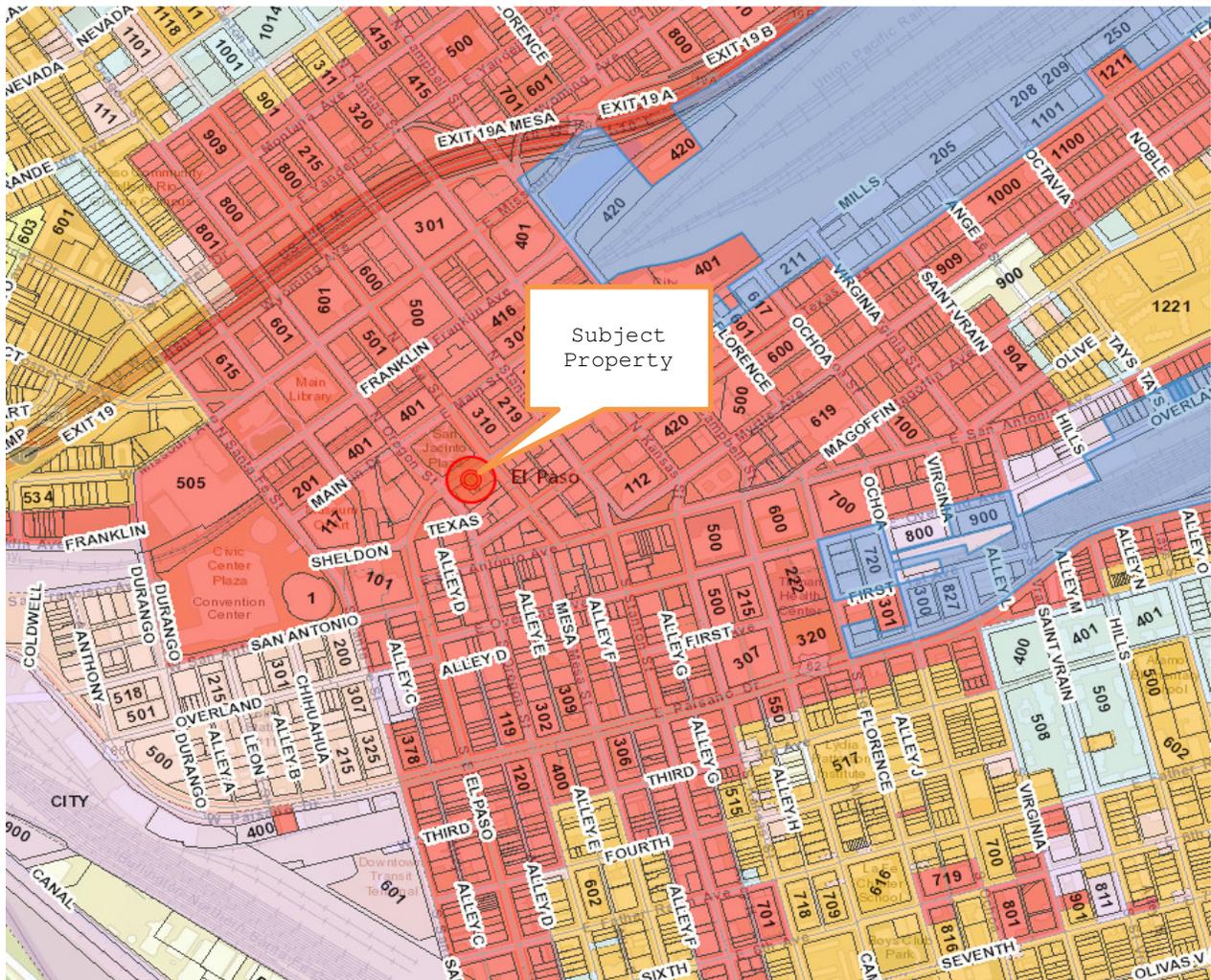




PHAP14-00023

Date: September 8, 2014
Application Type: Certificate of Appropriateness
Property Owner: Martin Building LLC
Representative: Martin Building LLC
Legal Description: Being 5 Mills 20 ft. on Mills X 80 ft. Beg. 95 ft. W. of NEC (1600 sq. ft.)
City of El Paso, El Paso County, Texas
Historic District: Downtown
Location: 114-A Mills Avenue
Representative District: #8
Existing Zoning: C-5/H (Commercial/Historic)
Year Built: 1948
Historic Status: Landmark
Request: Certificate of Appropriateness for the rehabilitation of the property including a new storefront, signage, lighting, railings, and modification of a window into a door.
Application Filed: 8/18/2014
45 Day Expiration: 10/2/2014

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the rehabilitation of the property including a new storefront, signage, lighting, railings, and modification of a window into a door.

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

The Downtown Historic District Design Guidelines recommend the following:

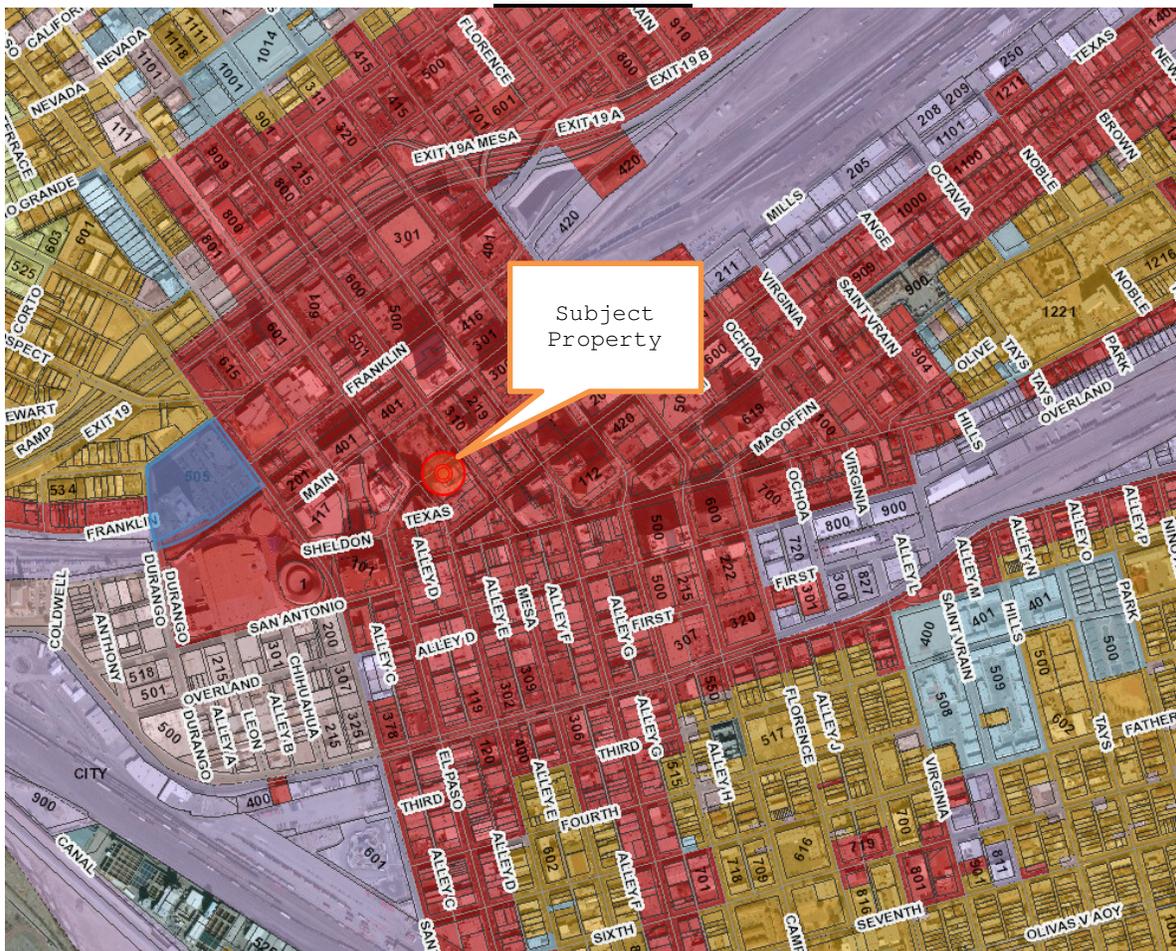
- *Determine if the existing storefront is the original or a later alteration. Preserve original materials or details and the shape of original openings (otherwise the proportions of the façade will be lost). Replace missing original elements such as transom windows.*
- *Storefronts should be fabricated from wood, but metal storefronts will be acceptable provided that the design complements the architectural style of the façade and the surrounding area and entry doors complement the structure's architectural style.*
- *Metal, vinyl, and synthetic materials may be used when:*
 - a) *proposed materials match existing material;*
 - b) *original detailing is not altered;*
 - c) *window and door trim is properly detailed; and*
 - d) *unique finishes are not covered or damaged.*
- *New construction should be compatible with existing historic materials and construction details.*
- *San Jacinto Plaza Zone: It is recommended that storefronts be similar to that of the Cortez. The storefront has a relatively small wainscot with large display windows and the large double entry doors are topped with a transom.*
- *The original size, division and shape of display windows should be retained. Glass should be transparent for pedestrian viewing.*
- *Transom windows should be preserved and/or restored where possible. Transom windows may still be found underneath dropped ceilings and exterior cover-ups.*
- *Signs should not hide or cover any significant detailing and/or architectural detailing and/or architectural features of the building.*
- *On-premise signage should not cover windows, doors, or air vents.*
- *On-premise signs should be located in close proximity to the activity it is identifying. In most cases, the best location is usually above, on, and/or near the front door.*
- *Signs shall not exceed thirty square feet in all commercial and manufacturing districts, and should not exceed six feet in height.*
- *Signs constructed for landmark buildings or sites must be made of materials attributed to the year in which the buildings or site was constructed.*
- *Plastics are not permitted.*
- *Designs should be innovative and compatible with the building and/or the surrounding area.*
- *Original metal material should be maintained where possible. If metal must be replaced, new metal should match the design, shape and color (if possible) of the original.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The modifications are that the new storefront be made of a metal other than Corten steel; that the existing glass in the transom windows be restored rather than replaced; and that the entry door and roll-down garage door be configured to look like a historic storefront.

AERIAL MAP



RENDERINGS AND ELEVATIONS

114 Mills Bar - Facade Improvement - INTERNATIONAL BAR AND LOUNGE



EXISTING ELEVATION



PROPOSED ELEVATION



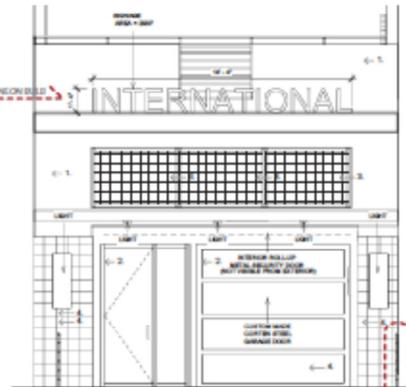
WHITE SUBWAY TILE PHYSICAL SAMPLE



1. Smooth Slates to match burner color and finish
2. Carbon steel (oxidized) frame
3. Frosted glass restoration to match existing clerestory glass
4. White subway tile to replace existing green plaster tile



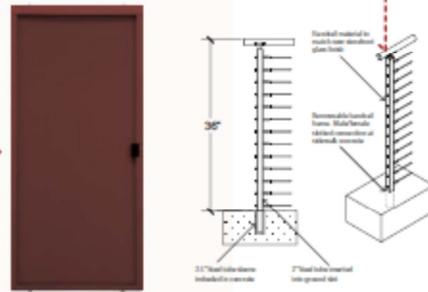
NEW AWNING SIGNAGE TO MATCH STYLE OF EXISTING ANSON 11 SIGN



FRONT ELEVATION - SIGNAGE AREA

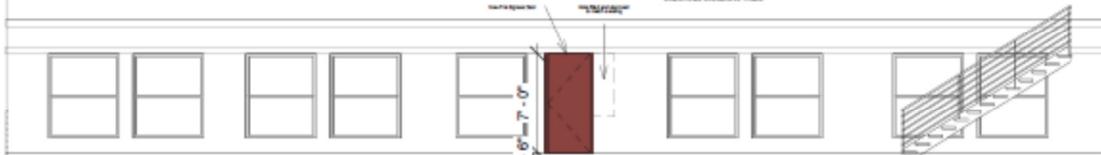


BANNER BUILDING ROOF VIEW



FIRE RATED METAL DOOR PAINTED TO MATCH EXISTING WINDOW TRIM

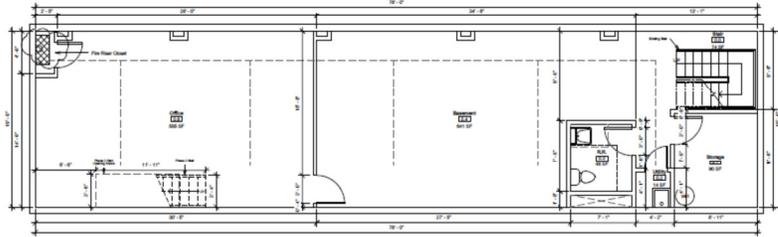
FRTO HANDRAIL DETAIL



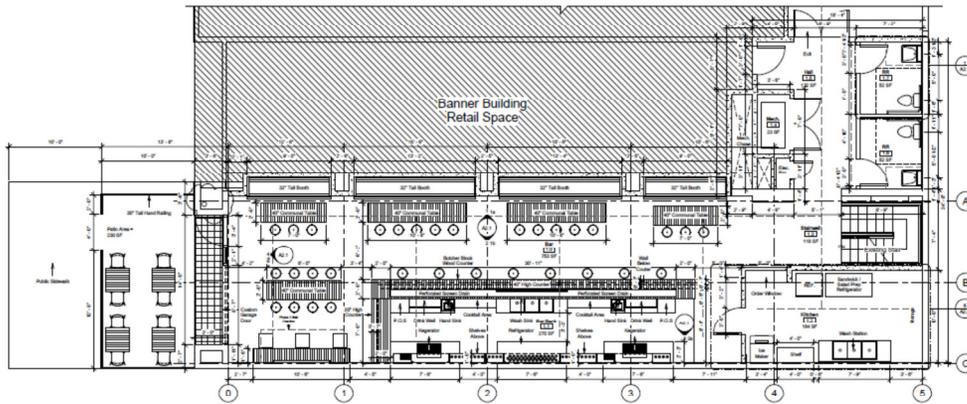
3RD FLOOR BANNER BUILDING ELEVATION AT ROOF TERRACE

PLANS

Total Interior Area = 3775 SF
Total Exterior Area = 1330 SF



⊙ 1st Floor Area = 1375 SF

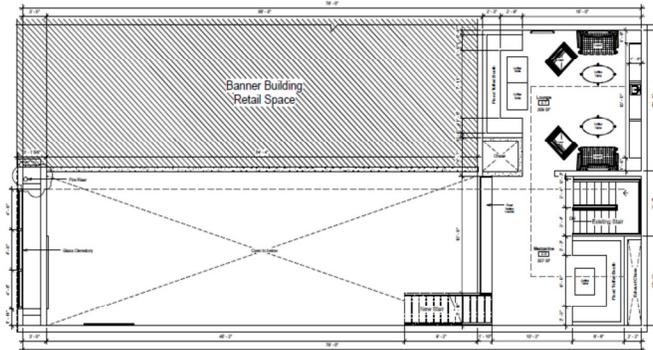


⊙ Level 1 Area = 1740 SF

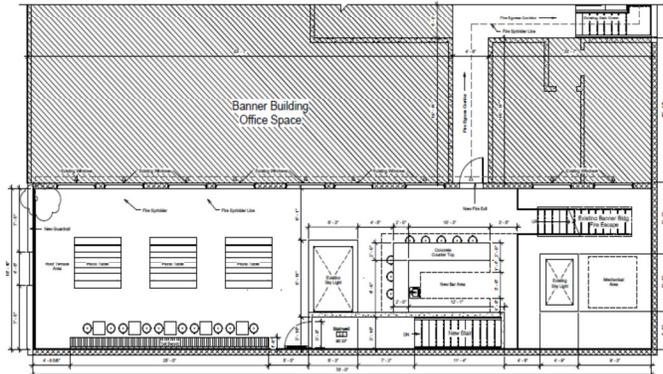


610 TEXAS
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915.307.0274
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PROJECT	
114 E Main Ave Bldg. Waco, TX 76701	DATE
PROJECT NUMBER	7-15-14
REVISIONS	
SHEET TITLE	
Basement / Level 1	
SHEET NUMBER	
A1.0	



⊙ Mezzanine Area = 640 SF



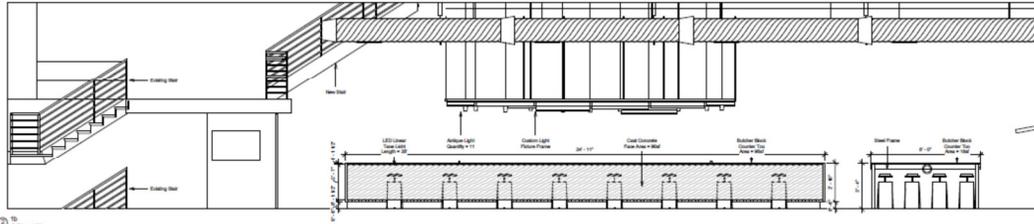
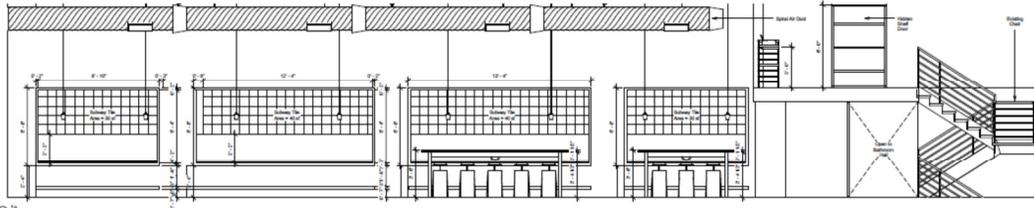
⊙ Roof Terrace Area = 1100 SF



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PROJECT	
114 E Main Ave Bldg. Waco, TX 76701	DATE
PROJECT NUMBER	7-15-14
REVISIONS	
SHEET TITLE	
Mezzanine / Roof Terrace	
SHEET NUMBER	
A1.1	

ELEVATIONS



815 780-0498
815 307-0874
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PROJECT	
114 E 9th Ave. 815 Park, TX 75001	
PROJECT NUMBER	DATE
Project Number	7.15.14
REVISIONS	
SHEET TITLE	
Interior Elevations	
SHEET NUMBER	
A2.1	