATION
A203	DEMO NORTH ELEVATION
A204	NEW WEST ELEVATION
A205	NEW NORTH ELEVATION
A206	NEW EAST ELEVATION
A600	WINDOW DETAILS
A601	WINDOW SPECS
A900	3D VIEWS
A901	3D VIEWS

5/22/2025

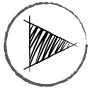
SHEET TITLE

**EXISTING
FOUNDATION
PLAN****A100**



1

EXISTING FIRST FLOOR PLAN 1/8" = 1'-0"



FORWARD
DESIGN BUILD REMODEL

8110 Jackson Rd.
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net

HISTORIC DISTRICT COMMISSION APPLICATION

LUCCHESI REMODEL

Julie & Bill Lucchesi
514 W. Washington St.
Ann Arbor, MI 48103

HDC SET INDEX

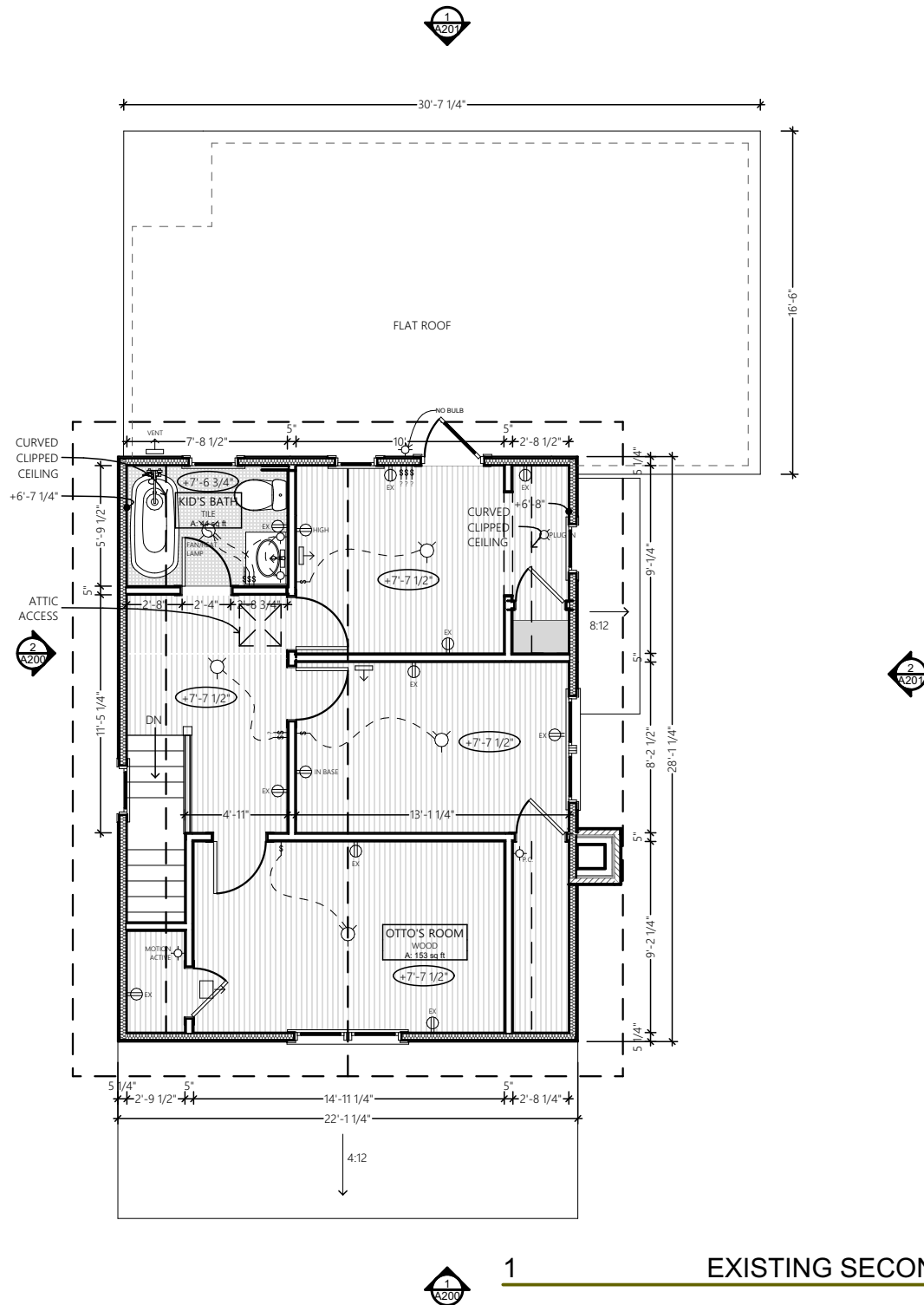
ID	Name
A000	COVER SHEET
A001	PHOTOS
A002	PHOTOS
A003	SITE PLAN
A100	EXISTING FOUNDATION PLAN
A101	EXISTING FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	EXISTING ROOF PLAN
A104	DEMO SECOND FLOOR PLAN
A105	NEW FIRST FLOOR PLAN
A106	NEW SECOND FLOOR PLAN
A107	NEW ROOF PLAN
A200	EXISTING WEST ELEVATION
A201	EXISTING NORTH ELEVATION
A202	EXISTING EAST ELEVATION
A203	DEMO NORTH ELEVATION
A204	NEW WEST ELEVATION
A205	NEW NORTH ELEVATION
A206	NEW EAST ELEVATION
A600	WINDOW DETAILS
A601	WINDOW SPECS
A900	3D VIEWS
A901	3D VIEWS

5/22/2025

SHEET TITLE

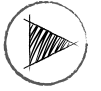
EXISTING FIRST
FLOOR PLAN

A101



1

EXISTING SECOND FLOOR PLAN 1/8" = 1'-0"



FORWARD
DESIGN BUILD REMODEL

8110 Jackson Rd.
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net

HISTORIC DISTRICT COMMISSION APPLICATION

LUCCHESI REMODEL

Julie & Bill Lucchesi
514 W. Washington St.
Ann Arbor, MI 48103

HDC SET INDEX

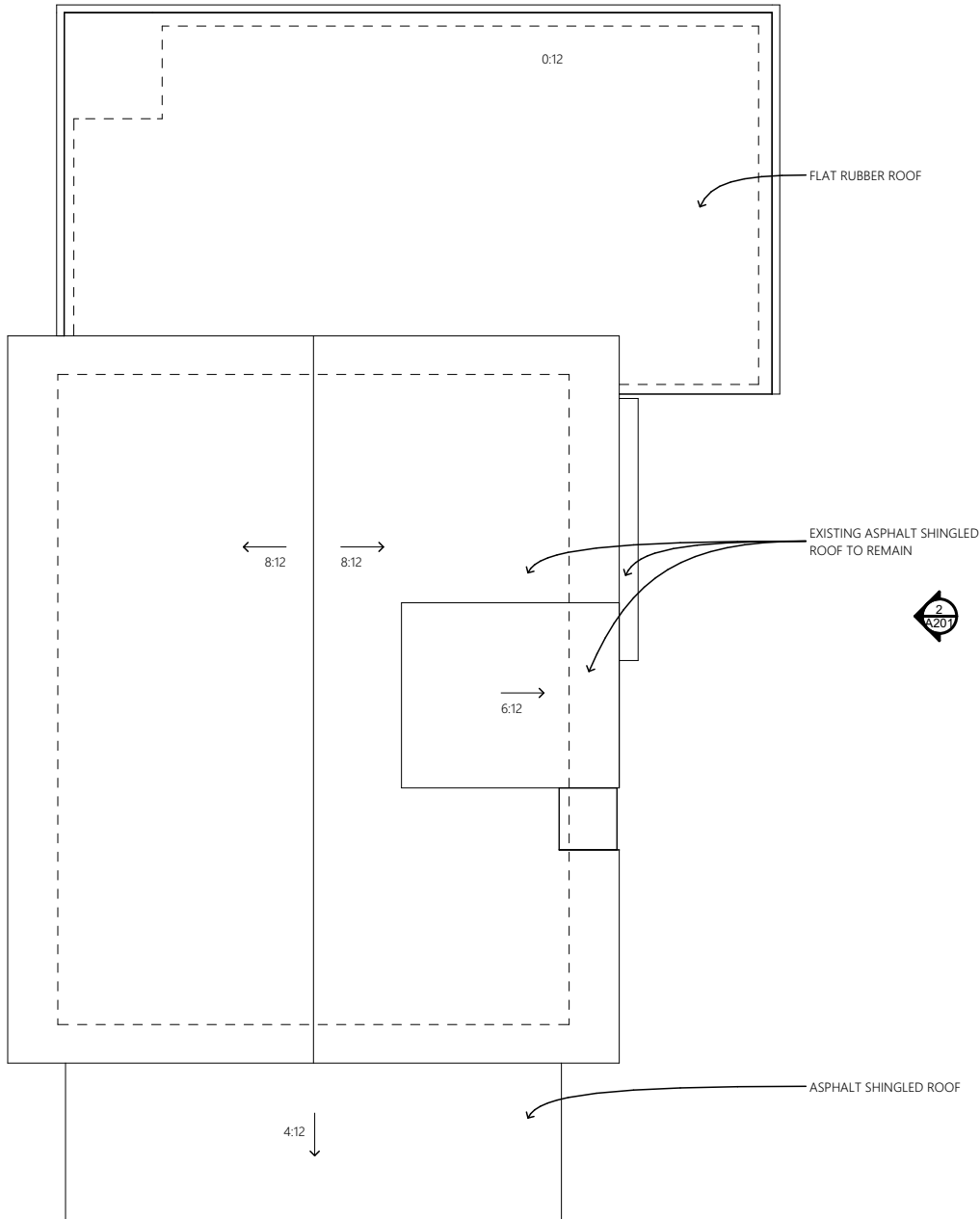
ID	Name
A000	COVER SHEET
A001	PHOTOS
A002	PHOTOS
A003	SITE PLAN
A100	EXISTING FOUNDATION PLAN
A101	EXISTING FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	EXISTING ROOF PLAN
A104	DEMO SECOND FLOOR PLAN
A105	NEW FIRST FLOOR PLAN
A106	NEW SECOND FLOOR PLAN
A107	NEW ROOF PLAN
A200	EXISTING WEST ELEVATION
A201	EXISTING NORTH ELEVATION
A202	EXISTING EAST ELEVATION
A203	DEMO NORTH ELEVATION
A204	NEW WEST ELEVATION
A205	NEW NORTH ELEVATION
A206	NEW EAST ELEVATION
A600	WINDOW DETAILS
A601	WINDOW SPECS
A900	3D VIEWS
A901	3D VIEWS

5/22/2025

SHEET TITLE

EXISTING
SECOND
FLOOR PLAN

A102



1

EXISTING ROOF PLAN

1/8" = 1'-0"



FORWARD
DESIGN BUILD REMODEL

8110 Jackson Rd.
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net

HISTORIC DISTRICT COMMISSION APPLICATION

LUCCHESI REMODEL

Julie & Bill Lucchese
514 W. Washington St.
Ann Arbor, MI 48103

HDC SET INDEX

ID	Name
A000	COVER SHEET
A001	PHOTOS
A002	PHOTOS
A003	SITE PLAN
A100	EXISTING FOUNDATION PLAN
A101	EXISTING FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	EXISTING ROOF PLAN
A104	DEMO SECOND FLOOR PLAN
A105	NEW FIRST FLOOR PLAN
A106	NEW SECOND FLOOR PLAN
A107	NEW ROOF PLAN
A200	EXISTING WEST ELEVATION
A201	EXISTING NORTH ELEVATION
A202	EXISTING EAST ELEVATION
A203	DEMO NORTH ELEVATION
A204	NEW WEST ELEVATION
A205	NEW NORTH ELEVATION
A206	NEW EAST ELEVATION
A600	WINDOW DETAILS
A601	WINDOW SPECS
A900	3D VIEWS
A901	3D VIEWS

5/22/2025

SHEET TITLE

EXISTING
ROOF PLAN

A103



FORWARD
DESIGN BUILD REMODEL

8110 Jackson Rd.
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net

HISTORIC DISTRICT COMMISSION APPLICATION

LUCCHESI REMODEL

Julie & Bill Lucchese
514 W. Washington St.
Ann Arbor, MI 48103

HDC SET INDEX

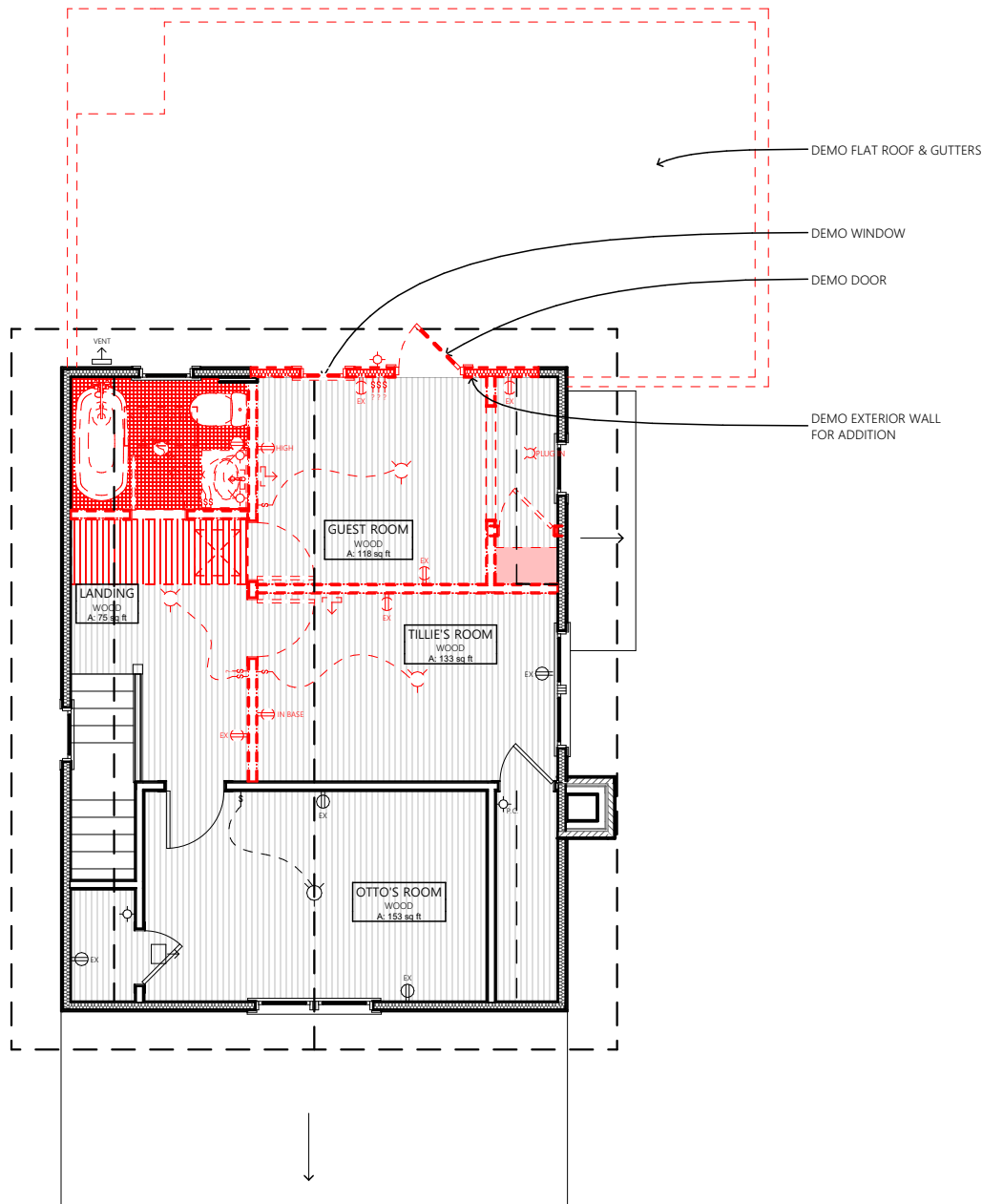
ID	Name
A000	COVER SHEET
A001	PHOTOS
A002	PHOTOS
A003	SITE PLAN
A100	EXISTING FOUNDATION PLAN
A101	EXISTING FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	EXISTING ROOF PLAN
A104	DEMO SECOND FLOOR PLAN
A105	NEW FIRST FLOOR PLAN
A106	NEW SECOND FLOOR PLAN
A107	NEW ROOF PLAN
A200	EXISTING WEST ELEVATION
A201	EXISTING NORTH ELEVATION
A202	EXISTING EAST ELEVATION
A203	DEMO NORTH ELEVATION
A204	NEW WEST ELEVATION
A205	NEW NORTH ELEVATION
A206	NEW EAST ELEVATION
A600	WINDOW DETAILS
A601	WINDOW SPECS
A900	3D VIEWS
A901	3D VIEWS

5/22/2025

SHEET TITLE

DEMO
SECOND
FLOOR PLAN

A104



1

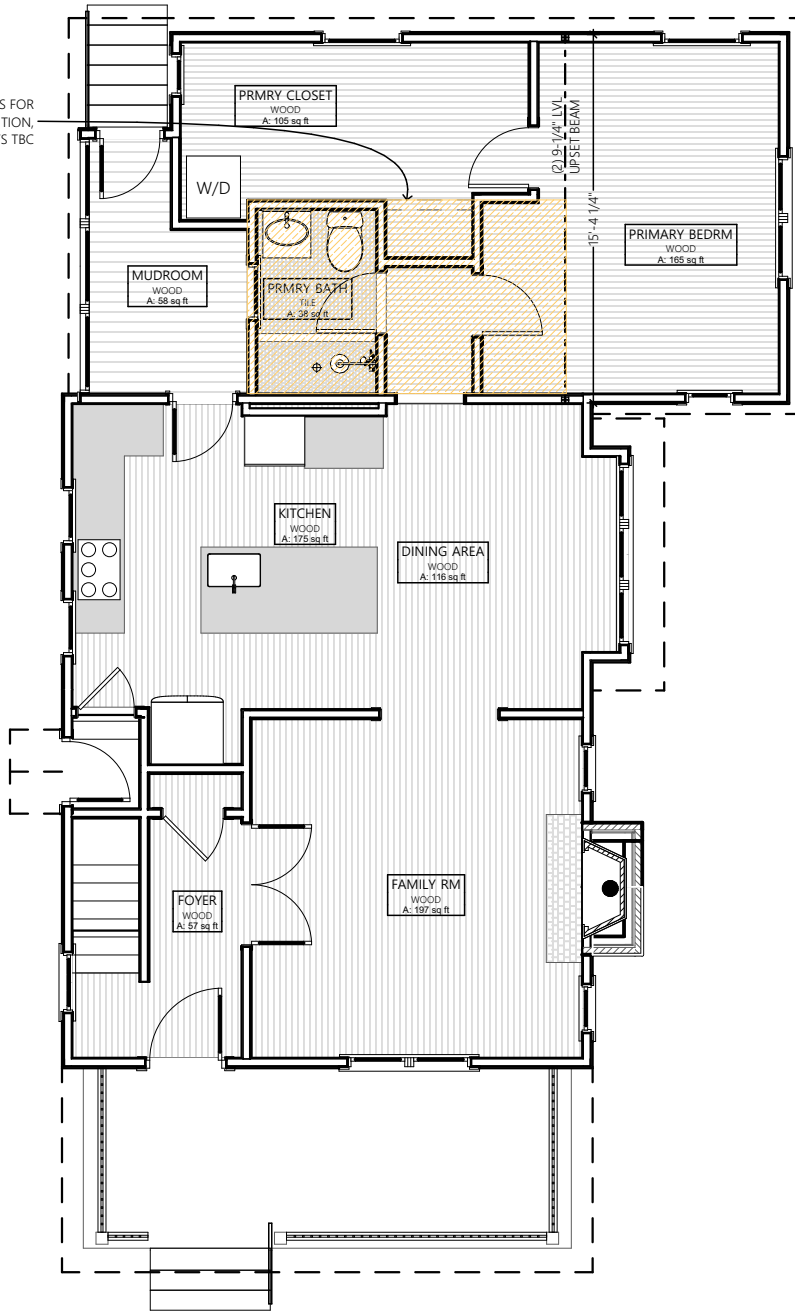
DEMO SECOND FLOOR PLAN

1/8" = 1'-0"





SISTER ROOF JOISTS FOR
SECOND FLOOR ADDITION,
EXISTING 2X6 OR 2X8 JOISTS TBC



1

NEW FIRST FLOOR PLAN 1/8" = 1'-0"



FORWARD
DESIGN BUILD REMODEL

8110 Jackson Rd.
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net

HISTORIC DISTRICT COMMISSION APPLICATION

LUCCHESI REMODEL

Julie & Bill Lucchesi
514 W. Washington St.
Ann Arbor, MI 48103

HDC SET INDEX

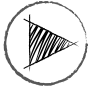
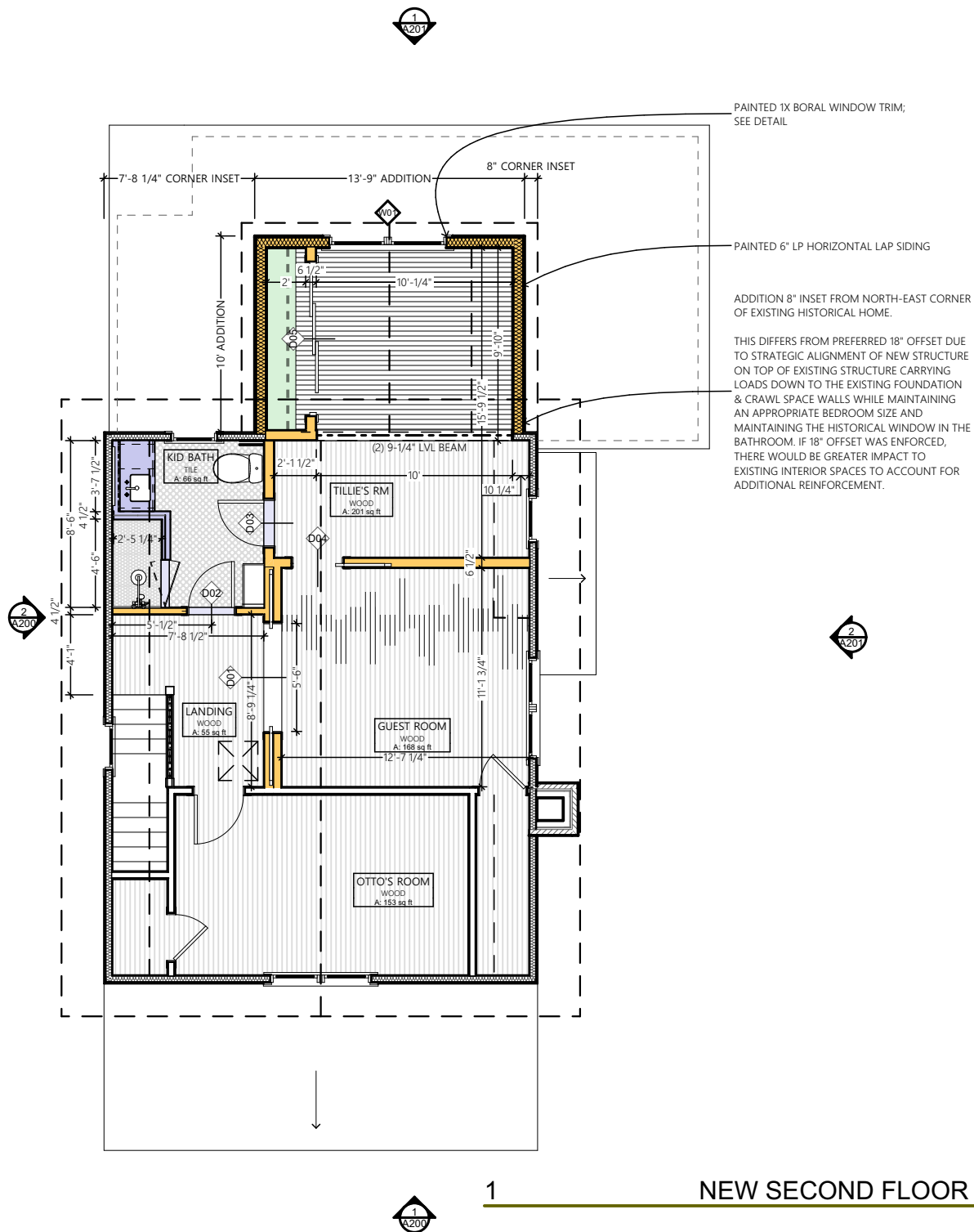
ID	Name
A000	COVER SHEET
A001	PHOTOS
A002	PHOTOS
A003	SITE PLAN
A100	EXISTING FOUNDATION PLAN
A101	EXISTING FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	EXISTING ROOF PLAN
A104	DEMO SECOND FLOOR PLAN
A105	NEW FIRST FLOOR PLAN
A106	NEW SECOND FLOOR PLAN
A107	NEW ROOF PLAN
A200	EXISTING WEST ELEVATION
A201	EXISTING NORTH ELEVATION
A202	EXISTING EAST ELEVATION
A203	DEMO NORTH ELEVATION
A204	NEW WEST ELEVATION
A205	NEW NORTH ELEVATION
A206	NEW EAST ELEVATION
A600	WINDOW DETAILS
A601	WINDOW SPECS
A900	3D VIEWS
A901	3D VIEWS

5/22/2025

SHEET TITLE

NEW FIRST
FLOOR PLAN

A105



FORWARD
DESIGN BUILD REMODEL

8110 Jackson Rd.
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net

HISTORIC DISTRICT COMMISSION APPLICATION

LUCCHESI REMODEL

Julie & Bill Lucchesi
514 W. Washington St.
Ann Arbor, MI 48103

HDC SET INDEX

ID	Name
A000	COVER SHEET
A001	PHOTOS
A002	PHOTOS
A003	SITE PLAN
A100	EXISTING FOUNDATION PLAN
A101	EXISTING FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	EXISTING ROOF PLAN
A104	DEMO SECOND FLOOR PLAN
A105	NEW FIRST FLOOR PLAN
A106	NEW SECOND FLOOR PLAN
A107	NEW ROOF PLAN
A200	EXISTING WEST ELEVATION
A201	EXISTING NORTH ELEVATION
A202	EXISTING EAST ELEVATION
A203	DEMO NORTH ELEVATION
A204	NEW WEST ELEVATION
A205	NEW NORTH ELEVATION
A206	NEW EAST ELEVATION
A600	WINDOW DETAILS
A601	WINDOW SPECS
A900	3D VIEWS
A901	3D VIEWS

5/22/2025

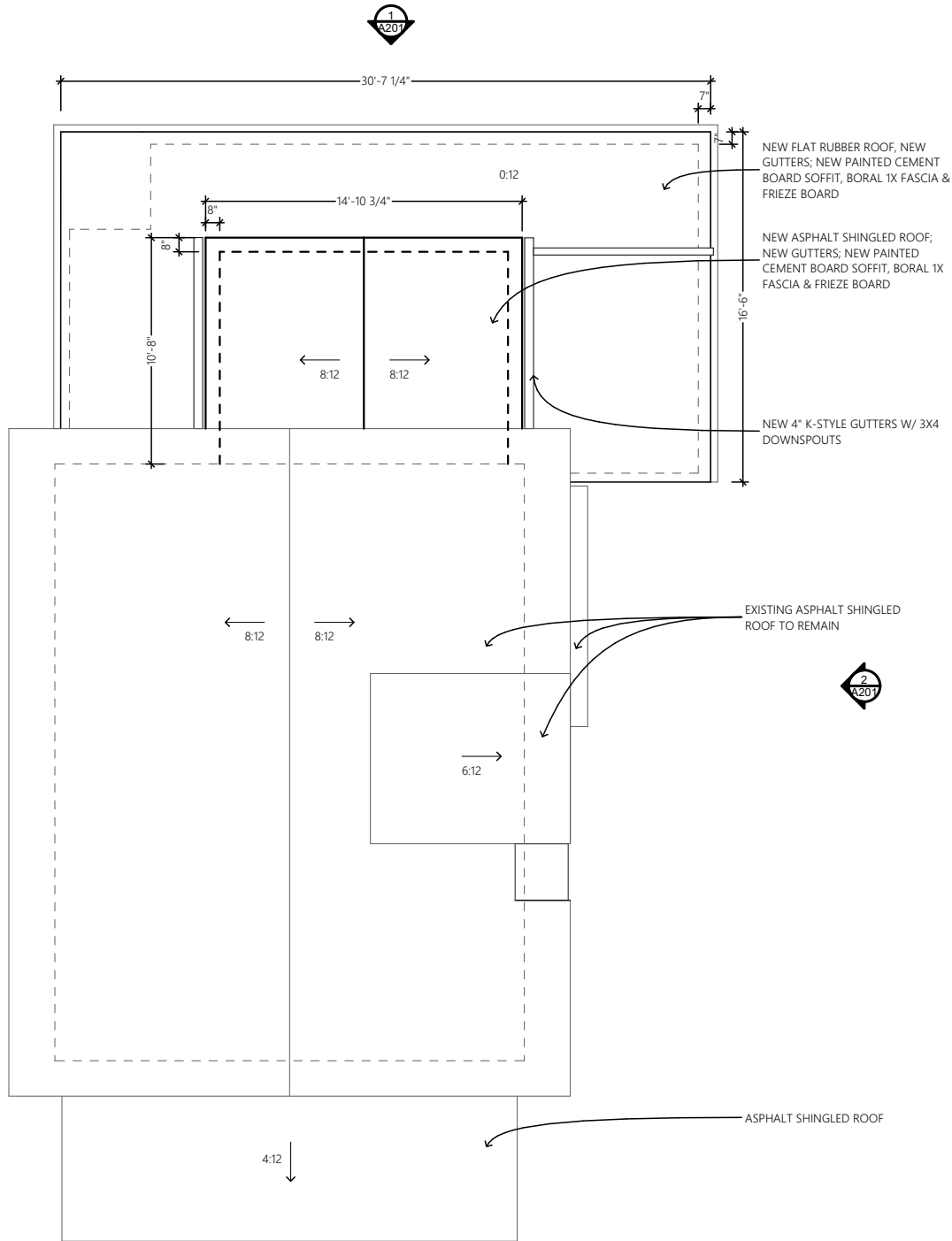
SHEET TITLE

NEW SECOND
FLOOR PLAN

A106

NEW SECOND FLOOR PLAN

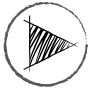
1/8" = 1'-0"



1

NEW ROOF PLAN

1/8" = 1'-0"



FORWARD
DESIGN BUILD REMODEL

8110 Jackson Rd.
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net

HISTORIC DISTRICT COMMISSION APPLICATION

LUCCHESI REMODEL

Julie & Bill Lucchese
514 W. Washington St.
Ann Arbor, MI 48103

HDC SET INDEX

ID	Name
A000	COVER SHEET
A001	PHOTOS
A002	PHOTOS
A003	SITE PLAN
A100	EXISTING FOUNDATION PLAN
A101	EXISTING FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	EXISTING ROOF PLAN
A104	DEMO SECOND FLOOR PLAN
A105	NEW FIRST FLOOR PLAN
A106	NEW SECOND FLOOR PLAN
A107	NEW ROOF PLAN
A200	EXISTING WEST ELEVATION
A201	EXISTING NORTH ELEVATION
A202	EXISTING EAST ELEVATION
A203	DEMO NORTH ELEVATION
A204	NEW WEST ELEVATION
A205	NEW NORTH ELEVATION
A206	NEW EAST ELEVATION
A600	WINDOW DETAILS
A601	WINDOW SPECS
A900	3D VIEWS
A901	3D VIEWS

5/22/2025

SHEET TITLE

NEW ROOF
PLAN

A107



FORWARD
DESIGN BUILD REMODEL

8110 Jackson Rd.
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net

**HISTORIC DISTRICT
COMMISSION
APPLICATION**

**LUCCHESI
REMODEL**

Julie & Bill Lucchese
514 W. Washington St.
Ann Arbor, MI 48103

HDC SET INDEX

ID	Name
A000	COVER SHEET
A001	PHOTOS
A002	PHOTOS
A003	SITE PLAN
A100	EXISTING FOUNDATION PLAN
A101	EXISTING FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	EXISTING ROOF PLAN
A104	DEMO SECOND FLOOR PLAN
A105	NEW FIRST FLOOR PLAN
A106	NEW SECOND FLOOR PLAN
A107	NEW ROOF PLAN
A200	EXISTING WEST ELEVATION
A201	EXISTING NORTH ELEVATION
A202	EXISTING EAST ELEVATION
A203	DEMO NORTH ELEVATION
A204	NEW WEST ELEVATION
A205	NEW NORTH ELEVATION
A206	NEW EAST ELEVATION
A600	WINDOW DETAILS
A601	WINDOW SPECS
A900	3D VIEWS
A901	3D VIEWS

5/22/2025

SHEET TITLE

EXISTING WEST
ELEVATION

A200



EXISTING WEST SIDE ELEVATION

1/8" = 1'-0"



FORWARD
DESIGN BUILD REMODEL

8110 Jackson Rd.
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net

**HISTORIC DISTRICT
COMMISSION
APPLICATION**

**LUCCHESI
REMODEL**

Julie & Bill Lucchesi
514 W. Washington St.
Ann Arbor, MI 48103

HDC SET INDEX

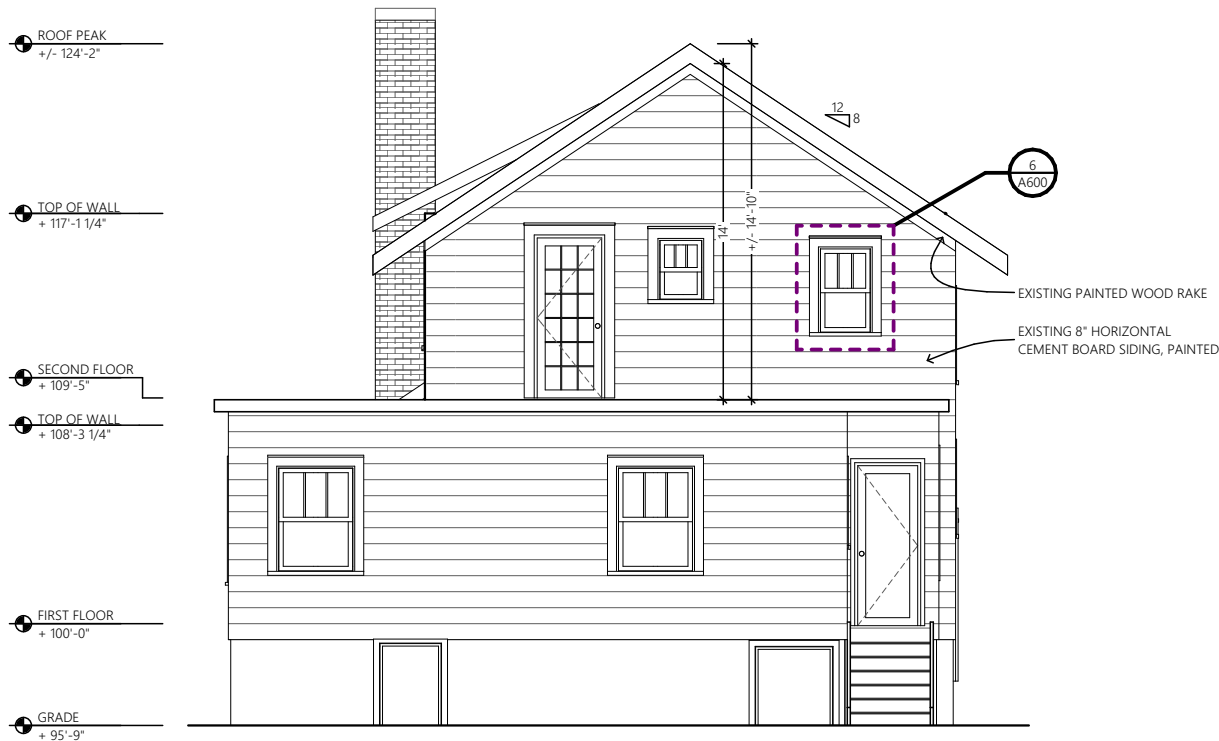
ID	Name
A000	COVER SHEET
A001	PHOTOS
A002	PHOTOS
A003	SITE PLAN
A100	EXISTING FOUNDATION PLAN
A101	EXISTING FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	EXISTING ROOF PLAN
A104	DEMO SECOND FLOOR PLAN
A105	NEW FIRST FLOOR PLAN
A106	NEW SECOND FLOOR PLAN
A107	NEW ROOF PLAN
A200	EXISTING WEST ELEVATION
A201	EXISTING NORTH ELEVATION
A202	EXISTING EAST ELEVATION
A203	DEMO NORTH ELEVATION
A204	NEW WEST ELEVATION
A205	NEW NORTH ELEVATION
A206	NEW EAST ELEVATION
A600	WINDOW DETAILS
A601	WINDOW SPECS
A900	3D VIEWS
A901	3D VIEWS

5/22/2025

SHEET TITLE

EXISTING
NORTH
ELEVATION

A201



EXISTING NORTH REAR ELEVATION

1/8" = 1'-0"



FORWARD
DESIGN BUILD REMODEL

8110 Jackson Rd.
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net

**HISTORIC DISTRICT
COMMISSION
APPLICATION**

**LUCCHESI
REMODEL**

Julie & Bill Lucchese
514 W. Washington St.
Ann Arbor, MI 48103

HDC SET INDEX

ID	Name
A000	COVER SHEET
A001	PHOTOS
A002	PHOTOS
A003	SITE PLAN
A100	EXISTING FOUNDATION PLAN
A101	EXISTING FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	EXISTING ROOF PLAN
A104	DEMO SECOND FLOOR PLAN
A105	NEW FIRST FLOOR PLAN
A106	NEW SECOND FLOOR PLAN
A107	NEW ROOF PLAN
A200	EXISTING WEST ELEVATION
A201	EXISTING NORTH ELEVATION
A202	EXISTING EAST ELEVATION
A203	DEMO NORTH ELEVATION
A204	NEW WEST ELEVATION
A205	NEW NORTH ELEVATION
A206	NEW EAST ELEVATION
A600	WINDOW DETAILS
A601	WINDOW SPECS
A900	3D VIEWS
A901	3D VIEWS

5/22/2025

SHEET TITLE

**EXISTING EAST
ELEVATION**

A202

ROOF PEAK
+/- 124'-2"

TOP OF WALL
+ 117'-1 1/4"

SECOND FLOOR
+ 109'-5"

TOP OF WALL
+ 108'-3 1/4"

FIRST FLOOR
+ 100'-0"

GRADE
+ 95'-9"





FORWARD
DESIGN BUILD REMODEL

8110 Jackson Rd.
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net

**HISTORIC DISTRICT
COMMISSION
APPLICATION**

**LUCCHESI
REMODEL**

Julie & Bill Lucchese
514 W. Washington St.
Ann Arbor, MI 48103

HDC SET INDEX

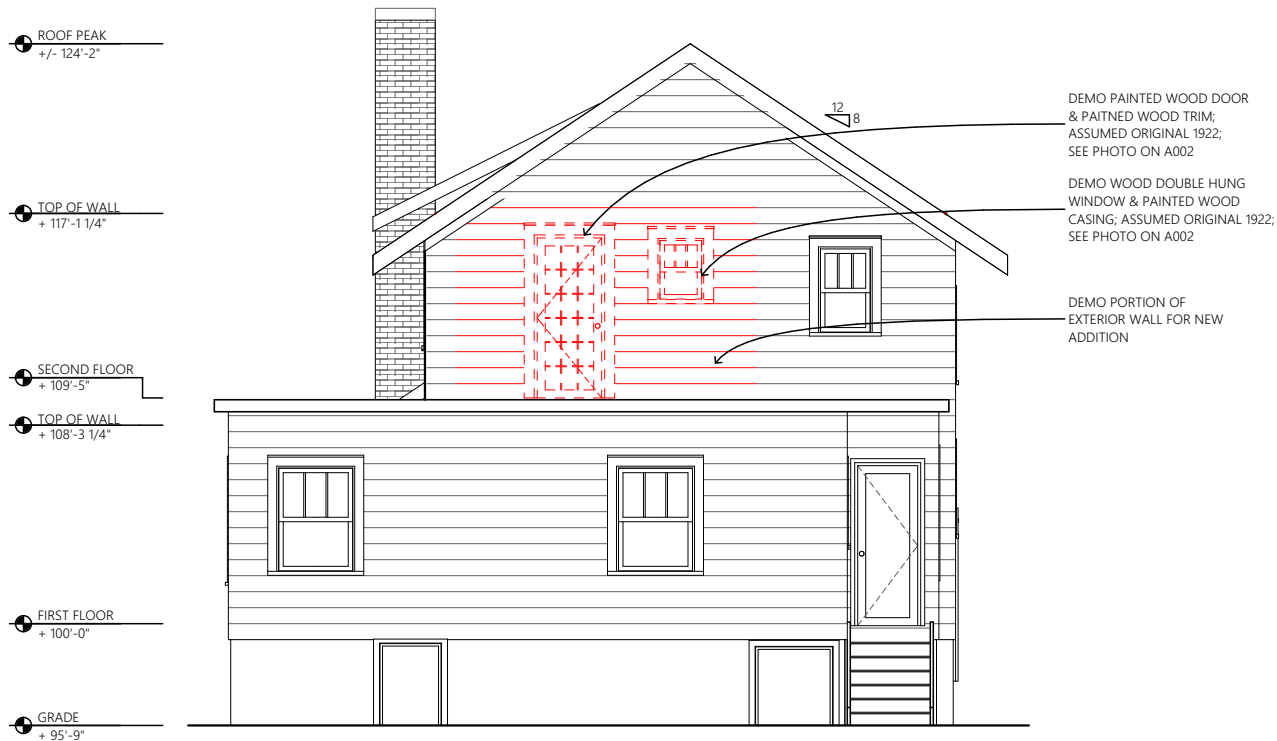
ID	Name
A000	COVER SHEET
A001	PHOTOS
A002	PHOTOS
A003	SITE PLAN
A100	EXISTING FOUNDATION PLAN
A101	EXISTING FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	EXISTING ROOF PLAN
A104	DEMO SECOND FLOOR PLAN
A105	NEW FIRST FLOOR PLAN
A106	NEW SECOND FLOOR PLAN
A107	NEW ROOF PLAN
A200	EXISTING WEST ELEVATION
A201	EXISTING NORTH ELEVATION
A202	EXISTING EAST ELEVATION
A203	DEMO NORTH ELEVATION
A204	NEW WEST ELEVATION
A205	NEW NORTH ELEVATION
A206	NEW EAST ELEVATION
A600	WINDOW DETAILS
A601	WINDOW SPECS
A900	3D VIEWS
A901	3D VIEWS

5/22/2025

SHEET TITLE

**DEMO NORTH
ELEVATION**

A203



1 DEMO REAR ELEVATION 1/8" = 1'-0"



FORWARD
DESIGN BUILD REMODEL

8110 Jackson Rd.
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net

**HISTORIC DISTRICT
COMMISSION
APPLICATION**

**LUCCHESI
REMODEL**

Julie & Bill Lucchesi
514 W. Washington St.
Ann Arbor, MI 48103

HDC SET INDEX

ID	Name
A000	COVER SHEET
A001	PHOTOS
A002	PHOTOS
A003	SITE PLAN
A100	EXISTING FOUNDATION PLAN
A101	EXISTING FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	EXISTING ROOF PLAN
A104	DEMO SECOND FLOOR PLAN
A105	NEW FIRST FLOOR PLAN
A106	NEW SECOND FLOOR PLAN
A107	NEW ROOF PLAN
A200	EXISTING WEST ELEVATION
A201	EXISTING NORTH ELEVATION
A202	EXISTING EAST ELEVATION
A203	DEMO NORTH ELEVATION
A204	NEW WEST ELEVATION
A205	NEW NORTH ELEVATION
A206	NEW EAST ELEVATION
A600	WINDOW DETAILS
A601	WINDOW SPECS
A900	3D VIEWS
A901	3D VIEWS

5/22/2025

SHEET TITLE

**NEW WEST
ELEVATION**

A204





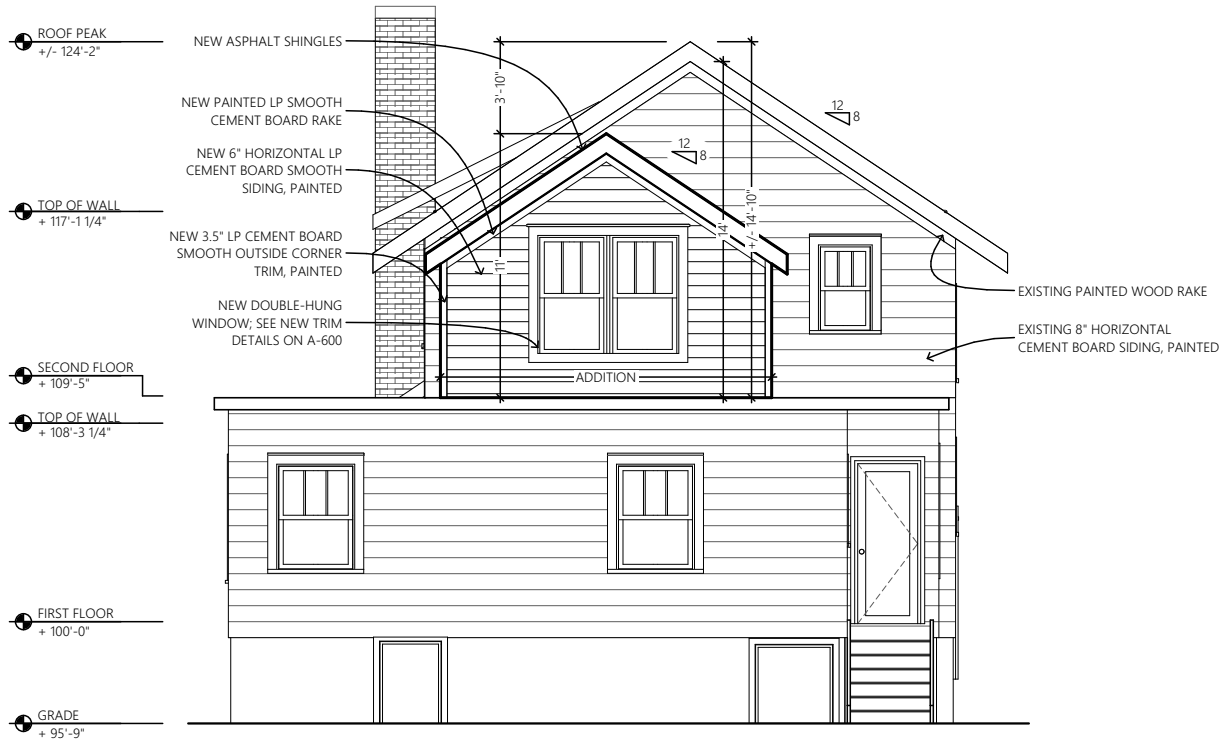
EXISTING 8" HORIZONTAL TEXTURED
CEMENT BOARD SIDING, PAINTED



NEW 6" HORIZONTAL
SMOOTH LP SIDING, PAINTED



NEW 3.5" SMOOTH LP CORNER
TRIM BOARDS, PAINTED



FORWARD
DESIGN BUILD REMODEL

8110 Jackson Rd.
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net

**HISTORIC DISTRICT
COMMISSION
APPLICATION**

**LUCCHESI
REMODEL**

Julie & Bill Lucchesi
514 W. Washington St.
Ann Arbor, MI 48103

HDC SET INDEX	
ID	Name
A000	COVER SHEET
A001	PHOTOS
A002	PHOTOS
A003	SITE PLAN
A100	EXISTING FOUNDATION PLAN
A101	EXISTING FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	EXISTING ROOF PLAN
A104	DEMO SECOND FLOOR PLAN
A105	NEW FIRST FLOOR PLAN
A106	NEW SECOND FLOOR PLAN
A107	NEW ROOF PLAN
A200	EXISTING WEST ELEVATION
A201	EXISTING NORTH ELEVATION
A202	EXISTING EAST ELEVATION
A203	DEMO NORTH ELEVATION
A204	NEW WEST ELEVATION
A205	NEW NORTH ELEVATION
A206	NEW EAST ELEVATION
A600	WINDOW DETAILS
A601	WINDOW SPECS
A900	3D VIEWS
A901	3D VIEWS

5/22/2025

SHEET TITLE

**NEW NORTH
ELEVATION**

A205



FORWARD
DESIGN BUILD REMODEL

8110 Jackson Rd.
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net

**HISTORIC DISTRICT
COMMISSION
APPLICATION**

**LUCCHESI
REMODEL**

Julie & Bill Lucchese
514 W. Washington St.
Ann Arbor, MI 48103

HDC SET INDEX

ID	Name
A000	COVER SHEET
A001	PHOTOS
A002	PHOTOS
A003	SITE PLAN
A100	EXISTING FOUNDATION PLAN
A101	EXISTING FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	EXISTING ROOF PLAN
A104	DEMO SECOND FLOOR PLAN
A105	NEW FIRST FLOOR PLAN
A106	NEW SECOND FLOOR PLAN
A107	NEW ROOF PLAN
A200	EXISTING WEST ELEVATION
A201	EXISTING NORTH ELEVATION
A202	EXISTING EAST ELEVATION
A203	DEMO NORTH ELEVATION
A204	NEW WEST ELEVATION
A205	NEW NORTH ELEVATION
A206	NEW EAST ELEVATION
A600	WINDOW DETAILS
A601	WINDOW SPECS
A900	3D VIEWS
A901	3D VIEWS

5/22/2025

SHEET TITLE

**NEW EAST
ELEVATION**

A206



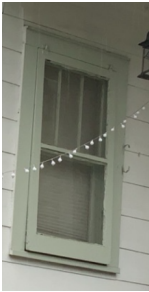
1 NEW EAST SIDE ELEVATION

1/8" = 1'-0"

EXISTING WINDOW TYPES: SINGLE-HUNG, DOUBLE-HUNG, FIXED TYPICAL EXAMPLES



48"w x 52"h



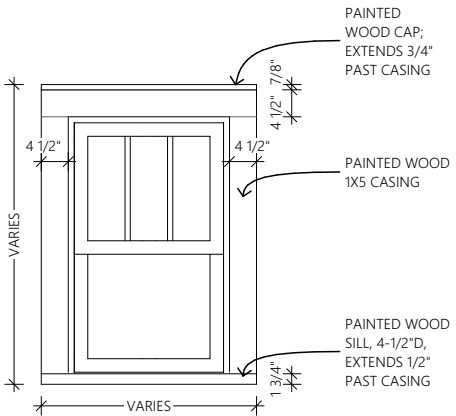
21"w x 42"h



52"w x 52"h

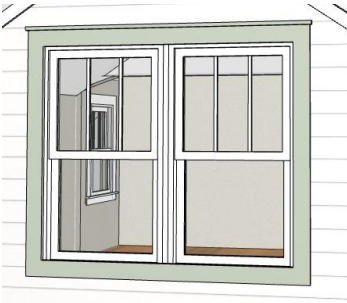


34"w x 24"h



TYPICAL EXISTING CASING DETAIL 3/8" = 1'

NEW WINDOW TYPE: DOUBLE-HUNG

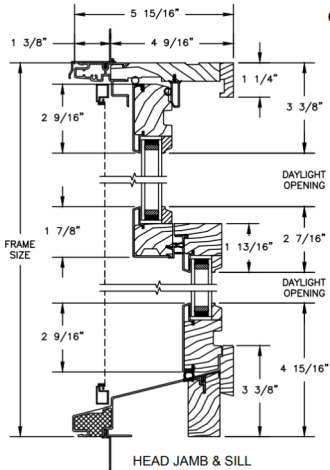


71.5"w x 61.25"h

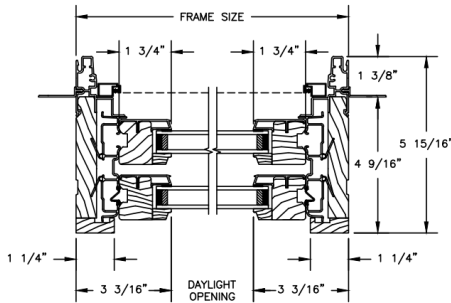
5/8" WDL WITH
INNER BAR



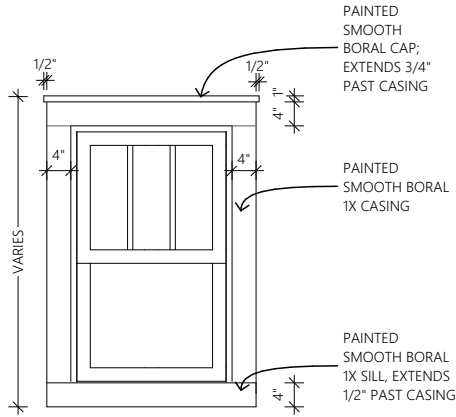
WINDSOR PINNACLE CLAD PUTTY
DIVIDED LITE GRILLE DETAIL



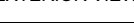
WINDSOR PINNACLE CLAD
JAMB & SILL DETAIL



WINDSOR PINNACLE CLAD
JAMB DETAIL



TYPICAL NEW CASING DETAIL 3/8" = 1'

NEW WINDOW SCHEDULE												
ID	ROOM	EXTERIOR VIEW	QTY.	R.O. DIMENSIONS	UNIT DIMENSIONS		BRAND/ MODEL	TYPE	EXTERIOR FINISH	INTERIOR FINISH	GLASS	NOTES
					WIDTH	HEIGHT						
W01	NEW BEDROOM ADDITION		1	6'x5'-1 1/2"	5'-11 1/2"	5'-1 1/4"	WINDSOR	PINNACLE CLAD	WOOD CLAD WHITE ALUMINUM	STAINED PINE	LOW-E, TEMPEERED	EGRESS SIZE, INCLUDE PLAZA GRILLE PATTERN W/ 5/8" SHORT GRILLE



FORWARD
DESIGN BUILD REMODEL

8110 Jackson Rd.
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net

**HISTORIC DISTRICT
COMMISSION
APPLICATION**

**LUCCHESI
REMODEL**

Julie & Bill Lucchesi
514 W. Washington St.
Ann Arbor, MI 48103

HDC SET INDEX

ID	Name
A000	COVER SHEET
A001	PHOTOS
A002	PHOTOS
A003	SITE PLAN
A100	EXISTING FOUNDATION PLAN
A101	EXISTING FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	EXISTING ROOF PLAN
A104	DEMO SECOND FLOOR PLAN
A105	NEW FIRST FLOOR PLAN
A106	NEW SECOND FLOOR PLAN
A107	NEW ROOF PLAN
A200	EXISTING WEST ELEVATION
A201	EXISTING NORTH ELEVATION
A202	EXISTING EAST ELEVATION
A203	DEMO NORTH ELEVATION
A204	NEW WEST ELEVATION
A205	NEW NORTH ELEVATION
A206	NEW EAST ELEVATION
A600	WINDOW DETAILS
A601	WINDOW SPECS
A900	3D VIEWS
A901	3D VIEWS

5/22/2025

SHEET TITLE

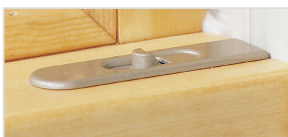
**WINDOW
DETAILS**

A600

Pinnacle Clad Impact Double Hung

Features and Benefits

- Clear Select Pine interior
- Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance
- Glass is replaceable in case of damage
- EZ Tilt operation available for easy removal and replacement of sash (double hung only)



- Recessed lock and keeper for a sleek appearance



- Block and tackle balance system for ease of operation
- No-finger pull option for hardware application
- Certified against hurricane blasts: Laminated glass allows unit to crack instead of shatter when under great pressure
- Meets and exceeds building codes for extreme coastal environment conditions
- Laminated glass dampens sounds from traffic, neighbors and the outdoors
- Preserve protective film standard
- Head frame corners will be secured with corner keys, injected silicone and screws for improved stability
- A new, full-size, inverted block and tackle balance provides support for a heavier sash
- Jamb jacks provide the ability to make future adjustments after settling
- A trim identification line on the side and head inside stops provides easy alignment during installation

- Exterior jamb covers are available in finishes that match the aluminum, while interior species matches jamb covers, providing an all wood interior look



Sizes

Available in hundreds of standard and custom sizes

Glazing

- Glazed with tape and structural glazing sealant
- Cardinal Sea-Storm® LoE 366 insulated glass standard, featuring stainless steel spacers; tinted, tempered and laminated glass available
- Custom and special glass types available
- Insulated glass utilizes annealed glass on exterior and laminated glass on interior
- Laminated glass features PVB inner layer on operating units and SGP inner layer on picture units

Exterior Trim

- Clad windows available with WM 180 brickmould, Williamsburg or 3-1/2" flat casing; 3/8", 1-1/4" and 2-1/4" subsill available

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" Perimeter Grille (*NOT available on radius double hung*)
- 7/8" and 1-1/4" Stick Grille
- 3/4" and 1" Profiled Inner Grille
- 13/16" Flat Inner Grille
- 7/8v and 1-1/4" Ogee WDL
- 5/8", 7/8", 1-1/4" and 2" Short Putty WDL
- 5/8", 7/8", 1-1/4" and 2" Short Contemporary WDL
- 2" Simulated Check Rail (*DH picture only*)
- Standard and custom grille patterns available

Finishes

- Interior – Available in Clear Select Pine
 - Primed: white or black
 - Painted: white, black or gray
 - Stained: 9 color options
- Exterior – Clad windows feature heavy-duty extruded aluminum cladding on sash and frame

Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 24 Standard Clad Colors available in 2604 and 2605 finish
- 20 Feature Clad Colors available in 2604 and 2605 finish (Custom color matching is also available)
- 7 Matte Clad Colors available in the 2604 finish only

Hardware

Double hung lock available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar



10/2023



FORWARD
DESIGN BUILD REMODEL

8110 Jackson Rd.
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net

HISTORIC DISTRICT COMMISSION APPLICATION

LUCCHESI REMODEL

Julie & Bill Lucchesi
514 W. Washington St.
Ann Arbor, MI 48103

HDC SET INDEX	
ID	Name
A000	COVER SHEET
A001	PHOTOS
A002	PHOTOS
A003	SITE PLAN
A100	EXISTING FOUNDATION PLAN
A101	EXISTING FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	EXISTING ROOF PLAN
A104	DEMO SECOND FLOOR PLAN
A105	NEW FIRST FLOOR PLAN
A106	NEW SECOND FLOOR PLAN
A107	NEW ROOF PLAN
A200	EXISTING WEST ELEVATION
A201	EXISTING NORTH ELEVATION
A202	EXISTING EAST ELEVATION
A203	DEMO NORTH ELEVATION
A204	NEW WEST ELEVATION
A205	NEW NORTH ELEVATION
A206	NEW EAST ELEVATION
A600	WINDOW DETAILS
A601	WINDOW SPECS
A900	3D VIEWS
A901	3D VIEWS

5/22/2025

SHEET TITLE

WINDOW
SPECS

A601



EXISTING BACK NW VIEW 3D RENDERING



NEW BACK NW VIEW 3D RENDERING



EXISTING FRONT SE VIEW 3D RENDERING



NEW FRONT SE VIEW 3D RENDERING



FORWARD
DESIGN BUILD REMODEL

8110 Jackson Rd.
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net

HISTORIC DISTRICT COMMISSION APPLICATION

LUCCHESI REMODEL

Julie & Bill Lucchese
514 W. Washington St.
Ann Arbor, MI 48103

HDC SET INDEX

ID	Name
A000	COVER SHEET
A001	PHOTOS
A002	PHOTOS
A003	SITE PLAN
A100	EXISTING FOUNDATION PLAN
A101	EXISTING FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	EXISTING ROOF PLAN
A104	DEMO SECOND FLOOR PLAN
A105	NEW FIRST FLOOR PLAN
A106	NEW SECOND FLOOR PLAN
A107	NEW ROOF PLAN
A200	EXISTING WEST ELEVATION
A201	EXISTING NORTH ELEVATION
A202	EXISTING EAST ELEVATION
A203	DEMO NORTH ELEVATION
A204	NEW WEST ELEVATION
A205	NEW NORTH ELEVATION
A206	NEW EAST ELEVATION
A600	WINDOW DETAILS
A601	WINDOW SPECS
A900	3D VIEWS
A901	3D VIEWS

5/22/2025

SHEET TITLE

3D VIEWS

A900



EXISTING BACK VIEW 3D RENDERING



NEW BACK VIEW 3D RENDERING



FORWARD
DESIGN BUILD REMODEL

8110 Jackson Rd.
Ann Arbor, MI 48103
P 734-761-8403
F 734-761-8419
www.planforward.net

HISTORIC DISTRICT COMMISSION APPLICATION

LUCCHESI REMODEL

Julie & Bill Lucchese
514 W. Washington St.
Ann Arbor, MI 48103

HDC SET INDEX

ID	Name
A000	COVER SHEET
A001	PHOTOS
A002	PHOTOS
A003	SITE PLAN
A100	EXISTING FOUNDATION PLAN
A101	EXISTING FIRST FLOOR PLAN
A102	EXISTING SECOND FLOOR PLAN
A103	EXISTING ROOF PLAN
A104	DEMO SECOND FLOOR PLAN
A105	NEW FIRST FLOOR PLAN
A106	NEW SECOND FLOOR PLAN
A107	NEW ROOF PLAN
A200	EXISTING WEST ELEVATION
A201	EXISTING NORTH ELEVATION
A202	EXISTING EAST ELEVATION
A203	DEMO NORTH ELEVATION
A204	NEW WEST ELEVATION
A205	NEW NORTH ELEVATION
A206	NEW EAST ELEVATION
A600	WINDOW DETAILS
A601	WINDOW SPECS
A900	3D VIEWS
A901	3D VIEWS

5/22/2025

SHEET TITLE

3D VIEWS

A901