

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:

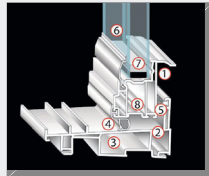
BELMONT DOUBLE-HUNG WHITE VINYL WINDOWS



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.

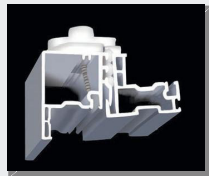
Anatomy of Efficiency



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

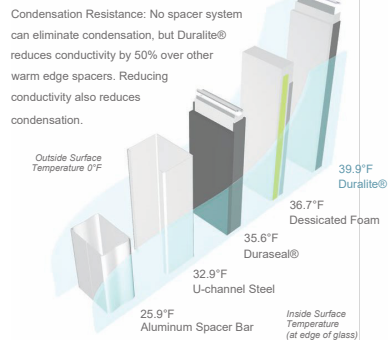
- (1) Dual hollows at lift rail add strength and insulation
- (2) Heavy walled PVC framing acts as a natural insulator
- (3) Dead air spaces within the frame and sash profiles further resist energy flow
- (4) Closed cell compression seal at sloped sill resists air and water penetration
- (5) Fin seal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



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



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LEFT ELEVATION EXTERIOR SUPPLEMENTARY PHOTO



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LEFT ELEVATION EXTERIOR SUPPLEMENTARY PHOTOS



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RIGHT SIDE ELEVATION EXTERIOR SUPPLEMENTARY PHOTO



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REAR ELEVATION EXTERIOR SUPPLEMENTARY PHOTO



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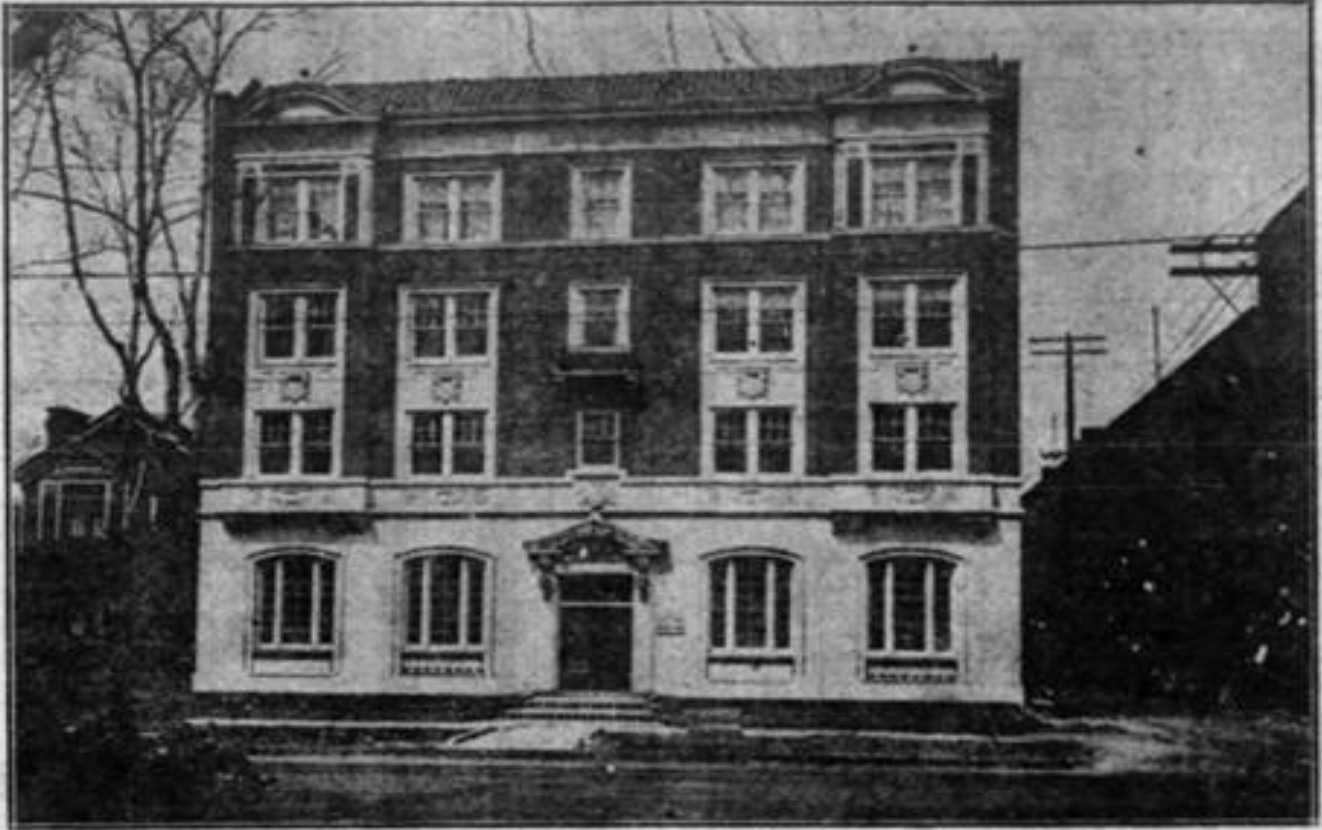
HISTORIC IMAGES



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NEW APARTMENTS READY FOR OCCUPANCY



Meeting the demand for homelike apartments, Selden manor, 47-family apartment, at 686 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, Gerahonoff