

September 21, 2022

NOTICE OF DENIAL

Paul Howard
2030 Park Avenue
Detroit MI 48226

RE: Application Number 22-8014; 73 W. Elizabeth; Park Avenue Local Historic District
Project Scope: Replace non-historic storefronts with stucco walls and new windows, establish outdoor seating

Dear Applicant,

At the Regular Meeting that was held on September 14, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) and 9(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1), MCL 399.209 (9) and Sections 21-2-78 and 21-2-80 of the 2019 Detroit City Code; the DHDC hereby issues a Denial for the following work, effective on September 21, 2022, as it will be inappropriate according to the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

The sidewalk level glass storefront walls (four westernmost bays on Elizabeth and two northernmost bays on Park Avenue) will be replaced with recessed stucco walls and windows; benches for outdoor seating will be constructed against the new walls per the submitted documents, drawings, and presentation materials.

Excepting the following items from denial:

- ***Installation of new wood (oak) doors and a new metal canopy in the middle bay, all located on the Elizabeth Street elevation.***

The reasons for the denial are a failure to meet the following specific Standards or Elements:

- ***Standard 1 - A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.***
- ***Standard 2 – The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.***

The application may be resubmitted for the Historic District Commission's review when suggested changes have been made that address the cited reasons for denial, if applicable.

Please be advised that, in accordance with MCL 399. 211 and Section 21-2-81 of the 2019 Detroit City Code, an applicant aggrieved by a decision of the DHDC may file an appeal with the State Historic Preservation Review

Board. Within sixty (60) days of your receipt of this notice, an appeal may be filed with:

Jon Stuckey, Michigan Department of Attorney General
2nd Floor, G. Mennen Williams Building
525 West Ottawa Street
P.O. Box 30754
Lansing, MI 48909

Phone: 517-335-0665
E-mail: stuckeyj@michigan.gov

If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:

A handwritten signature in black ink, appearing to read "Audra Dye". The signature is fluid and cursive, with a long horizontal stroke at the end.

Audra Dye
Detroit Historic District Commission

DHDC 22-8014

APPROVAL DOCUMENT - POST AT WORK LOCATION



CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226

September 21, 2022

CERTIFICATE OF APPROPRIATENESS

Paul Howard
2030 Park Avenue
Detroit MI 48226

RE: Application Number 22-8014; 73 W. Elizabeth Street; Park Avenue Local Historic District

Dear Applicant,

At the Regular Meeting that was held on September 14, 2022, the Detroit Historic District Commission (“DHDC”) reviewed the above-referenced application. Pursuant to Section 5(1) of the Michigan Local Historic District Act, as amended, being MCL 399.205 (1) and Sections 21-2-73/21-2-78 of the 2019 Detroit City Code; the DHDC hereby issues a Certificate of Appropriateness (“COA”) for the following work, effective on September 21, 2022, as it meets the Secretary of Interior’s Standards for Rehabilitation and the district’s Elements of Design:

Installation of new wood entrance doors and a metal canopy (bay 3) on the Elizabeth Street façade per the submitted documents, drawings, and presentation materials.

Please retain this COA for your files and post it at the subject property until work is complete. It is important to note that approval by the DHDC does not waive the applicant's responsibility to comply with any other applicable ordinances or statutes. If you have any questions regarding the foregoing, please contact staff at 313-224-1762 or hdc@detroitmi.gov.

For the Commission:



Audra Dye
Detroit Historic District Commission

THIS IS A 3-PAGE FORM - ALL INFORMATION IS REQUIRED FOR PROJECT REVIEW

HISTORIC DISTRICT COMMISSION PROJECT REVIEW REQUEST

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

DATE: 07.18.2022

PROPERTY INFORMATION

ADDRESS(ES): 73-81 West Elizabeth AKA:

PARCEL ID: HISTORIC DISTRICT: Park Avenue

SCOPE OF WORK: (Check ALL that apply)

<input checked="" type="checkbox"/> Windows/ Doors	<input checked="" type="checkbox"/> Walls/ Siding	<input checked="" type="checkbox"/> Painting	<input type="checkbox"/> Roof/Gutters/ Chimney	<input type="checkbox"/> Porch/Deck/ Balcony	<input type="checkbox"/> Addition
<input type="checkbox"/> Demolition	<input checked="" type="checkbox"/> Signage	<input type="checkbox"/> New Building	<input checked="" type="checkbox"/> Major Alteration (3+ scope items)	<input type="checkbox"/> Site Improvements (landscape, trees, fences, patios, etc.)	

BRIEF PROJECT DESCRIPTION:

APPLICANT IDENTIFICATION

Property Owner/
Homeowner Contractor Tenant or
Business Occupant Architect/Engineer/
Consultant

NAME: Paul Howard COMPANY NAME: Selden Gardens LLC

ADDRESS: CITY: STATE: ZIP:

PHONE: MOBILE: 313 598 2319 EMAIL:

PROJECT REVIEW REQUEST CHECKLIST

Please attach the following documentation to your request:

PLEASE KEEP FILE SIZE OF ENTIRE SUBMISSION UNDER 30MB

- Completed Building Permit Application** (highlighted portions only)
- ePLANS Permit Number** (only applicable if you've already applied for permits through ePLANS)

Current Photographs: Including the front of the building & detailed photographs of the area(s) affected by the proposed work. All photographs must be labeled or captioned, e.g. "west wall", "second floor window," etc.

Description of existing conditions (including materials and design)

Description of project (if replacing any existing material(s), include an explanation as to why replacement--rather than repair--of existing and/or construction of new is required)

Detailed scope of work (formatted as bulleted list)

Brochure/cut sheets for proposed replacement material(s) and/or product(s), as applicable

NOTE:

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

Upon receipt of this documentation, staff will review and inform you of the next steps toward obtaining your building permit from the Buildings, Safety Engineering and Environmental Department (BSEtED) to perform the work.

SUBMIT COMPLETED REQUESTS TO: **HDC@DETROITMI.GOV**

P2 - BUILDING PERMIT APPLICATION

Date: 07.18.2022

PROPERTY INFORMATION

Address: 73-81 West Elizabeth Floor: Suite#: Stories:
AKA: Lot(s): Subdivision:
Parcel ID#(s): Total Acres: Lot Width: Lot Depth:
Current Legal Use of Property: Proposed Use:
Are there any existing buildings or structures on this parcel? Yes No

PROJECT INFORMATION

Permit Type: New Alteration Addition Demolition Correct Violations
Foundation Only Change of Use Temporary Use Other:
Revision to Original Permit #: (Original permit has been issued and is active)

Description of Work (Describe in detail proposed work and use of property, attach work list)

Reworking of sidewalk level storefronts along Elizabeth and Park Avenue facades.

MBC use change No MBC use change

Included Improvements (Check all applicable; these trade areas require separate permit applications)

HVAC/Mechanical Electrical Plumbing Fire Sprinkler System Fire Alarm

Structure Type

New Building Existing Structure Tenant Space Garage/Accessory Building
Other: Size of Structure to be Demolished (LxWxH) cubic ft.

Construction involves changes to the floor plan? Yes No

(e.g. interior demolition or construction to new walls)

Use Group: Type of Construction (per current MI Bldg Code Table 601)

Estimated Cost of Construction \$ By Contractor \$ By Department

Structure Use

Residential-Number of Units: Office-Gross Floor Area Industrial-Gross Floor Area
Commercial-Gross Floor Area: Institutional-Gross Floor Area Other-Gross Floor Area

Proposed No. of Employees: List materials to be stored in the building:

PLOT PLAN SHALL BE submitted on separate sheets and shall show all easements and measurements (must be correct and in detail). SHOW ALL streets abutting lot, indicate front of lot, show all buildings, existing and proposed distances to lot lines. (Building Permit Application Continues on Next Page)

For Building Department Use Only

Intake By: Date: Fees Due: DngBld? No

Permit Description:

Permit #: Current Legal Land Use: Proposed Use:
Permit#: Date Permit Issued: Permit Cost: \$
Zoning District: Zoning Grant(s):
Lots Combined? Yes No (attach zoning clearance)

Revised Cost (revised permit applications only) Old \$ New \$

Structural: Date: Notes:

Zoning: Date: Notes:

Other: Date: Notes:



IDENTIFICATION (All Fields Required)

Property Owner/Homeowner

Property Owner/Homeowner is Permit Applicant

Name: Paul Howard Company Name: Selden Gardens LLC

Address: 2030 Park Avenue City: Detroit State: MI Zip: 48226

Phone: _____ Mobile: 313 598 2319

Driver's License #: MI H630 676 189 300 Email: paul@cliffbells.com

Contractor

Contractor is Permit Applicant

Representative Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Mobile: _____ Email: _____

City of Detroit License #: _____

TENANT OR BUSINESS OCCUPANT

Tenant is Permit Applicant

Name: _____ Phone: _____ Email: _____

ARCHITECT/ENGINEER/CONSULTANT

Architect/Engineer/Consultant is Permit Applicant

Name: Michael J McCleer State Registration#: _____ Expiration Date: _____

Address: 4736 Avery City: Detroit State: MI Zip: 48208

Phone: 313 831 8116 Mobile: 313 204 4069 Email: mccarch@flash.net

HOMEOWNER AFFIDAVIT (Only required for residential permits obtained by homeowner.)

I hereby certify that I am the legal owner and occupant of the subject property and the work described on this permit application shall be completed by me. I am familiar with the applicable codes and requirements of the City of Detroit and take full responsibility for all code compliance, fees and inspections related to the installation/work herein described. I shall neither hire nor sub-contract to any other person, firm or corporation any portion of the work covered by this building permit.

Print Name: _____ Signature: _____ Date: _____
(Homeowner)

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

PERMIT APPLICANT SIGNATURE

I hereby certify that the information on this application is true and correct. I have reviewed all deed restrictions that may apply to this construction and am aware of my responsibility thereunder. I certify that the proposed work is authorized by the owner of the record and I have been authorized to make this application as the property owner(s) authorized agent. Further I agree to conform to all applicable laws and ordinances of jurisdiction. **I am aware that a permit will expire when no inspections are requested and conducted within 180 days of the date of issuance or the date of the previous inspection and that expired permits cannot be**

Print Name: _____ Signature: _____ Date: _____
(Permit Applicant)

Driver's License #: _____ Expiration: _____

Subscribed and sworn to before me this _____ day of _____ 20 ____ A.D. _____ County, Michigan

Signature: _____ My Commission Expires: _____
(Notary Public)

Section 23a of the state construction code act of 1972, 1972PA230, MCL 125.1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Visitors of Section 23a are subject to civil fines.

This application can also be completed online. Visit detroitmi.gov/bseed/elaps for more information.



Campau Building

Park Avenue & West Elizabeth Street Detroit MI

City of Detroit Historic District Commission Project Review

July 18, 2022

Description of existing conditions:

The Campau Building was designed by the architect Albert Kahn in 1924.. As shown in a rendering published in the *Detroit Free Press* (Photo No. 1), the building was intended to be eleven stories tall, but only the first two stories were actually built. There were five storefront bays on the Park Avenue side, and five bays along the Elizabeth side, only one of which was a storefront.

The building housed various stores until the mid 1930s, when the architect Charles Agree designed the Cliff Bells bar/restaurant in two of the Park Avenue bays. Cliff Bells was subsequently enlarged to include a third bay. Cliff Bells and the Campau building prospered, then entered a long decline until it became an empty building for a number of years. In 2005, a new owner purchased the building, and opened the Park Bar in the Park Avenue's two northern bays. He removed the exterior remnants of a 1950s moderne bar (Photos 2 and 3) and built new, all-glass exterior walls.

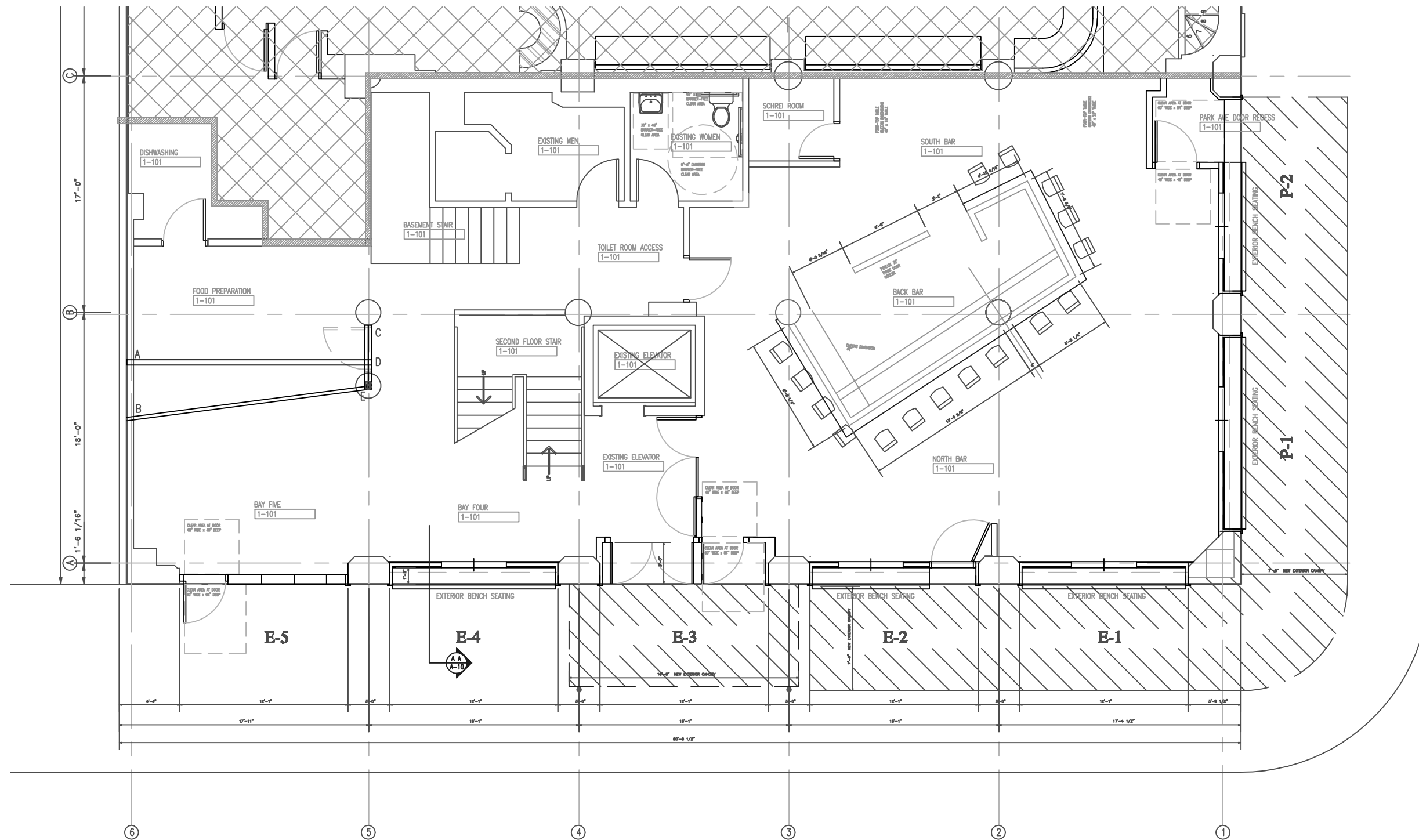
The owner of Cliff Bell's purchased the entire building c. 2018, including the Park Bar. He continued the operation of the Park Bar, but it failed to prosper. With the Covid crisis, the Park Bar closed c. 2020.

Description of Project:

The all-glass exterior of the Park Bar does not provide a comfortable nor distinctive interior atmosphere (Photos No. 4, 5 and 6). Further, a positive aspect of the Covid crisis has changed restaurant/bar dynamics in Detroit: outside drinking and dining have become required. The applicant proposes the following changes to the Campau Building:

- The 2005 glass exterior walls at the sidewalk level are to be removed at the two northernmost bays on Park Avenue and along the four westernmost bays on Elizabeth Street.
- The present Cliff Bells exterior will remain as is.
- The building's second floor will remain as is.
- The easternmost bay on Elizabeth Street (which includes a still-extant AK cast-iron cornice at the base of the transom windows) will remain as is except for a new replacement door and frame.

- The existing limestone pilasters will remain as is; new construction is to be limited to within the storefront bays.
- The sidewalk level transom windows will remain as is (for budgetary reasons).
- New wood doors will be installed per the proposed elevations. Doors are to be oak, with a clear finish, and are modeled on Albert Kahn's doors for Hill Auditorium in Ann Arbor (Photo No. 7).
- The bays are to be filled in with new walls on top of the existing black stone base. The new walls are to be of steel studs with an exterior of painted concrete stucco. Each bay is to have an oversized single-hung window, with the windowsill at table height, to "tie together" the interior and exterior spaces when weather allows. Windows are to be thermo-pane, without low-e coatings, wood frame with aluminum exterior, as manufactured by Marvin Windows, Ultimate DH series.
- On the new exterior of the bays, new, season-removable wood banquette seating is to be provided. In addition to this seating, there will be individual table and chair seating.
- A new metal canopy is to be in the middle bay of the Elizabeth street façade to emphasize the building's second floor, elevator, and bar entrance. West of this will be a new fabric awning to have a rounded corner and continue along the two bays of the Park avenue façade. The fabric awning will be visually separated from the new metal canopy and the existing Cliff Bell's façade by the width of the existing limestone pilasters.
- New exterior signage will include a new vertical sign to be mounted at the building's Northwest corner. This sign will spell out the word "BAR" on its faces, and will be visually similar to the existing Bronx Bar sign in Detroit, which is illustrated in the Historic District Commission's published sign advisory.



Renovations to the Campau Building - Bar
Southeast Corner of Park and Elizabeth Streets Detroit Michigan
Architectural Floor Plan

**Campau Building - Bar
First Floor Bar Plan**

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

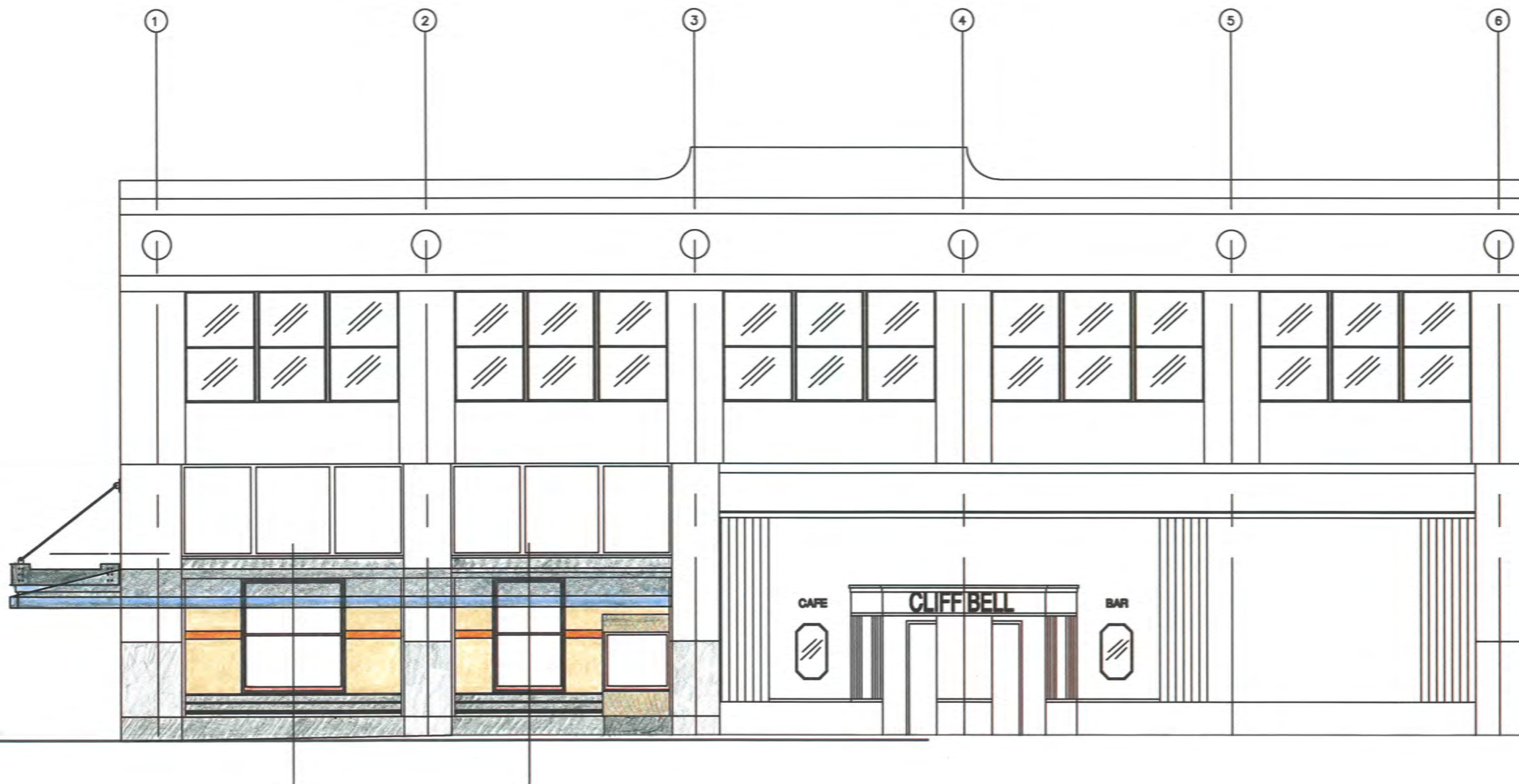


Review:	03.30.2022
Review:	07.18.2022
Review:	08.22.2022
Review:	09.02.2022

**McCleer
Architetto**

4736 Avery
Detroit, Michigan 48208
(313) 831 8116
mccarch@flash.net

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**Campau Building - Bar
West (Park Avenue) Elevation**

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

Renovations to the Campau Building - Bar
Southeast Corner of Park and Elizabeth Streets Detroit Michigan
West (Park Avenue) Facade

Review: 03.23.2022
Review: 03.30.2022
Review: 07.13.2022
Review: 07.18.2022
Review: 08.22.2022



**Campau Building - Bar
North (Elizabeth Street) Elevation**

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

Renovations to the Campau Building - Bar
Southeast Corner of Park and Elizabeth Streets Detroit Michigan
North (Elizabeth Street) Facade

Review: 05.16.2022

Review: 06.07.2022

Review: 07.13.2022

Review: 07.18.2022

Review: 08.22.2022

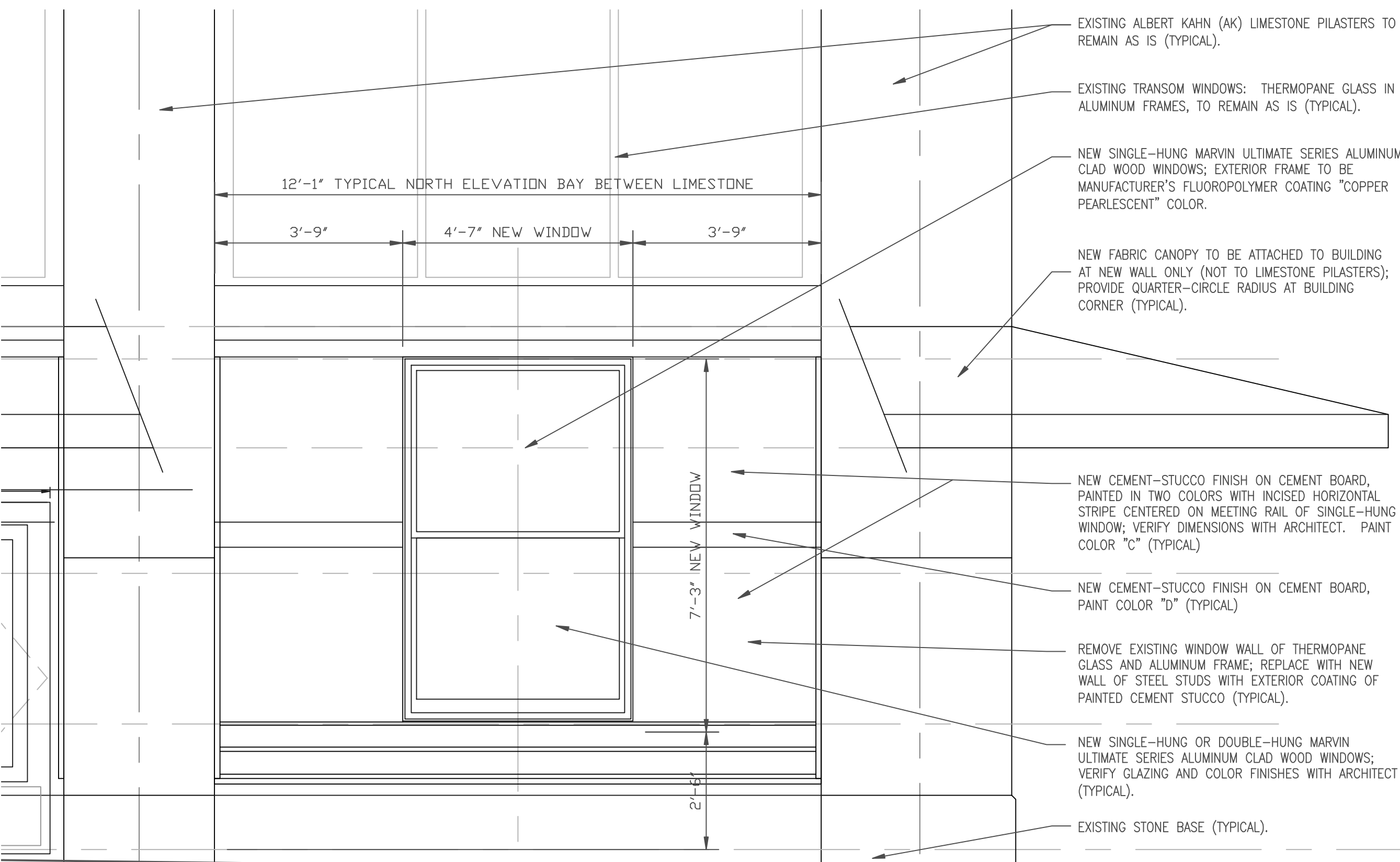


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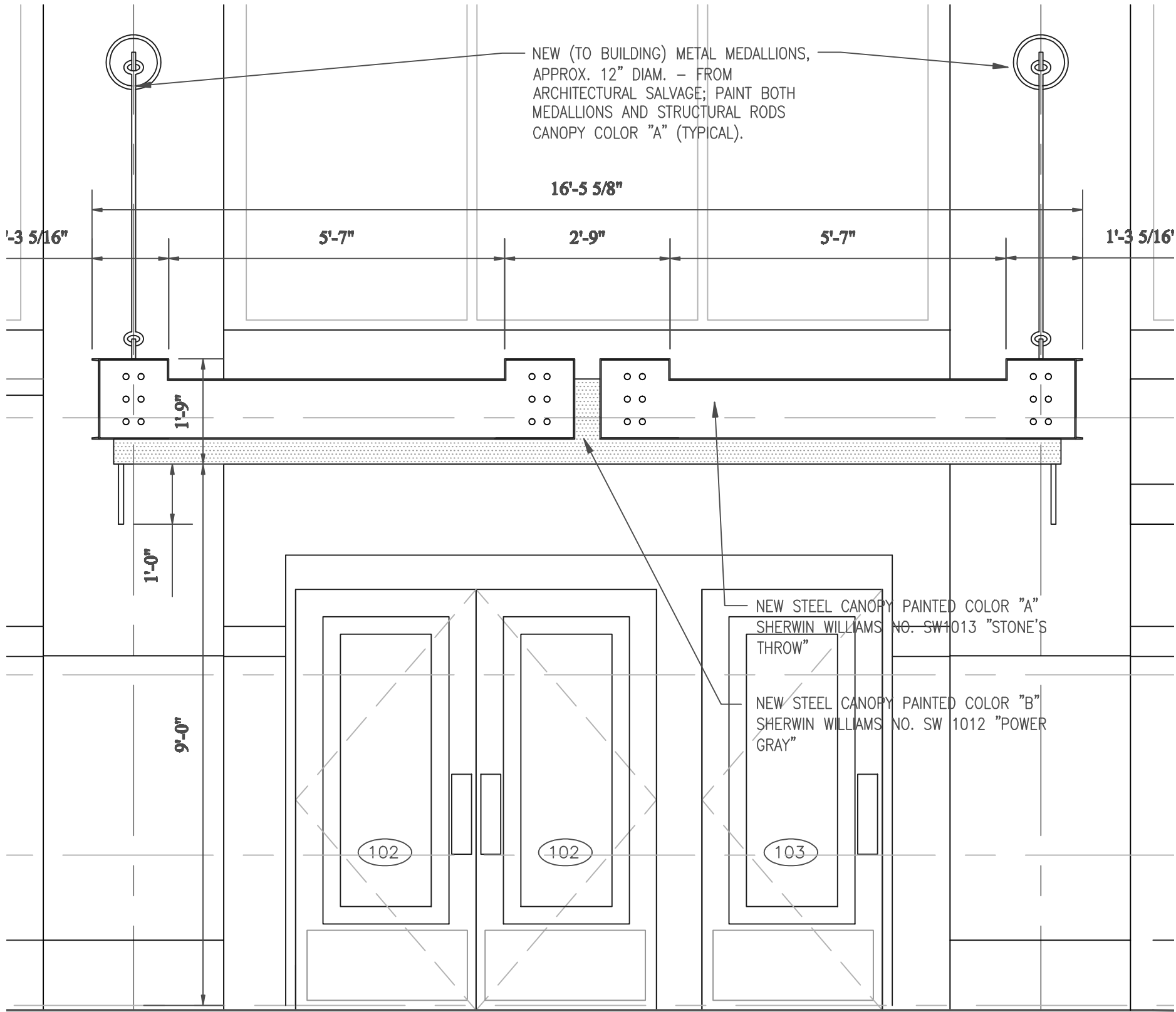
Renovations to the Campau Building - Bar
 Southeast Corner of Park and Elizabeth Streets Detroit Michigan
 Enlarged Facade Elevation

Review: 07.18.2022
 Review: 08.04.2022
 Review: 09.02.2022



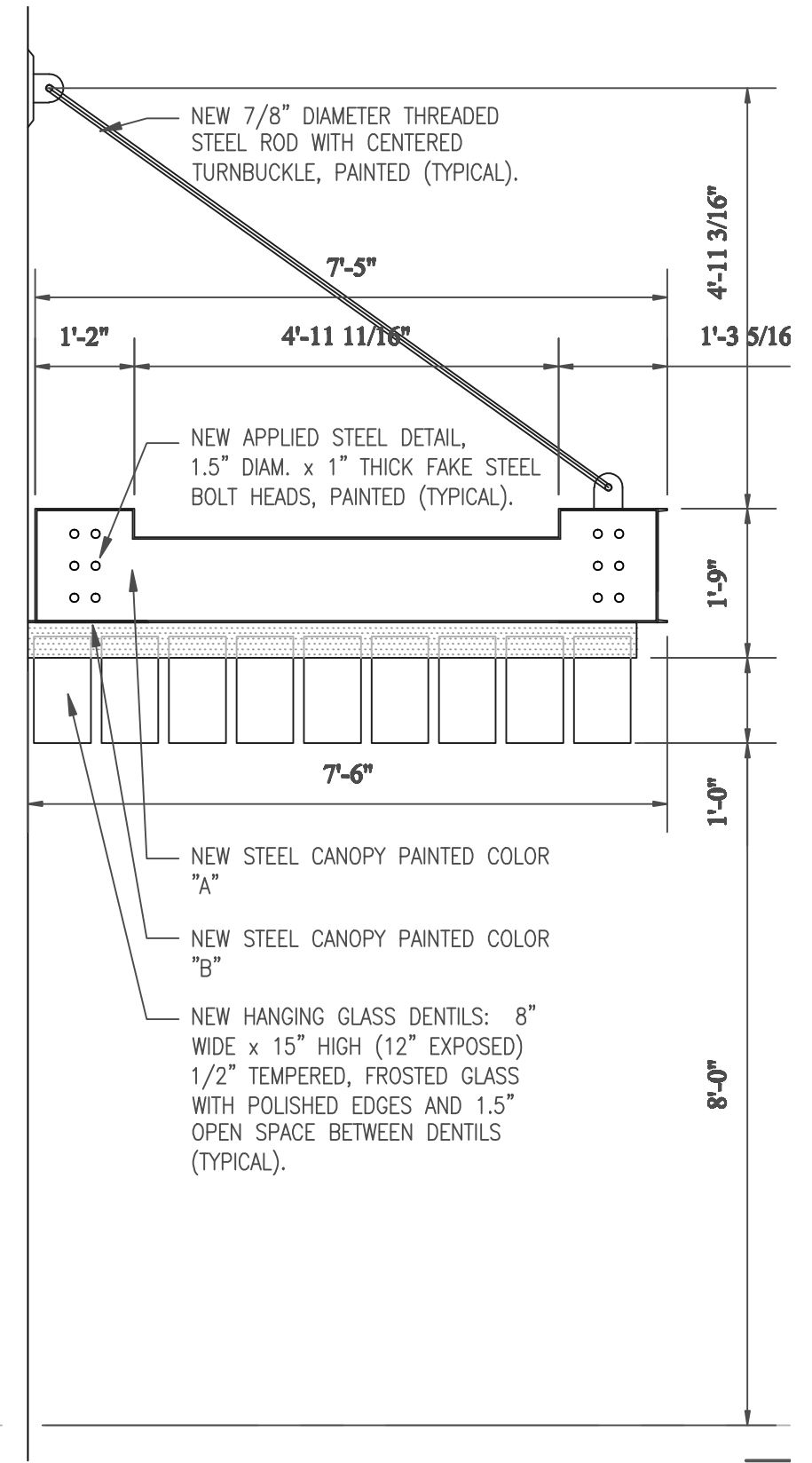
Campau Building - Bar
Enlarged Facade Elevation

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



**Campau Building - Bar
New Metal Canopy - North Elevation**

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



**Campau Building - Bar
New Metal Canopy - East Elevation**

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

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Renovations to the Campau Building - Bar
Southeast Corner of Park and Elizabeth Streets Detroit Michigan
New Metal Canopy

Review: 07.18.2022

Review: 08.22.2022

Review: 09.02.2022

ENTRANCE DOORS GENERAL NOTES

1. THE ENTRANCE/EXIT DOORS ARE TO OPERATE AS FOLLOWS: THE ENTRANCE DOORS NO. 102 ARE TO SERVE THE SECOND FLOOR SPACE. THE ENTRANCE DOOR NO. 103 IS TO SERVE THE NEW SIDEWALK LEVEL BAR. ALL THREE DOORS SWING IN THE OUTWARD DIRECTION. ALL THREE DOORS ARE TO HAVE PANIC AND FIRE EXIT DOOR HARDWARE PER THE 2015 MICHIGAN BUILDING CODE.

2. THESE THREE DOORS ARE TO BE 1.75" THICK (VERIFY WITH OWNER THE OPTION OF A 2.25" THICKNESS), MADE OF OAK HARDWOOD. DIMENSIONS SHOWN ON THE DRAWING ARE NOMINAL. VERIFY WITH OWNER IF DOORS ARE TO BE SHOP- OR SITE-FITTED FOR HARDWARE. DOOR FRAMES ARE TO BE ALUMINUM TUBING, NOMINAL 2" FACE x 5.5" DEPTH.

3. ALL DOOR GLAZING IS TO BE FULLY HEAT-TEMPERED 1" THICK THERMOPANE GLASS, ABSOLUTELY CLEAR. DO NOT USE low-e GLASS. REPEAT: NO low-e COATING.

4. DOOR HARDWARE: IT IS THE OWNER'S INTENT TO USE VINTAGE DOOR HARDWARE, IF POSSIBLE:

DOORS NO. 102 (PAIR)

- 4 PAIR 4.5" x 4.5" BALLBEARING HINGES
- 2 EXTERIOR PULL - SUPPLIED BY OWNER
- 2 INTERIOR HORIZONTAL PANIC BAR - SUPPLIED BY OWNER
- 2 POLISHED BRASS KICK PLATES 30" x 14"
- 1 DOOR CLOSER - VERIFY SIZE AND TYPE
- 1 MORTISE DEAD BOLT, KEYED AT EXTERIOR, THUMB-TURN AT INTERIOR - VERIFY DEAD BOLT WITH FIRE MARSHAL; SUPPLIED BY OWNER.

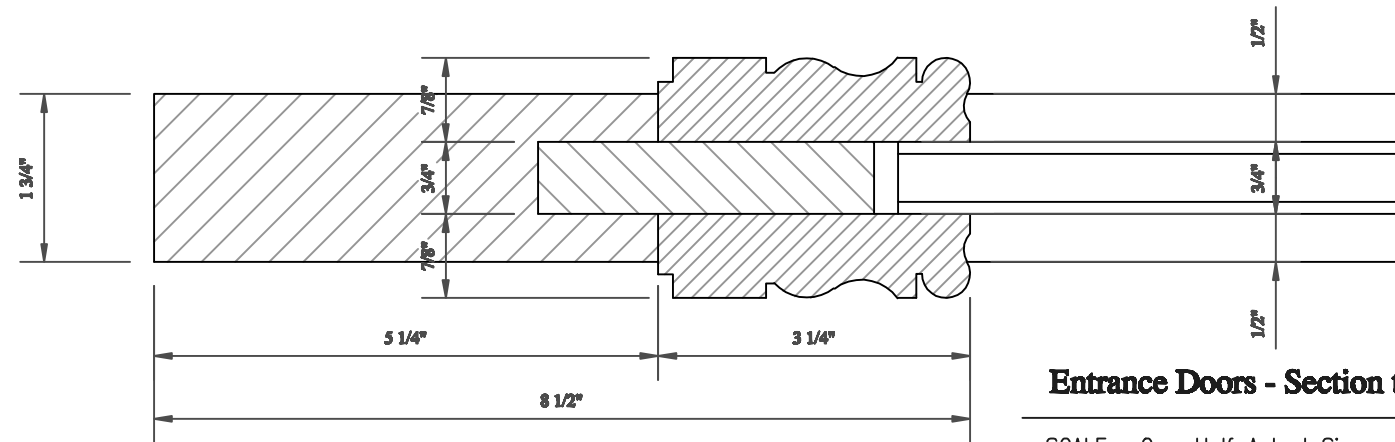
DOOR NO. 103

- 2 PAIR 4.5" x 4.5" BALLBEARING HINGES
- 1 EXTERIOR PULL - SUPPLIED BY OWNER
- 1 INTERIOR HORIZONTAL PANIC BAR - SUPPLIED BY OWNER
- 1 POLISHED BRASS KICK PLATE 30" x 14"
- 1 MORTISE DEAD BOLT, KEYED AT EXTERIOR, THUMB-TURN AT INTERIOR - VERIFY DEAD BOLT WITH FIRE MARSHAL;; SUPPLIED BY OWNER.

ON BOTH DOORS, VERIFY WITH OWNER THE TYPE OF HOLD-OPEN DEVICES, ANY ASTRAGAL AT THE DOORS' MEETING, AND DOOR WEATHERSTRIPPING.

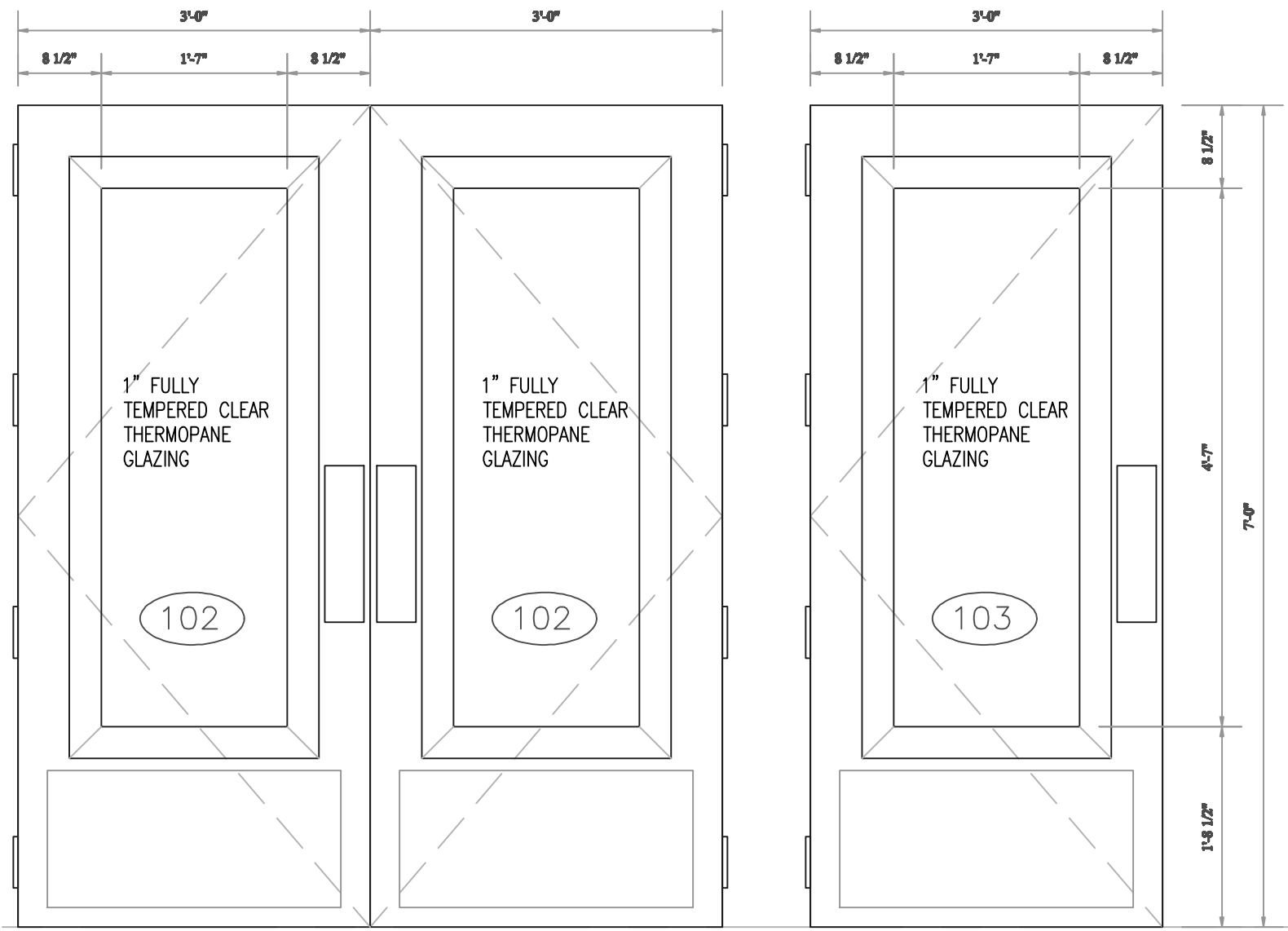
5. VERIFY WITH OWNER TYPE AND SIZE OF THRESHOLD PLATE AT BASE OF ENTRANCE DOORS.

6. DOOR FINISH TO BE "PRAIRIE WHEAT" GEL STAIN, AS MANUFACTURED BY GENERAL FINISHES, WITH SATIN FINAL COATING; VERIFY WITH ARCHITECT.



Entrance Doors - Section through Stile

SCALE: One-Half Actual Size



Entrance Doors - Exterior Elevation

SCALE: 3/4" = 1' - 0"

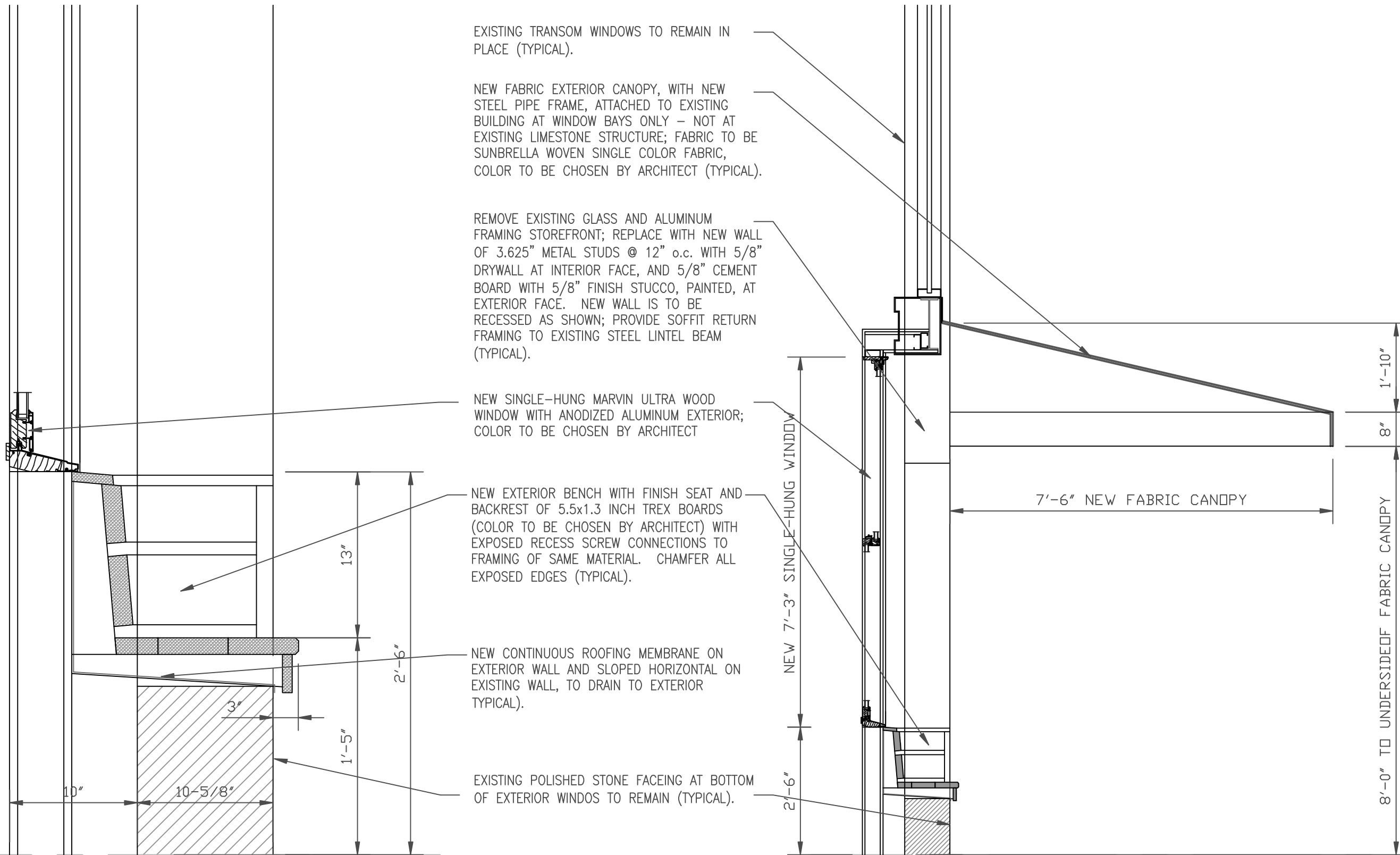
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Renovations to the Campau Building - Bar
Southeast Corner of Park and Elizabeth Streets Detroit Michigan
Architectural Floor Plan

- Review: 05.13.2022
- Review: 05.16.2022
- Review: 07.18.2022
- Review: 08.22.2022
- Review: 09.02.2022



Campau Building - Bar
Enlarged Section through New Exterior Bench Seating

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

Campau Building - Bar
Section AA through New Storefront Wall

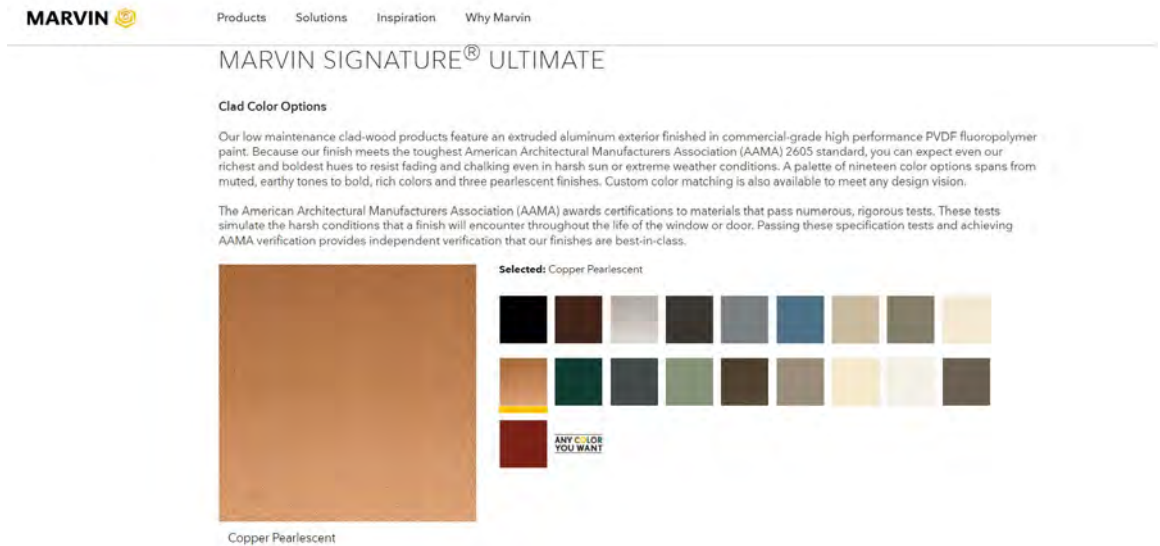
SCALE: 1/2" = 1' - 0"

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Campau Building Bar
73-81 West Elizabeth
Detroit MI
September 2, 2022

Proposed Colors

- New windows**
Marvin Ultimate Single-Hung windows
Proposed Color: Copper Pearlescent



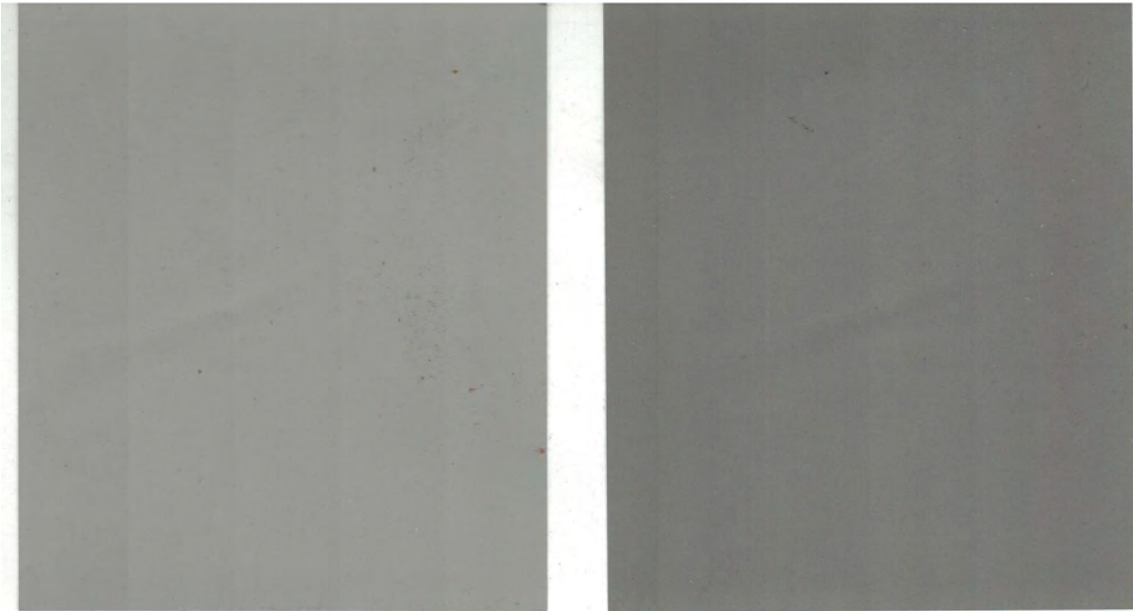
- 2. New Custom Exterior Doors**
Plain-sawn Oak
“PrairieWheat” gel stain



3. **Fabric Exterior Awning**
Sunbrella Woven Fabric
“Canvas Twilight”

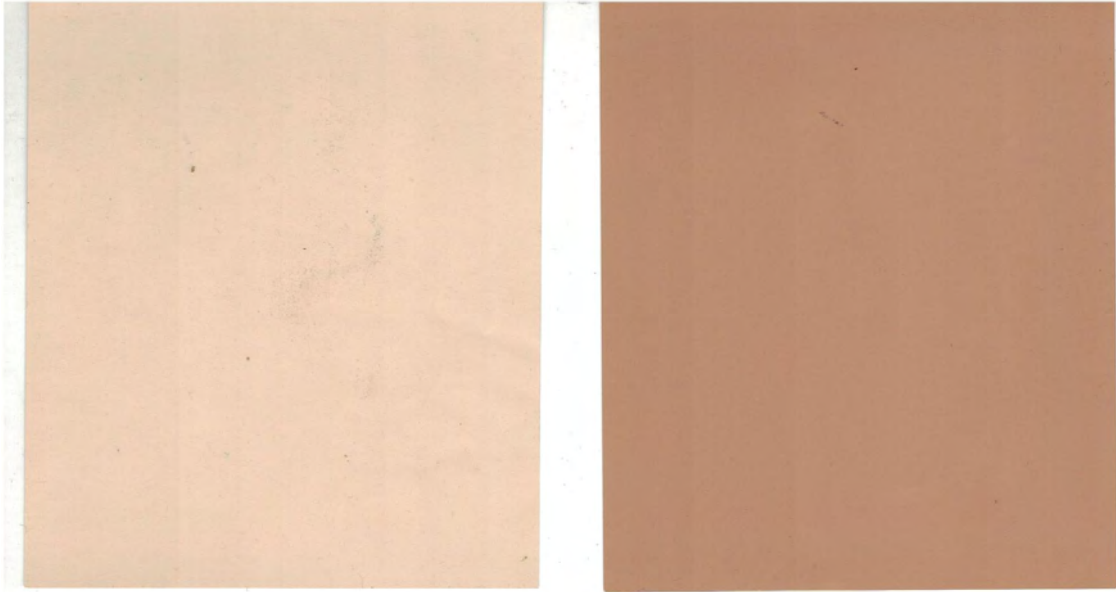
The screenshot shows the Sunbrella website interface. At the top left is the Sunbrella logo. A navigation menu includes 'Fabrics', 'Bags', 'Inspiration', 'Where to Buy', 'How to Clean', and 'About'. Below the navigation is a breadcrumb trail: 'Home / Canvas Twilight'. The main content area features a large image of the 'Canvas Twilight' fabric, which is a dark, textured woven material. A 'NEW' badge is in the top right corner of the fabric image, and a magnifying glass icon is in the bottom right. Below the main image are four smaller thumbnail images showing different views of the fabric. To the right of the fabric image, the product title 'Canvas Twilight' is displayed. Below the title, the text reads: 'Sunbrella Upholstery', 'SKU: 14089-0000', '\$4.00 / sample', and 'In Stock'. A section titled 'Recommended Application' lists: 'Best For: Cushions, Drapery / Curtains, Indoor Upholstery, Marine Upholstery, Outdoor Upholstery, Pillows, Umbrellas'. Below this, it says 'Available in these colors' followed by a color palette grid. The grid contains 60 color swatches arranged in 5 rows and 12 columns. The text '(60 Total) Show Less' is at the top right of the grid. A red horizontal line is positioned below the color palette.

4. Exterior Paint Colors



Paint Color "A"
Right side
Sherwin Williams "Stone's Throw"
SW 1013

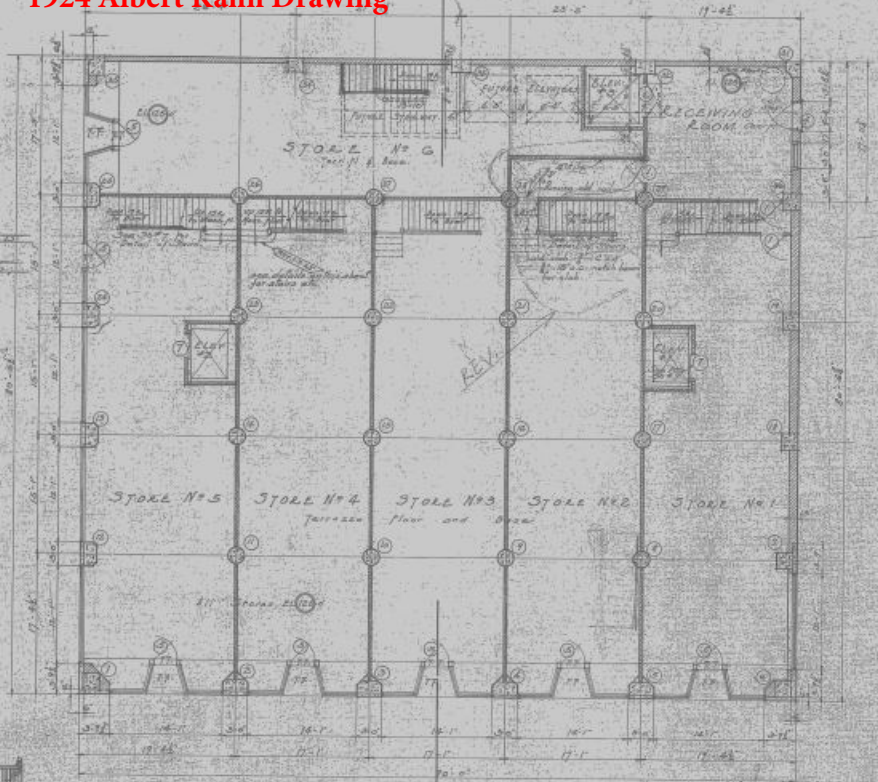
Paint Color "B"
Left side
Sherwin Williams "Power Gray"
SW 1012



Paint Color "C"
Left side
Sherwin Williams "Sundew"
SW 1121

Paint Color "D"
Right side
Sherwin Williams "Kenyan Kopper"
SW 1349

1924 Albert Kahn Drawing



FIRST FLOOR PLAN

Scale 1/8" = 1'-0"



Staff photo, August 31, 2022

11

Rehabilitating Historic Storefronts

H. Ward Jandl

Historical Overview

Evaluating the Storefront

Deciding a Course of Action

Rehabilitating Metal Storefronts

Rehabilitating Wooden Storefronts

Rehabilitating Masonry Storefronts

Designing Replacement Storefronts

Other Considerations

Summary and References

Reading List

Download the PDF 



The Joy Building from "Early Illustrations and Views of American Architecture" by Edmund V. Gillon, Jr. Photo: Courtesy, Dover Publications, Inc.

Deciding a Course of Action [return to top ▲](#)

The evaluation of the storefront's architectural features and physical condition will help determine the best course of action in the actual rehabilitation work. The following recommendations, adapted from the Secretary of the Interior's "Standards for Rehabilitation" and the accompanying interpretive guidelines, are designed to ensure that the historic commercial character of the building is retained in the rehabilitation process.

If the original or significant storefront exists, repair and retain the historic features using recommended treatments (see following sections on rehabilitating metal, wood and masonry storefronts as well as the guidelines for rehabilitating existing historic storefronts).

If the original or significant storefront no longer exists or is too deteriorated to save, undertake a contemporary design which is compatible with the rest of the building in scale, design, materials, color and texture; or undertake an accurate restoration based on historical research and physical evidence (see section on "Replacement Storefronts"). Where an original or significant storefront no longer exists and no evidence exists to document its early appearance, it is generally preferable to undertake a contemporary design that retains the commercial "flavor" of the building. The new storefront design should not draw attention away from the historic building with its detailing but rather should respect the existing historic character of the overall building.

A new design that copies traditional details or features from neighboring buildings or other structures of the period may give the building a historical appearance which blends in with its neighbors but which never, in fact, existed. For this reason, use of conjectural designs, even if based on similar buildings elsewhere in the neighborhood or the availability of different architectural elements from other buildings or structures, is generally not recommended.

- Cliff Bells is a departure from the classical design of the building and is **successful** for the following reasons:
 - The façade is in line with the building's pilasters and storefronts, and offers a stylized yet minimal design with uniformity of color. The windows are small with matching brass finish.
 - The façade is a singular design amongst the larger building. Creating another enclosure of first floor storefronts (some of which would be adjacent Cliff Bells) that have a multitude of colors, elevations, materials, and finishes will create a busy appearance that is not in keeping with the rhythmic austerity of the original building and restrained opulence of the Cliff Bell's façade.



Staff photo, August 31, 2022



Staff photo, August 31, 2022





ROAD
CLOSED

ONE WAY

CLIFF





PARK BAR

PARK BAR

BOX OFFICE

