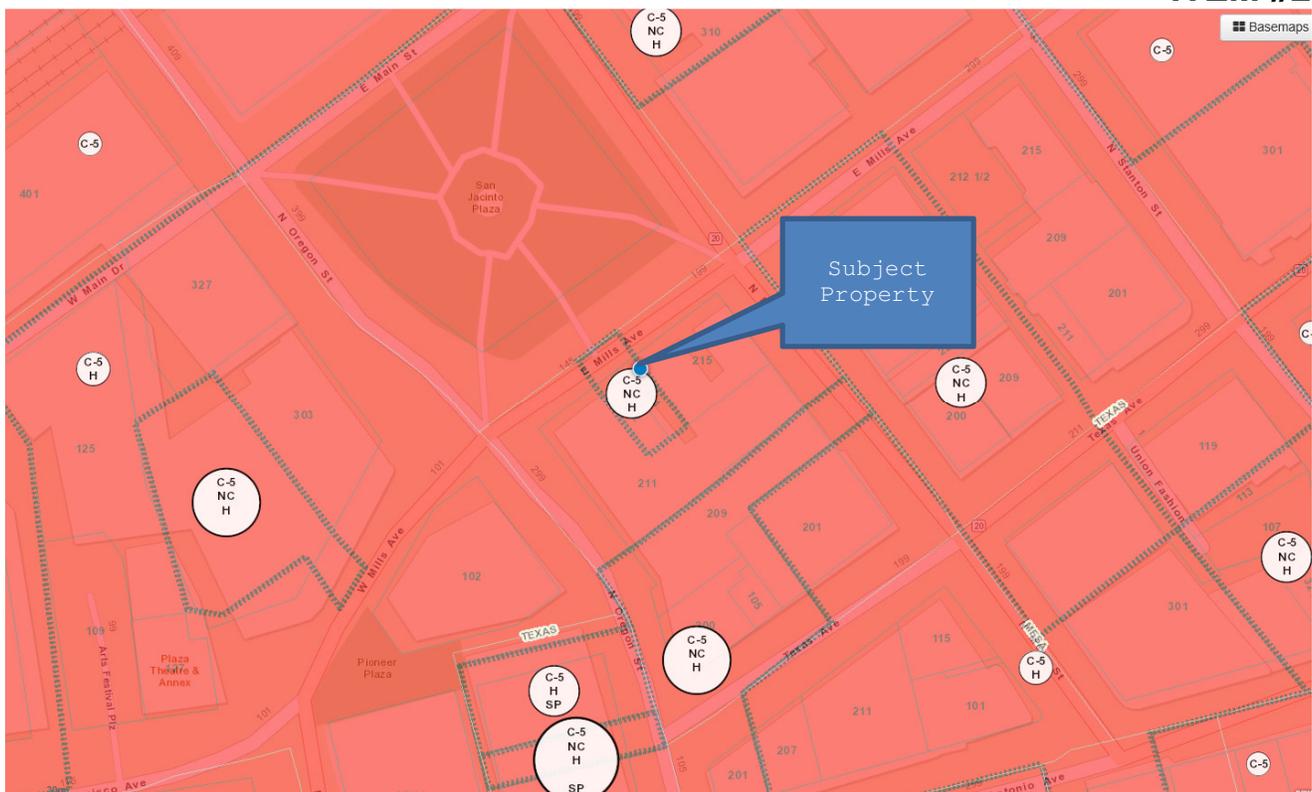




PHAP15-00040

Date: October 12, 2015
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 installation of a sign and the installation of a metal screen/fence after-the-fact
Application Filed: 10/7/2015
45 Day Expiration: 11/21/2015

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the installation of a sign and the installation of a metal screen/fence after-the-fact

STAFF RECOMMENDATION:

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

The Downtown Historic District Design Guidelines recommend the following:

- *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.*
- *For single tenant buildings there may be a maximum of one sign for each street frontage per landmark structure or site.*
- *Colors should complement the building and/or the surround area.*
- *Fluorescents should be avoided.*
- *Designs should be innovative and compatible with the building and/or the surrounding area.*
- *Lettering should not exceed 40% of the total area.*
- *Signs mounted perpendicular to the front façade of the building should not be attached above the sill of the top story window.*
- *Signs may be placed on bland wall surfaces only.*
- *Double-faced projecting wall signs must have a minimum nine foot clearance between the bottom of the sign and the ground level.*
- *Neon is permissible if implemented appropriately.*
- *Exterior devices such as roll-up screen/doors/grills should be incorporated and concealed in the storefront ceiling or by a storefront awning.*
- *Exterior devices such as roll-up screen/doors/grills should be incorporated and concealed in the storefront ceiling or by a storefront awning.*
- *Wrought iron security grills are acceptable if installed on the inside of the glass.*
- *Fencing serves a number of purposes: to identify a property's boundary, to protect a building, and/or to protect items located on the property.*
- *Generally, fencing should be of brick and/or wrought iron.*

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.*
- *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The modification is that the metal screening/fencing be replaced with window grilles over each window opening.

AERIAL MAP



APPROVED RENDERINGS AND ELEVATIONS

114 Mills Bar - Facade Improvement - INTERNATIONAL BAR AND LOUNGE



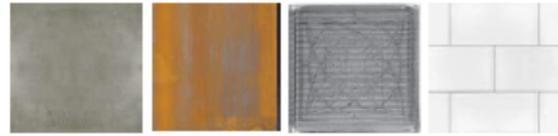
EXISTING ELEVATION



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



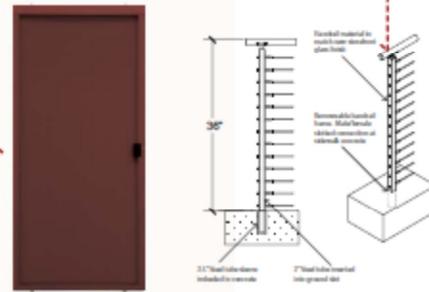
NEW AWNING SIGNAGE TO MATCH STYLE OF EXISTING ANSON 11 SIGN



FRONT ELEVATION - SIGNAGE AREA



BANNER BUILDING ROOF VIEW



FIRE RATED METAL DOOR PAINTED TO MATCH EXISTING WINDOW TRIM
FIRE RATED WINDOW DETAIL



3RD FLOOR BANNER BUILDING ELEVATION AT ROOF TERRACE

APPROVED AND PROPOSED SIGNAGE

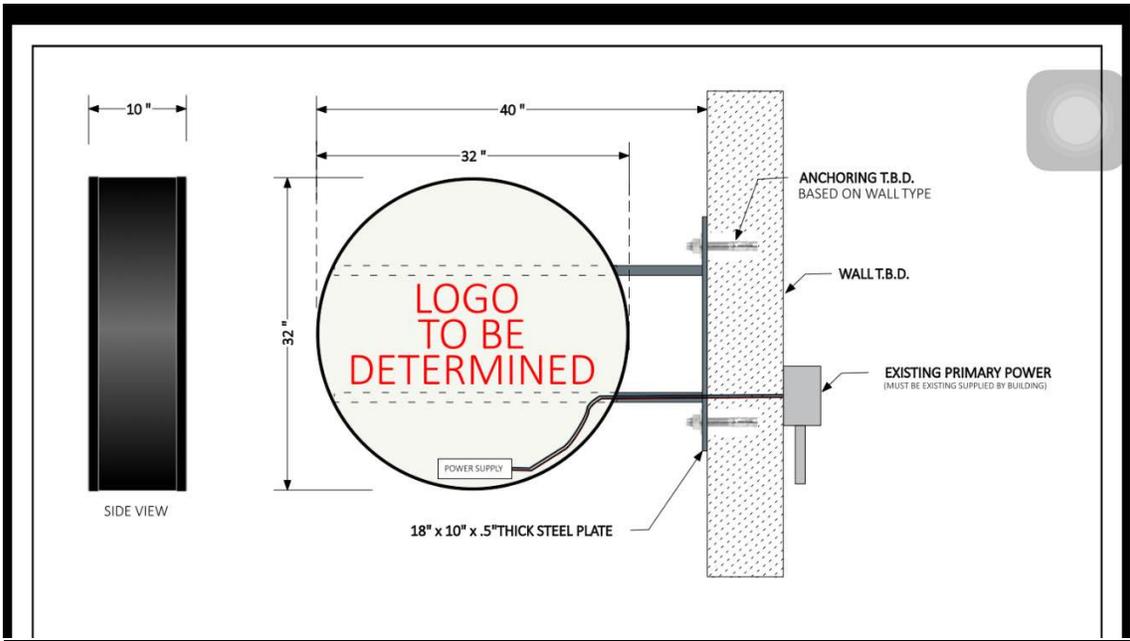


① Signage

Mills Bar
SIGNAGE

8.14.2014

A4.1



METAL SCREEN/FENCING

