



54048 Mound Road Shelby Township Michigan 48316

November 10, 2022

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. The existing doors and entries were in poor condition and removed. Temporary doors were installed to secure the building.

Description of Project

With this current submittal, the applicant is seeking the board's approval for the installed windows and to complete following work associated with the overall rehabilitation of the building as per the attached drawings.

Detailed Scope of Work:

- Rebuild the four door entrances as shown on Sheet A700 provided with this submittal. The doors will be insulated hollow metal with three equally sized glass lites. The framing will be constructed of wood material. The color selected will be Sherwin Williams SW7593 Rustic Red. A color sample is provided in this submittal.
- The window as installed are double-hung, vinyl clad replacement windows. A window schedule with sizes and quantities are provide on Sheet A200 provided with this submittal.

Product Data

See attached brochure and cut sheet for additional information.

- Door and Frame Color, Sherwin Williams SW 7593-Rustic Red
- Windows: Manchester Series by Quaker, Color: Earthtone

Detailed Photographs of Existing Conditions



Photo 1: View looking southeast from Third Avenue



Photo 2: View looking northeast from Third Avenue



Photo 3: View looking southwest from Whitmore



Photo 4: View looking southwest from Whitmore

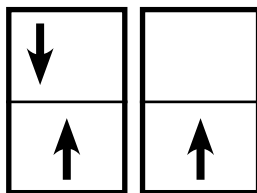
Door and Frame Color



SW 7593 – Rustic Red



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

BENEFITS

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

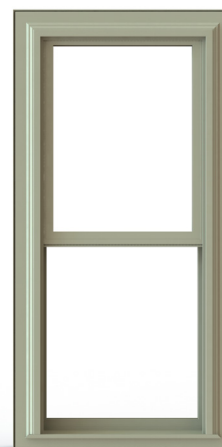
OPTIONS

- ◇ **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

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" × 63"	40" × 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)



◇ Optional Faux Wood Grain (interior only)



Dark Oak (available with white or painted exterior only)

◇ Optional Painted Colors (exterior only)



◇ 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.

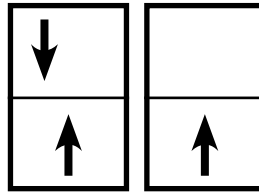
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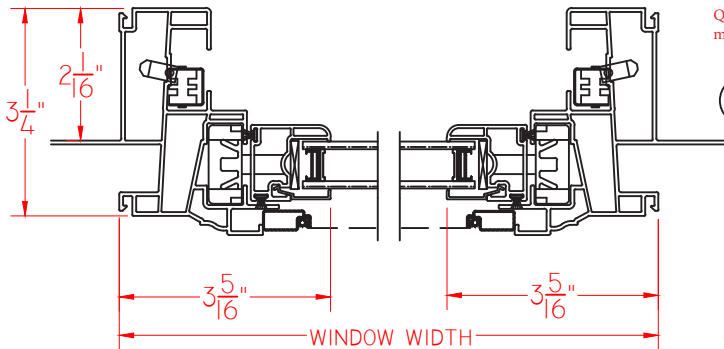


Manchester
SERIES

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

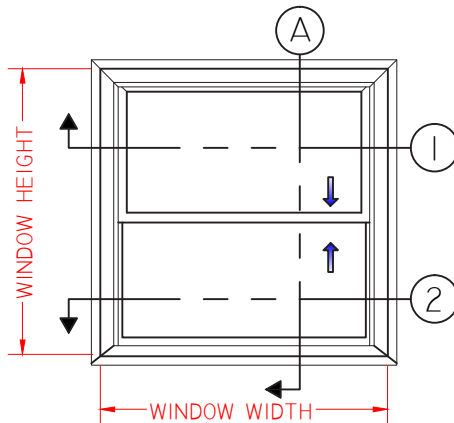
MANCHESTER DOUBLE HUNG

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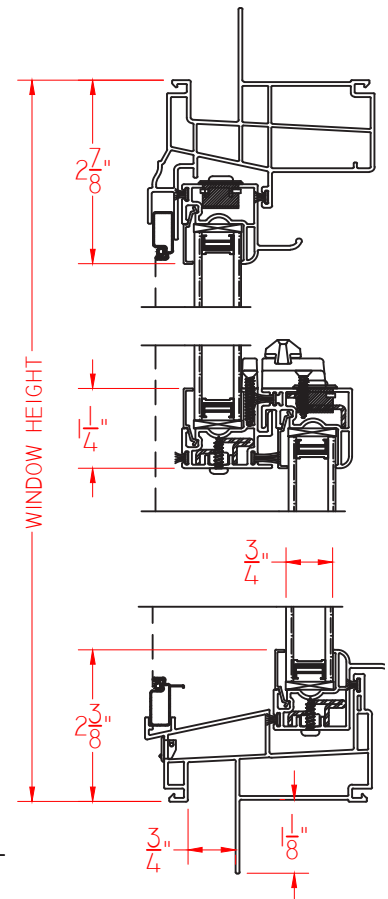


① HORIZONTAL
CROSS SECTION

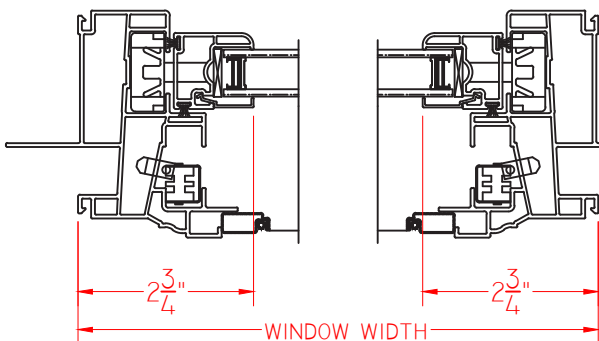
Ⓐ VERTICAL
CROSS SECTION



ELEVATION SCALE 1/2" = 1'-0"



② HORIZONTAL
CROSS SECTION



SCALE 1:3

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COMMERCIAL WINDOWS AND DOORS



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



7/A200

6/A200

5/A200

4/A20C

2/A20C

8/A200

9/A200

10/A20

3/A200

PROJECT:

Window
Replacement
Alterations

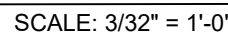
761 Whimore Road
Detroit, MI 48203

CLIENT:

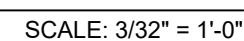
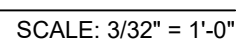
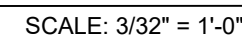
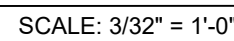
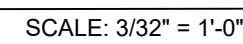
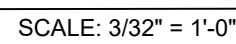
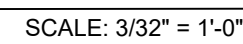
RCI-761
Whitmore, LLC
10 E. Main Street
Suite 201
Bridgeport, CT 06608

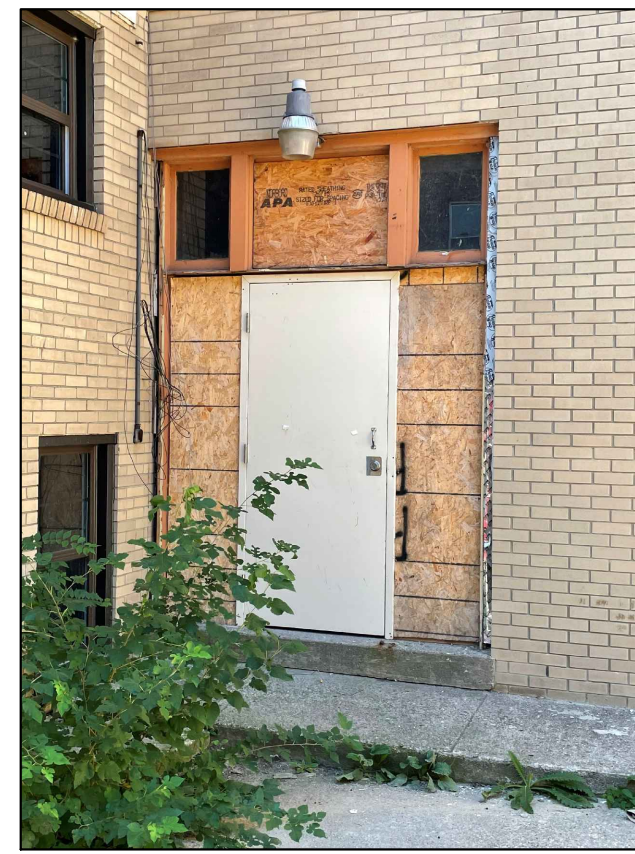
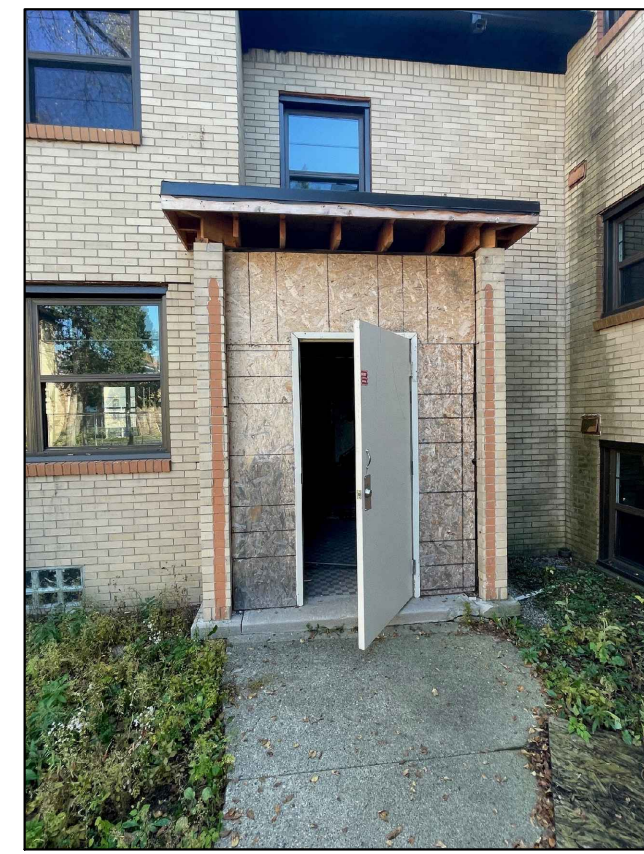
HDC PROJECT REVIEW	10/10/2022
DESCRIPTION	DATE

SHEET TITLE:	
OVERALL FOOTPRINT PLAN	
PROJECT NUMBER: 2020-122	
DRAWN BY: --	
CHECKED BY: --	
SHEET NUMBER: A100	
Permit No.:	



ALL UNITS ARE LOW-E, DOUBLE PANE





1


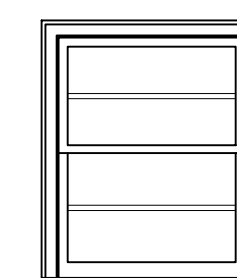
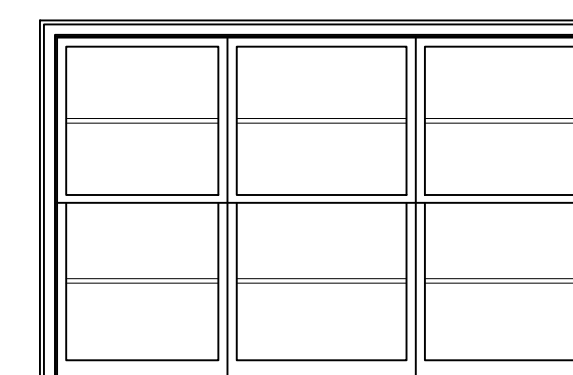
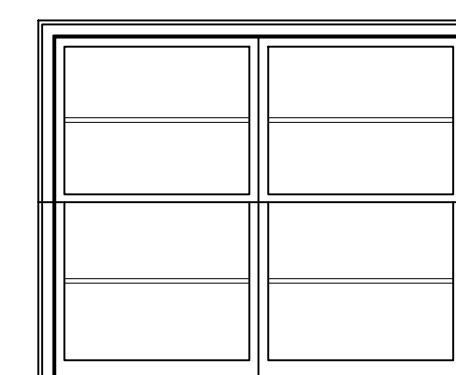
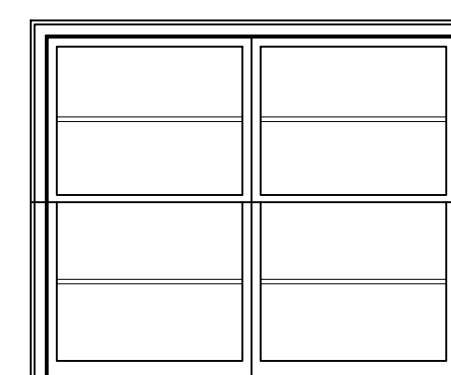
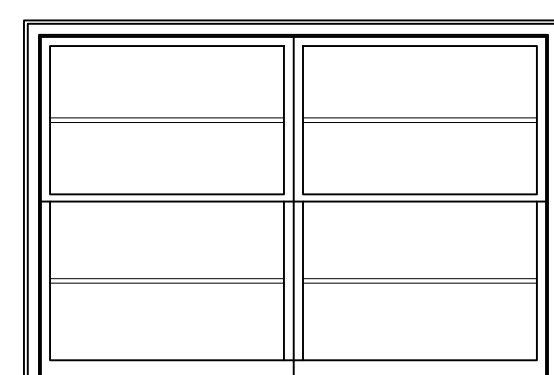
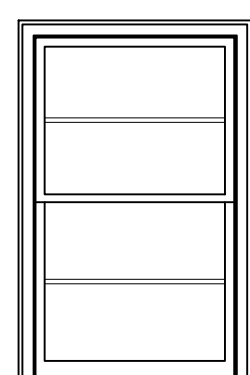
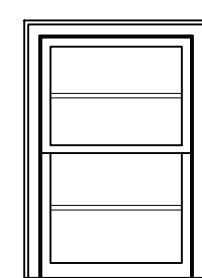
2

3

4

5


3/A700 photos of existing conditions at entries



D

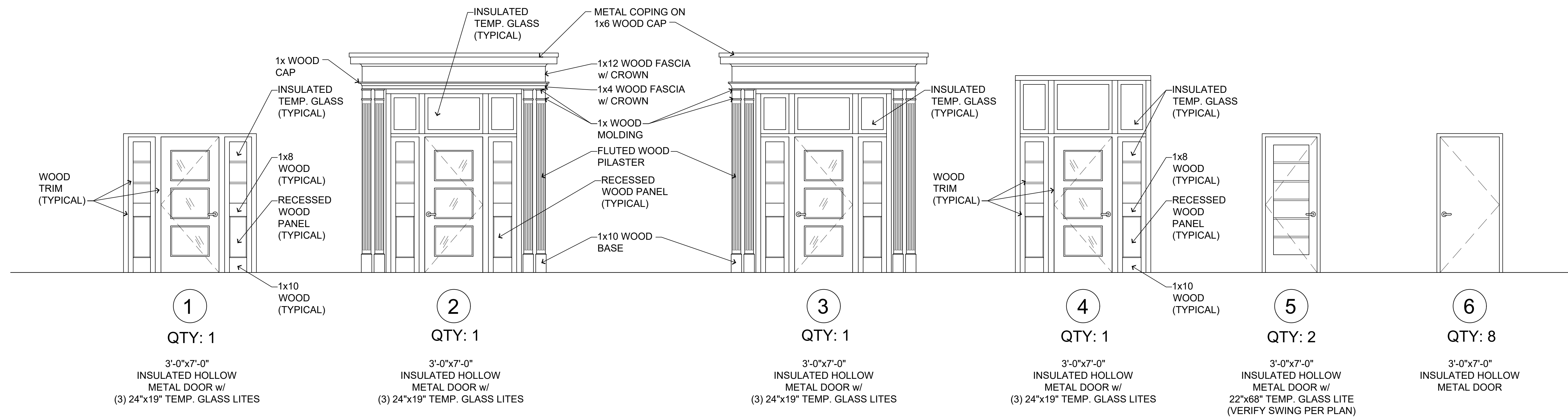
F

G



2/A700 window elevations

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



1/A700 door elevations

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

HDC PROJECT REVIEW	10/10/2022
DESCRIPTION	DATE