

**STAFF REPORT: SEPTEMBER 14, 2022 MEETING**

**PREPARED BY: A. DYE**

**APPLICATION NUMBER: 22-8014**

**ADDRESS: 73 W. ELIZABETH (2030 PARK AVENUE)**

**HISTORIC DISTRICT: PARK AVENUE LOCAL**

**APPLICANT: PAUL HOWARD, SELDEN GARDENS, LLC**

**PROPERTY OWNER: SELDEN GARDENS, LLC**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: AUGUST 20, 2022**

**DATE OF STAFF SITE VISIT: AUGUST 31, 2022**

**SCOPE: REPLACE NON-HISTORIC STOREFRONTS WITH STUCCO WALLS & WINDOWS, INSTALL NEW ENTRY DOORS, CANOPY, ESTABLISH OUTDOOR SEATING**

**EXISTING CONDITIONS:**

The two-story commercial building at 73 W. Elizabeth is located at the southeast corner W. Elizabeth and Park Avenue. Designed by Albert Kahn, the building is an example of “stripped classicism”, a 20<sup>th</sup>-century style that offered simplified but recognizable classic features, seen here in the use of a stylized wave at the cornice, unadorned pilasters, and small medallions. Limestone veneer and aluminum storefronts comprise the W. Elizabeth and Park Avenue facades, except at Cliff Bells, where the exterior is faced with stained plywood paneling, art deco shaped windows, and a recessed entrance and canopy.

One original, Albert-Kahn designed cast-iron casing remains intact surrounding the transom opening at the far eastern end of the Elizabeth Street façade; the storefront opening directly below contains a single flush metal door, a now-covered window, and small stone panels. The remaining storefronts along W. Elizabeth and the northern section of Park Avenue sit upon black granite and were installed in 2005, as part of the building’s first rehabilitation. The full height storefront openings are divided into three equal expanses and match the division of the transom and second floor window openings.



*Staff photo, August 31, 2022*

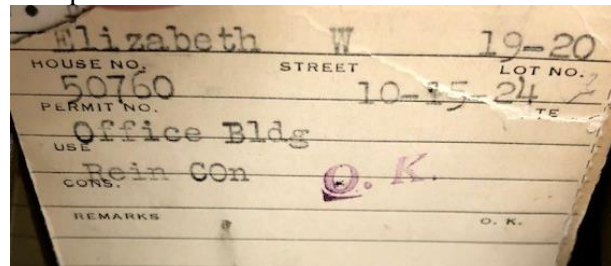
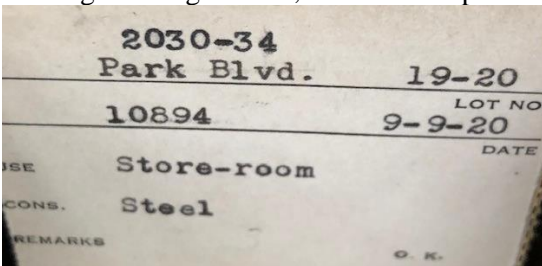
## PROPOSAL

Per the applicant's narrative, the scope of work includes:

- The 2005 glass exterior walls at the sidewalk level are to be removed along the four westernmost bays on Elizabeth Street as well as the two northernmost bays on Park Avenue.
  - The bays are to be filled with recessed 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. Windows are to be thermo-pane, without low-e coatings, wood frames with aluminum exterior, as manufactured by Marvin Windows, Ultimate DH series.
  - On the exterior of the bays, season-removable wood banquette seating is to be provided. In addition to this seating, there will be individual table and chair seating.
- The easternmost bay on Elizabeth Street (which includes a still-extant Albert Kahn 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.
- 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).
- 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.
- The present Cliff Bells exterior will remain as is.
- The building's transom windows, and second floor will remain as is.

## STAFF OBSERVATIONS AND RESEARCH

- The Park Avenue Local Historic District was established in January 2008.
- The Historic Designation Advisory Board dates the construction of the building at 2030 Park Avenue to 1920. However, the city also has a permit on file for the erection of a reinforced concrete office building in 1924 at 75 W. Elizabeth. Both permit cards list the same lot number 19-20. Staff believes the date of construction for the existing building is 1924, based on the permit card description.



- Per the Historic Designation Advisory Board's Final Report:  
The building at 2030 Park is significant in that it represents two of Detroit's prominent early century commercial businesses, the A. M. Campau Realty Company and the Edson & Moore wholesale goods house. The A.M. Campau Realty Company represented one of Detroit's oldest families. As Clarence Burton put it, the name Campau was "inseparably interwoven with the history of Detroit..." Three members of the Campau family were affiliated with this realty firm: Charlotte Campau Copland, president; M. Woolsey Campau, vice-president, and A. Macomb Campau, secretary and treasurer.

Prior to being located on Park Avenue the firm was located at 1412 MacDougall. By 1925-26, the firm had moved onto Park Avenue in the Wormer & Moore Building, and then in 1931-32 it moved to the building at 2030 Park Avenue, although at its Elizabeth Street address. In 1925-26, the vice president of the firm became Gaylord Gillis, who was chairman of the board of the Edson & Moore wholesale dry goods firm, which his

father Ransom Gillis had participated in organizing in 1872. Gaylord Gillis was also the first treasurer of the Park Avenue Association, which promoted the development of Park Avenue during the early 1920s boom years.

- Changes to the exterior of this building have been numerous. Staff found seven cards in the building permit files for storefront alterations spanning 1929 – 1974. The adjacent 2005 photo shows the building with its likely circa 1974 façade prior to its then-pending rehabilitation. As noted earlier in the report, the first level facades were restored (Cliff Bells) and replaced (remaining storefronts) in 2005.
- The overall form of the building remains intact. Distinctive character-defining features include the limestone veneer, the strong rhythm of repeating classical elements, equal divisions of window openings, all of which are tied together by a continuous band at the cornice.
- The contemporary first floor storefronts are not historic but are sympathetic to the historic building in their placement (they are minimally recessed to allow the trim and granite bases to remain in-plane with the limestone pilasters), design (the storefront glass panels match the division of the transom and second floor windows) and finish/color.
- The proposed installation of a metal canopy along Elizabeth Street is appropriate to denote the main entrance to the building and offers a counterpoint to the lower canopied entrance to Cliff Bells.
- The installation of a continuous cloth canopy to shade the outdoor seating area, as shown in the proposal, is appropriate due to its straightforward design, dark fabric color and the ability for future removal without impact to the building.
- 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.



*Photo by Allan Machielse, 2005, and submitted by the applicant.*



*Staff photo, August 31, 2022*

## ISSUES

- It is staff's opinion the storefront proposal is not appropriate in its design, materiality, position, and color palette. The single vertically-oriented windows within recessed stucco walls disrupts the rhythmic arrangement of openings on the building, and the use of multiple colors is uncharacteristic of early 20<sup>th</sup> century classical architecture. Listed below are the Elements of Design in which staff has identified the project is in conflict:
  - (3) *Proportion of openings within the façade.* Storefront windows on the ground floor are generally composed of large openings that are squarish or taller than wide, containing large panes of glass atop a low apron wall and below a row of transoms. Most of the entrance openings are centered on the first stories of the front façades; secondary entrances may be nearer to the corner or on the side elevation when a building is on a street corner and storefront or service entrances exist.
  - (4) *Rhythm of solids to voids in the front façades.* Openings within the façades are generally regularly arranged, horizontally by floor and vertically by bay, due to the Classical stylistic derivation of most of the buildings and/or their steel frame and curtain wall construction. A variety of rhythmic arrangements exists throughout the district. The regular rhythms of storefronts at ground level result in the continuity of the streetscape.
  - (6) *Rhythm of entrance and/or porch projections.* No discernible rhythm of entrance and/or porch projections exists. Hanging signs identifying businesses that are positioned at the corners of some buildings at or above the first story level, marquees, and awnings, where they exist, project over the sidewalk.
  - (8) *Relationship of textures.* A variety of textural relationships is apparent in the Park Avenue Local Historic District. Where limestone is the major building material, a smooth matte appearance results. Large glass surfaces, such as display windows, contrast with the texture of the wall surfaces with their smooth, reflective surfaces.
  - (9) *Relationship of colors.* The light gray/beige stone of all buildings, except the Women's Exchange Building, which is all brick, contrast with orange, red, brown, reddish brown, or buff colored brick. Window surrounds and frames are gray, brown, black, green, or off-white.
  - (19) *Degree of complexity within the façade.* All buildings in the district are straightforward in the regularity and repetitive arrangements of openings, massing, and use of stylistic elements and details. The degree of complexity ranges from the low to moderate.
- Outdoor seating is quite common for restaurants and could be appropriate for this location. However, staff believes the seating should be free-standing and independent of the building. The proposal to build removable seating is creative, but the erection of Trex seating will interject yet another material, finish and color within this proposal. Additionally, when the seating is removed for inclement weather, the recessed areas may appear even more awkwardly placed once the intended use/benches are no longer present.

## RECOMMENDATION

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

#### **Recommendation One – Denial – Storefront alterations, affixed outdoor café seating**

It is staff's opinion the removal of the existing storefront openings and installation of recessed walls, windows and affixed bench seating will alter the features and spaces that characterize the property. Staff therefore recommends the Commission issue a Denial 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, specifically Standards:

- 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.*
- 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.*

**Recommendation Two – Certificate of Appropriateness - Canopies**

It is staff's opinion the erection of two canopies will not alter the features and spaces that characterize the property. Staff therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district.

## 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.

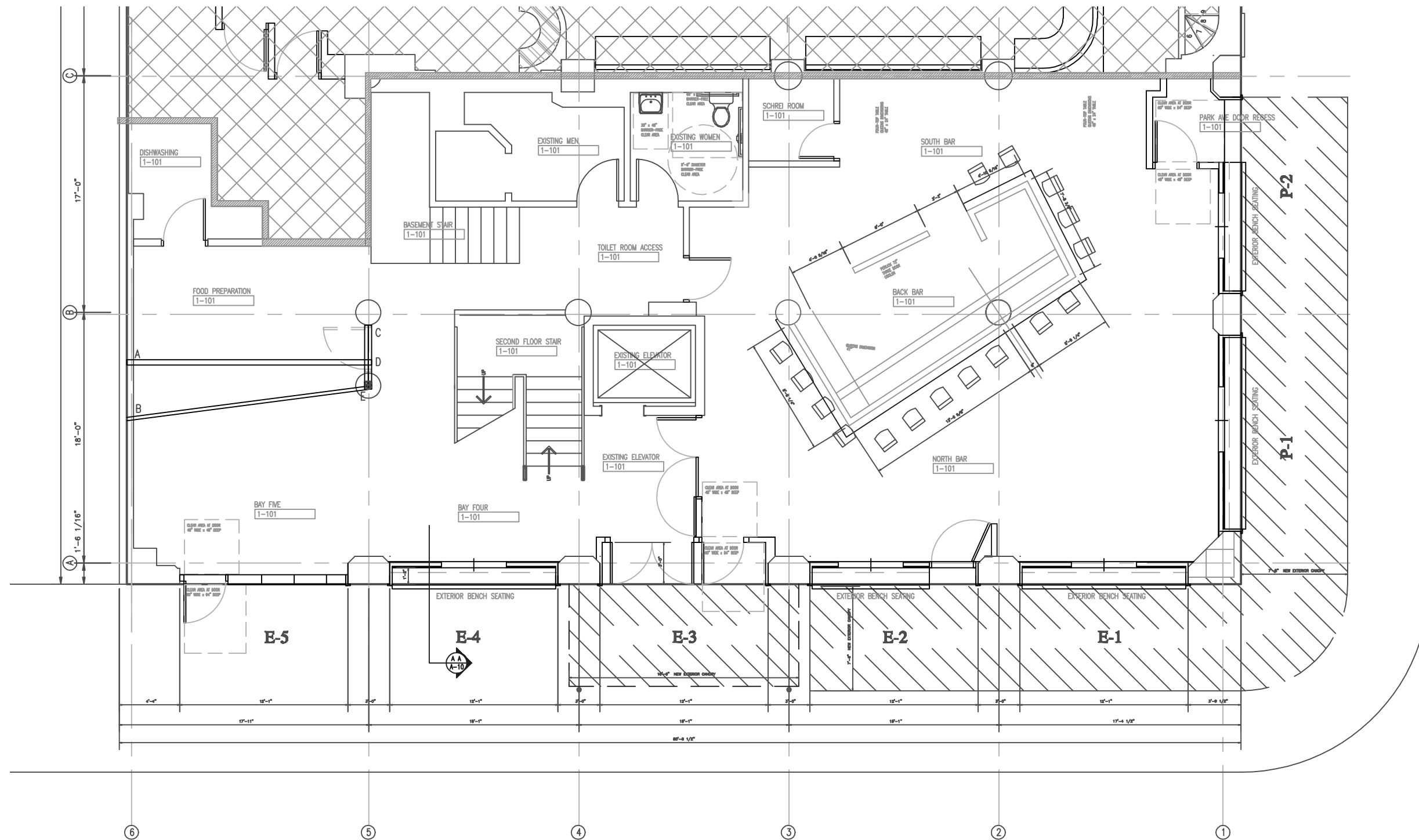
The owner of Cliff Bell's purchased the entire building c. 2018, including the Park Bar. He continued the operation of the Park Bar, but it failed to prosper. With the Covid crisis, the Park Bar closed c. 2020.

### **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.



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

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



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

Review: 03.30.2022

Review: 07.18.2022

Review: 08.22.2022

Review: 09.02.2022



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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

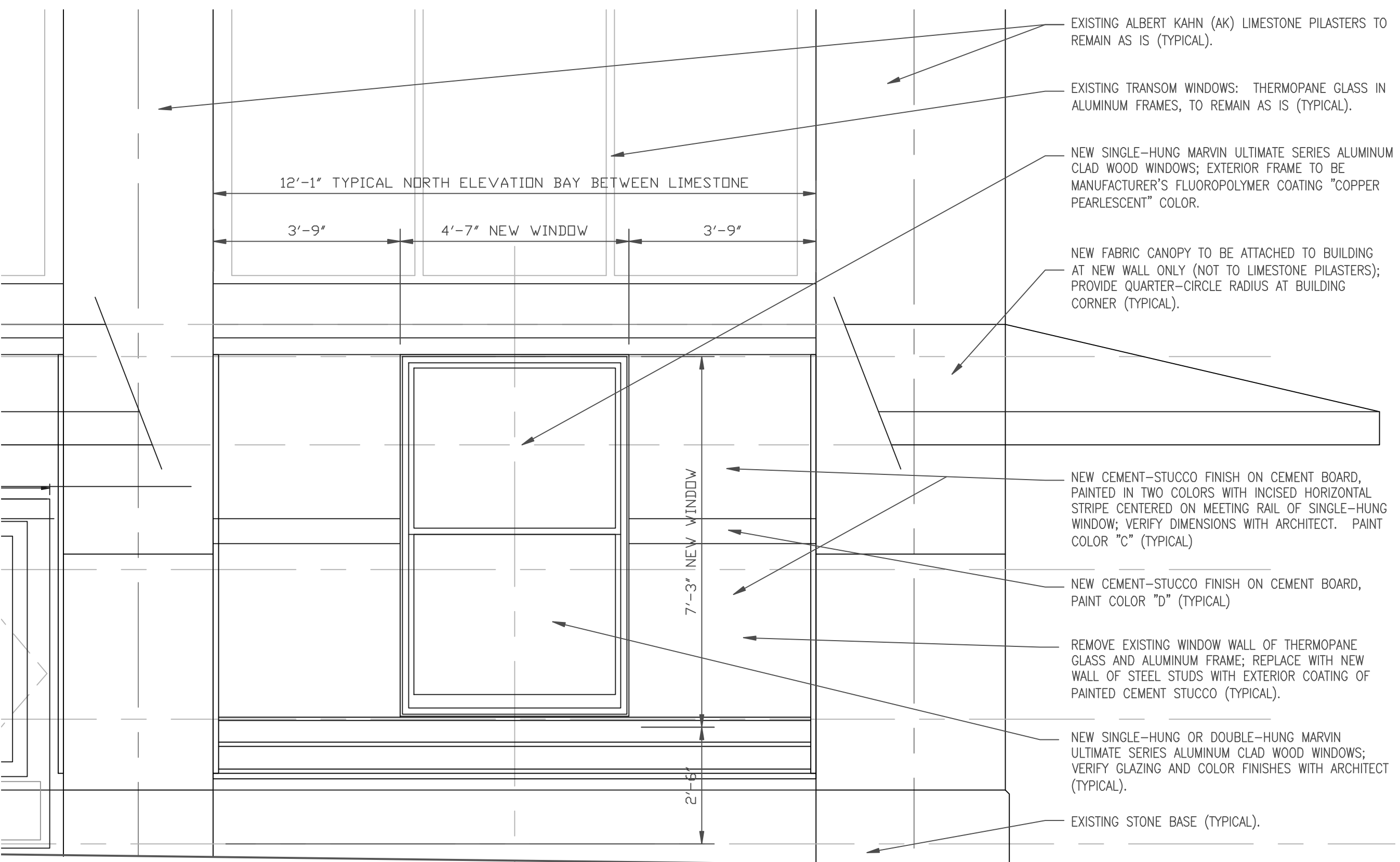


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**Renovations to the Campau Building - Bar**  
 Southeast Corner of Park and Elizabeth Streets Detroit Michigan  
 Enlarged Facade Elevation

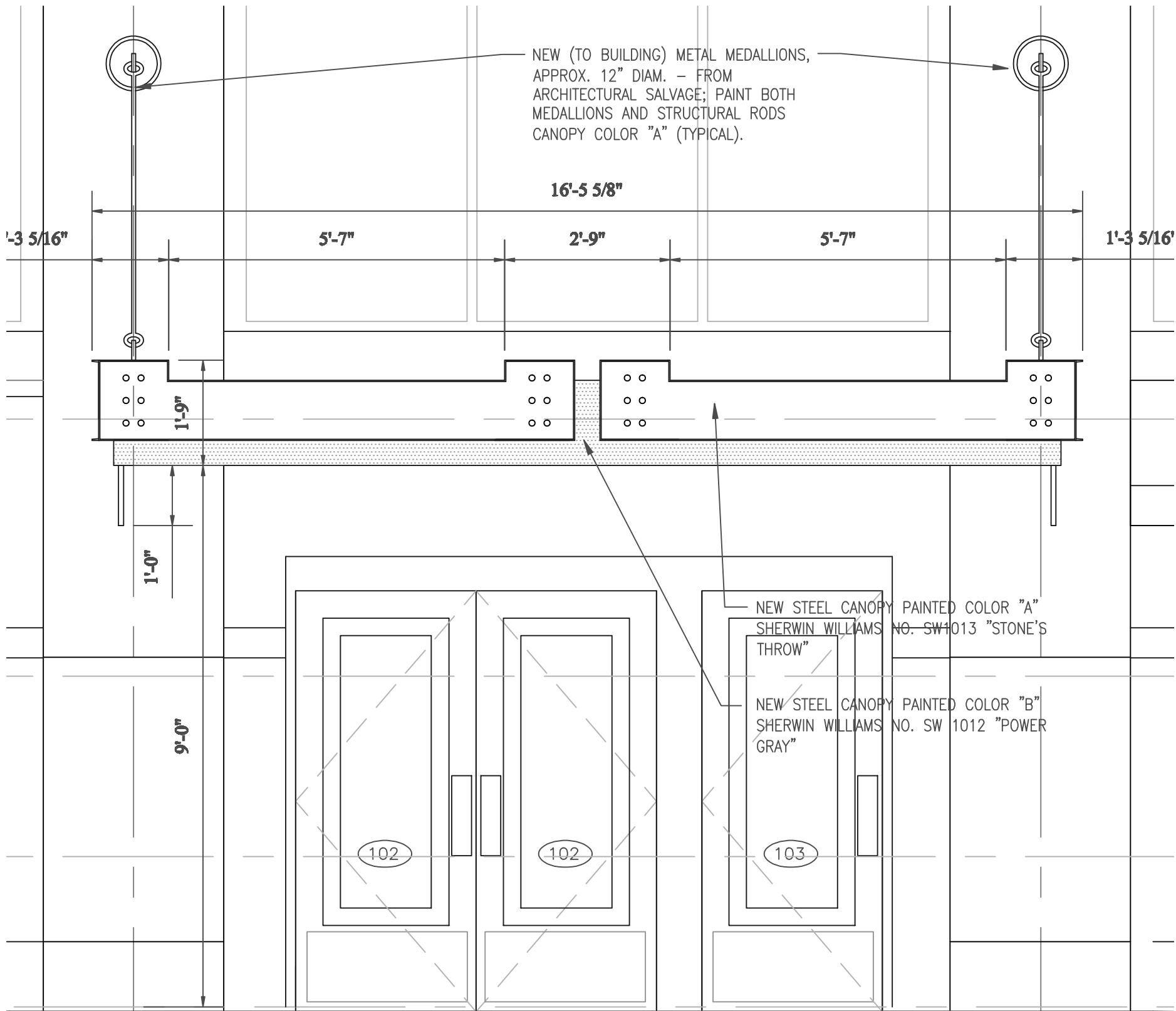
Review: 07.18.2022  
 Review: 08.04.2022  
 Review: 09.02.2022



- EXISTING ALBERT KAHN (AK) LIMESTONE PILASTERS TO REMAIN AS IS (TYPICAL).
- EXISTING TRANSOM WINDOWS: THERMOPANE GLASS IN ALUMINUM FRAMES, TO REMAIN AS IS (TYPICAL).
- NEW SINGLE-HUNG MARVIN ULTIMATE SERIES ALUMINUM CLAD WOOD WINDOWS; EXTERIOR FRAME TO BE MANUFACTURER'S FLUOROPOLYMER COATING "COPPER PEARLESCENT" COLOR.
- NEW FABRIC CANOPY TO BE ATTACHED TO BUILDING AT NEW WALL ONLY (NOT TO LIMESTONE PILASTERS); PROVIDE QUARTER-CIRCLE RADIUS AT BUILDING CORNER (TYPICAL).
- NEW CEMENT-STUCCO FINISH ON CEMENT BOARD, PAINTED IN TWO COLORS WITH INCISED HORIZONTAL STRIPE CENTERED ON MEETING RAIL OF SINGLE-HUNG WINDOW; VERIFY DIMENSIONS WITH ARCHITECT. PAINT COLOR "C" (TYPICAL)
- NEW CEMENT-STUCCO FINISH ON CEMENT BOARD, PAINT COLOR "D" (TYPICAL)
- REMOVE EXISTING WINDOW WALL OF THERMOPANE GLASS AND ALUMINUM FRAME; REPLACE WITH NEW WALL OF STEEL STUDS WITH EXTERIOR COATING OF PAINTED CEMENT STUCCO (TYPICAL).
- NEW SINGLE-HUNG OR DOUBLE-HUNG MARVIN ULTIMATE SERIES ALUMINUM CLAD WOOD WINDOWS; VERIFY GLAZING AND COLOR FINISHES WITH ARCHITECT (TYPICAL).
- EXISTING STONE BASE (TYPICAL).

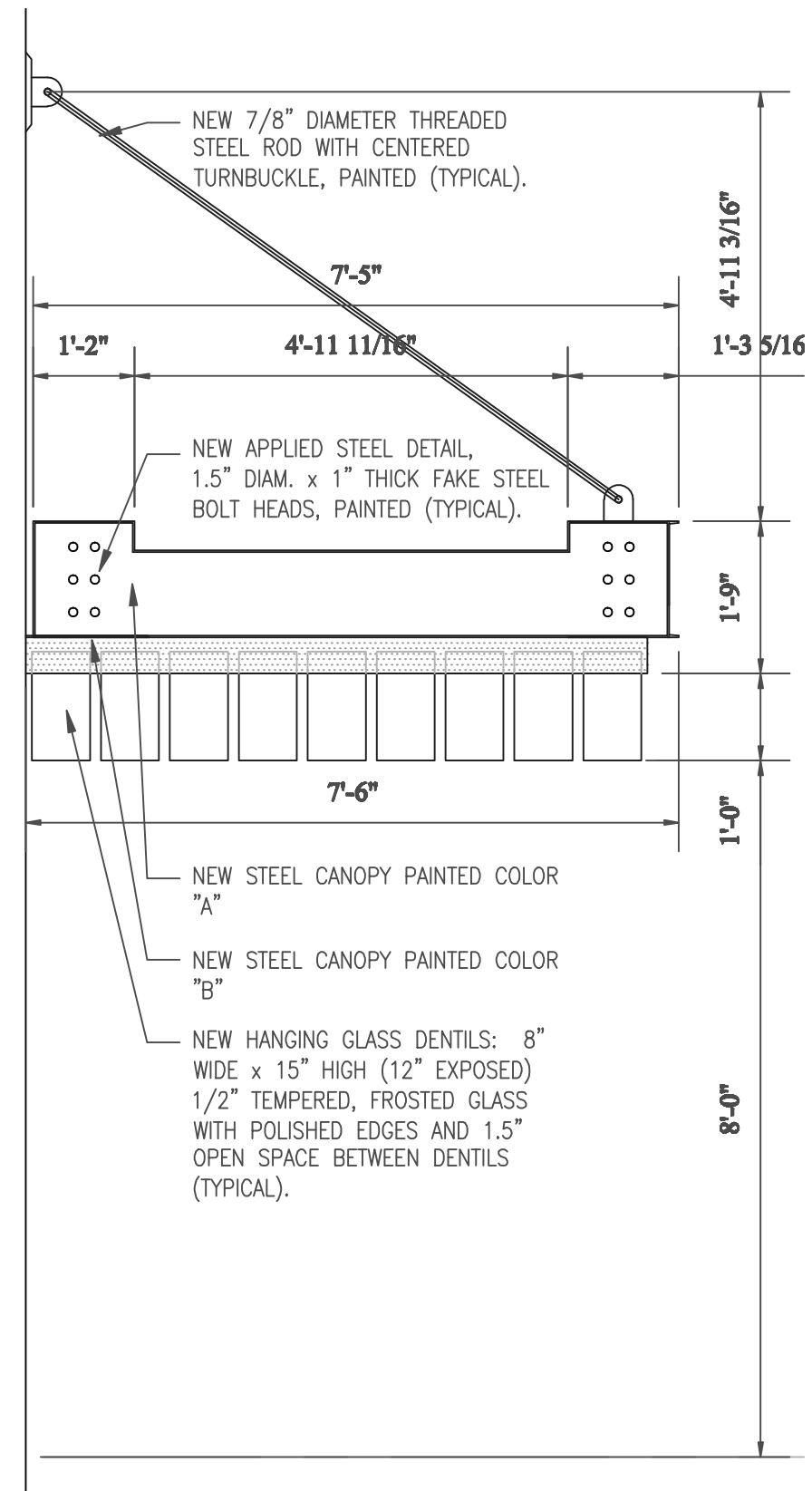
**Campau Building - Bar**  
**Enlarged Facade Elevation**

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.

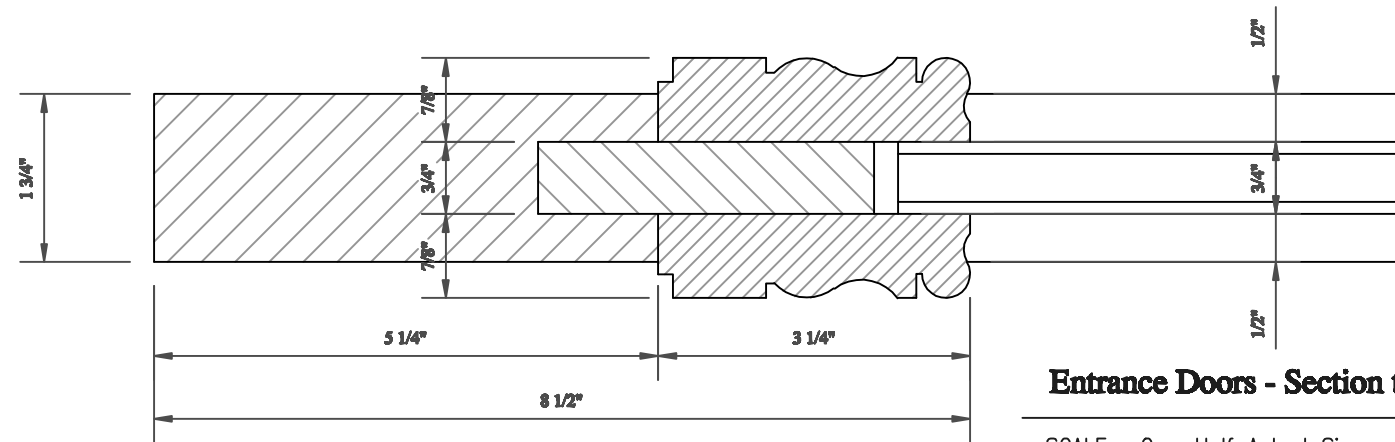
DOOR NO. 103

- 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.

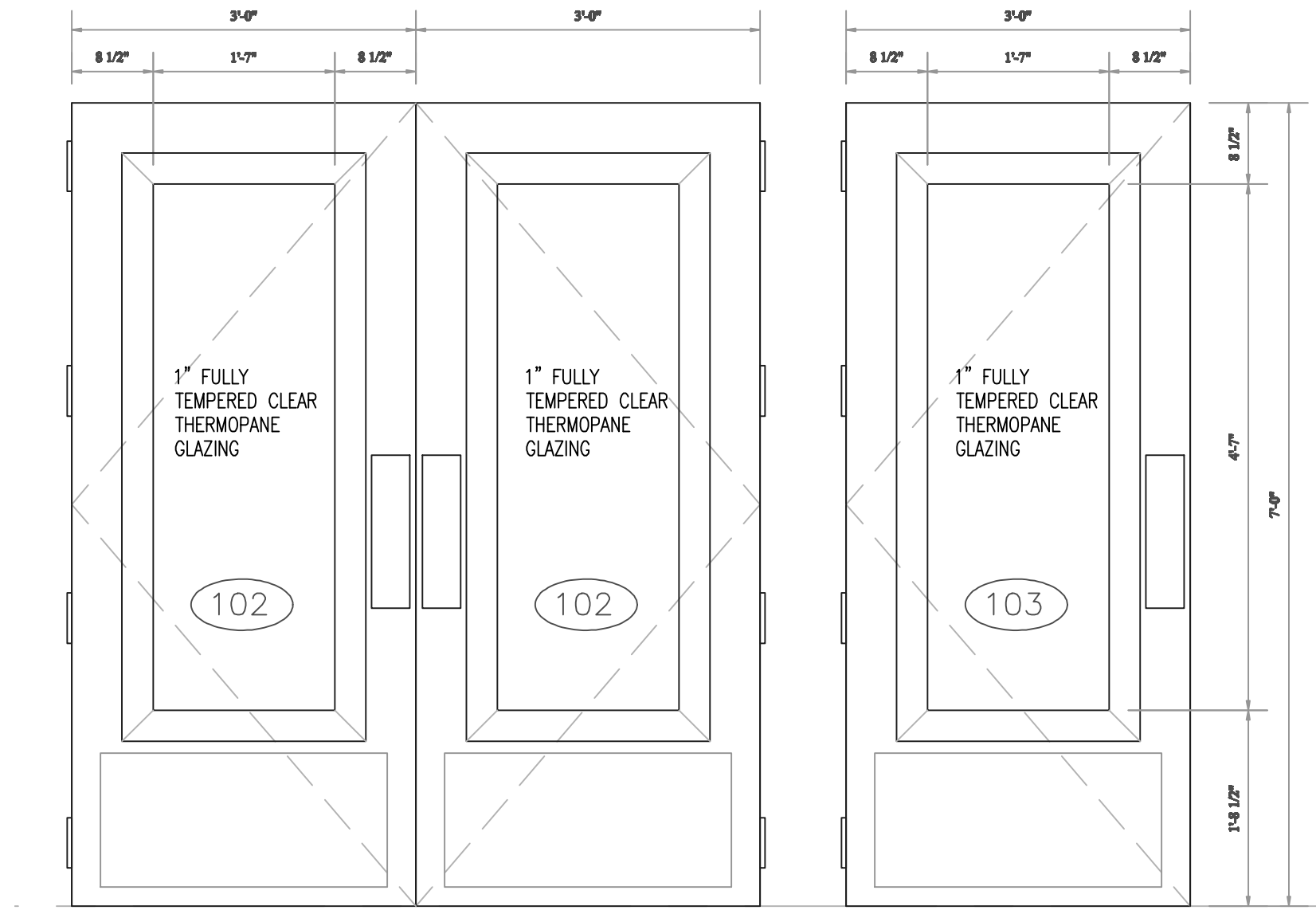
5. VERIFY WITH OWNER TYPE AND SIZE OF THRESHOLD PLATE AT BASE OF ENTRANCE DOORS.

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"

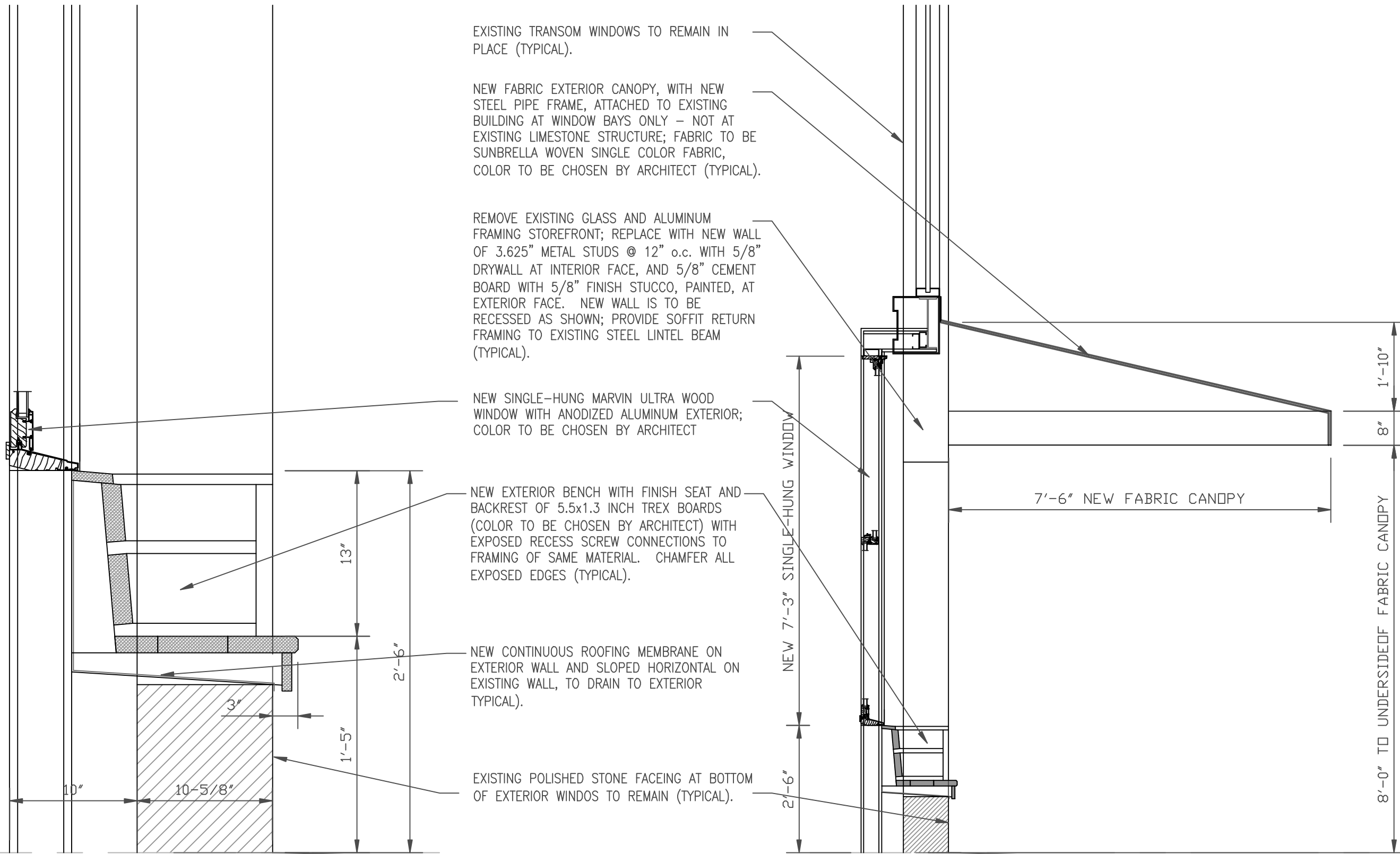
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**Renovations to the Campau Building - Bar**  
Southeast Corner of Park and Elizabeth Streets Detroit Michigan  
Architectural Floor Plan

- 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

The screenshot shows the Marvin website's product page for 'MARVIN SIGNATURE® ULTIMATE'. The navigation bar includes 'Products', 'Solutions', 'Inspiration', and 'Why Marvin'. The main heading is 'MARVIN SIGNATURE® ULTIMATE'. Below this, there is a section titled 'Clad Color Options' with a descriptive paragraph about the low-maintenance clad-wood products. A second paragraph mentions AAMA certifications. A large image shows a sample of the 'Copper Pearlescent' finish. To the right of this image is a color palette with 19 swatches. The first swatch is selected and labeled 'Selected: Copper Pearlescent'. Below the palette is a small logo that says 'ANY COLOR YOU WANT'.

**MARVIN**  Products Solutions Inspiration Why Marvin

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### MARVIN SIGNATURE® ULTIMATE

**Clad Color Options**

Our low maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade high performance PVDF fluoropolymer paint. Because our finish meets the toughest American Architectural Manufacturers Association (AAMA) 2605 standard, you can expect even our richest and boldest hues to resist fading and chalking even in harsh sun or extreme weather conditions. A palette of nineteen color options spans from muted, earthy tones to bold, rich colors and three pearlescent finishes. Custom color matching is also available to meet any design vision.

The American Architectural Manufacturers Association (AAMA) awards certifications to materials that pass numerous, rigorous tests. These tests simulate the harsh conditions that a finish will encounter throughout the life of the window or door. Passing these specification tests and achieving AAMA verification provides independent verification that our finishes are best-in-class.

**Selected: Copper Pearlescent**

Copper Pearlescent

ANY COLOR YOU WANT

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

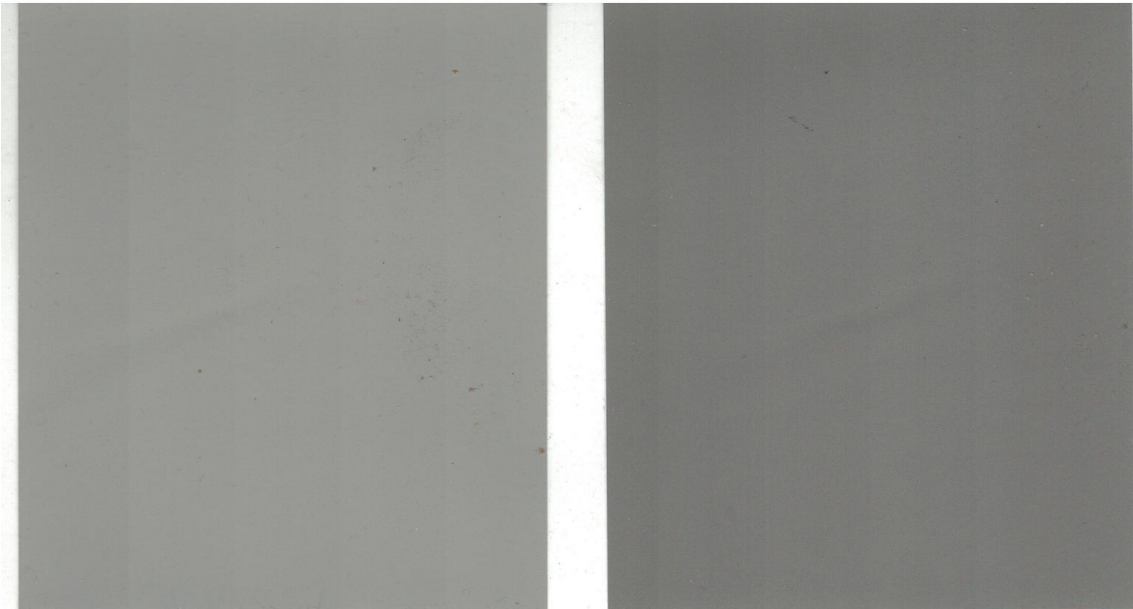




3. **Fabric Exterior Awning**  
Sunbrella Woven Fabric  
“Canvas Twilight”

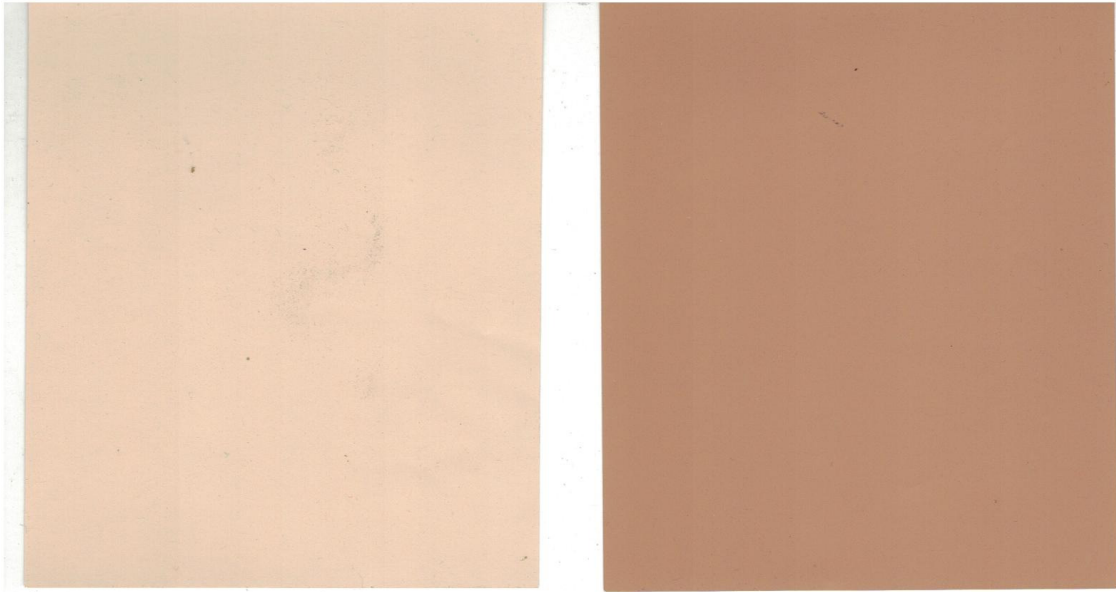
The image shows a screenshot of the Sunbrella website's product page for 'Canvas Twilight' fabric. At the top left is the Sunbrella logo. A navigation menu includes 'Fabrics', 'Bags', 'Inspiration', 'Where to Buy', 'How to Clean', and 'About'. Below the navigation, the breadcrumb 'Home / Canvas Twilight' is visible. The main product image shows a dark, textured fabric with a 'NEW' badge in the top right corner. Below the main image are four smaller thumbnail images showing different fabric details and a magnifying glass icon. To the right of the main image, the product title 'Canvas Twilight' is displayed, followed by 'Sunbrella Upholstery', 'SKU: 14089-0000', '\$4.00 / sample', and 'In Stock'. Below this is a 'Recommended Application' section listing 'Cushions, Drapery / Curtains, Indoor Upholstery, Marine Upholstery, Outdoor Upholstery, Pillows, Umbrellas'. A color selection section titled 'Available in these colors' shows a grid of 60 color swatches with a 'Show Less' link and an upward arrow.

#### 4. Exterior Paint Colors



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

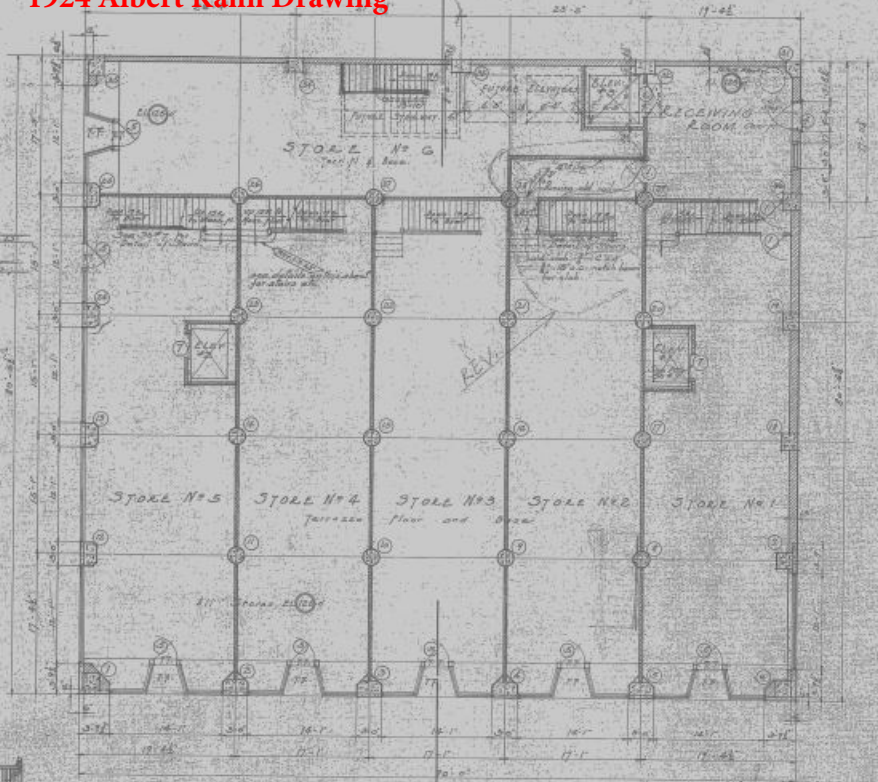
Paint Color "B"  
Left side  
Sherwin Williams "Power Gray"  
**SW 1012**



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

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

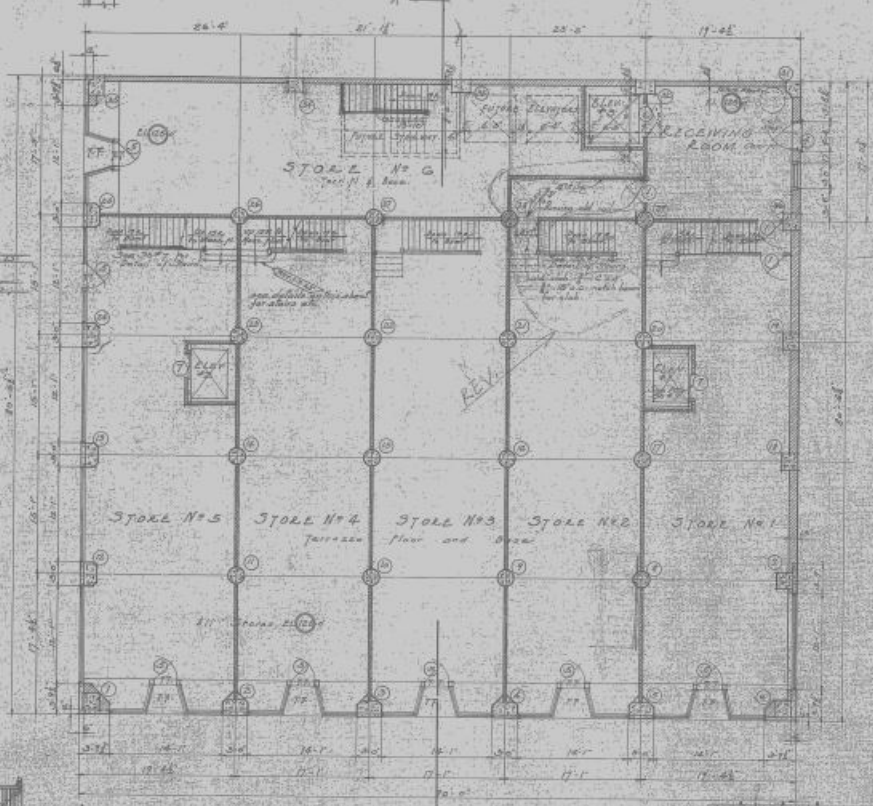
## Deciding a Course of Action [return to top ▲](#)

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.



FIRST FLOOR PLAN

Scale 1/8" = 1'-0"



- 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*

## NEW 11-STORY BUILDING FOR DOWNTOWN DISTRICT



The accompanying sketch is the architect's perspective of the eleven-story building which is being erected at the southeast corner of Park avenue and Elizabeth street for the A. M. Campau Realty company, of which Wormer & Moore are agents. For the present but two stories will be built, the additional nine to come later. The plans were prepared by Albert Kahn and construction contract has been let to Everett Winters company. It will represent an investment, when finally completed, of approximately \$900,000. The building will front 90 feet on Park avenue and 80 on Elizabeth.







ROAD  
CLOSED

ONE WAY

CLIFF HUB





PARK BAR

PARK BAR



BOX OFFICE

