

# DHDC 23-8201

## APPROVAL DOCUMENT – POST AT WORK LOCATION

CITY OF DETROIT  
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808  
DETROIT, MICHIGAN 48226

3/14/23

### CERTIFICATE OF APPROPRIATENESS

Kevin Brandon  
BmK Design + Planning, LLC  
54048 Mound Rd.  
Shelby Township, MI 48316

**RE: Application Number 23-8201; 761 Whitmore; Palmer Park Apartment Buildings Historic District**

Dear Applicant,

At the Regular Meeting that was held on March 8, 2023, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on March 14, 2023, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

- ***The replacement of wood windows with double-hung, vinyl units with between the glass 2/2 muntins, per the attached drawings and details, color earthtone.***
- ***The application of 7/8” wide external, 2/2 muntins to the external glass panes supplied by the same window manufacturer, per the attached drawings and details, color to match the windows.***
- ***The removal of brake metal coverings and the restoration of each brick mould around the remaining brick moulds, per the attached drawings and specifications. Paint and re-caulked to match color of windows.***
- ***The installation of wood flat stock filler of 19 windows at rear of building per attached drawings and specifications. Paint and re-caulked to match existing color of windows.***
- ***Strip all existing brick rowlock and stone sills that were painted to restore their original color.***

*The Certificate of Appropriateness is issued with the following conditions:*

- ***The cleaning/removal of paint from any painted masonry surface of the painted masonry shall be done using the gentlest means possible and shall follow Secretary of the Interior Standards guidelines. The applicant shall provide HDC staff with the final specifications/proposal for the areas to be cleaned of paint for review and approval prior to the issuance of the permit.***
- ***The cladding around the windows is to be removed and the remaining brick mould to be restored or replicated with paint removed from the windowsills.***
- ***Exterior muntins be applied over the interior muntins in either 5/8” or 7/8” in width provided they are applied by a Quaker Windows employee or representative. This shall be reviewed and approved by HDC Staff.***
- ***No brick moulds be applied to the 19 windows that were incorrectly constructed at the rear of the building per the attached drawings.***

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or [hdc@detroitmi.gov](mailto:hdc@detroitmi.gov).

For the Commission:



Daniel Rieden, Detroit Historic District Commission



54048 Mound Road Shelby Township Michigan 48316

March 3, 2023

Historic District Commission Review

761 Whitmore-Rosemor Apartment Window Replacement

### **Description of Existing Conditions**

The Rosemor Apartments building was constructed in 1948 and designed by Wiedmaier & Gay Architects. Wiedmaier & Gay, who had once designed many of the eclectic apartment buildings of the 1920s in Palmer Park, later designed Modernistic buildings including the Rosemor Apartments. It is a two and one-half story, hip roof, buff brick, irregular shaped, garden court apartment building. This thirty-unit apartment building is at the corner of Whitmore and Third and has one entrance that opens onto Whitmore (761 Whitmore Road) and two entrances that open onto the court (17450 and 17452 Third Avenue).

The building has received a Certificate of Appropriateness (COA 19-6423) on September 4, 2019, for brick and roof repair. This work was permitted, work completed, inspected, and approved by the building department. New replacement windows were installed in the Summer of 2020 when the work noted above was being performed.

### **Description of Project**

A prior application was heard at the February 8, 2023, HDC meeting and was given a denial by the commission. However, during the discussions, we suggested some possible modifications to the current window installation. This was met positively by commission members. With this current submittal, the applicant is seeking the board's approval for the installed windows with new modifications.

### **Detailed Scope of Work:**

- The windows as installed are double-hung, composite vinyl replacement windows. A window schedule with sizes and quantities are provide on Sheet A200 provided with this submittal. There are 179 windows installed. All windows are Earthtone color and have a 2/2 horizontal muntin bar pattern internal to the glass panes. Of these, 169 windows have brake metal installed around windows. There are 19 windows that were installed in the rebuilt sections of the building and do not have brake metal surrounds..

- **MUNTINS**  
 We propose to add a 7/8" wide external simulated divided lite to the exterior panes matching the current 2/2 horizontal muntin bar pattern. The current internal muntin is 5/8" wide and will be obscured by the new external muntin. The color will match the current window manufacturer color of Earthtone. The muntin profile will be secured to the glass with a 3M adhesive tape and supplied by the window manufacture. Adding an exterior applied SDL muntin will give the 3d visual division of the glass pane matching the prior window look. A profile detail of the muntin is provided with the attached plans. This will be typical for all 466 windowpanes. All windows have installed a permanent window stop limiting the opening to 4". Even if the window is allowed to fully open, the installed muntin will not interfere with this operation.
- **BRICK MOULDS AND STOOL (CURRENT WINDOW CONDITION)**  
 We propose to remove the current brick metal brick mould around each window that have them. We selected one window and removed the metal surround and found that the original wood brick mould and window stool remained. With this discovery, we plan on scraping the existing paint, repairing any blemishes, and repainting the wood. For any pieces that need to be replaced, we will source or have milled replacement pieces. Each window will be inspected and, if required, readjusted within the opening. A flat stock filler of 1" x 1/2" wood will need to be installed between the back side of the brick mould and the window frame. This will be painted to match as well. The windows will then be recaulked with a matching color.
- **WINDOWS AT REBUILT AREAS**  
 There are 19 windows that were installed in the rebuilt sections of the building. The new brick work was installed to the size of the new window openings. A wood flat stock filler of 3" x 1/2" will be installed between the back side of the brick and the window frame. This will be painted to match as well. The windows will then be caulked with a matching color.
- All existing brick rowlock and stone sills will be stripped of the paint to their original color.

### **Product Data**

See attached brochure and cut sheet for additional information.

- Windows: Manchester Series by Quaker, Color: Earthtone
- Photos of Conditions at Time of Building Purchase

## Dan Rieden

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**From:** Kevin Brandon <kmb@bmkdp.com>  
**Sent:** Friday, February 17, 2023 3:07 PM  
**To:** Dan Rieden  
**Subject:** [EXTERNAL] 761 Whitmore  
**Attachments:** 4.jpg; 5.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** HD Applications

Happy Friday. Just wanted to follow up on the email from last week to see if we are on for the next meeting. We have been doing a bit of field work investigation.

Attached is a photo of a window with the aluminum brick mould removed. Lo and behold the original wood brick mould and sloped sill stool cap are still there.

That being said, our intention is to show documentation to scrap and repaint it. We have some gaps that we will need to address with an acceptable material.

I am working on getting some exterior muntons from the window manufacturer. But all in all I am looking good with providing follow up information soon.

Thanks,

**Kevin M. Brandon RA, LEED AP**



**From:** [Kevin Brandon](#)  
**To:** [Dan Rieden](#)  
**Subject:** [EXTERNAL] RE: 761 Whitmore  
**Date:** Friday, March 3, 2023 9:14:07 AM  
**Attachments:** [761 Whitmore Windows-HDC Project Review Request-03-03-2023.pdf](#)

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Dan,

Please see attached revised submittal. I cleaned up the muntin and windows in new work areas paragraphs a bit. The muntins are from the manufacturer. I am working on getting a sample from Quaker and a specification on the adhesive they use. I will bring this with me to the meeting. I eliminated all reference to brick moulds for the windows in the new work area. I need to think about how I address this with the Commission. At this point, it will be in their hands. Thanks for your help on this as always.

Regards,

**Kevin M. Brandon RA, LEED AP**



Shelby Township, Michigan  
ph 248.303.1446

[kmb@bmkdp.com](mailto:kmb@bmkdp.com)

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The information depicted on the hard copy supersedes any information contained in the electronic copy.

**From:** [Kevin Brandon](#)  
**To:** [Dan Rieden](#)  
**Subject:** [EXTERNAL] RE: 761 Whitmore HDC Meeting  
**Date:** Wednesday, March 8, 2023 8:33:32 AM  
**Attachments:** [SDL Muntins.pdf](#)

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Thanks Dan. I did get a list from the Quaker rep of buildings in Plamer Park with adhesive applied SDL muntins. I have attached the list with photos I took yesterday. I will bring a couple of copies tonight to hand out to the commission as well. There is also a list of historic buildings in Detroit that have adhesive applied SDL muntins.

Thanks!

**Kevin M. Brandon RA, LEED AP**



Shelby Township, Michigan  
ph 248.303.1446

[kmb@bmkdp.com](mailto:kmb@bmkdp.com)

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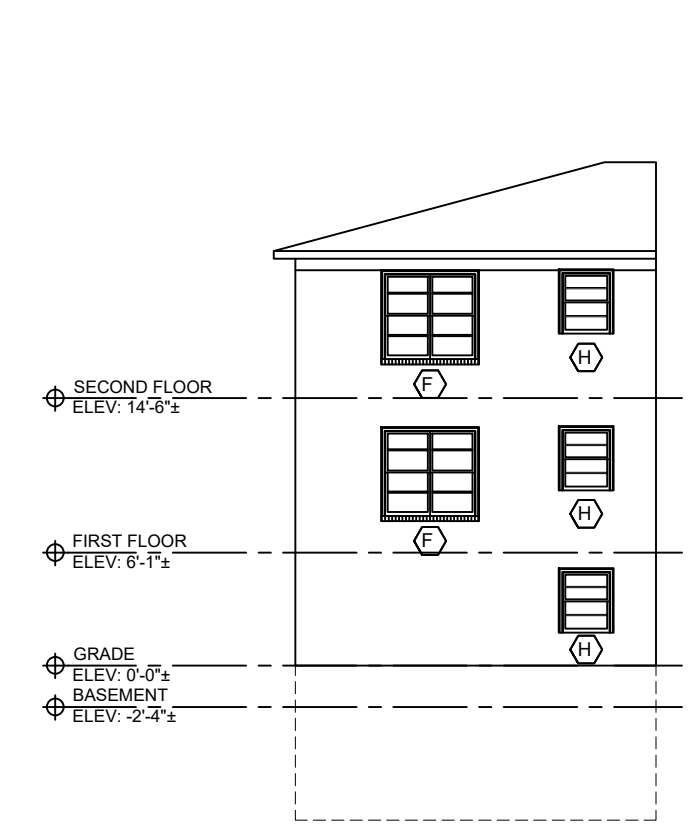


window schedule			
TAG	QTY	NOM. WINDOW SIZE	TYPE
A	34	2'-6" x 3'-6"	DOUBLE HUNG
B	68	3'-0" x 5'-0"	DOUBLE HUNG
C	18	7'-6" x 5'-0"	(2) DOUBLE HUNG
D	12	9'-0" x 5'-0"	(3) DOUBLE HUNG
E	15	6'-0" x 5'-0"	(2) DOUBLE HUNG
F	25	5'-6" x 5'-0"	(2) DOUBLE HUNG
G	1	8'-0" x 5'-0"	(3) DOUBLE HUNG
H	6	3'-0" x 3'-6"	DOUBLE HUNG

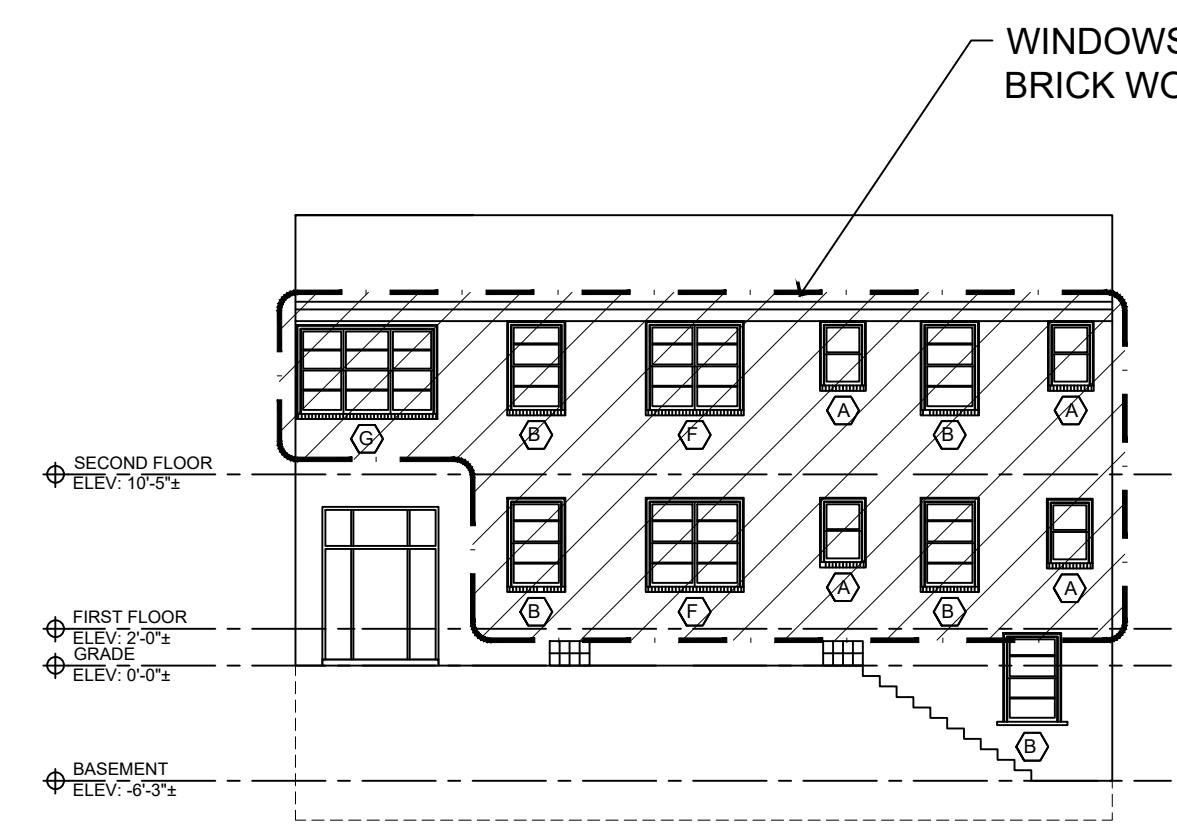
ALL UNITS ARE LOW-E, DOUBLE PANE

179 WINDOWS TOTAL

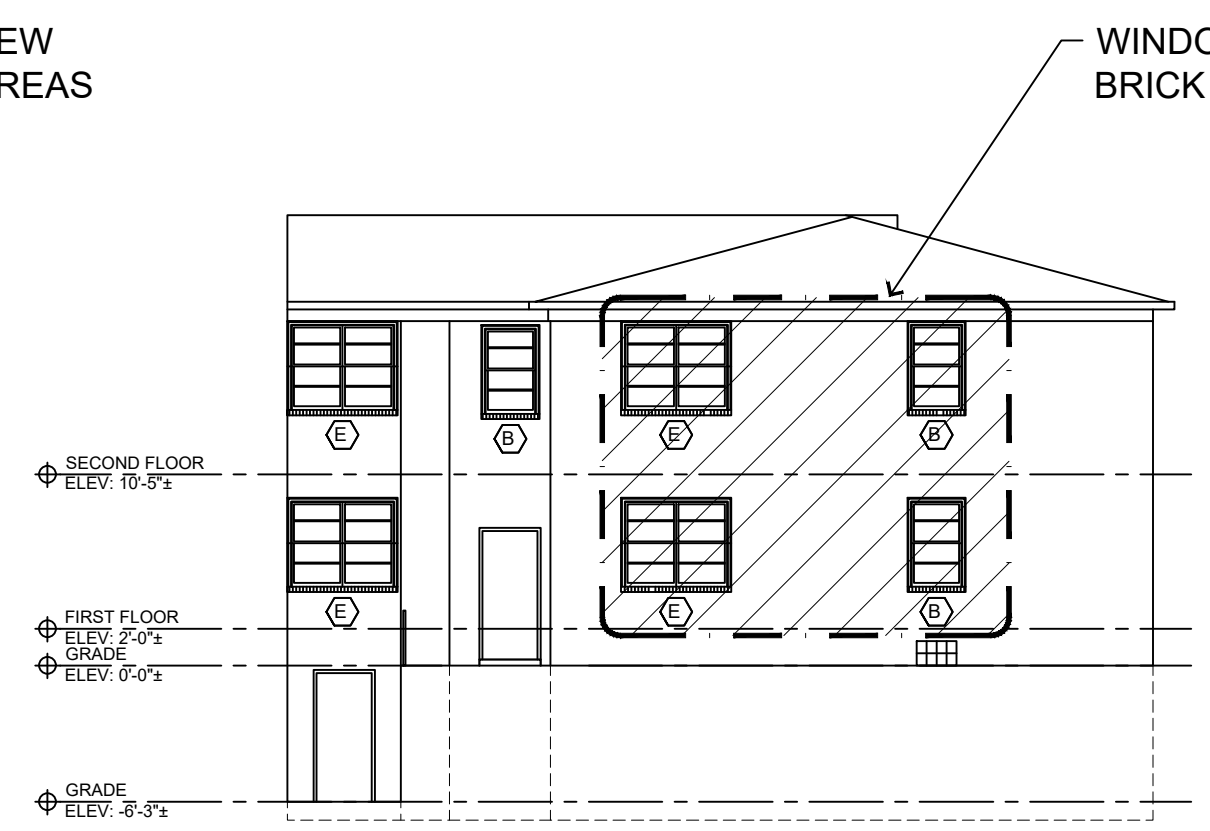
19 WINDOW IN AREAS IN RECONSTRUCTED AREAS. (SHADED ON ELEVATION DRAWINGS)



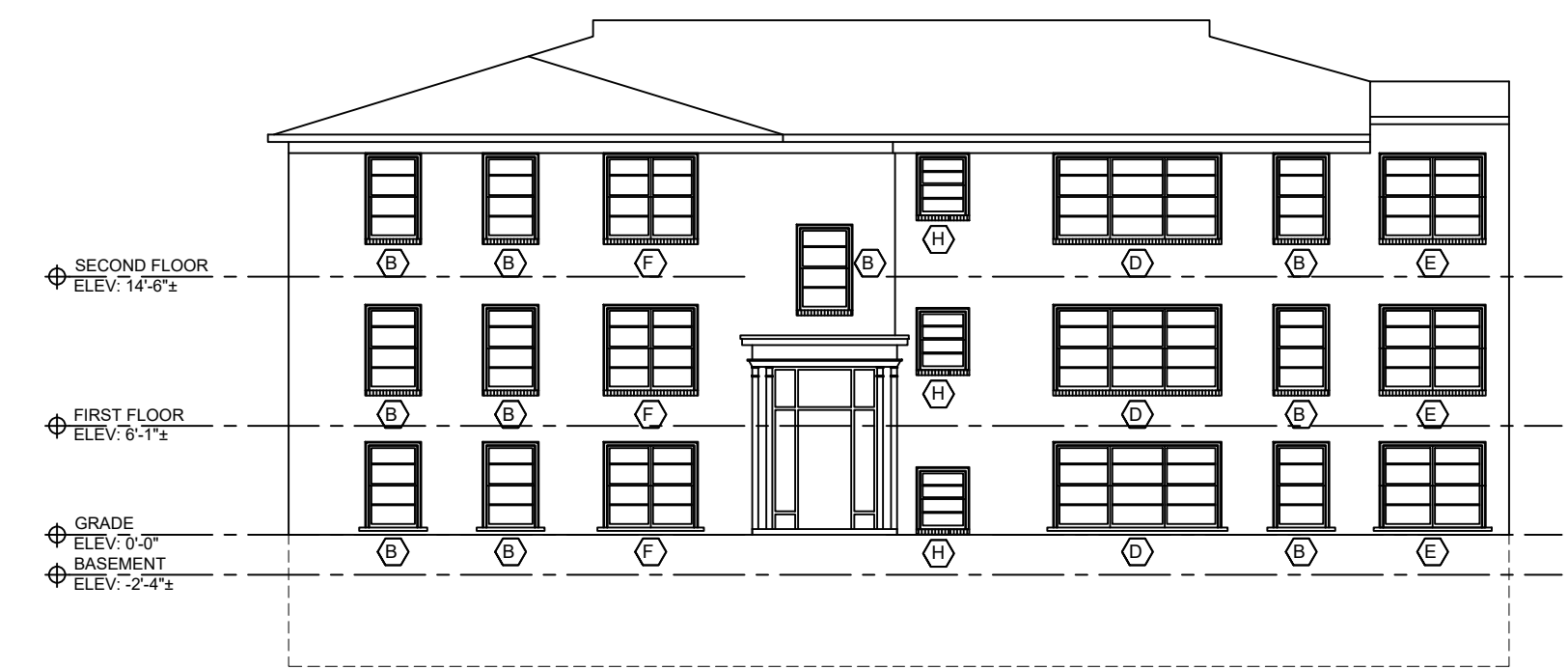
10/A200 south elevation at east courtyard  
SCALE: 3/32" = 1'-0"



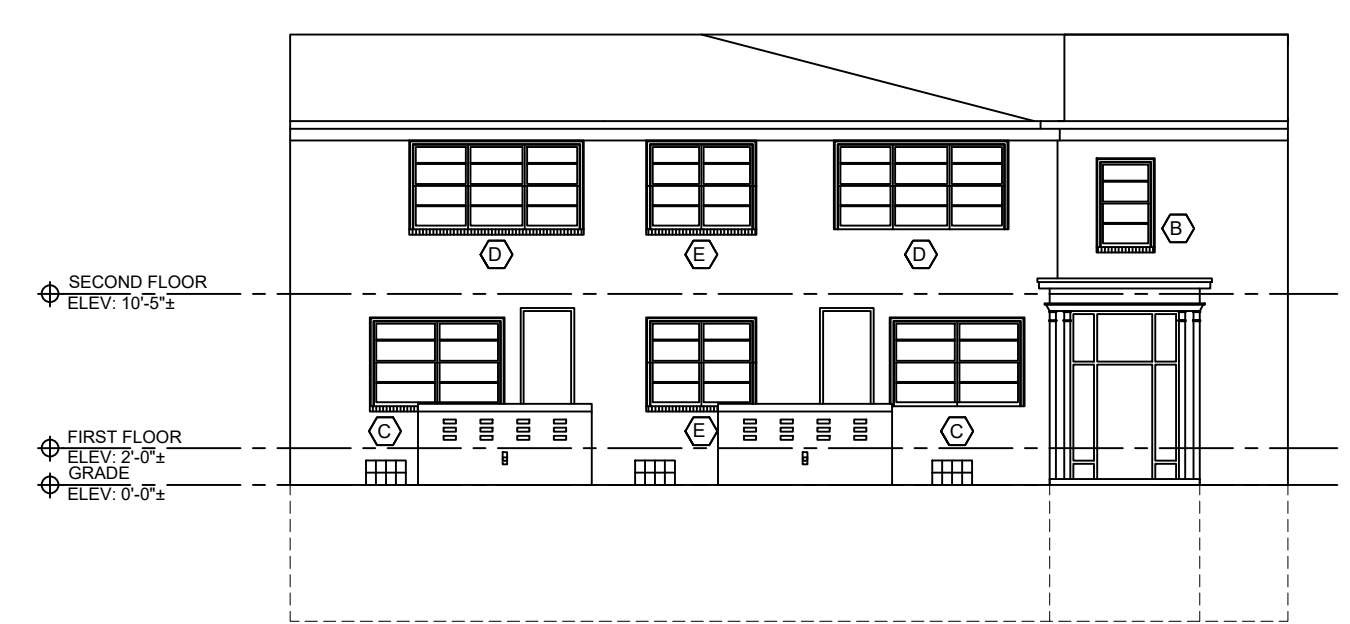
9/A200 west elevation at east courtyard



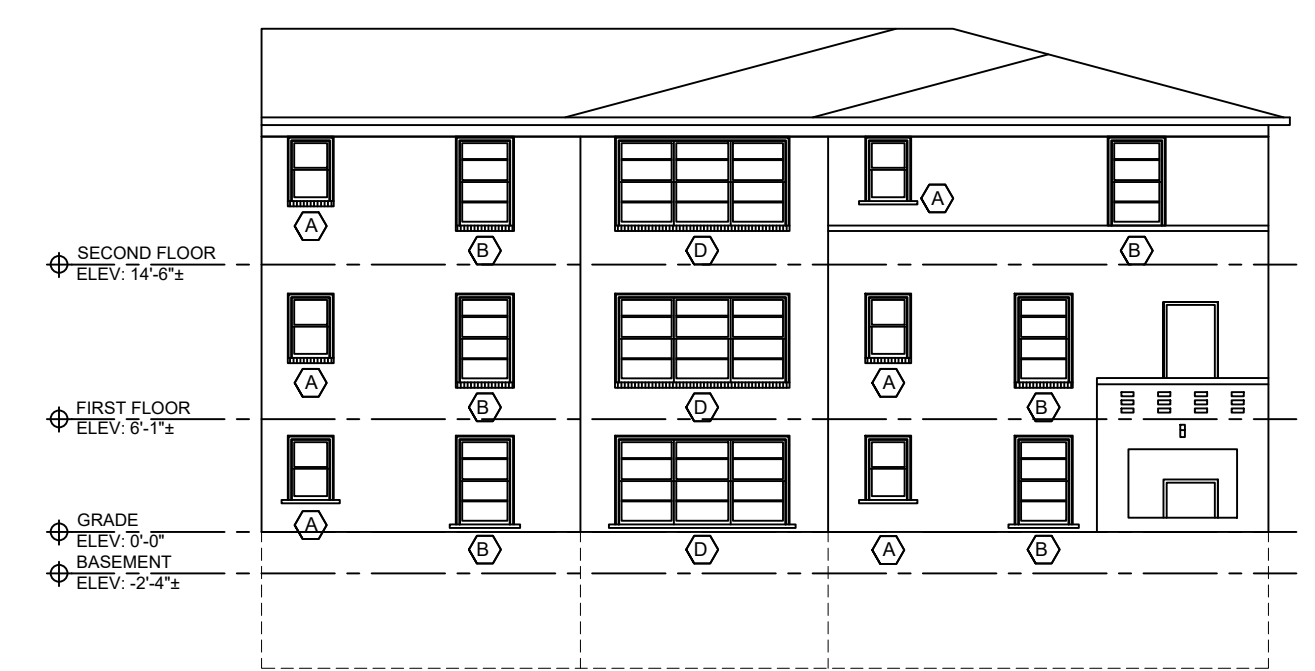
8/A200 north elevation at east courtyard



7/A200 north elevation at west courtyard  
SCALE: 3/32" = 1'-0"



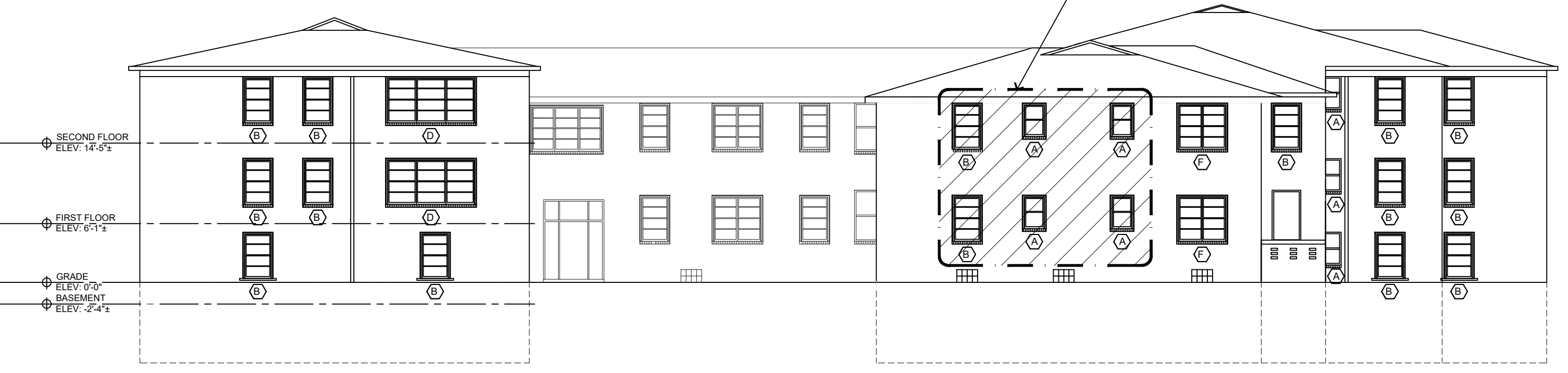
6/A200 east elevation at west courtyard  
SCALE: 3/32" = 1'-0"



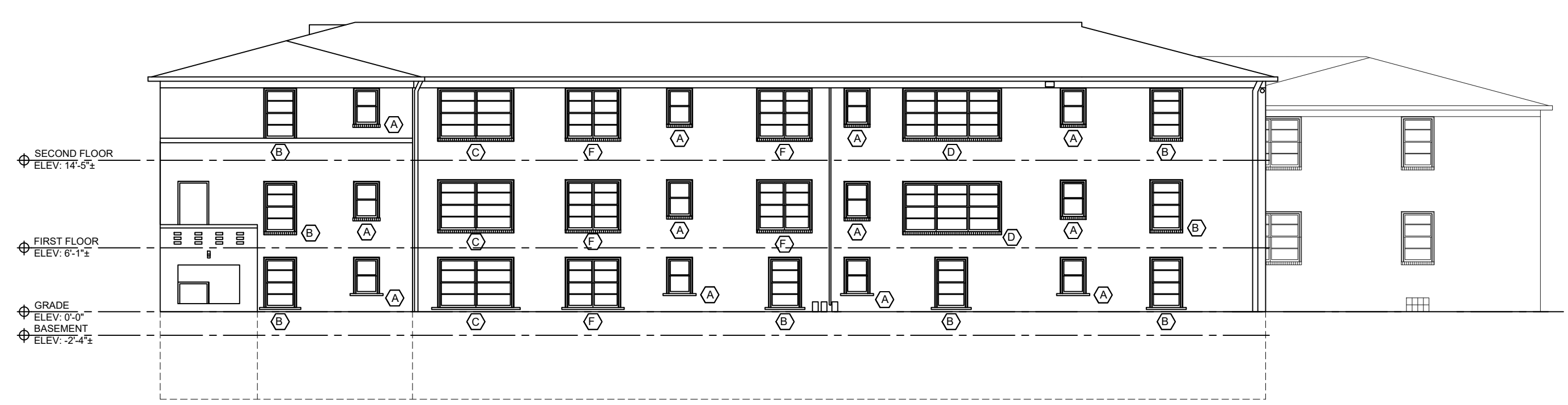
5/A200 south elevation at west courtyard  
SCALE: 3/32" = 1'-0"



4/A200 north elevation  
SCALE: 3/32" = 1'-0"



3/A200 east elevation  
SCALE: 3/32" = 1'-0"



2/A200 south elevation  
SCALE: 3/32" = 1'-0"



1/A200 west elevation  
SCALE: 3/32" = 1'-0"

PROJECT:  
**Window Replacement Alterations**  
761 Whimore Road  
Detroit, MI 48203

CLIENT:  
**RCI-761 Whitmore, LLC**  
10 E. Main Street  
Suite 201  
Bridgeport, CT 06608

DESCRIPTION	DATE
HDC PROJECT REVIEW-REV	02/22/2023
HDC PROJECT REVIEW	10/10/2022

SHEET TITLE:  
**EXTERIOR ELEVATIONS**

PROJECT NUMBER:  
2020-122

DRAWN BY:  
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CHECKED BY:  
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SHEET NUMBER:

**A200**

Permit No.:



PROJECT:  
**Window Replacement Alterations**  
761 Whitmore Road  
Detroit, MI 48203

CLIENT:  
**RCI-761 Whitmore, LLC**  
10 E. Main Street  
Suite 201  
Bridgeport, CT 06608


HDC PROJECT REVIEW-REV	02/22/2023
HDC PROJECT REVIEW	10/10/2022
DESCRIPTION	DATE

SHEET TITLE:

PROJECT NUMBER:  
2020-122

DRAWN BY:  
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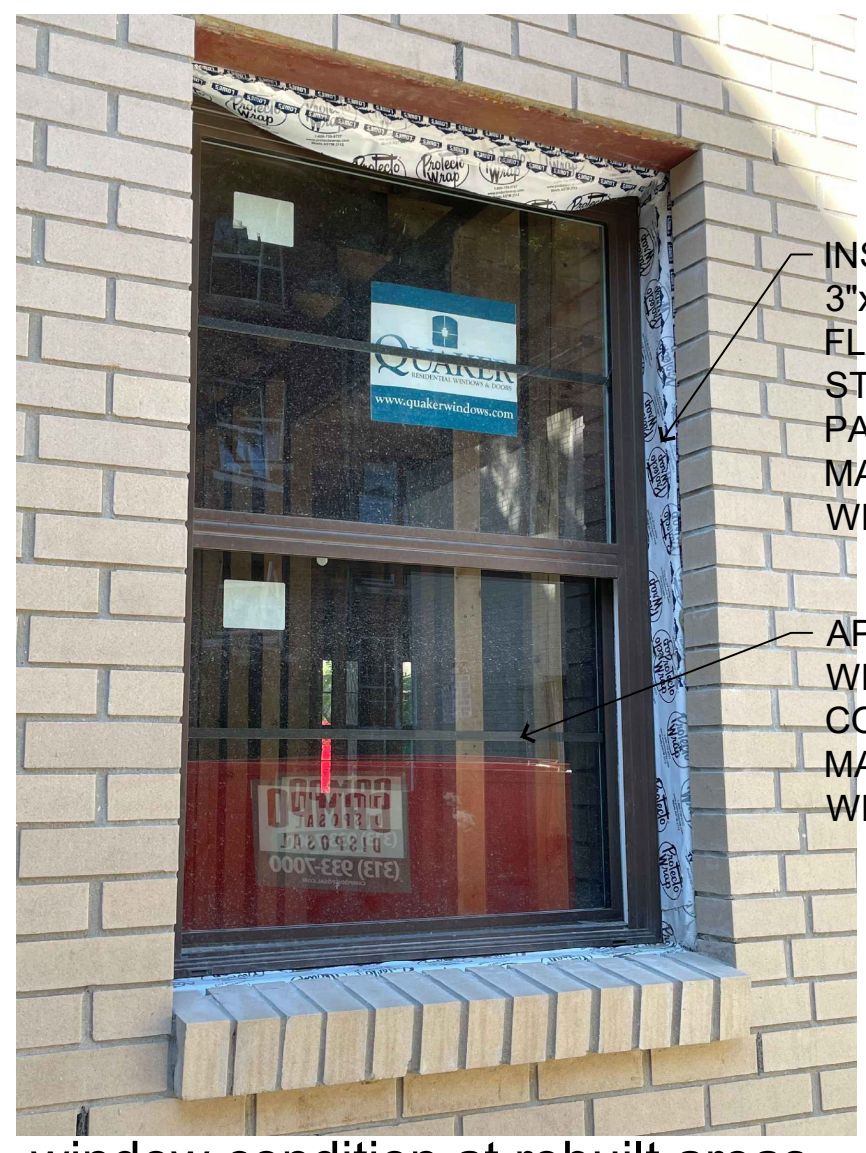
CHECKED BY:  
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SHEET NUMBER:

**A700**  
Permit No.:



current window condition (typical for 160 windows)



window condition at rebuilt areas (typical for 19 windows)



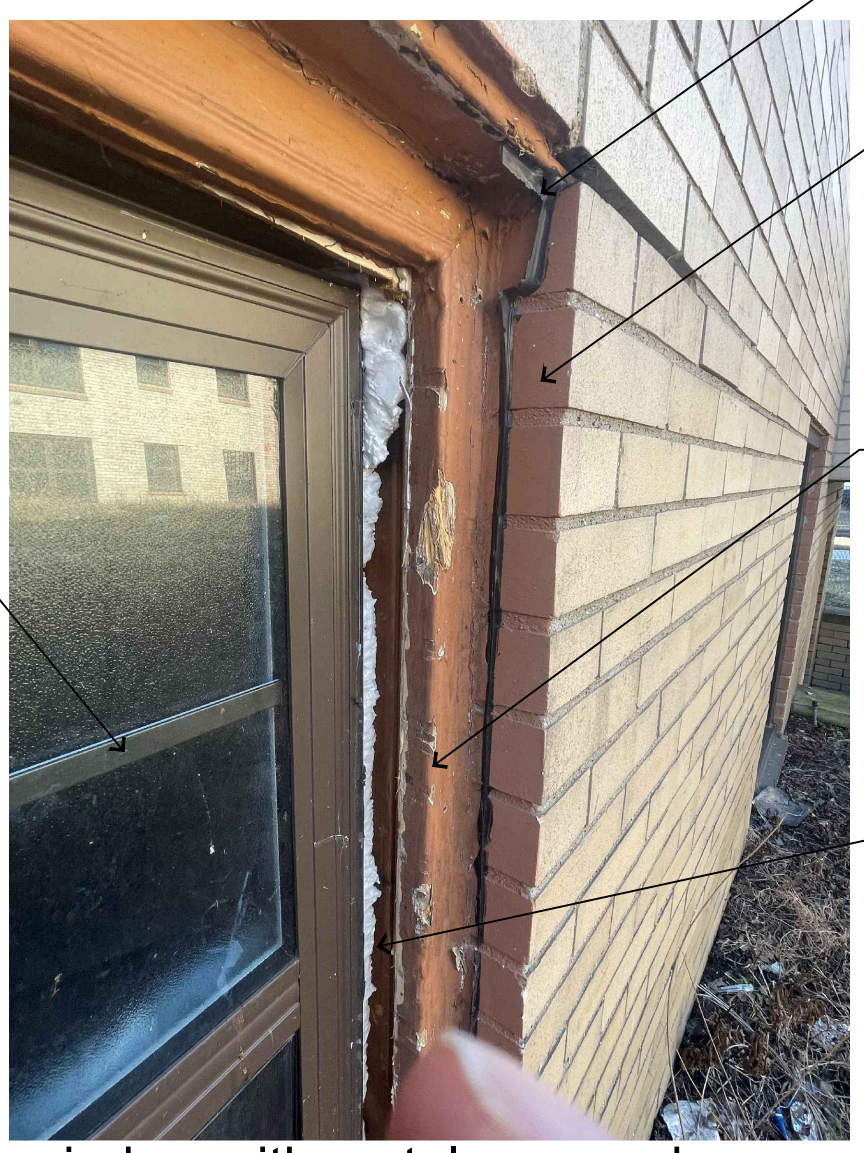
window with metal removed (bottom right view)



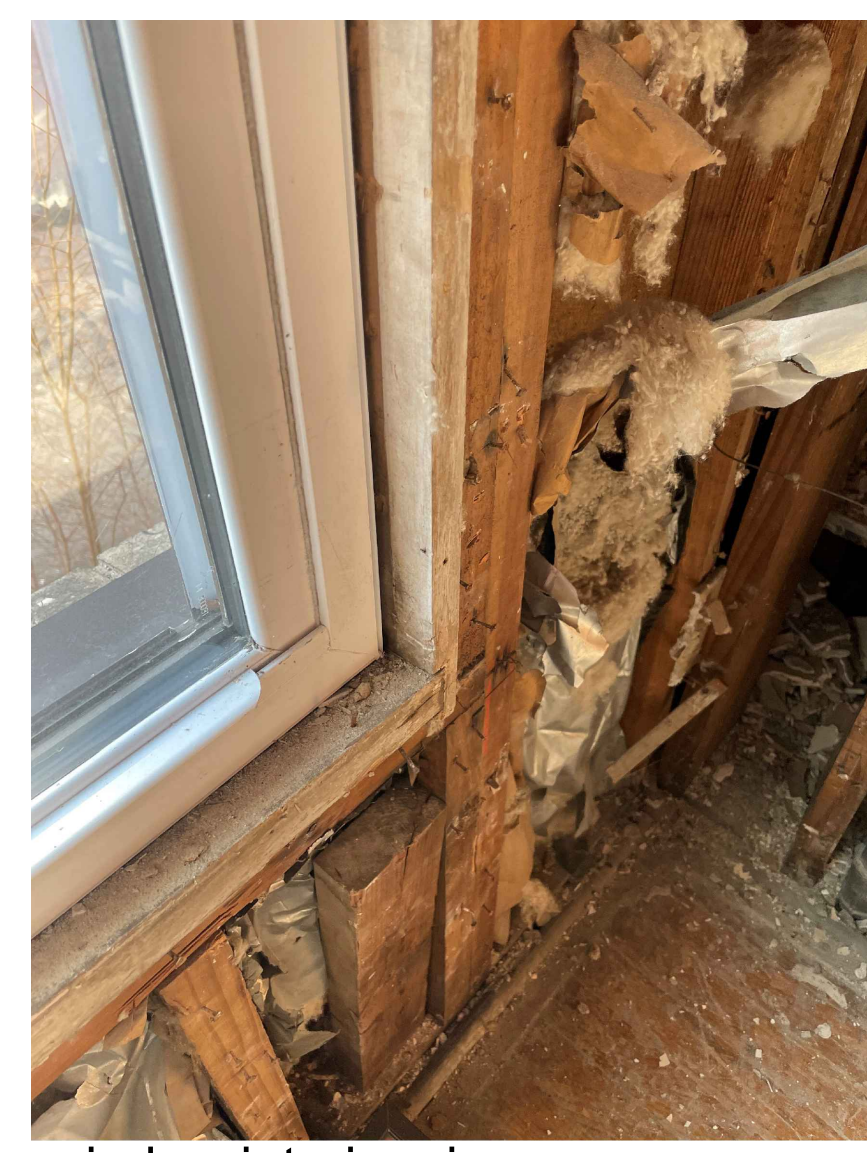
window with metal removed (bottom stool view)



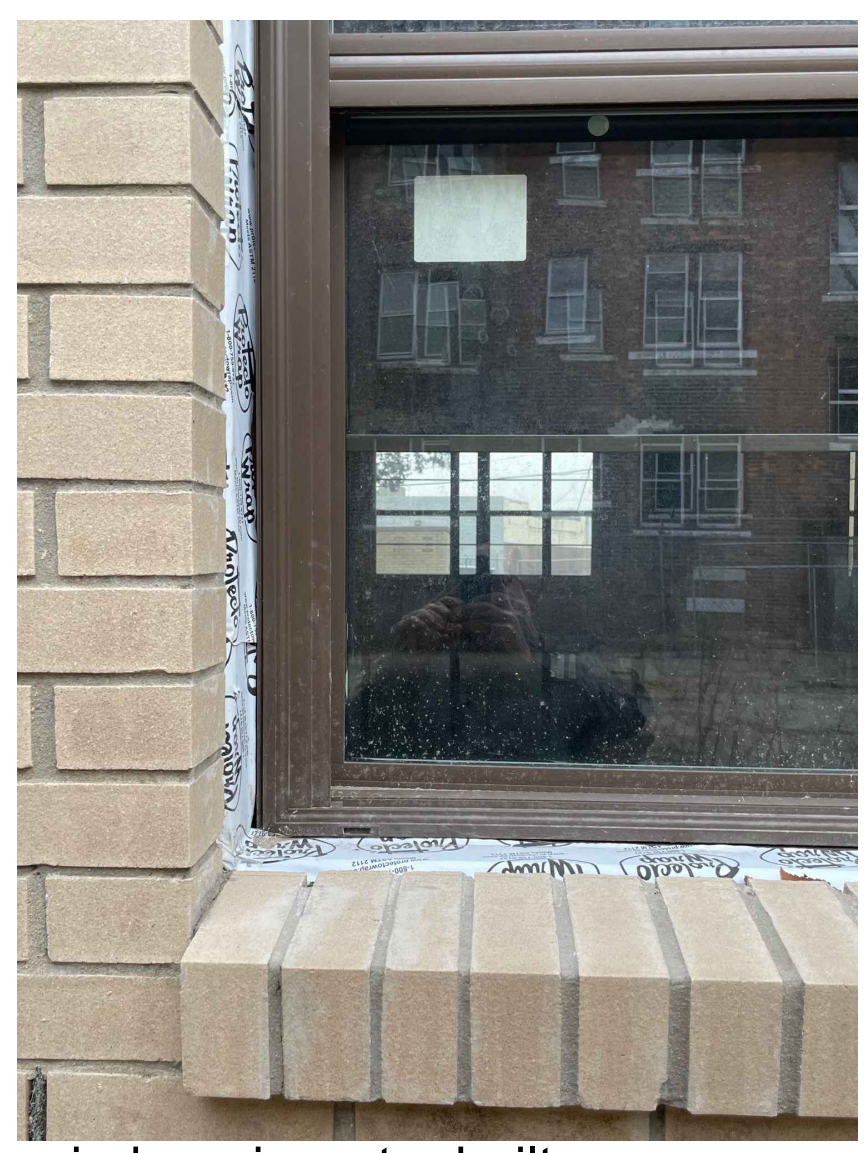
window with metal removed (top head view)



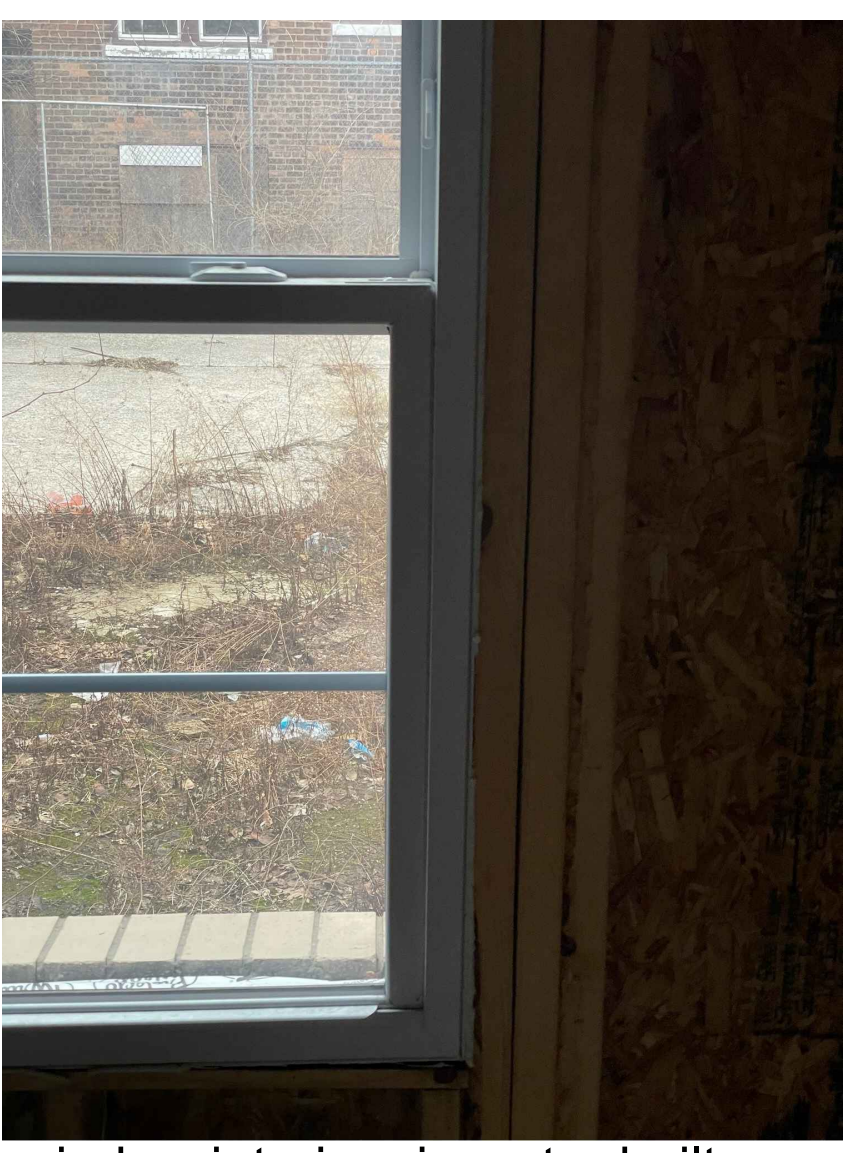
window with metal removed (top right view)



window interior view



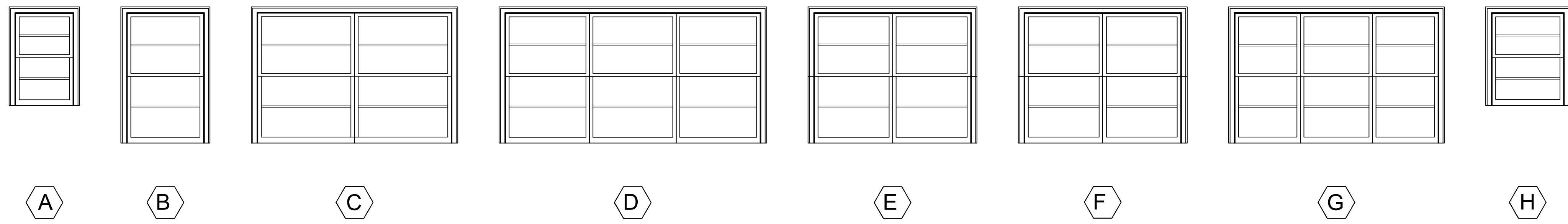
window view at rebuilt areas



window interior view at rebuilt areas

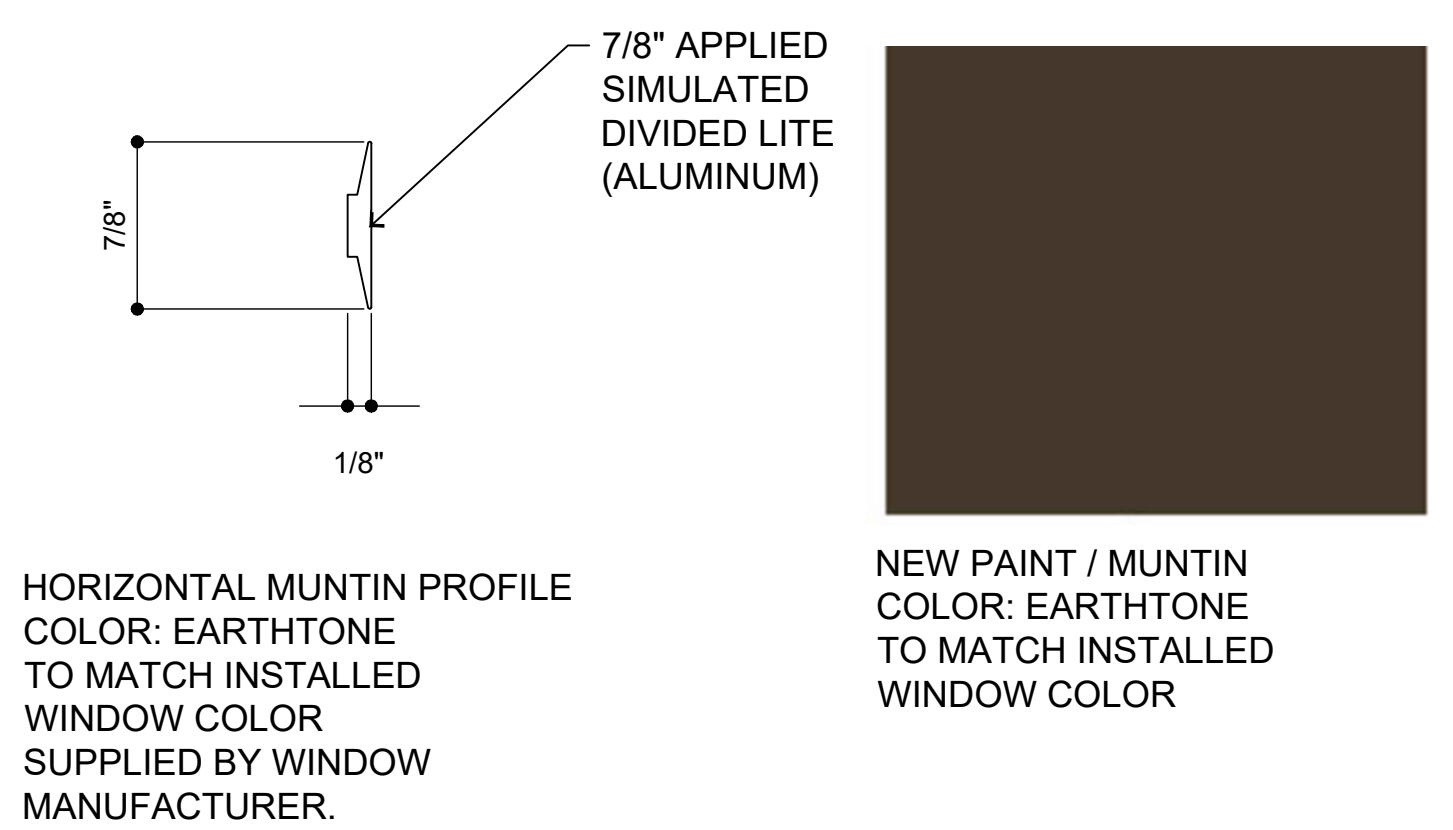
NOTE:  
ALL WINDOWS WILL BE INSPECTED AND READJUSTED WITHIN THE WINDOW FRAME.

2/A700 photo documentation of windows



1/A700 window elevations

ALL OPERABLE WINDOWS HAVE PERMANENT SAFETY DEVICE STOPS. WINDOWS OPENING SPACE IS 4".



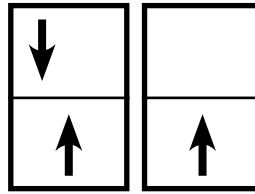
HORIZONTAL MUNTIN PROFILE COLOR: EARTHSTONE TO MATCH INSTALLED WINDOW COLOR SUPPLIED BY WINDOW MANUFACTURER.

NEW PAINT / MUNTIN COLOR: EARTHSTONE TO MATCH INSTALLED WINDOW COLOR





**QUAKER**  
COMMERCIAL WINDOWS AND DOORS



**Manchester**  
SERIES

**Manchester Series**

**R-40/R-35**

**3 1/4" Frame Depth**

**Double Hung/Single Hung**

## MANCHESTER SERIES DOUBLE HUNG/SINGLE HUNG

The Quaker Manchester Series Double Hung/Single Hung window is ideal for a variety of applications including - Energy Efficient, Apartments, Assisted Living and Housing Authority.

### FEATURES

- ◇ **Commercial Framing System**
  - 3 1/4" main frame
  - 0.060" wall thickness of frame, 0.070" wall thickness of sash
- ◇ **Enhanced Design**
  - Mitered and welded corners
- ◇ **Glazing**
  - 3/4" insulated glass
- ◇ **Hardware**
  - Block and tackle balancers
- ◇ **Screen**
  - Roll form aluminum screen frame with BetterVue™ mesh

### OPTIONS

- ◇ **Available Configurations**
  - Double Hung
  - Single Hung
  - Geometric shapes
- ◇ **Muntin Choices**
  - Internal or simulated divided lites available
- ◇ **Limited travel Hardware**
- ◇ **Nailing Fin**
- ◇ **Screen**
  - Roll form aluminum screen frame with aluminum wire mesh
  - Roll form aluminum screen frame with sunscreen mesh
  - Roll form aluminum screen frame with stainless steel 0.009" thickness mesh
- ◇ **Glazing**
  - Capillary tubes
  - Argon gas
  - Wide variety of glazing, tinting and thickness options
- ◇ **Panning & Trim Choices**
  - Wide variety of panning, receptor and trim available
- ◇ **Mulling**
  - Wide variety of structural mulls

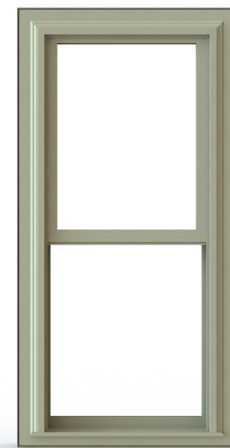
### BENEFITS

- ◇ The capacity to match exterior colors for unique project facades
- ◇ The ability to facilitate large sizes for taller and wider window openings

### PERFORMANCE

- ◇ Structural & Thermal (test reports or thermal simulations available upon request)

Model	Double Hung	Single Hung
AAMA/WDMA/CSA 101/IS.2/A440-08 Rating	R-40	R-35
Structural Load P.S.F.	60.15	52.63
Air at 50 MPH (cfm/ft <sup>2</sup> )	0.16	0.1
Water (No Penetration) P.S.F.	7.52	5.43
U-Value (with Low-E and Argon)	0.25-0.29	0.25-0.29
SHGC (with Low-E and Argon)	0.14-0.32	0.14-0.33
Window Test Size	40" x 63"	40" x 63"



Our products are tested to the standards of and certified by the American Architectural Manufacturer's Association, the National Fenestration Rating Council and the Window & Door Manufacturers Association.



**QUAKER**  
COMMERCIAL WINDOWS AND DOORS

# VINYL COLORS AND ARCHITECTURAL EXTERIOR PAINT COATINGS AND FINISHES

## ◇ Solid Vinyl Colors (interior & exterior)



White



Sandstone



Beige

## ◇ Optional Faux Wood Grain (interior only)



Dark Oak (available with white or painted exterior only)

## ◇ Optional Painted Colors (exterior only)



Holly Green



Redwood



Chestnut



Satin Creme



Dark Bronze



Toffee



Earthone



Black



White



Sandstone



Beige



Resembles  
Clear Anodized

## ◇ Optional Unlimited Custom Painted Colors (exterior only)



\* Printed colors shown here may not accurately depict actual vinyl or painted colors. Color samples are available upon request.

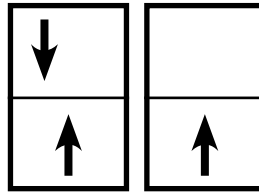
Our products are tested to the standards of and certified by the American Architectural Manufacturer's Association, the National Fenestration Rating Council and the Window & Door Manufacturers Association.



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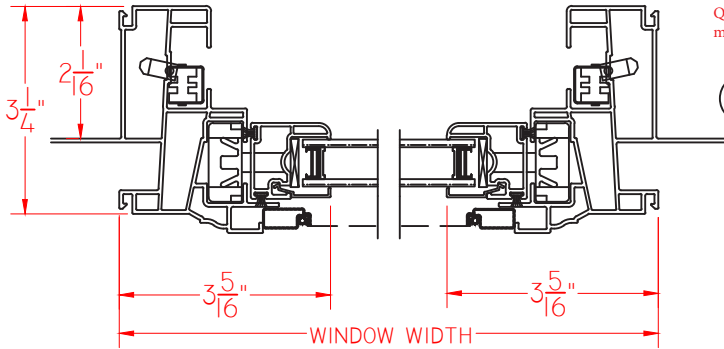


**Manchester**  
SERIES

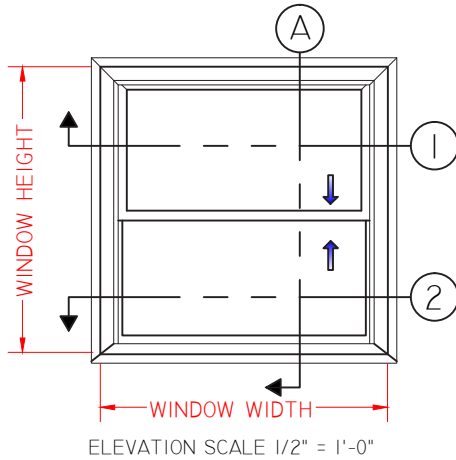
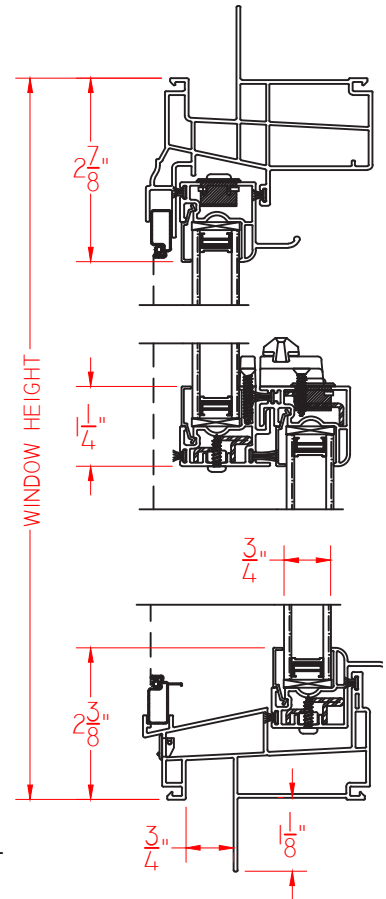
**Manchester Series**  
**R-40/R-35**  
**3 1/4" Frame Depth**  
**Double Hung/Single Hung**

# MANCHESTER DOUBLE HUNG

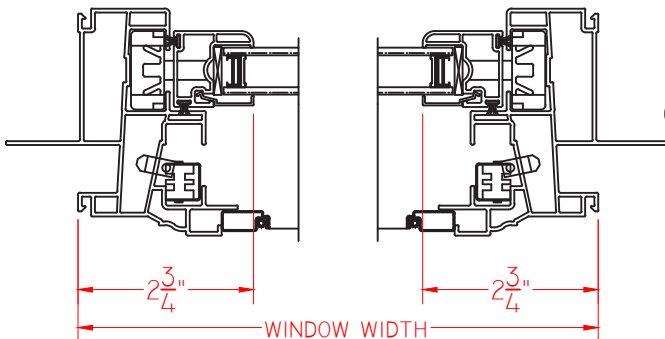
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Ⓐ VERTICAL CROSS SECTION



② HORIZONTAL CROSS SECTION



SCALE 1:3

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