



54048 Mound Road Shelby Township Michigan 48316

February 24, 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 need brick moulds or window stools to be installed.

- 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 an adhesive tape 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 window panes.
- BRICK MOULDS AND STOOL (CURRENT WINDOW CONDITION)**

We propose to remove the current 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 and do not need brick moulds or window stools to be installed. The new brick work was installed to the size of the new window openings. A flat stock filler of 1 1/2" x 1/2" wood will need to 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.

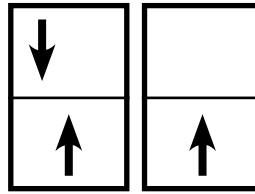
Product Data

See attached brochure and cut sheet for additional information.

- Windows: Manchester Series by Quaker, Color: Earthtone
- Drawings with Photos and



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

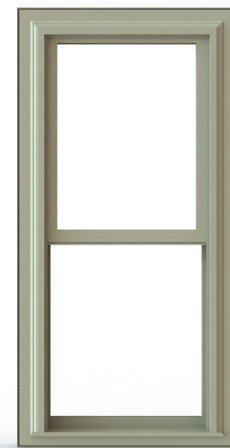
BENEFITS

- ◇ 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 ²)	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.



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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.

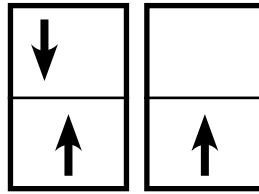
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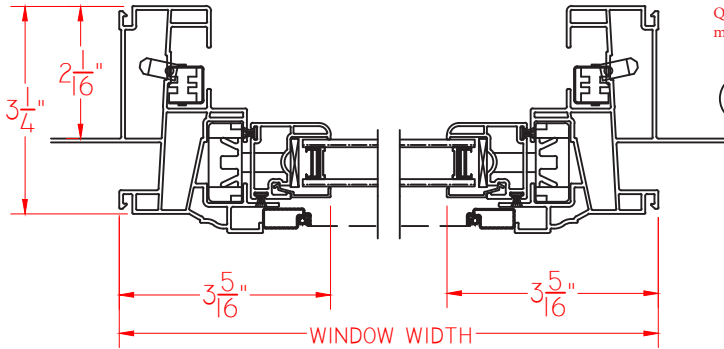


Manchester
SERIES

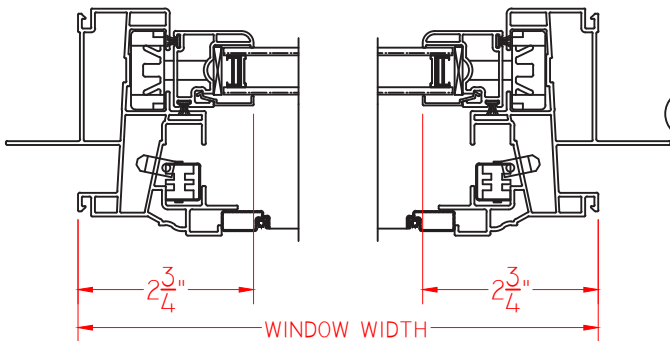
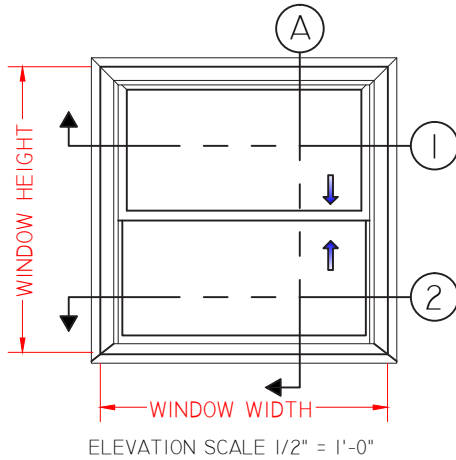
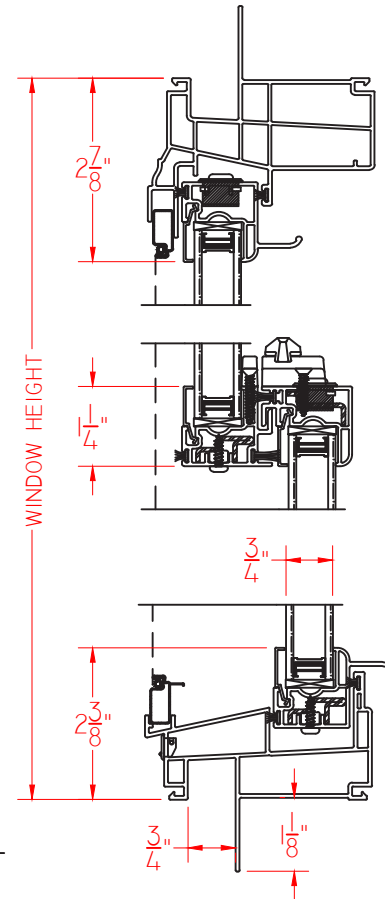
Manchester Series
R-40/R-35
3 1/4" Frame Depth
Double Hung/Single Hung

MANCHESTER DOUBLE HUNG

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① VERTICAL CROSS SECTION

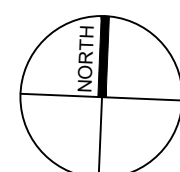
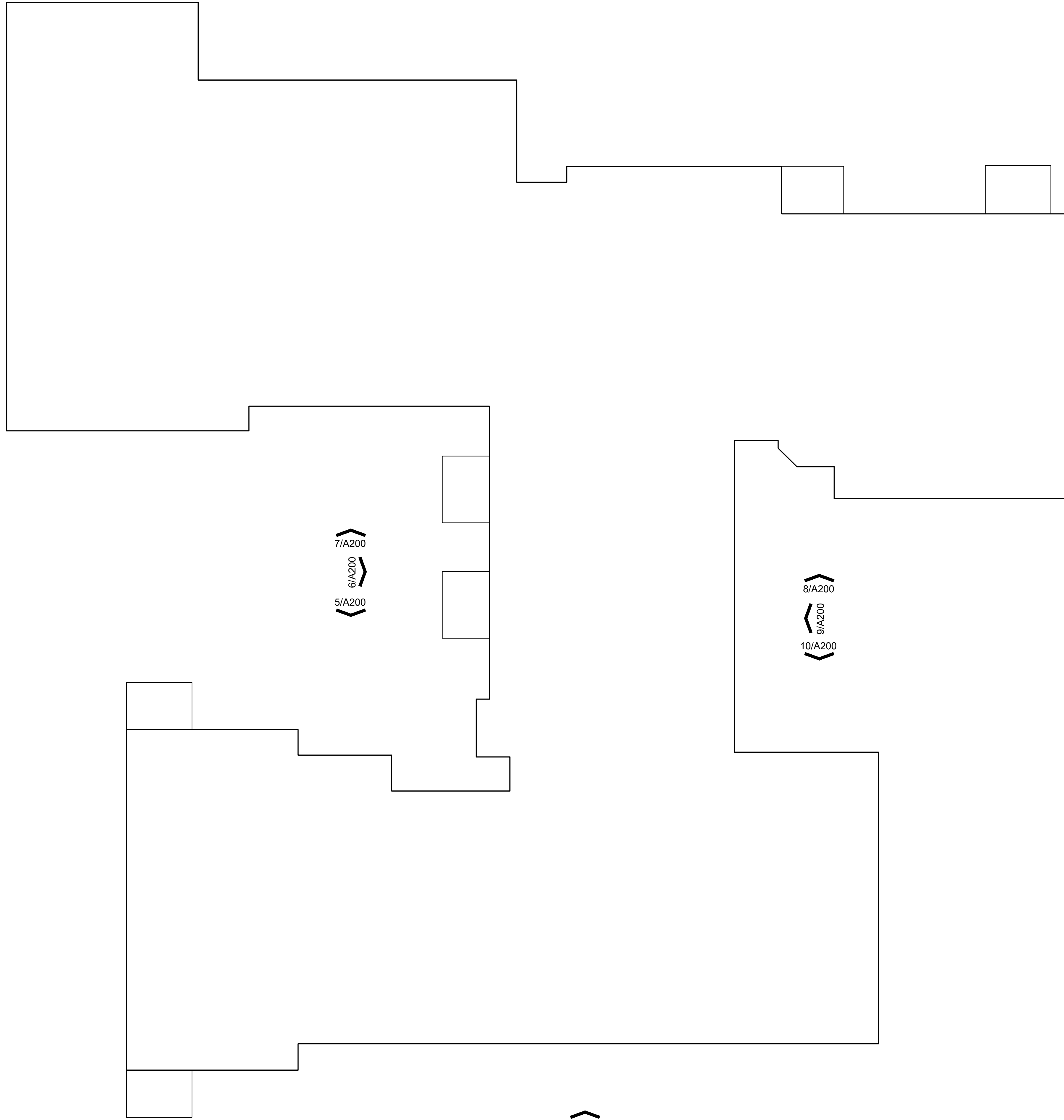


SCALE 1:3

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1/A100 overall footprint plan

SCALE: 1/8" = 1'-0"

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 Ph 248.303.1446
 kmb@bmkdp.com

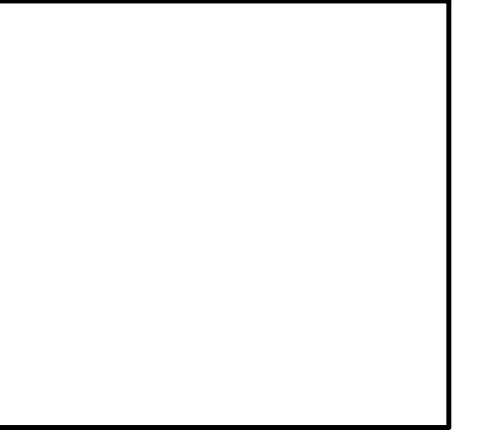
PROJECT:

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:

OVERALL FOOTPRINT PLAN

PROJECT NUMBER:

2020-122

DRAWN BY:

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CHECKED BY:

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SHEET NUMBER:

A100

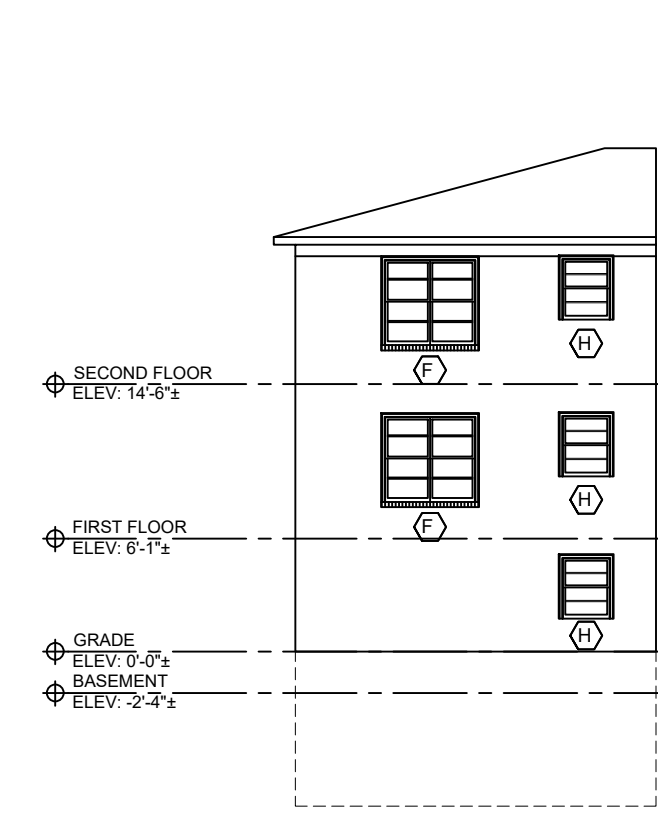
Permit No.:

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

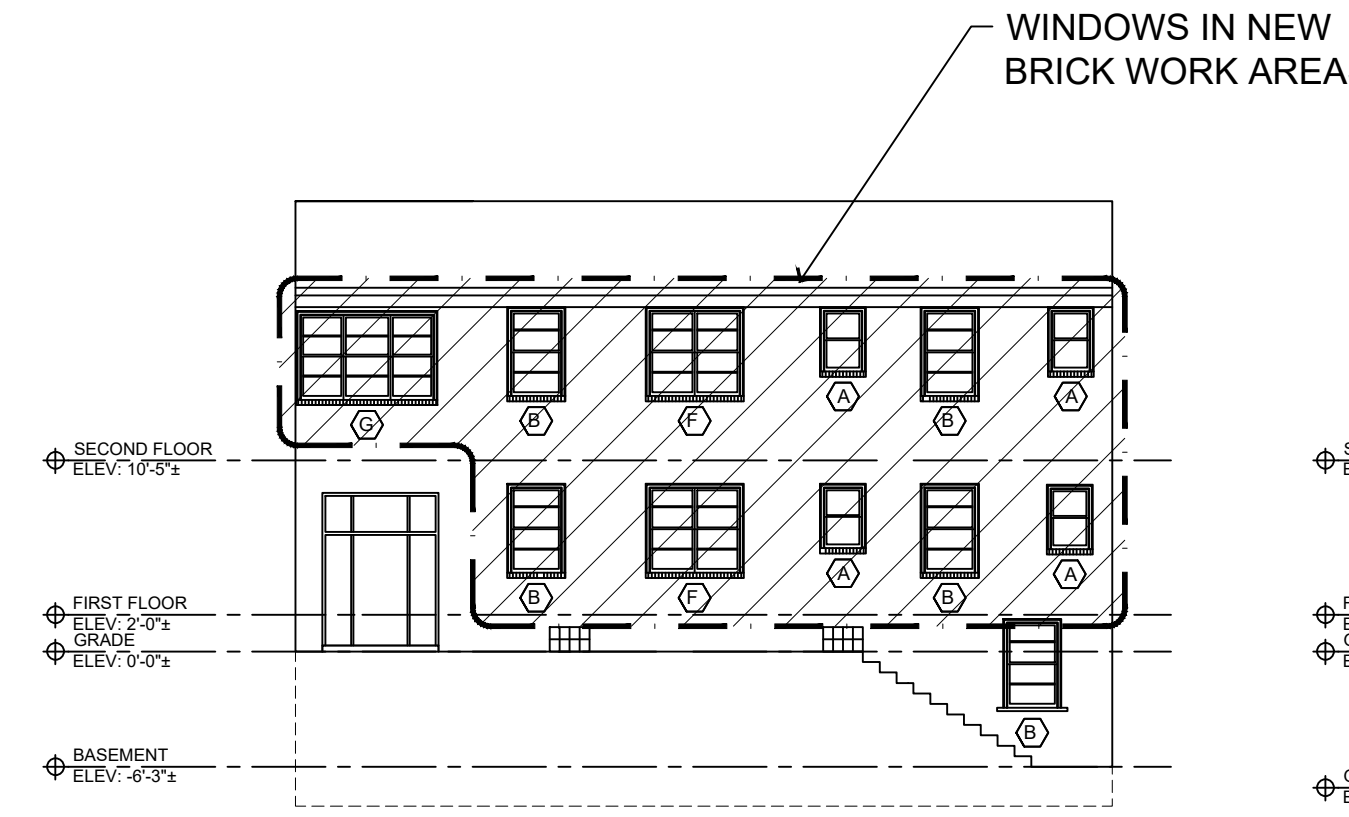
ALL UNITS ARE LOW-E, DOUBLE PANE

179 WINDOWS TOTAL

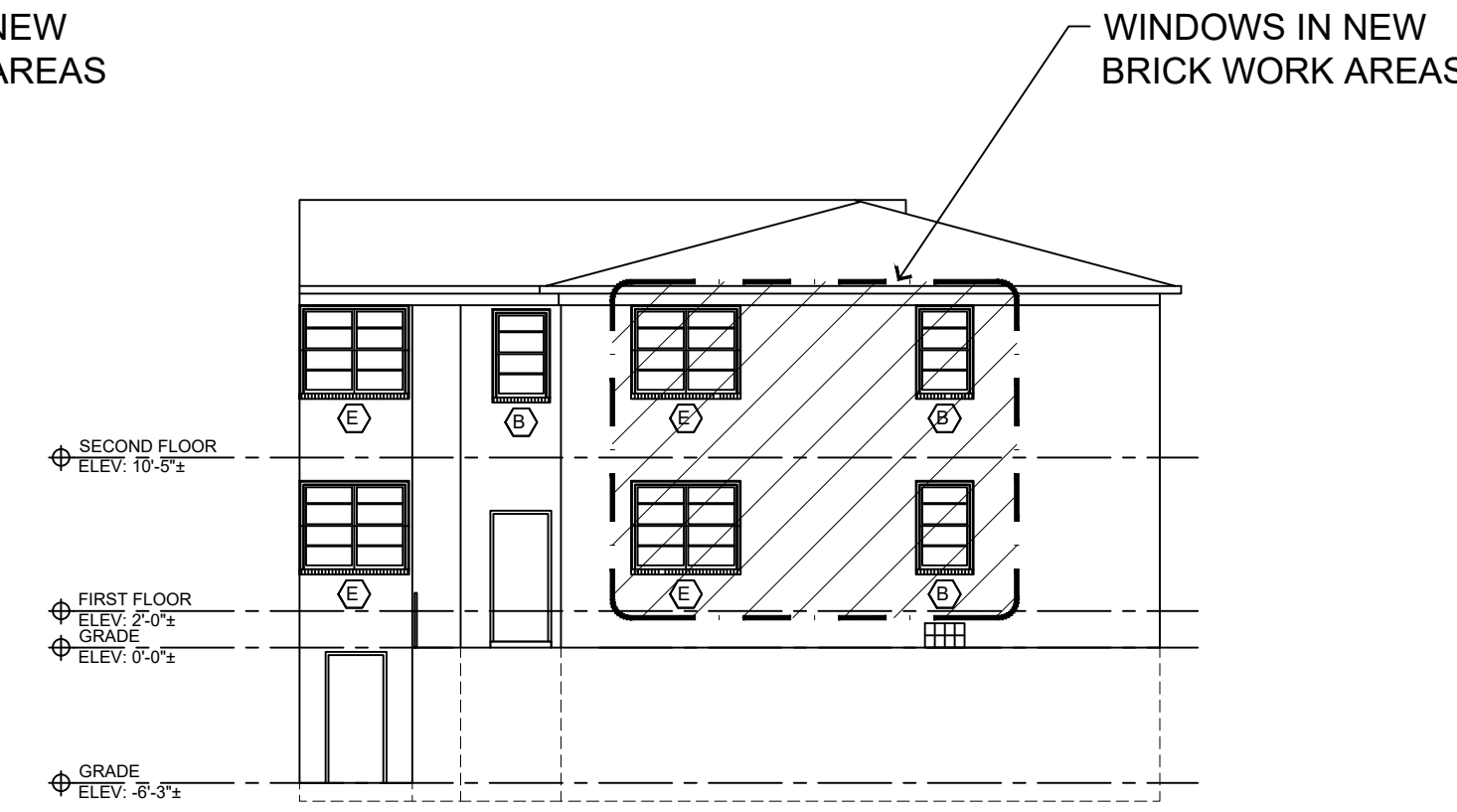
19 WINDOW IN AREAS IN RECONSTRUCTED AREAS. (SHADED ON ELEVATION DRAWINGS)



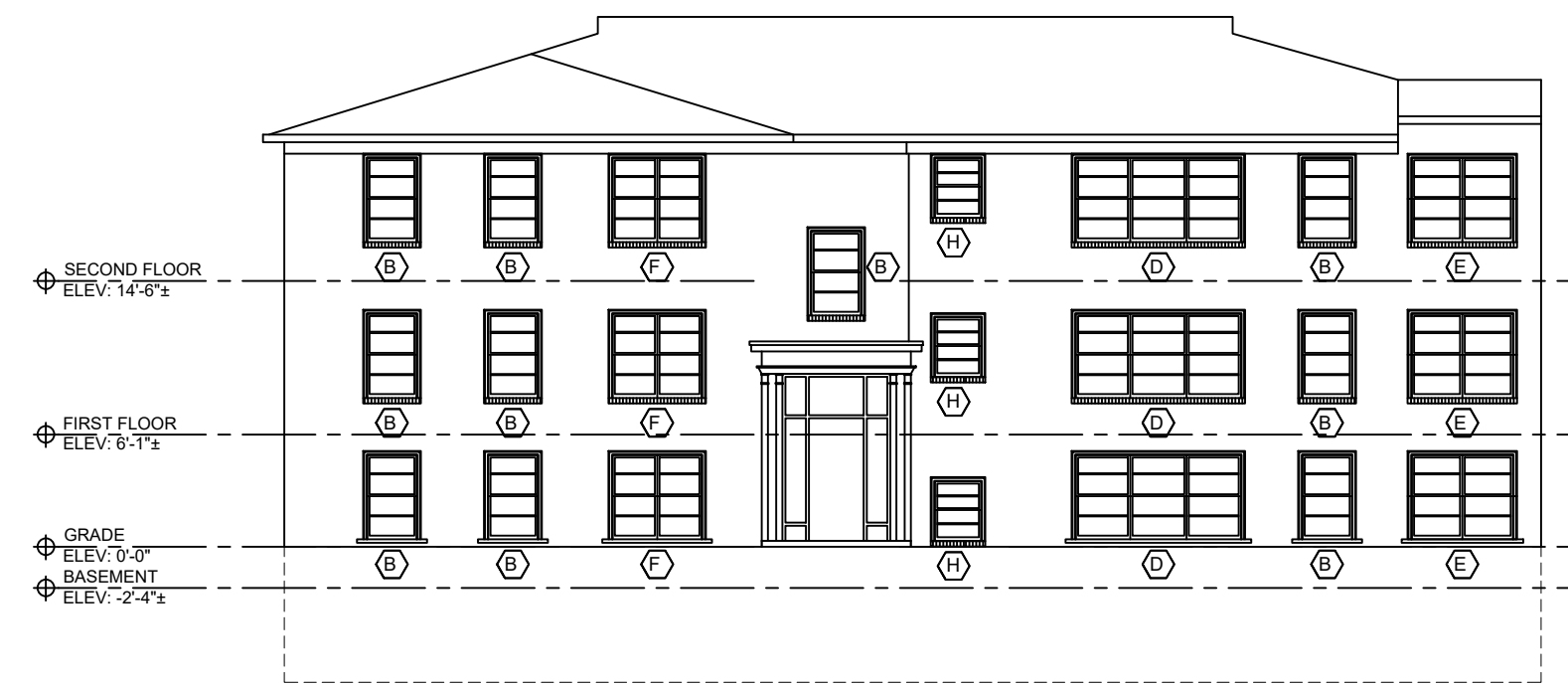
10/A200 south elevation at east courtyard
SCALE: 3/32" = 1'-0"



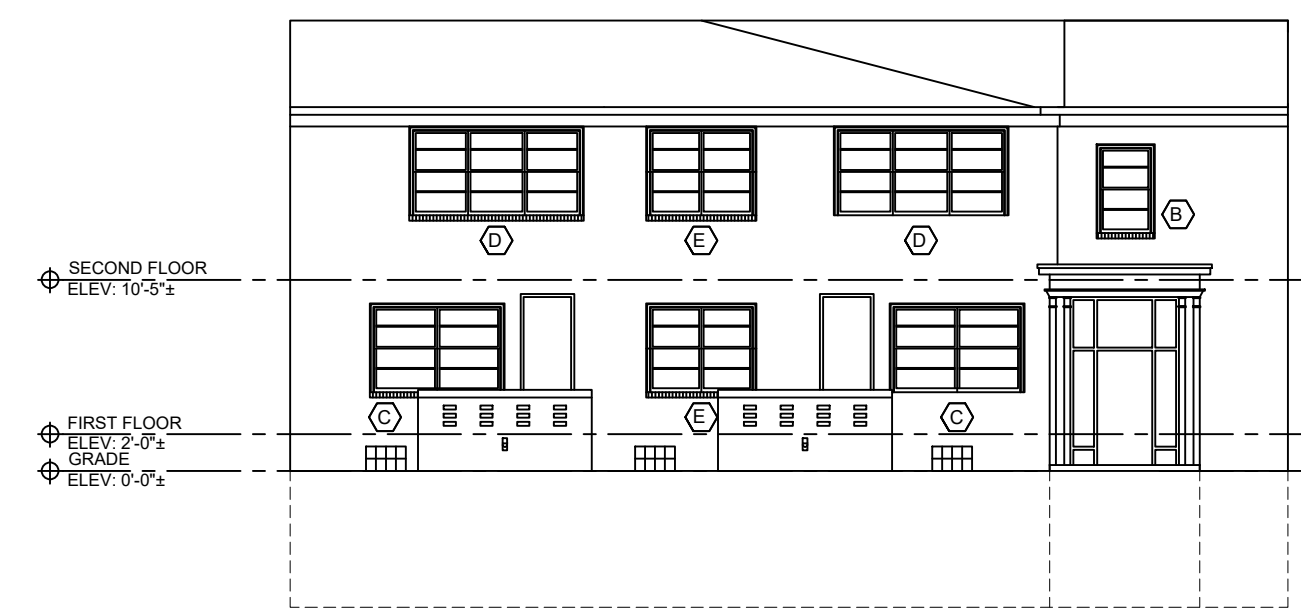
9/A200 west elevation at east courtyard



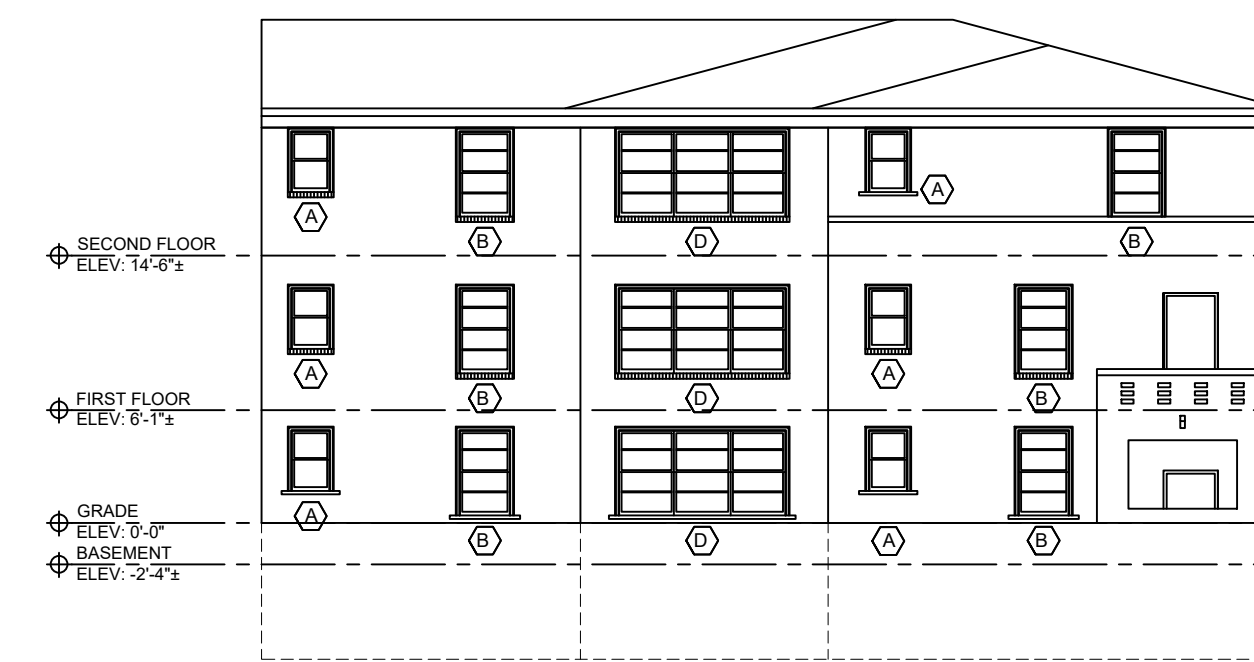
8/A200 north elevation at east courtyard



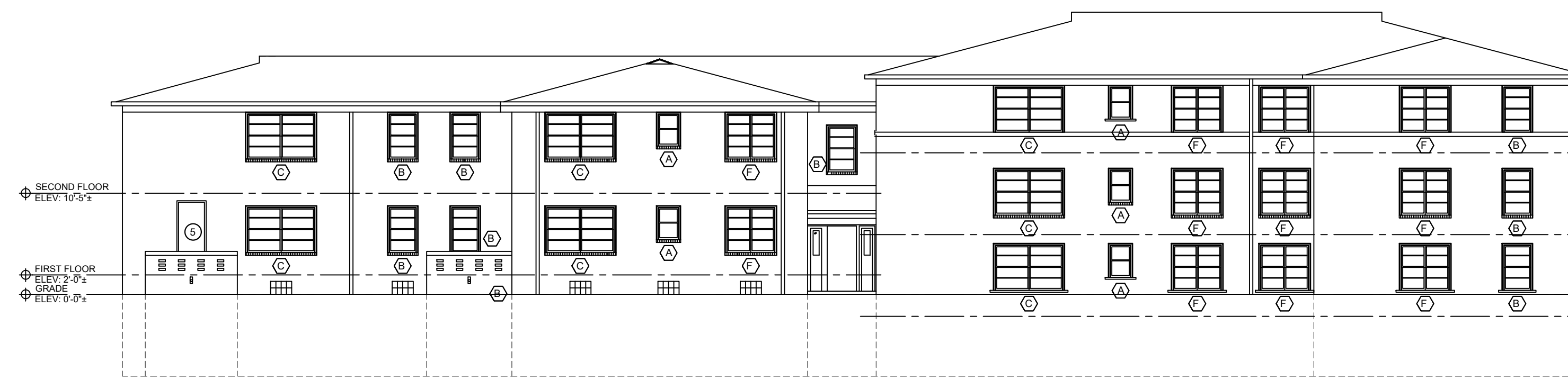
7/A200 north elevation at west courtyard
SCALE: 3/32" = 1'-0"



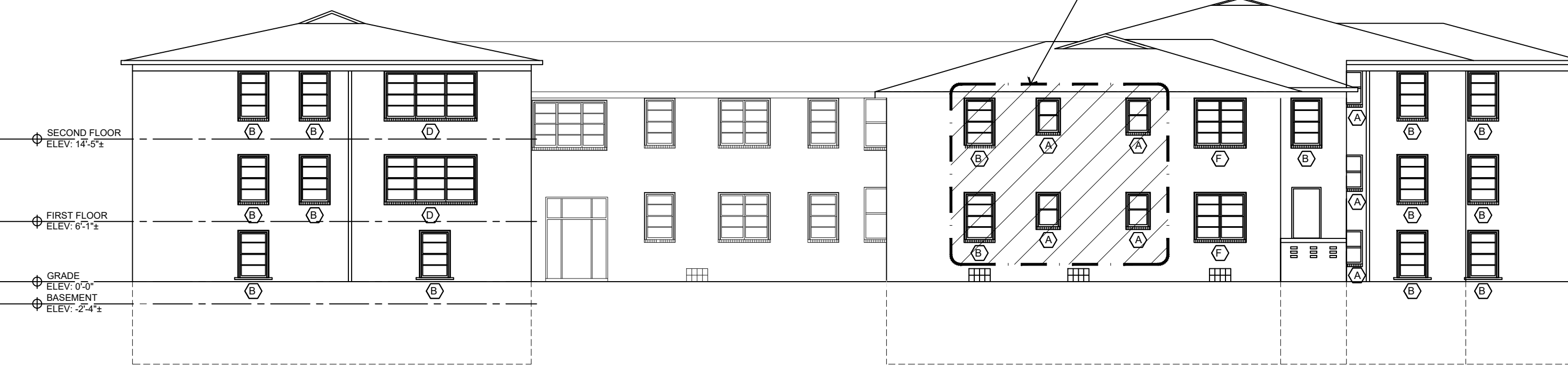
6/A200 east elevation at west courtyard
SCALE: 3/32" = 1'-0"



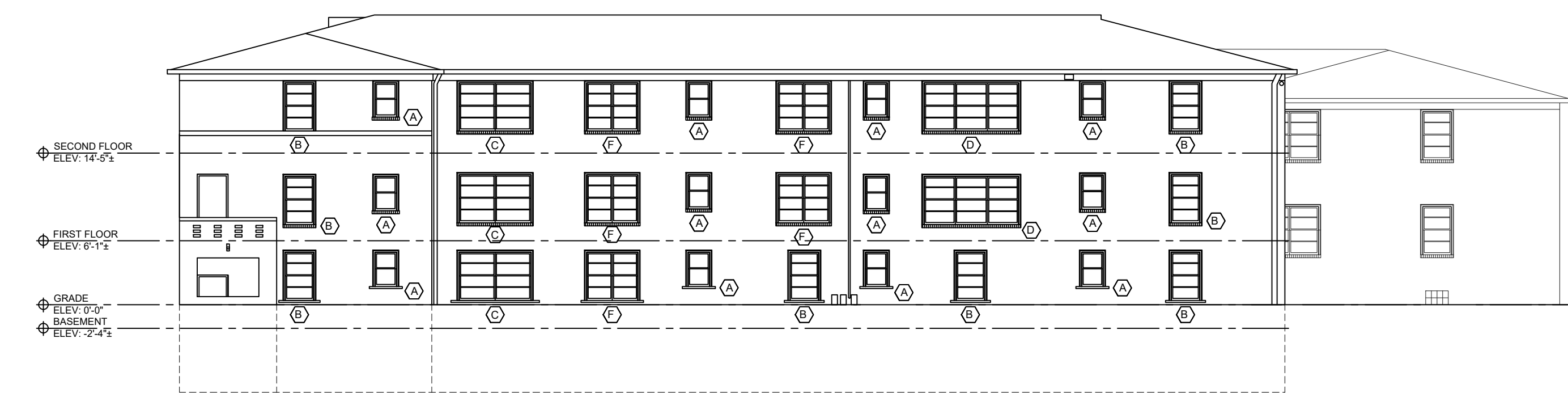
5/A200 south elevation at west courtyard
SCALE: 3/32" = 1'-0"



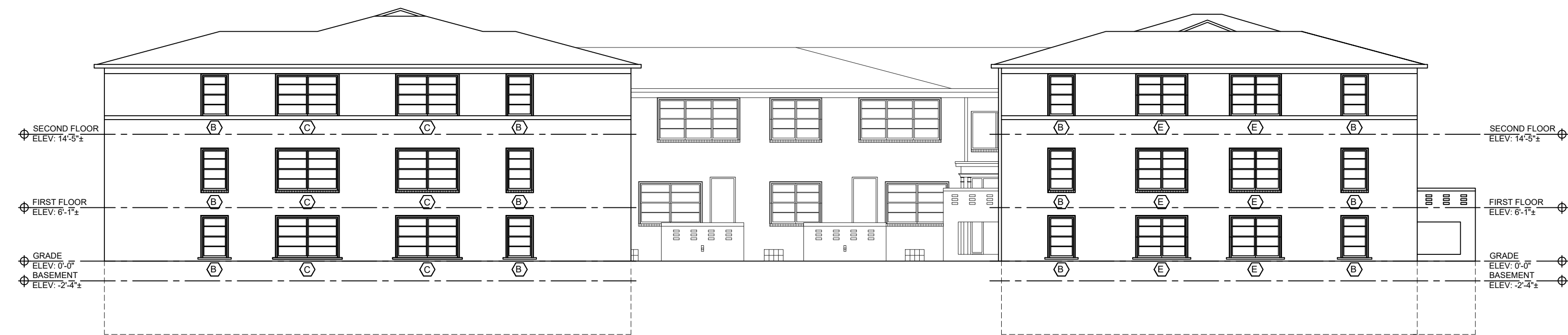
4/A200 north elevation
SCALE: 3/32" = 1'-0"



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"

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Window Replacement Alterations
761 Whimore Road
Detroit, MI 48203

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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:
EXTERIOR ELEVATIONS

PROJECT NUMBER:
2020-122

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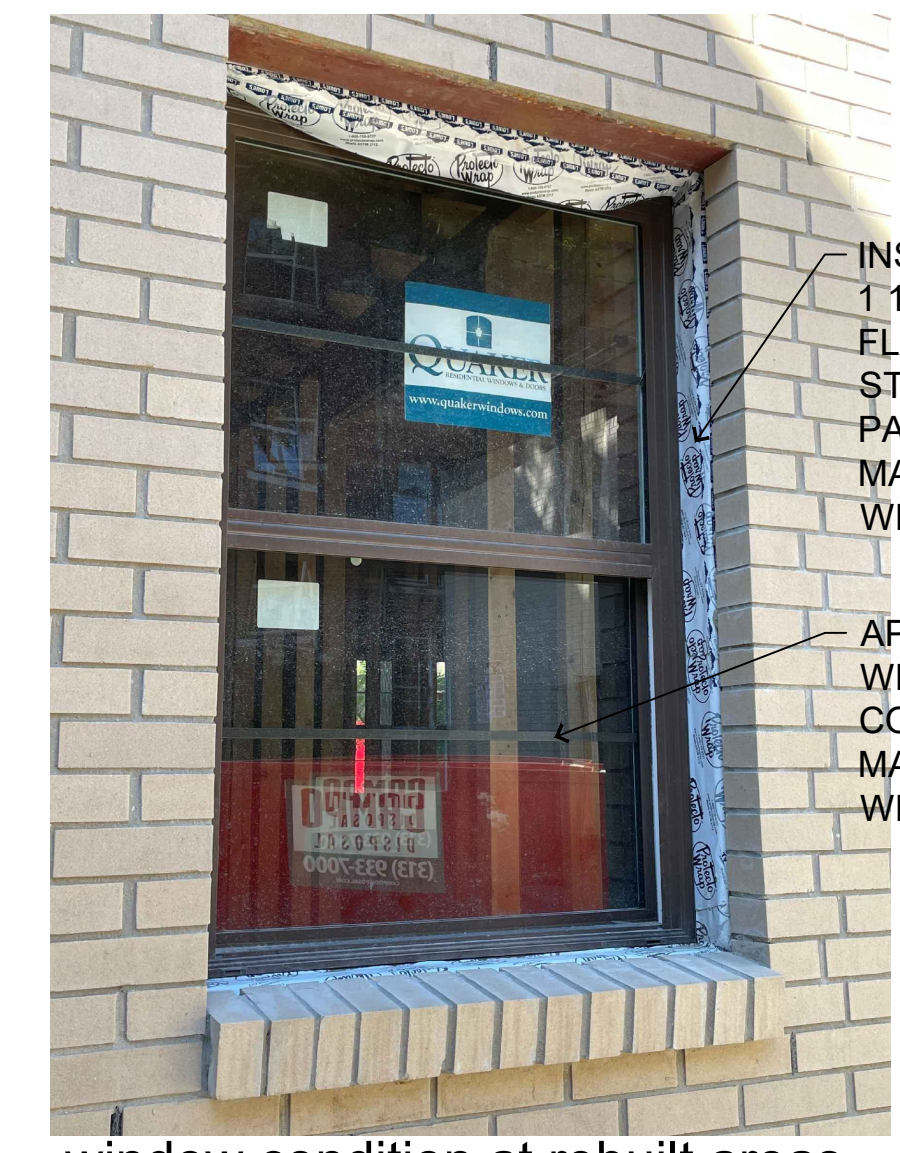
A200

Permit No.:

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



current window condition (typical for 160 windows)



window condition at rebuilt areas (typical for 19 windows)
NO BRICK MOULDS REQUIRED



window with metal removed (bottom right view)



window with metal removed (bottom stool view)



window with metal removed (top head view)

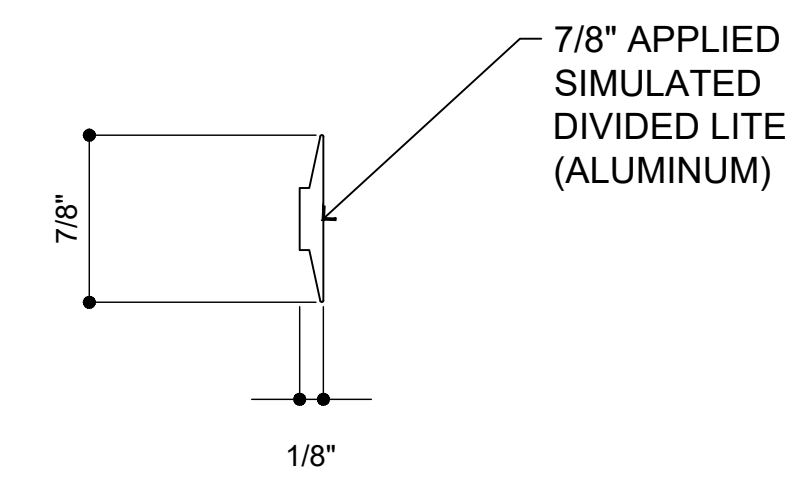


window with metal removed (top right view)



window interior view

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

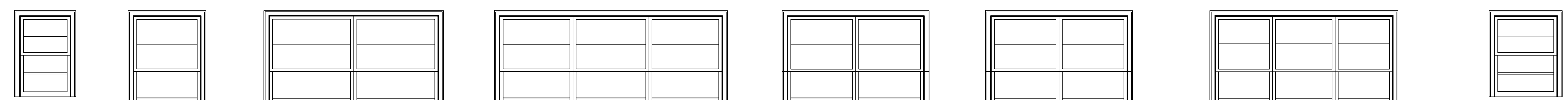


HORIZONTAL MUNTIN PROFILE
COLOR: EARTHTONE TO MATCH INSTALLED WINDOW COLOR



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

2/A700 photo documentation of windows



A B C D E F G H

1/A700 window elevations

SCALE: 3/8" = 1'-0"

SHEET TITLE:

PROJECT NUMBER:
2020-122

DRAWN BY:
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SHEET NUMBER:
A700

Permit No.: