

STAFF REPORT: FEBRUARY 9, 2022 MEETING

APPLICATION NUMBER: 22-7670

ADDRESS: 686 SELDEN

HISTORIC DISTRICT: WILLIS-SELDEN

APPLICANT: ANDREW CASAZZA, HOLCOMB CONTRACTING, LLC.

PROPERTY OWNER: GW1 CASS LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: JANUARY 18, 2022

DATE OF STAFF SITE VISIT: JANUARY 21, 2022

PREPARED BY: A. DYE

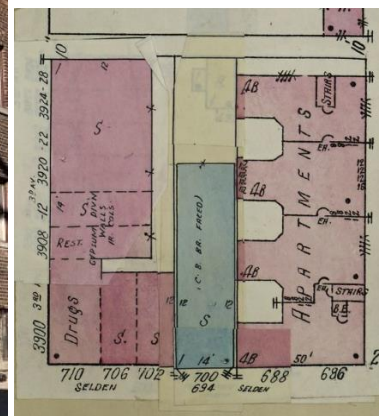
SCOPE: REPLACE VINYL WINDOWS WITH NEW VINYL WINDOWS (on sides and rear of building)

EXISTING CONDITIONS

Erected ca. 1924, Selden Manor is located at 686 Selden, on the north side of the street between Second and Third Avenues. The four-story masonry structure was erected to the lot lines, with the exception of the small setback at the rear elevation. The front elevation retains some of its classical revival detailing, including the tile roof. The contrasting-colored brick denotes where the cornice and small balcony between the center second and third floor windows were removed, and only a few original corbels remain below the extending walls at the second floor. As shown on the Sanborn map, the block on which 686 Selden sits was filled with structures, helping to obscure the now-exposed west elevation

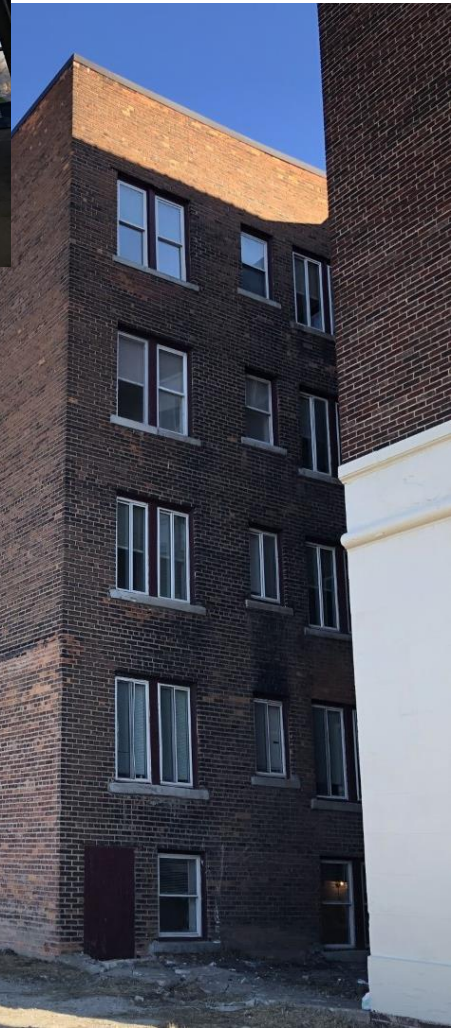


HDC staff photo, January 21, 2022. The window openings on the front elevation are not part of this application. Double-hung, aluminum-sash units were installed in late 2021 per an HDC staff approval.



Sanborn Map, Vol. 2, 1921 – 1950

The first-floor exterior was likely faced with limestone and wraps around both sides of the building, covering the lower portion of the walls closest to Selden. The remaining side walls and rear wall are faced entirely with brick; the only ornament consists of the window openings with stone sills, marking them as secondary elevations. The alleys to the east and north, and the three alcoves within the west elevation, allowed for an abundance of windows comprised of single, double, and triple window openings.



*Above: East elevation / Right: West elevation
HDC staff photos, January 2022*

Vinyl windows were in place on all elevations prior to 2009 (per Google street view) and at the time of local district designation in 2011. Vinyl windows of varying operation (double-hung and casement) remain in place on the non-primary sides and rear elevations. Furthermore, as shown on the adjacent west elevation photo, the operation of existing window units is not consistent within similarly sized/located window openings.



The windows on the front elevation are Wojan-m1500 series, and are white, aluminum framed double-hung units with a simulated divided light pattern of six-over-one (matching the historic window pattern -- COA #21-7216). Other projects approved in 2021 included a new front door as well as the restoration (including the east elevation reopening) of the first-floor wood windows.



HDC staff photo, January 2022



Photo from April 26, 1925 Detroit Free Press article

PROPOSAL

Per the submitted documents, the applicant proposes to replace the existing vinyl windows at the secondary elevations with new white vinyl windows; operation of all new window units will be one-over-one double-hung sash.

STAFF OBSERVATIONS AND RESEARCH

- The Willis-Selden Historic District was established in 2011.
- Staff agrees with the installation of one-over-one double-hung units in all of the window openings on the sides and rear. This will create a level of conformity to each elevation that is currently missing.
- While each side of this building is currently highly visible from the public right-of-way, it is possible the west and rear elevations will become less visible (or entirely hidden from view) should high-density new construction be erected on the vacant lots to the west and north of 686 Selden.



Google street view, October 2020. This photo not only reinforces the location of the building on this block, it also shows the vinyl windows and first floor window alterations that were in place at time of district designation.

- Prior to district designation, the limestone block and associated architectural ornament was covered with an unidentified material that obscures the block pattern as well as covering, or smoothing out, other small details. This treatment has created a monolithic, stucco-like appearance to this area of the exterior. It is staff's opinion the white framed windows offer a contrast to the front elevation which helps to offset the visual heaviness created by the current wall coating application.
- Standard finishes available for the Belmont vinyl window units are white and tan. Regardless of approved sash material, staff believes a beige/tan color for the side and rear elevation windows will be most appropriate over matching the white sash on the front elevation. As these are non-primary elevations, selecting a color similar to the stone stills will allow for a more subtle contrast against the dark brick cladding.



In this January 2022 HDC staff photo, poor repair/patching work was completed and then covered with a coating that minimizes the stone block pattern (which is now only noticeable up close), and obliterates the contrasting beveled stone detail above the arched window. This surface treatment was in place at time of district designation.

ISSUES

- Staff has listed excerpts from the National Park Service's document [Replacement Windows that meet the Standards](#), specifically from the section "[Replacement Windows Where No Historic Windows Remain](#)":
 - Replacement windows for missing or non-historic windows must be compatible with the historic appearance and character of the building.
 - Although replacement windows may be based on physical or pictorial documentation, if available, recreation of the missing historic windows is not required to meet the Standards.
 - Replacement of missing or non-historic windows must, however, always fill the original window openings and must be compatible with the overall historic character of the building.
 - The appearance of the replacement windows must be consistent with the general characteristics of a historic window of the type and period, but need not replicate the missing historic window. In many

cases, this may be accomplished using substitute materials.

- Replacing existing incompatible, non-historic windows with similarly incompatible new windows does not meet the Standards.
- It is staff's opinion vinyl window frames do not offer the strength and structural integrity of wood or aluminum-framed windows.

RECOMMENDATION

Section 21-2-78, Determination of Historic District Commission

It is staff's opinion the replacement of vinyl windows with new vinyl windows will continue to alter the features and spaces that characterize the property. Staff therefore recommends the Commission deny a Certificate of Appropriateness for the work as proposed because it does not meet the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district, and specifically Standard:

6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

NEW APARTMENTS READY FOR OCCUPANCY



Meeting the demand for homelike apartments, Selden manor, 47-family apartment, at 685 Selden avenue, has been completed and is open for tenancy, according to announcement made Saturday by Widre & Rubin, real estate dealers, 524 Griswold street. Each suite contains four large, airy, comfortable rooms and is equipped with every known modern convenience, according to Mr. Widre. Among the features of the new building are a spacious lobby and well appointed recreation room for social activities, while the apartment lies within walking distance of the center of the business part of the city.

Selden Manor Links Comfort and Luxury

New Apartment Offers Cozy Homes Close to Down Town District.

Meeting the call for cozy, attractive apartments within easy walking distance of the heart of the city, and yet in good residential surroundings, Selden Manor, 47-family apartment building, has just been completed and is ready for immediate occupancy, according to an announcement made Saturday by Samuel Widre, of Widre & Rubin, real estate dealers in the Burns building.

Selden Manor is an imposing four-story structure, 65 x 157 feet, and is located on spacious grounds at 685

Selden avenue, between Second boulevard and Third, and almost within the shadow of the great buildings in the thriving business center of the city.

Every Modern Convenience.

"In the construction of Selden Manor we have put the results of many years' experience in the real estate and building field," said Mr. Widre.

"The result is one of the most finely appointed and spacious apartment blocks in the city, with every possible modern convenience to meet the most fastidious taste.

"Construction of the building took place under our personal supervision, and every element that would add to the comfort of the tenant has been incorporated into the entire scheme."

The apartments are of two and three rooms, and will make a complete and ideal little home for four people, Mr. Widre stated. The furnishings throughout are luxurious yet homelike, while the large, airy and well lighted rooms, complete to the last detail, add to the attractiveness of the suites.

Has Recreation Room.

The lobby is simply yet elegantly appointed, with artistic panelling and restful shades complementing an ideal color scheme. A recreation room designed to meet the social needs of the establishment is another feature of this downtown residence apartment, while the laundry equipment is ultra-modern in every respect, and will satisfy the most discriminating housewife.

Shower baths add to the luxurious furnishings of each apartment, while vapor heat and every possible convenience to carry out the scheme of comfortable home living have been installed, according to Mr. Widre.

Fills Long Need.

"For years there has been an insistent demand for an apartment residence of this type close to the business center of the city," he declared, "and we feel that the under-

taking will prove an immense success."

No expense has been spared to provide every home comfort. The business man who wants to be within reasonable reach of his office, will find Selden Manor an ideal location where his every desire for home comfort will be satisfied. The same applies to the business woman, who will be but a step from her office or from the great department stores on Woodward avenue, and for the young couple who wish to live in a restricted apartment and yet be in close touch with the life of the city.

The building was designed by J. L. Weinberg, architect, while the contract department of the J. L. Hudson company furnished the various suites complete in every detail. The financing was transacted by the First Mortgage bond company.

The following firms had contracts on the building:

Marble, by Wolverine Marble company; plastering, Gerahonoff Bros.; refrigerators, All Metal Sales company; medicine cabinets, George Angell company; painting and decorating, Right Painting & Decorating Co.; paint and varnish, Soberman & Milgrom; wall paper, shades and rods, Fisher Wall Paper company; Corbin hardware, Gregg Hardware company; plumbing and heating, Sam Levine; excavating, Rosato Bros.; carpentry, Harry Glibberman; fuel, National Coal & Coke Co.; lift, Angelo R. getto company; weather strip, Peace Metal Weather Strip company.

TARABUSI EUREKA GARDENS ON MARKET

Louis Tarabusi, realtor, Saturday announced the opening of his latest subdivision, Tarabusi Gardens, near the intersection of Eureka road and Fort street. He stated this move had been made because of the fact that Desiel Jefferson Gardens, on the east side, has sold much more rapidly than expected and had therefore advanced the sale of Eureka Gardens by several months.

He stated that the new subdivision would be fully equal to the other developments of the area in restrictions and improvements and would be sold under the Tarabusi guarantee of satisfaction in all details.



HDC staff photo, January 2022
South alcove, closest to Selden



HDC staff photo, January 2022
Middle alcove



HDC staff photo, January 2022
North alcove



H

HOLCOMB

DEVELOPMENT

January 31, 2022

City of Detroit
Planning & Development Department
2 Woodward Ave. Suite 808
Detroit, MI 48226
Attn: Ms. Audra Dye, Architectural Historian

RE: 686 Selden St. Window Replacements

Dear Ms. Dye

I am writing in response to your email from Friday, January 28, 2022 regarding the Historic District Commission submittal for the window replacement project at 686 Selden St. in Detroit. I hope to provide additional context to the submittal and larger rehabilitation project at 686 Selden St.

Our client, GW 1 Cass, LLC purchased the subject property in January 2020 and immediately commenced with a significant rehabilitation to the property. The general construction project included a complete replacement of the plumbing, electrical and life safety systems & kitchens, a rehabilitation of the bathrooms and mechanical system among other improvements. Throughout construction GW 1 Cass, LLC took significant care and spent funds to not only preserve the interior historic nature of the building but also repair damaged historic elements despite the additional expense vs replacement.

A sample of these repairs are itemized below:

- A complete like replacement of the building's oak flooring
- Restoration of the building's original elevator
- Uncovering & restoration of the buildings original ornate lobby, including a specialty plaster ceiling & marble flooring restoration
- Restoration of the building's original bathrooms
- Restoration of the building's textured plaster walls

In addition to the significant interior restoration, our client endeavored to repair & preserve the front façade which is the most prominent and focal façade of the building. Consistent with our previous submittal from last year, Holcomb replaced deficient front façade windows on floors 2-4 and had specialty trim carpenters repair & restore the front, first floor wood radius windows. This restoration included the complete custom rebuild of many of the radius windows.

As evidenced by the above work, GW 1 Cass, LLC has demonstrated their commitment to the historic stewardship of 686 Selden St. & a commitment to the Willis-Selden district in general. I believe it pertinent to highlight the interior renovation in context of this commitment. While many developers would opt for cheaper materials (i.e. vinyl flooring, drywall, tile inserts, etc) GW1 Cass, LLC went over and above to properly restore these elements despite a tight construction budget, rising material pricing and financial constraints.

Over the course of the original project, GW1 Cass, LLC & Holcomb continued to discover that our original repair scope of the existing windows on ancillary facades of the building was not feasible to accomplish in a way that was consistent with the new quality of building and despite a repair, would create discomfort among residents. The existing windows were replaced with out approval by the previous owner, are vinyl sliders circa 1990s and are severely deficient & broken. Upon extensive investigation of repair options and pricing of this scope, the project team opted to explore the complete replacement of these windows.

During this exploration the project team was faced with exponential material pricing escalation. We received pricing from multiple vendors for aluminum clad-wood windows & fiberglass options. The pricing of these projects had risen over 20% since the purchase of the front windows. To compound our issues with material pricing, labor availability had increased our per-unit replacement pricing by nearly 15%. In light of these issues, Holcomb explored the cost & availability of vinyl windows that would appear historically accurate & also work within these new budget constraints.

I appreciate the opportunity provide additional context to our submittal and the work of our client GW1 Cass, LLC. It is strongly our desire to restore the historic look of windows at 686 Selden St. despite the significant constraints of the market that we face presently.

Sincerely,



Andrew Casazza
Managing Partner

cc:

Sarah Pavelko, GW 1 Cass, LLC
Gene Casazza, Holcomb
Matt Lelli, Holcomb

DESIGN PROPOSED FOR

SELDEN MANOR APARTMENTS

686 SELDEN STREET DETROIT, MI 48201



HISTORICAL DISTRICT COMMISSION
PROJECT REVIEW

CONTRACTOR AND ARCHITECT

H

HOLCOMB

DEVELOPMENT

656 ST. CLAIR STREET
GROSSE POINTE, MI 48230
TELEPHONE
313.571.3385
OWNER

GREATWATER
OPPORTUNITY
CAPITAL

SELDEN MANOR APARTMENTS
HISTORICAL DISTRICT COMMISSION REVIEW

PROJECT

LEVEL ONE
ALTERATION

ADDRESSES
686 SELDEN STREET,
DETROIT, MI 48201

ISSUED FOR

DATE

HDC REVIEW 2

01/07/22

HDC REVIEW

04/13/21

DRAWING TITLE

TITLE PAGE

PROJECT NO:

DRAWN BY: MML

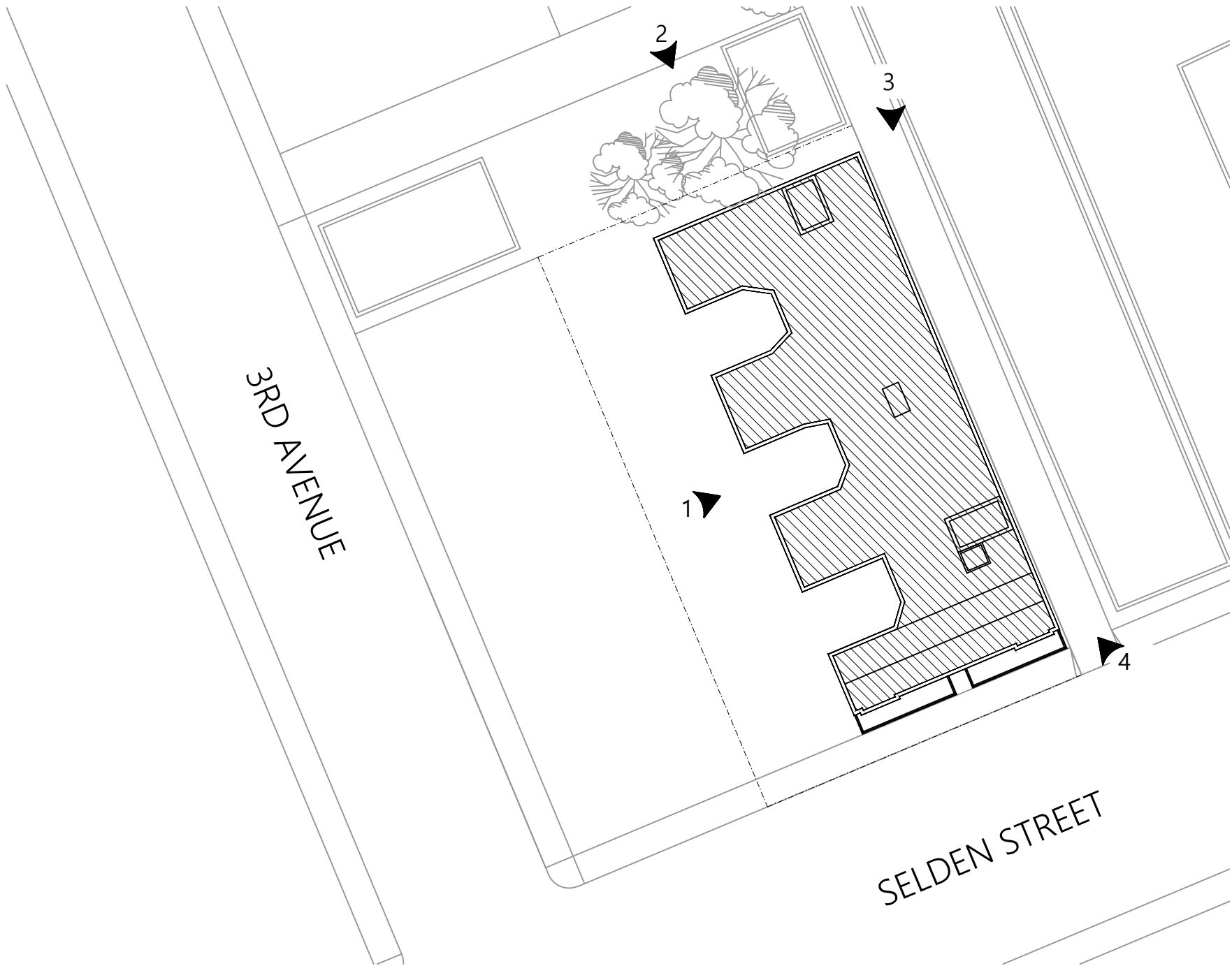
CHECKED BY: TJM

- SHEET NO. -

A 000

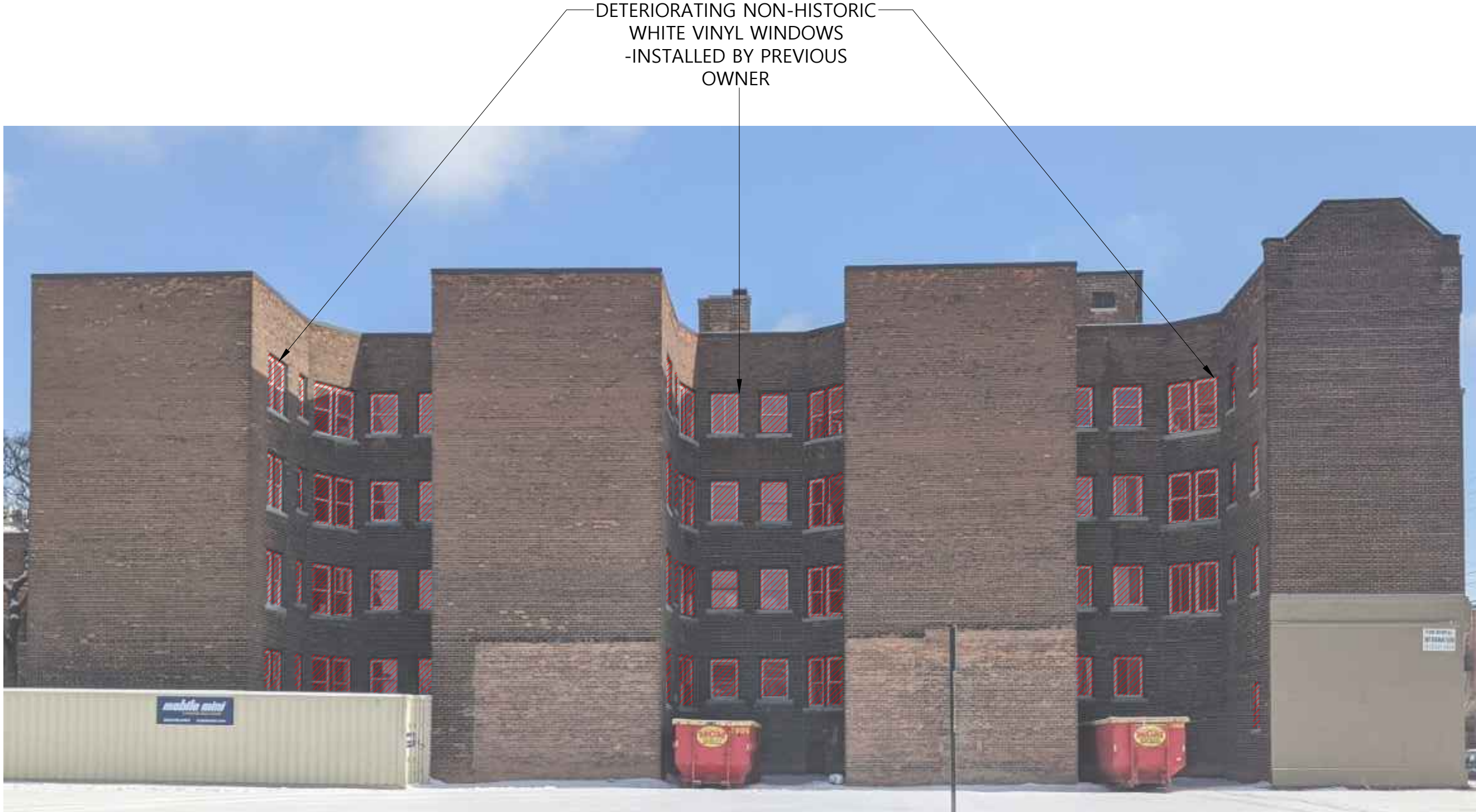
DESCRIPTION OF EXISTING CONDITIONS

- THE ORIGINAL WINDOWS ON THE LEFT, REAR AND RIGHT ELEVATIONS HAVE BEEN REPLACED WITH NON-HISTORIC WHITE VINYL WINDOWS BY THE PREVIOUS OWNER



SITE PLAN

SCALE: NOT TO SCALE



1 LEFT SIDE ELEVATION

SCALE: NOT TO SCALE

INDICATES AREA OF PROPOSED WORK/CONSTRUCTION



DETERIORATING NON-HISTORIC WHITE VINYL WINDOWS -INSTALLED BY PREVIOUS OWNER

2 REAR ELEVATION

SCALE: NOT TO SCALE



DETERIORATING NON-HISTORIC WHITE VINYL WINDOWS -INSTALLED BY PREVIOUS OWNER

3 RIGHT FRONT SIDE ELEVATION

SCALE: NOT TO SCALE



4 RIGHT REAR SIDE ELEVATION

SCALE: NOT TO SCALE

CONTRACTOR AND ARCHITECT



656 ST. CLAIR STREET
GROSSE POINTE, MI 48230
TELEPHONE
313.571.3385
OWNER

GREATWATER
OPPORTUNITY
CAPITAL

SELDEN MANOR APARTMENTS
HISTORICAL DISTRICT COMMISSION REVIEW

PROJECT

LEVEL ONE
ALTERATION

ADDRESSES
686 SELDEN STREET,
DETROIT, MI 48201

ISSUED FOR DATE

HDC REVIEW 2	01/07/22
HDC REVIEW	04/13/21

DRAWING TITLE

DETAILED PHOTOS
EXISTING CONDITIONS

PROJECT NO:
DRAWN BY: MML
CHECKED BY: TJM

- SHEET NO. -

A100

DESCRIPTION OF SCOPE OF WORK

- REMOVE DETERIORATING NON-HISTORIC WHITE VINYL WINDOWS ON LEFT, REAR AND RIGHT ELEVATIONS AND REPLACE THEM WITH A MORE HISTORICALLY ACCURATE DOUBLE HUNG WHITE VINYL WINDOWS

INDICATES LOCATION OF PROPOSED BELMONT DOUBLE-HUNG

PROPOSED LOCATION FOR A MORE HISTORICALLY ACCURATE DOUBLE HUNG WINDOW
-BELMONT WHITE VINYL DOUBLE-HUNG



LEFT SIDE ELEVATION
NOT TO SCALE

PROPOSED LOCATION FOR A MORE HISTORICALLY ACCURATE DOUBLE HUNG WINDOW
-BELMONT WHITE VINYL DOUBLE-HUNG



REAR ELEVATION
NOT TO SCALE

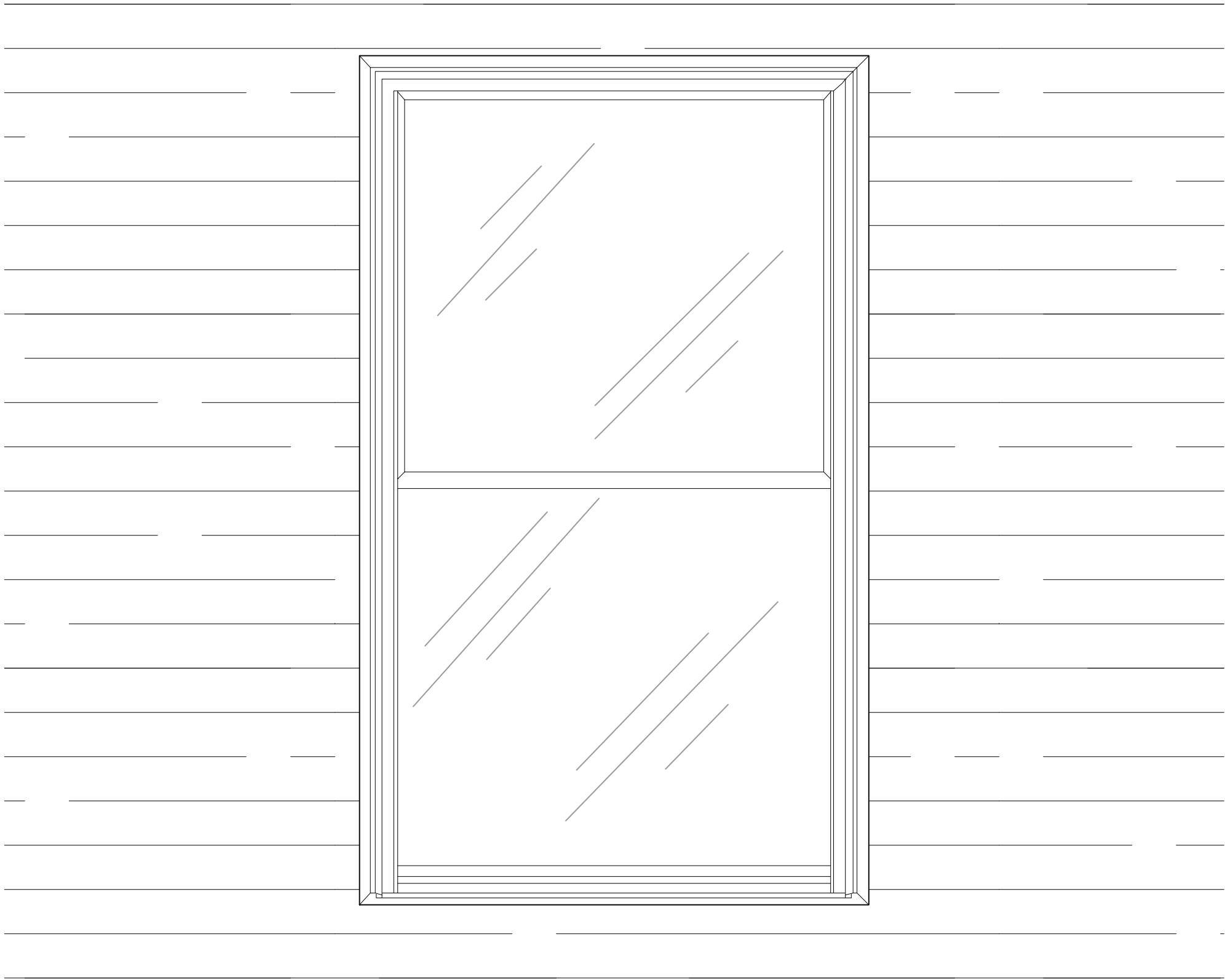
-PROPOSED LOCATION FOR A MORE HISTORICALLY ACCURATE DOUBLE HUNG WINDOW
-BELMONT WHITE VINYL DOUBLE-HUNG



RIGHT FRONT SIDE ELEVATION
NOT TO SCALE



RIGHT REAR SIDE ELEVATION
NOT TO SCALE



BELMONT DOUBLE-HUNG TYPICAL WINDOW ELEVATION
SCALE: 1 1/2"=1'-0"

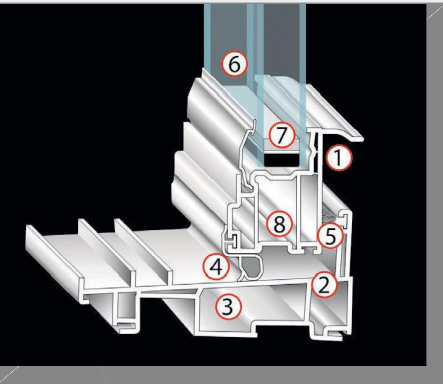


Double-Hung Features

- Double strength glass is standard.
- Three layers of weather stripping is standard on all sashes.
- Non-corrosive hardware includes a lifetime of trouble-free performance.
- Cam lock action draws sashes closer together for positive lock.
- Additional security provided by an interlocking meeting rail.

BELMONT DOUBLE-HUNG CUT SHEET 01
NOT TO SCALE

Anatomy of Efficiency



Energy efficient Belmont windows provide an effective barrier to any weather condition.

(1) Dual hollows at lift rail add strength and insulation

(2) Heavy walled PVC framing acts as a natural insulator

(3) Dead air spaces within the frame and sash profiles further resist energy flow

(4) Closed cell compression seal at sloped sill resists air and water penetration

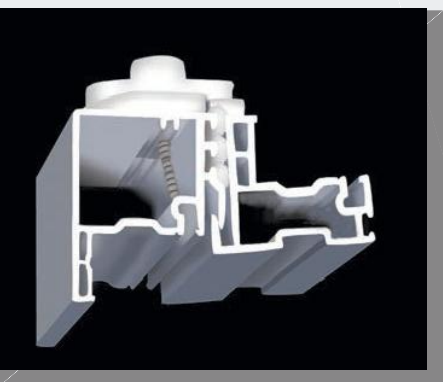
(5) Fin seal weather stripping at sill reduces air infiltration even more

(6) 3/4" Insulating glass provides optimal energy efficiency

(7) "Warm edge" low conductance spacer resists energy flow through the edge of glass

(8) Water management grooves channel moisture away from insulated glass sealant

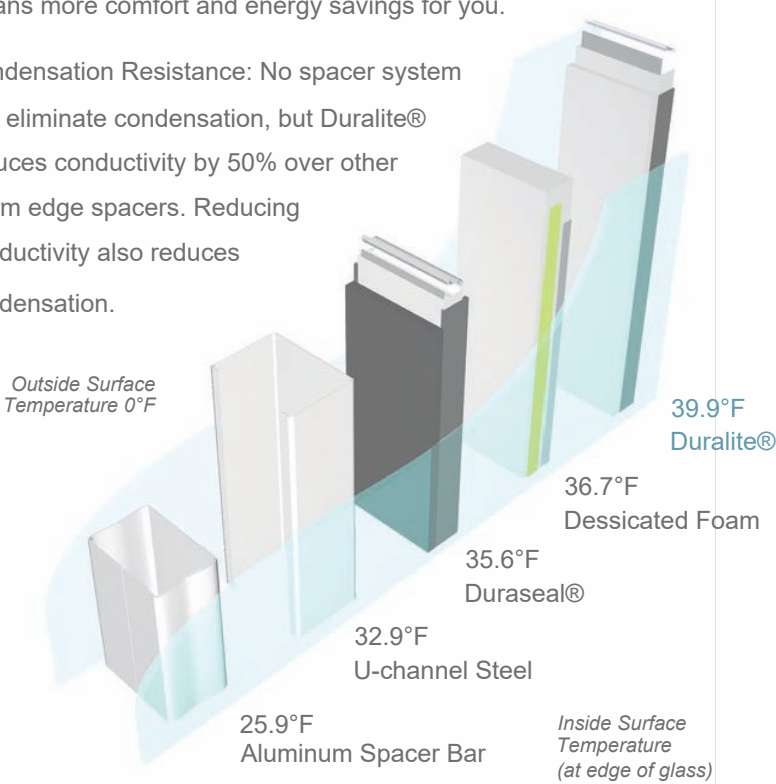
Double-Hung Features



Spacer Performance

Duralite®spacers are the best spacers in comparison testing with other commonly used insulated glass systems. Duralite® spacers yield a lower window U-value -- up to 0.03 over other less efficient systems. And that means more comfort and energy savings for you.

Condensation Resistance: No spacer system can eliminate condensation, but Duralite® reduces conductivity by 50% over other warm edge spacers. Reducing conductivity also reduces condensation.



The Belmont: A Remarkable Window

Solar Heat Product	U Value	Gain Coefficient	Air Infiltration
Belmont Single-Hung			
— InnovativE@Glass Package*	0.27	0.29	0.10
Belmont Double-Hung			
— InnovativE@Glass Package*	0.27	0.28	0.12
Belmont Casement			
— InnovativE@Glass Package*	0.27	0.27	0.03
Belmont Twin Vent Slider			
— InnovativE@Glass Package*	0.27	0.28	0.16
Belmont Single Vent Slider			
— InnovativE@Glass Package*	0.27	0.29	0.09

*The InnovativE@Glass Package comes standard with double strength glass, Low E coating, Duralite®Spacer and Argon gas fill.

Easy Operation and Cleaning



Window cleaning is simplified with tilt-in upper and lower sashes.

Options

Choices include standard and custom pattern grids in your choice of flat, contour or pencil muntin bars that fit securely within the insulating glass air space.

Other options include upgrade Low E coatings, tinted and obscure glass, choice of nine exterior colors available with white or tan interior finishes.



BELMONT DOUBLE-HUNG CUT SHEET 02
NOT TO SCALE

CONTRACTOR AND ARCHITECT



656 ST. CLAIR STREET
GROSSE POINTE, MI 48230
TELEPHONE
313.571.3385
OWNER

GREATWATER OPPORTUNITY CAPITAL

SELDEN MANOR APARTMENTS
HISTORICAL DISTRICT COMMISSION REVIEW

PROJECT

LEVEL ONE ALTERATION

ADDRESSES
686 SELDEN STREET,
DETROIT, MI 48201

ISSUED FOR

HDC REVIEW 2	01/07/22
HDC REVIEW	04/13/21

DRAWING TITLE

SCOPE OF WORK
PROPOSED WINDOWS

PROJECT NO:
DRAWN BY: MML
CHECKED BY: TJM

- SHEET NO. -

A 200

DESIGN PROPOSED FOR
SELDEN MANOR APARTMENT
686 SELDEN STREET DETROIT, MI 48201



HISTORICAL DISTRICT COMMISSION SUBMISSION
PROJECT REVIEW

SELDEN MANOR APARTMENT

HISTORICAL DISTRICT COMMISSION SUBMISSION

DESCRIPTION OF EXISTING ARCHITECTURAL CONDITIONS:

THE ORIGINAL WINDOWS ON THE LEFT, REAR AND RIGHT ELEVATIONS HAVE BEEN REPLACED WITH NON-HISTORIC WHITE VINYL WINDOWS BY THE PREVIOUS OWNER

DESCRIPTION OF SCOPE OF WORK:

REMOVE DETERIORATING NON-HISTORIC WHITE VINYL WINDOWS ON LEFT, REAR AND RIGHT ELEVATIONS AND REPLACE THEM WITH A MORE HISTORICALLY ACCURATE DOUBLE HUNG WHITE VINYL WINDOWS

PROPOSED WINDOWS:

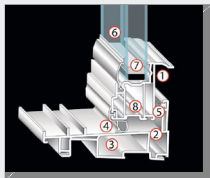
BELMONT DOUBLE-HUNG WHITE VINYL WINDOWS



Double-Hung Features

- Double strength glass is standard.
- Three layers of weather stripping is standard on all sashes.
- Non-corrosive hardware includes a lifetime of trouble-free performance.
- Cam lock action draws sashes closer together for positive lock.
- Additional security provided by an interlocking meeting rail.

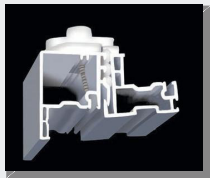
Anatomy of Efficiency



Energy efficient Belmont windows provide an effective barrier to any weather condition.

- (1) Dual hollows at lift rail add strength and insulation
- (2) Heavy walled PVC framing acts as a natural insulator
- (3) Dead air spaces within the frame and sash profiles further resist energy flow
- (4) Closed cell compression seal at sloped sill resists air and water penetration
- (5) Fin seal weather stripping at sill reduces air infiltration even more
- (6) 3/4" Insulating glass provides optimal energy efficiency
- (7) "Warm edge" low condensation spacer resists energy flow through the edge of glass
- (8) Water management grooves channel moisture away from insulated glass sealant

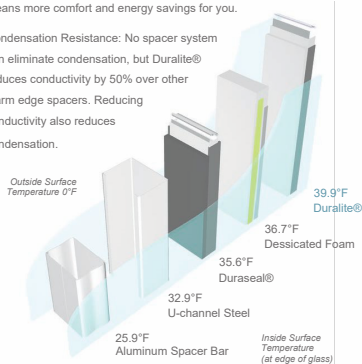
Double-Hung Features



Spacer Performance

Duralite® spacers are the best spacers in comparison testing with other commonly used insulated glass systems. Duralite® spacers yield a lower window U-value -- up to 0.03 over other less efficient systems. And that means more comfort and energy savings for you.

Condensation Resistance: No spacer system can eliminate condensation, but Duralite® reduces conductivity by 50% over other warm edge spacers. Reducing conductivity also reduces condensation.



The Belmont: A Remarkable Window

Solar Heat Product	U Value	Gain Coefficient	Air Infiltration
Belmont Single-Hung			
— InnovativE®Glass Package*	0.27	0.29	0.10
Belmont Double-Hung			
— InnovativE®Glass Package*	0.27	0.28	0.12
Belmont Casement			
— InnovativE®Glass Package*	0.27	0.27	0.03
Belmont Twin Vent Slider			
— InnovativE®Glass Package*	0.27	0.28	0.16
Belmont Single Vent Slider			
— InnovativE®Glass Package*	0.27	0.29	0.09

*The InnovativE®Glass Package comes standard with double strength glass, Low E coating, Duralite® spacer and Argon gas fill.

Easy Operation and Cleaning



Window cleaning is simplified with tilt-in upper and lower sashes.

Options

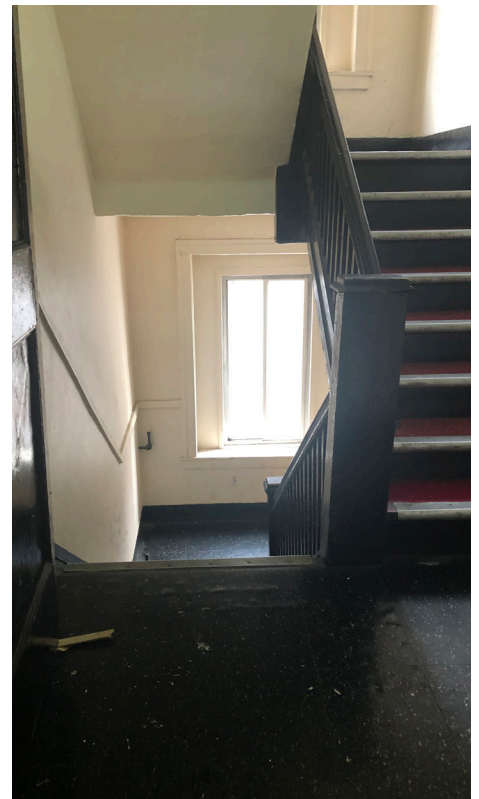
Choices include standard and custom pattern grids in your choice of flat, contour or pencil muntin bars that fit securely within the insulating glass air space.

Other options include upgrade Low E coatings, tinted and obscure glass, choice of nine exterior colors available with white or tan interior finishes.



SELDEN MANOR APARTMENT

INTERIOR WINDOW CONTIONS



SELDEN MANOR APARTMENT

LEFT ELEVATION EXTERIOR SUPPLEMENTARY PHOTO



SELDEN MANOR APARTMENT

LEFT ELEVATION EXTERIOR SUPPLEMENTARY PHOTOS



SELDEN MANOR APARTMENT

RIGHT SIDE ELEVATION EXTERIOR SUPPLEMENTARY PHOTO



SELDEN MANOR APARTMENT

REAR ELEVATION EXTERIOR SUPPLEMENTARY PHOTO



SELDEN MANOR APARTMENT

HISTORIC IMAGES



SELDEN MANOR APARTMENT

HISTORIC IMAGES

NEW APARTMENTS READY FOR OCCUPANCY



Meeting the demand for homelike apartments, Selden manor, 47-family apartment, at 685 Selden avenue, has been completed and is open for tenancy, according to announcement made Saturday by Widre & Rubin, real estate dealers, 524 Griswold street. Each suite contains four large, airy, comfortable rooms and is equipped with every known modern convenience, according to Mr. Widre. Among the features of the new building are a spacious lobby and well appointed recreation room for social activities, while the apartment lies within walking distance of the center of the business part of the city.

Selden Manor Links Comfort and Luxury

New Apartment Offers Cozy Homes Close to Down Town District.

Meeting the call for cozy, attractive apartments within easy walking distance of the heart of the city, and yet in good residential surroundings, Selden Manor, 47-family apartment building, has just been completed and is ready for immediate occupancy. Ac-

Selden avenue, between Second boulevard and Third, and almost within the shadow of the great buildings in the thriving business center of the city.

Every Modern Convenience.

"In the construction of Selden Manor we have put the results of many years' experience in the real estate and building field," said Mr. Widre.

"The result is one of the most finely appointed and spacious apartment blocks in the city, with every

taking will prove an immense success.

"No expense has been spared to provide every home comfort. The business man who wants to be within reasonable reach of his office, will find Selden Manor an ideal location where his every desire for home comfort will be satisfied. The same applies to the business woman, who will be but a step from her office or from the great department stores on Woodward avenue, and for the young couple who wish to live in a restricted apartment and yet be in close touch with the life of the city."

The building was designed by J. I. Weinberg, architect, while the contract department of the J. L. Hudson company furnished the various suites complete in every detail. The financing was transacted by the First Mortgage Bond company.

The following firms had contracts on the building:

Marble, by Wolverine Marble company; plastering, Glendonoff