



HISTORIC DISTRICT COMMISSION APPLICATION FOR WORK APPROVAL

City of Detroit - Planning & Development Department
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

APPLICATION ID

HDC2025-00674

PROPERTY INFORMATION

ADDRESS(ES): 761 Whitmore Road

HISTORIC DISTRICT: Palmer Park Apartment Buildings

SCOPE OF WORK: (Check ALL that apply)

- | | | | | | |
|--|---|--|---|--|---|
| ☐ Windows/
Doors | ☐ Walls/
Siding | ☐ Painting | ☐ Roof/Gutters/
Chimney | ☐ Porch/Deck/Balcony | ☒ Other |
| ☐ Demolition | ☐ Signage | ☐ New
Building | ☐ Addition | ☒ Site Improvements
(landscape, trees, fences,
patios, etc.) | |

BRIEF PROJECT DESCRIPTION:

See Item 4

APPLICANT IDENTIFICATION

TYPE OF APPLICANT: Architect/Engineer/Consultant

NAME: Kevin M. Brandon

COMPANY NAME: BmK Design+Planning, LLC

ADDRESS: 1772 Seymour Lake Road

CITY: Oxford Township

STATE: MI

ZIP: 48371

PHONE: +1 (248) 303-1446

EMAIL: kmb@bmkdp.com

I AGREE TO AND AFFIRM THE FOLLOWING:

- ☒ I understand that the failure to upload all required documentation may result in extended review times for my project and/or a denied application.
- ☒ I understand that the review of this application by the Historic District Commission does not waive my responsibility to comply with any other applicable ordinances including obtaining appropriate permits (building, sign, etc.) or other department approvals prior to beginning the work.
- ☒ I hereby certify that the information on this application is true and correct. I certify that the proposed work is authorized by the owner of record and I have been authorized to make this application as the property owner(s) authorized agent.

Signed by:

Palmer Park Apartments, LP

BmK Design+Planning, LLC

Palmer Park Apartments, LP

11/17/2025

SIGNATURE

DATE

1772 Seymour Lake Road

Oxford Township

MI

48371

+1 (248) 303-1446

kmb@bmkdp.com

Questions? Contact us at hdc@detroitmi.gov or (313)224-1762

NOTE: Based on the scope of work, additional documentation may be required. See www.detroitmi.gov/hdc for scope-specific requirements.

PROJECT DETAILS – TELL US ABOUT YOUR PROJECT

Instructions: Add project details using the text box in each section. If your details exceed the space provided, attach the details via the attachment icon for that section.

ePLANS PERMIT NUMBER:

(only applicable if you've already applied for permits through ePLANS)

BLDG25-01708

GENERAL

1. DESCRIPTION OF EXISTING CONDITION

Please tell us about the current appearance and conditions of the areas you want to change. You may use a few sentences or attach a separate prepared document on the right. (For example, "existing roof on my garage is covered in gray asphalt shingles in poor condition.")

See Item 4

2. PHOTOGRAPHS

Help us understand your project. Please attach photographs of all areas where work is proposed.



3. DESCRIPTION OF PROJECT

In this box, tell us about what you want to do at the areas described above in box #1. (For example, "Install new asphalt shingle roofing at garage.")

See Item 4

4. DETAILED SCOPE OF WORK

In this box, please describe all steps necessary to complete the work described in box #3. (For example, "remove existing shingles, replace wood deck as necessary, replace wood eaves, install roof vents, replace rotted fascia boards, paint, clean worksite.")



5. BROCHURES/CUT SHEETS

Please provide information on the products or materials you are proposing to install. For example, a brochure on the brand and color of the shingles proposed.

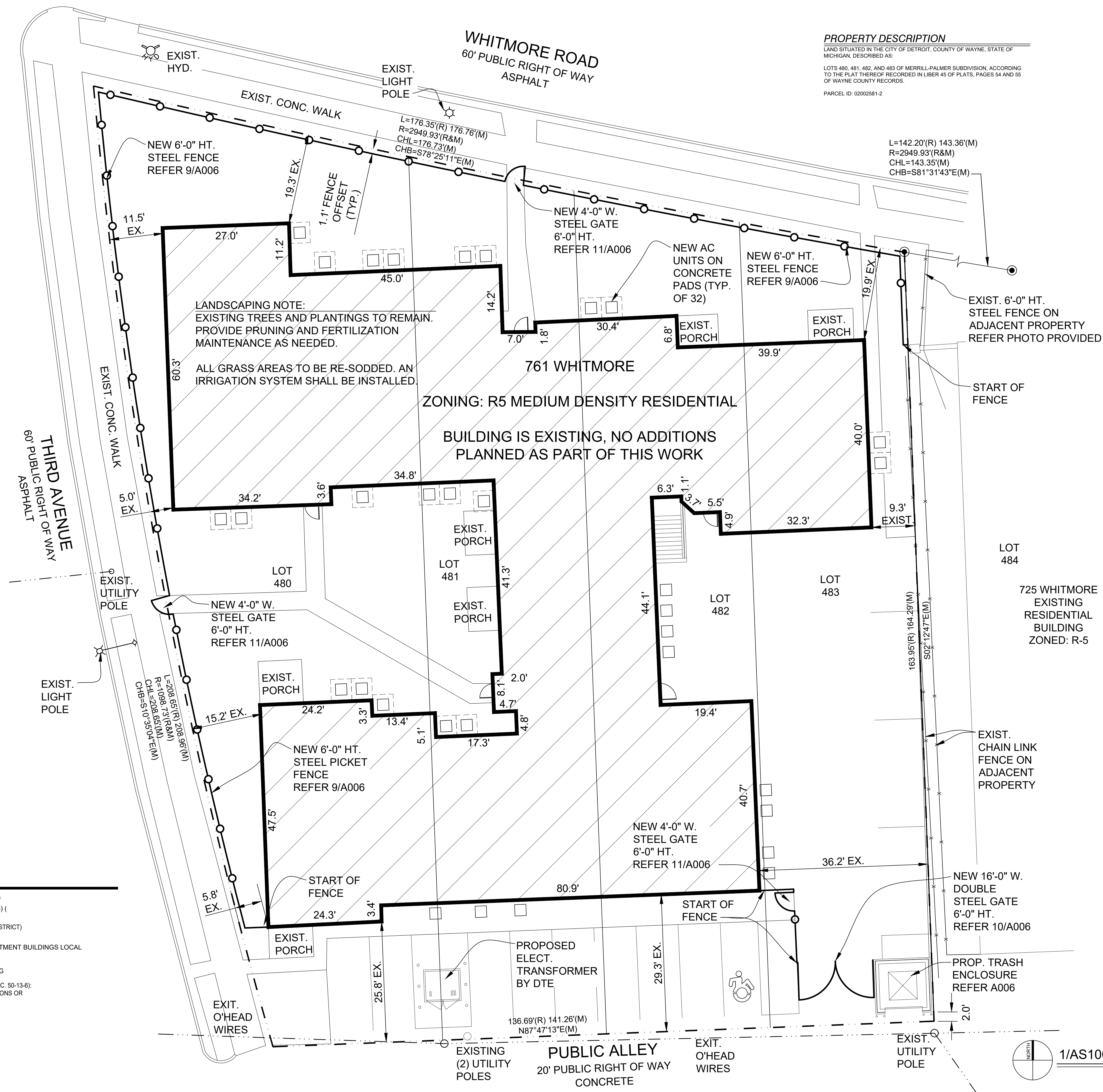


ADDITIONAL DETAILS

8. SITE IMPROVEMENTS <i>If site improvements are proposed, please provide any relevant site improvement plans pertaining to your project.</i>	
9. OTHER <i>Please provide any additional details. HDC Staff may ask you to submit additional information at a later time depending on your project.</i>	

HDC SUBMITTAL	11/17/2025
PERMIT SET - REVISED	11/14/2025
PERMIT SET - REVISED	10/29/2025
PERMIT SET	08/24/2025
ELECTRICAL-REVISED	07/14/2025
MEP BID SET	04/25/2025
DTE SERVICE REQUEST	03/27/2025
DESCRIPTION	DATE

SHEET TITLE:
ARCHITECTURAL SITE PLAN
PROJECT NUMBER:
2025-122
DRAWN BY:
--
CHECKED BY:
--
SHEET NUMBER:
AS100
Permit No.:



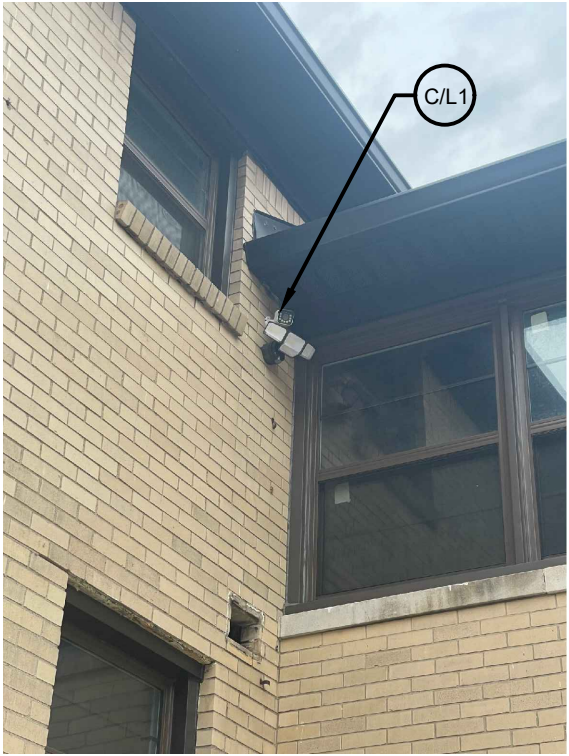


photo 01

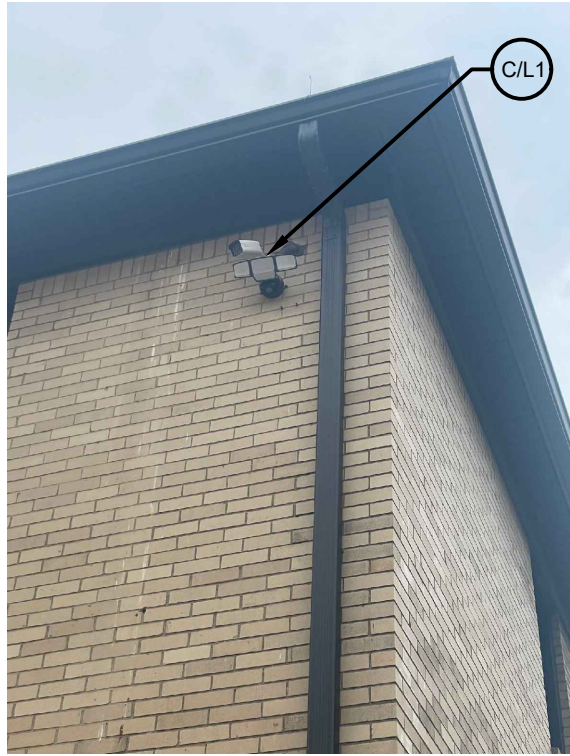


photo 02

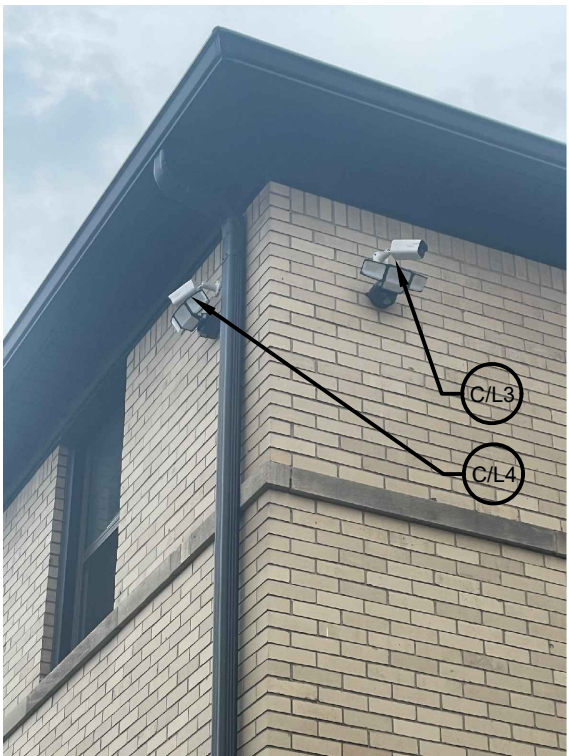


photo 03



photo 04



photo 05



photo 06

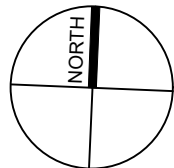
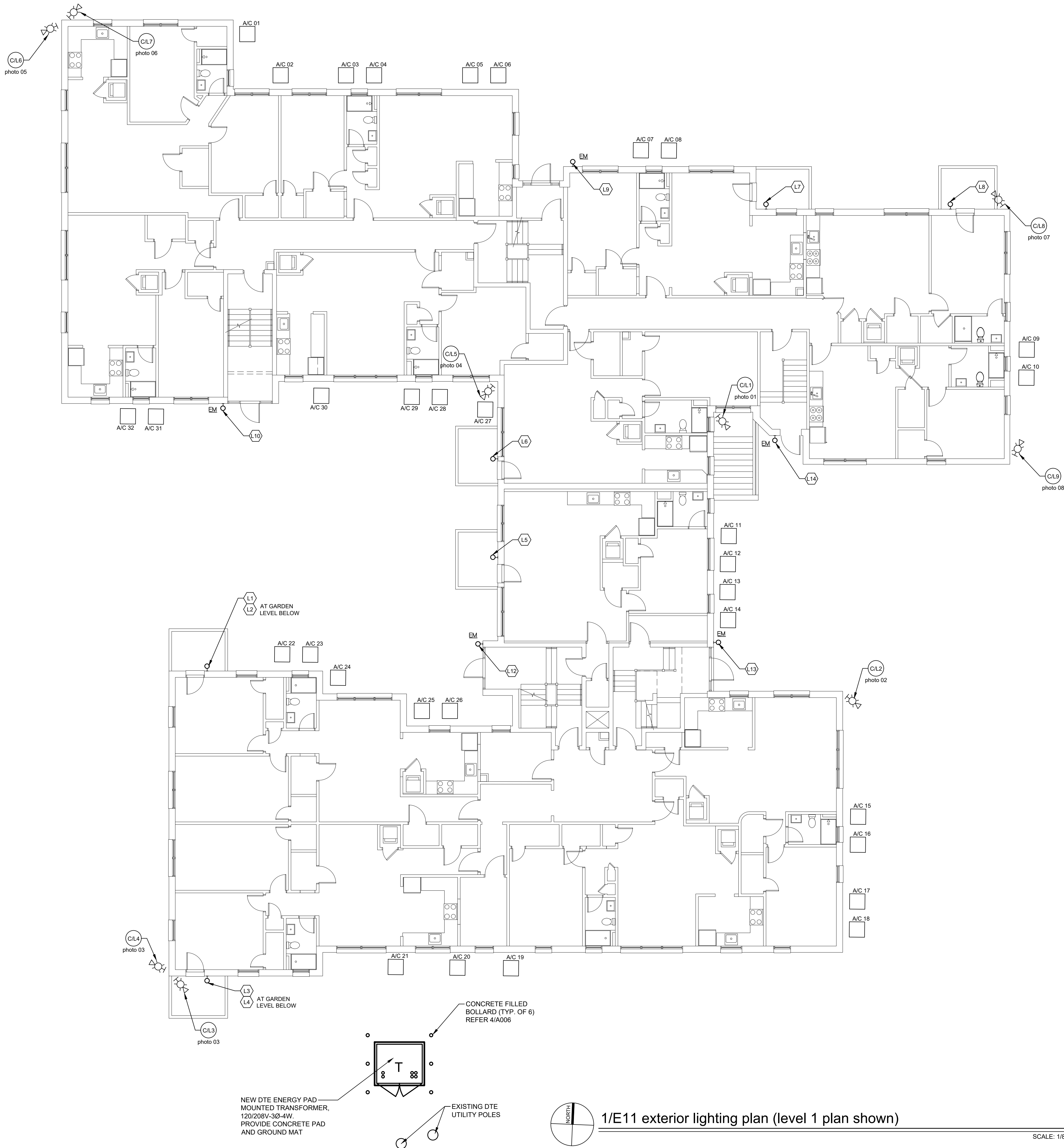


photo 07



photo 08

2/E11 photos - existing security camera & lighting



1/E11 exterior lighting plan (level 1 plan shown)

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

PROJECT:
**Proposed
Apartment Building
Interior Alterations**
761 Whimore Road
Detroit, MI 48203

CLIENT:
**Palmer Park
Apartments, LP**
651 Red Lion Road
Huntingdon Valley PA 19006

DESCRIPTION	DATE
HDC SUBMITTAL	11/17/2025
PERMIT SET - REVISED	11/14/2025
PERMIT SET - REVISED	10/29/2025
PERMIT SET	08/24/2025
ELECTRICAL-REVISED	07/14/2025
MEP BID SET	04/25/2025
DTE SERVICE REQUEST	03/27/2025

SHEET TITLE: EXTERIOR LIGHTING PLAN
PROJECT NUMBER: 2025-122
DRAWN BY: --
CHECKED BY: --
SHEET NUMBER: E11
Permit No.:

Fraser-Johnston® residential air conditioners

XC3 Air Conditioner
Optimized for northern climates

13.4 SEER2
1.5-5 Tons

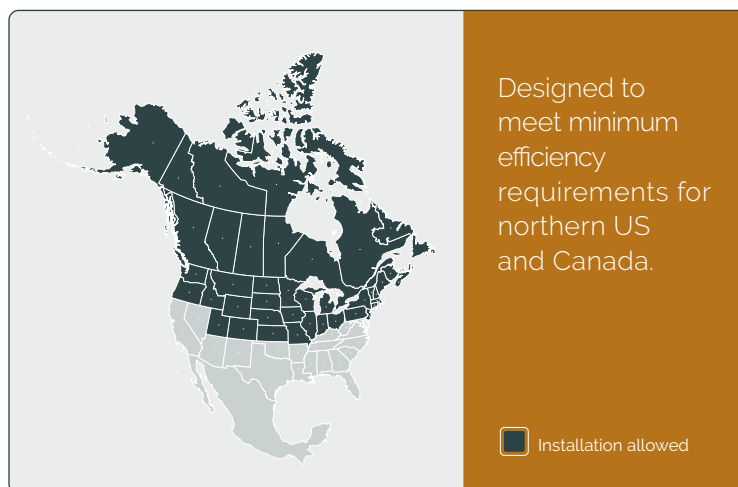


Next-level efficiency for now and the future

The Fraser-Johnston® XC3 Air Conditioner is a perfect entry-level unit, meeting 13.4 SEER2 Regional Minimum Efficiency standards for the northern United States and Canada. We designed these units with a compact footprint, independent panels and swing-out control box for easy installation and servicing. High-quality construction means the XC3 is built to work.

Designed and constructed for optimal installation, performance and serviceability

- Designed for new low global warming potential (GWP) R-454B refrigerant
- Coming soon: Straight-Pipe Line Sets eliminate swedge and offer more installation flexibility
- Easy-to-follow, color-coded wiring diagrams for quick and easy installations
- Swing-out control box for easy access to internal components



Optimized performance

- Designed for optimal performance in northern US and Canadian regions
- High-efficiency microchannel aluminum coil provides reliable performance and small unit size
- Designed for operation with new low GWP R-454B refrigerant



One of the industry's most serviceable units

- Swing-out control panels and removable fan guard for quick and easy access to components
- Straight-Pipe Line Sets - coming soon - eliminate swedging and provide flexibility for every installation
- Easy-to-follow, color-coded wiring diagrams for quick and easy installation and servicing
- Comes with standard cylinder filter drier

High-quality construction

- **Small footprint**
 - Minimum footprint makes the unit easy to store and transport, and fits easily through standard fence gates
- **Durable and sleek new finish**
 - The coated steel wire fan guard, coated external fasteners and pretreated G90 equivalent galvanized-steel chassis components resist corrosion and rust-creep
 - Automotive-grade, powdercoat finish is salt-spray rated at 1,000 hours for extra durability under the harshest of conditions
- **Low operating sound levels**
 - The sturdy cabinet and top design provides sound performance of 77 dBA or lower



Lower cost of ownership
13.4 SEER2 cooling efficiency can save energy costs compared to older units, and quality engineering reduces repairs to save you money.



Quiet operation
Sturdy cabinet and top design provides sound performance of 77 dBA or lower.



Confidence guaranteed
Industry-leading warranties ensure years of dependability.



Small footprint
Minimum footprint for easier handling, transportation and installation.

SKU	Tonnage	Weight (lb)	Dimensions (in.)			Liquid Connections (in.)	Vapor Connection (in.)
			H	W	D		
XC318E2S11	1.5	120	26-3/4	24	24	3/8	3/4
XC324E2S11	2	135	33-1/4	24	24	3/8	3/4
XC330E2S11	2.5	140	36-1/4	24	24	3/8	3/4
XC336E2S11	3	150	36-1/4	24	24	3/8	3/4
XC342E2S11	3.5	195	36-1/4	29-1/4	29-1/4	3/8	7/8
XC348E2S11	4	210	33-1/4	35-1/4	31-3/4	3/8	7/8
XC360E2S11	5	230	36-1/4	38	34-1/4	3/8	7/8

- All dimensions are in inches and are subject to change without notice
- The overall height is from the bottom of the base pan to the top of the fan guard
- The overall length and width include screw heads



All limited warranties are subject to terms, conditions and exclusions set forth in the product's limited warranty statement. See applicable limited warranty statement for details.



Pair with an efficient Fraser-Johnston gas furnace for optimal performance.

Visit www.Fraser-Johnston.com for more information.

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MONROE 3 RAIL



KENT 3 RAIL WITH FINIALS



CURVED TOP 4 RAIL



MONROE 4 RAIL WITH RINGS

GUARDSMAN® FEATURES

- Galvanized Steel Components
- Durable Powder Coat Finish
- 15 Year Limited Warranty
- Fully Assembled Panels
- Riveted Construction
- Maintenance Free
- Commercial and Industrial Applications

BLACK

WHITE

BROWN

GREEN

BRONZE

Advanced powder coating adds a beautiful finish which also protects against the elements

Patented High-Security Bracket

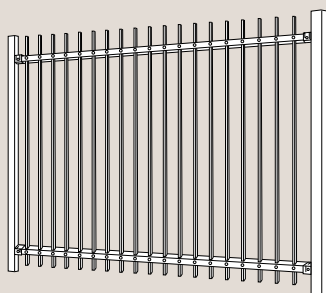
Galvanized 11 gauge steel channel adds strength and durability

Each 1/4 in. aluminum rivet has 1,500 lbs. of shear strength and 1,100 lbs. of holding power

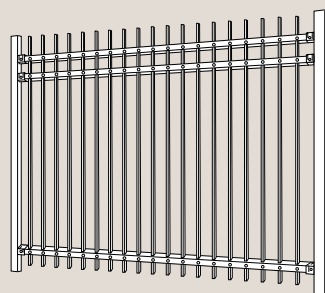
Kent Panels

A traditional design with square top pickets.

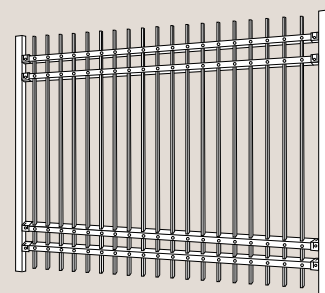
Available in 2, 3 or 4 rail styles.



2 Rail



3 Rail

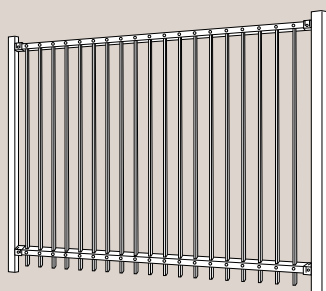


4 Rail

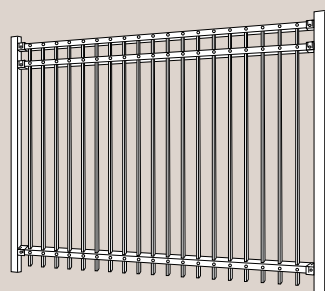
Kent**Monroe Panels**

A clean and simple design with no pickets above the top rail.

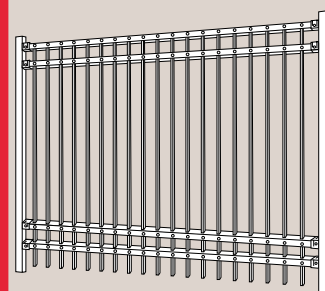
Available in 2, 3 or 4 rail styles.



2 Rail



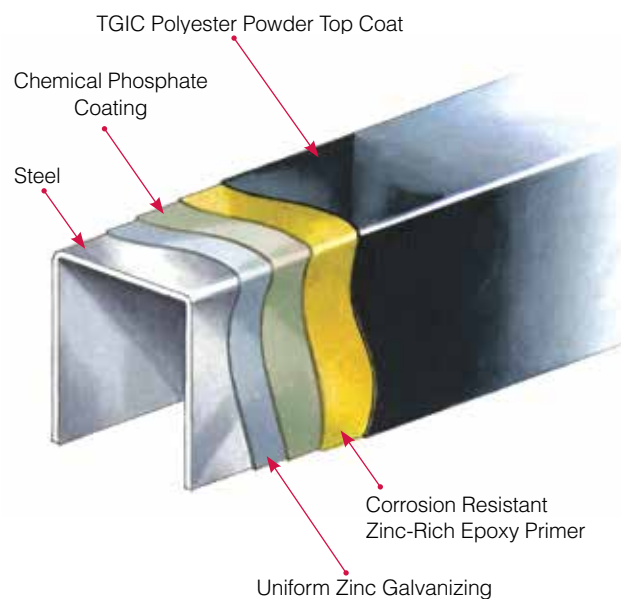
3 Rail

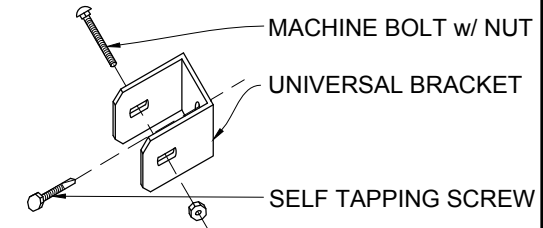
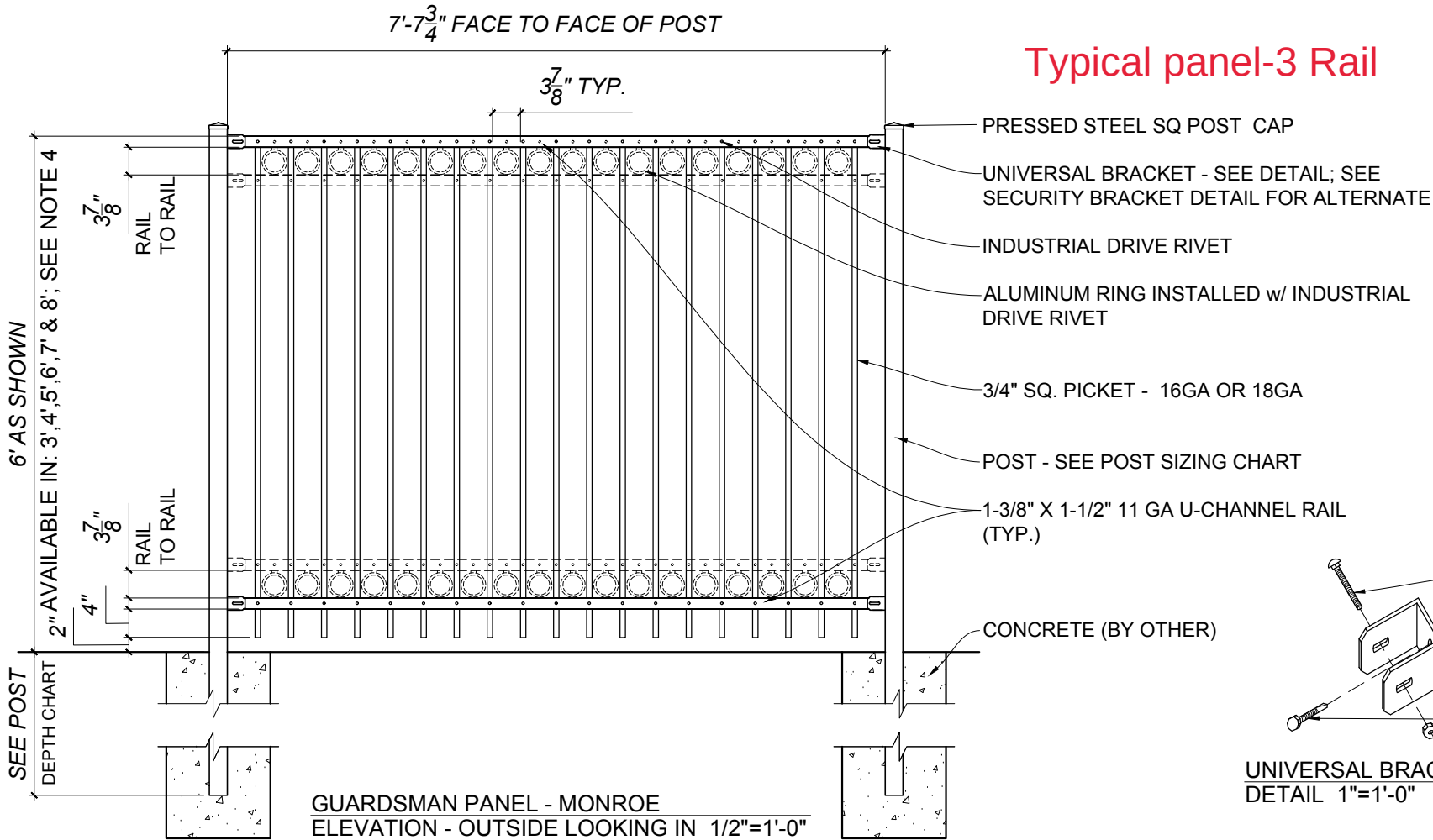


4 Rail

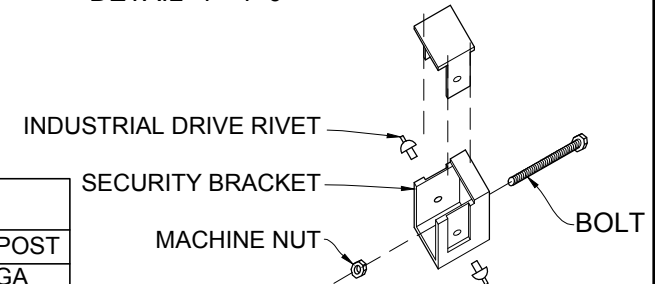
Monroe**Advanced Powder Coating Process**

All Guardsman® panels receive Merchants Metals' industry leading 10 stage powder coating process. The first five stages are dedicated to a thorough cleaning, removing any impurities that could potentially mar the finish. After cleaning, the panels are coated with a corrosion resistant zinc rich epoxy primer and a polyester powder top coat, ensuring that each Guardsman® system will be highly resistant to the effects of the elements.





UNIVERSAL BRACKET
DETAIL 1"=1'-0"



NOTE: MINIMUM SHEER STRENGTH 3,000 LBS
AND HOLDING POWER OF 2,200 LBS.
GUARDSMAN SECURITY BRACKET
DETAIL 1"=1'-0"

NOTES:

- SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.
- ALL COMPONENTS OF THE PANEL TO BE COATED BLACK. OTHER COLORS AVAILABLE.
- VERIFY POST DEPTH AND FOOTING DIMENSIONS WITH LOCAL CODES AND SITE CONDITIONS.
- CUSTOM DIMENSIONS ARE AVAILABLE UPON REQUEST. FOR HIGHER CUSTOM PANELS, PLEASE CONTACT THE STATESVILLE PLANT.

POST DEPTH CHART*	
HEIGHT OF FENCE	POST BELOW GRADE
5' OR LESS	2'
6' OR MORE	3'

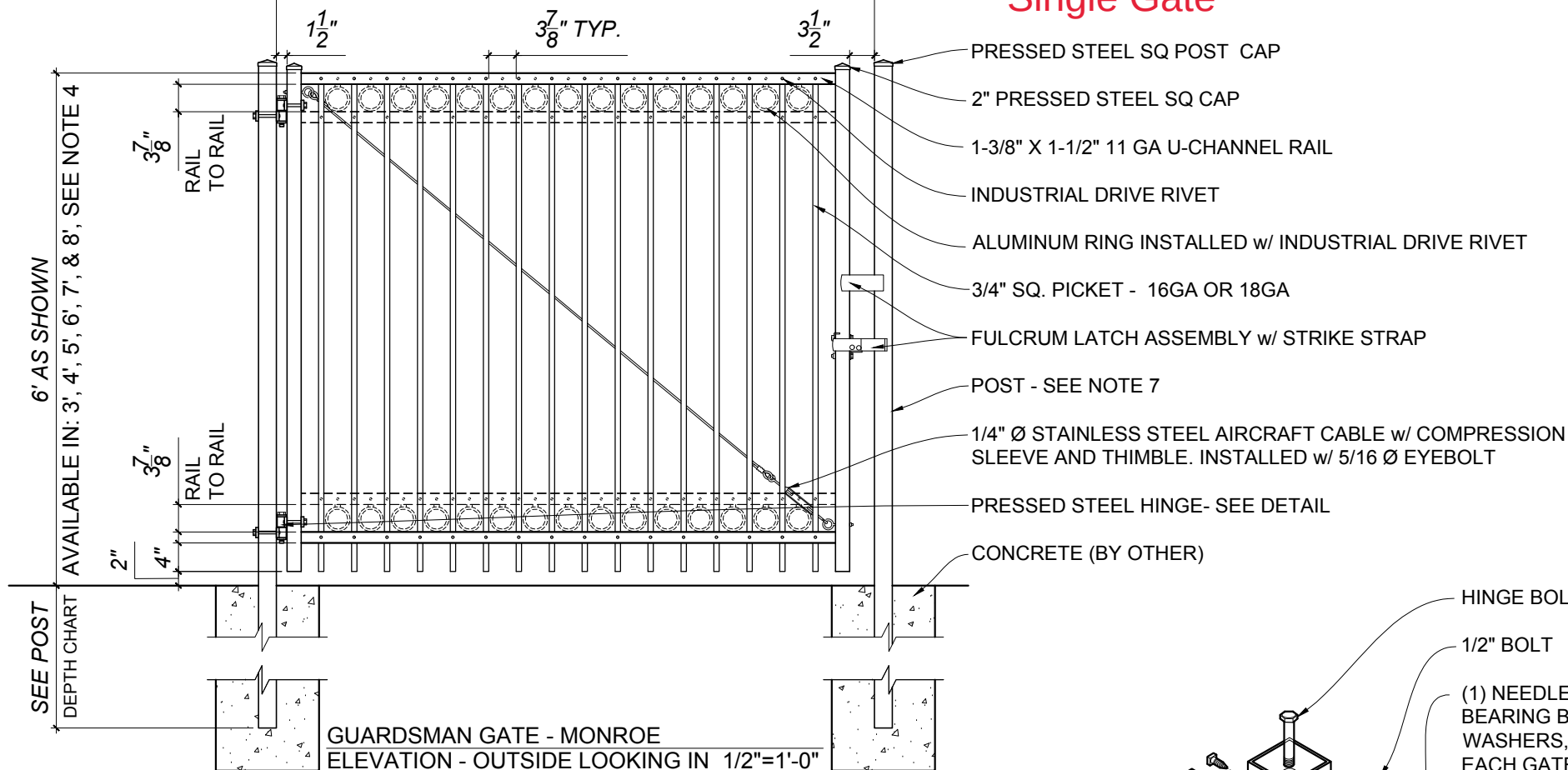
* SEE NOTE 3

POST SIZING CHART	
HEIGHT OF FENCE	SIZE OF POST
3' OR LESS	2"x14 GA
4' TO 6'	2 1/2"x14 GA
7' TO 9'	3"x11-12 GA
10' TO 12'	4"x11 GA

7' OPENING AS SHOWN

AVAILABLE FROM 4' TO 14' OPENING; SEE NOTE 6

Single Gate



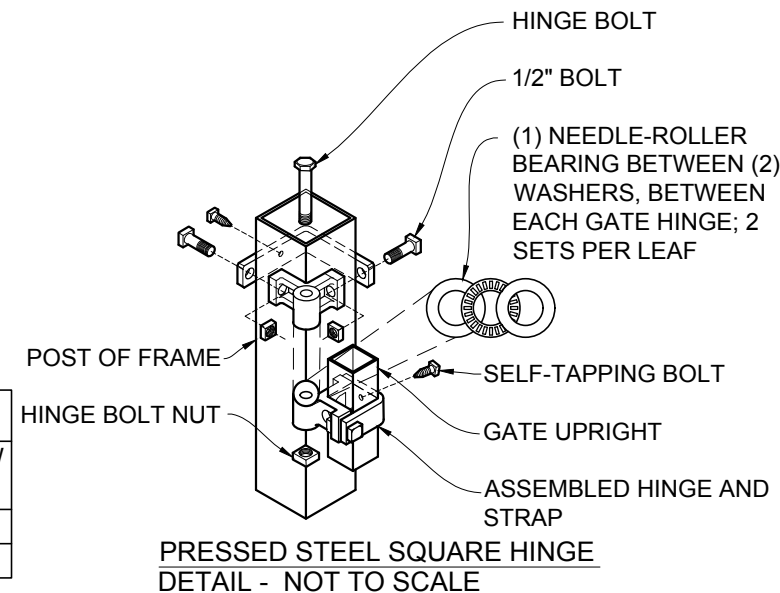
NOTES:

1. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.
2. ALL COMPONENTS OF THE GATE TO BE COATED BLACK. OTHER COLORS AVAILABLE UPON REQUEST.
3. VERIFY POST DEPTH AND FOOTING DIMENSIONS WITH LOCAL CODES AND SITE CONDITIONS.
4. CUSTOM DIMENSIONS ARE AVAILABLE UPON REQUEST. FOR HIGHER CUSTOM GATES, PLEASE CONTACT THE STATESVILLE PLANT.
5. OUTSIDE LOOKING IN, GATE LATCHES ON _____ (RIGHT AS SHOWN)
6. FOR LARGER CUSTOM GATES, PLEASE CONTACT THE STATESVILLE PLANT. GATE OPENINGS OVER 8' WILL REQUIRE ADDITIONAL SUPPORT.
7. POST SIZE WILL VARY DEPENDING UPON WIDTH AND HEIGHT OF GATE.

POST DEPTH CHART*

HEIGHT OF GATE	POST BELOW GRADE
5' OR LESS	2'
6' OR MORE	3'

* SEE NOTE 3

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Merchants Metals
the first name in fence solutions
GUARDSMAN GATE - MONROE
2 TO 4 RAILS4' TO 14' WIDE OPENING x 3' TO 8' HIGH
(Nom.Dimension)

BY: J.R.

DATE: 29 OCT 20

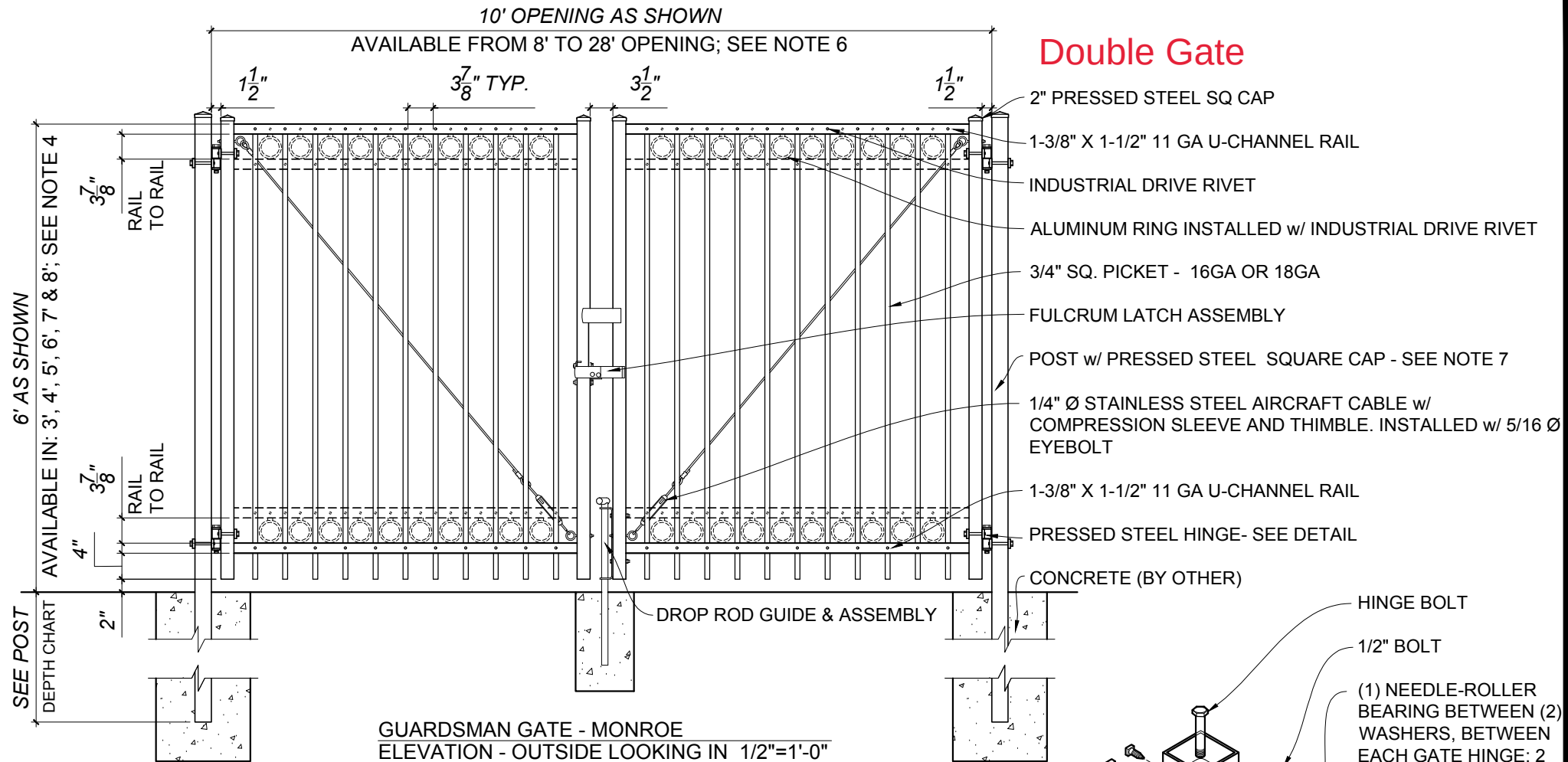
REV: D.C.

DWG. NO.

GM SG COM MO 4-14W x 3-8H

SCALE:

AS NOTED

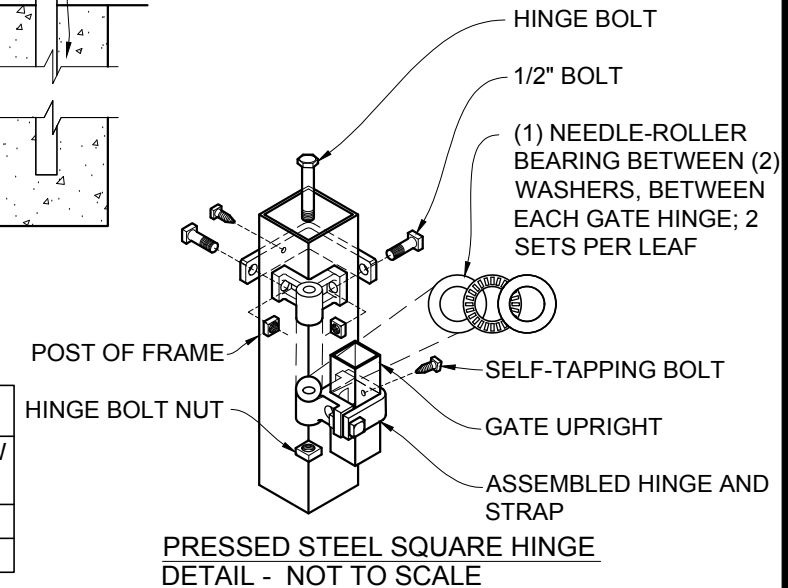


NOTES:

1. SPECIFICATIONS SHOWN CAN BE CHANGED BY THE MANUFACTURER ONLY.
2. ALL COMPONENTS OF THE GATE TO BE COATED BLACK.
3. VERIFY POST DEPTH AND FOOTING DIMENSIONS WITH LOCAL CODES AND SITE CONDITIONS.
4. CUSTOM DIMENSIONS ARE AVAILABLE UPON REQUEST. FOR HIGHER CUSTOM GATES, PLEASE CONTACT THE STATESVILLE PLANT.
5. OUTSIDE LOOKING IN, GATE LATCHES IN THE MIDDLE.
6. FOR LARGER CUSTOM GATES, PLEASE CONTACT THE STATESVILLE PLANT. GATE OPENINGS OVER 16' WILL REQUIRE ADDITIONAL SUPPORT.
7. POST SIZE WILL VARY DEPENDING UPON WIDTH AND HEIGHT OF GATE.

POST DEPTH CHART*	
HEIGHT OF GATE	POST BELOW GRADE
5' OR LESS	2'
6' OR MORE	3'

* SEE NOTE 3 TO VERIFY



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ALL RIGHTS RESERVED

Merchants Metals
the first name in fence solutions

GUARDSMAN GATE - MONROE
DOUBLE DRIVE 2 TO 4 RAILS

8' TO 28' WIDE OPENING x 3' TO 8' HIGH
(Nom.Dimension)

BY: J.R.

DATE: 29 OCT 20

REV: D.C.

DWG. NO.

GM SG COM MO 8-28W x 3-8H DD

SCALE:

AS NOTED

TEAR SHEET



Fresno Framed Short Sconce

Item # CHD 2930AI-CG

Designer: Chapman & Myers

Height: 10.5"

Width: 5"

Extension: 8"

Backplate: 4.25" X 6" Rectangle

Finishes: AI

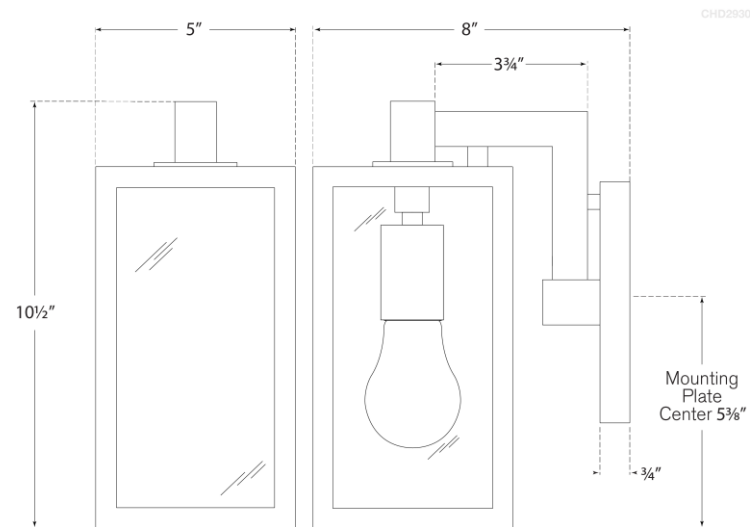
Glass Options: CG

Socket: E26 Keyless

Wattage: 60 A19

Weight: 4 Pounds

©EFC DESIGNS





Quality Brick For All Of Your Needs

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Pearl Gray



Product Info

PRODUCT Pearl Gray

COLOR Gray

Existing Conditions Photos-Proposed Trash Enclosure Area



Photo 1: View of location from west looking east along alley

Existing Conditions Photos-Fence at adjacent property



Photo 2: View of existing adjacent property fence at 725 Whitmore



Photo 3: View of existing adjacent property fence at 725 Whitmore

Existing Conditions Photos-Proposed DTE Transformer location



Photo 1: Looking at building from south alley



Photo 2: Looking at existing utility poles along alley from Third Avenue



1772 Seymour Lake Road Oxford Township Michigan 48371

November 17, 2025

Historic District Commission Review

761 Whitmore Road, Rosemor Apartments

Trash Enclosure, Fence, DTE Transformer, A/C Units and Light Fixtures Request

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 two Certificates of Appropriateness to date. The first (DHDC 19-6423) covered stabilization work, including roof removal and replacement with new shingles, reconstruction of damaged brick walls, and installation of new gutters and downspouts. The second (DHDC 23-8201) covered exterior window and door replacement, which is now under review as part of building permit application BLDG25-01708.

Description of Project

The proposed project consists of the construction of a trash enclosure, steel perimeter fencing, exterior building mounted light fixtures, DTE transformer placement, air conditioner placement and security camera/lighting.

The trash enclosure will be located at the rear of the property, fronting the existing alley. The enclosure is proposed to be 6'-0" in height and will be clad in brick matching the existing building. Leftover brick from the prior stabilization work will be utilized. A steel double gate will provide access for refuse collection.

The proposed perimeter fence will follow the property lines and include three 4'-0" wide pedestrian gates for tenant access. A 16'-0" wide double gate along the alley will allow vehicle access for tenants.

A ground-mounted DTE transformer is proposed off the alley. DTE intends to use the two existing utility poles to provide primary power. The transformer will be located between two tenant parking spaces.

As part of the building renovation, all apartments will receive new HVAC systems, including the addition of air conditioning for each unit. The placement of the condensing units is based on allowable line-set distances to the furnaces within each unit.

New exterior light fixtures are proposed for the nine units with porches, as well as the five building entries.

The owner has installed security cameras and lighting, as detailed in this application. These were necessary to secure the property during construction and will remain in place to provide continued safety for the tenants

Existing Condition Photos

Photos of existing trash area, fence and DTE locations

Provided Plans

See attached plans for additional information.

- Site Plan showing locations of trash enclosure, fence layout, DTE transformer, and A/C units are provided.
- Plans of trash enclosure and fence details are provided.
- Plans showing locations light fixture, DTE transformer and A/C units are provided. Photographs of installed security camera/lighting are provided.

Product Data

See attached brochures and cut sheets for additional information.

- Brick: Taylor Clay Products, Pearl Grey Smooth, Grey Mortar
- Steel Fence: Guardsman, Monroe 3-Rail, Black
- Light fixtures
- A/C cut sheet