The following agenda will be considered by the Prescott Preservation Commission at its Regular Meeting / Public Hearing to be held on Friday July 10, 2015 in Council Chambers, 201 S. Cortez Street, Prescott, Arizona at 8:00 AM. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

I. CALL TO ORDER

II. ATTENDANCE

Members

Christy Hastings
DJ Buttke
Trinidee Shelton, Vice Chairman
Russ Buchanan
Robert Burford
Gary Edelbrock

III. REGULAR AGENDA

1. Approval of the minutes of the May 8, 2015 meeting.

2. Approval of the minutes of the June 12, 2015 meeting.


IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

V. ADJOURNMENT
CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City’s website on July 3, 2015 at 11:30 AM in accordance with the statement filed with the City Clerk’s Office.

Suzanne Derryberry, Administrative Assistant
Community Development Department

The City of Prescott endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 928-777-1100 (voice) or (TDD) to request an accommodation to participate in the meeting.
MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on MAY 8, 2015 at 8:00 A.M. in COUNCIL CHAMBERS located at 201 S. Cortez Street, Prescott, Arizona.

I. CALL TO ORDER

Chairman Todd called the meeting to order at 8:00 a.m.

II. ATTENDANCE

<table>
<thead>
<tr>
<th>MEMBERS PRESENT</th>
<th>STAFF PRESENT</th>
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<tbody>
<tr>
<td>Mike Todd, Chairman</td>
<td>Cat Moody, Preservation Specialist</td>
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<td>George Worley, Planning Manager</td>
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<td>Christy Hastings</td>
<td>Suzanne Derryberry, Administrative Specialist</td>
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<td>Gary Edelbrock</td>
<td>COUNCIL PRESENT</td>
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<tr>
<td>Russ Buchanan</td>
<td>Marlin Kuykendall, Mayor</td>
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<tr>
<td>Robert Burford (Absent)</td>
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REGULAR AGENDA

1. Approval of the minutes of the April 10, 2015 meeting.

Mr. Edelbrock, MOTION to approve the April 10, 2015 meeting minutes. Ms. Shelton, 2nd. VOTE 5-0; passed.

2. HP15-008 117 S Cortez St. Historic Preservation District #1, Courthouse Plaza. APN: 109-01-017. Request approval for remodel of interior and converting a window to a door in rear of building for access to living quarters.

Ms. Moody reviewed the staff report and indicated that the requests were for:

1. Remodel of the interior of the apartment space
2. Convert a window in the rear of the building to be a doorway with two sidelights (same width as existing window) that will provide external access to the living quarters without having to go through the restaurant space
3. Construct an inclined concrete walkway to provide access to new door
4. Install amber-tan colored canvas awning to protect the new door in the rear

Bill Otwell provided a project presentation regarding the applicant proposals, discussing all items listed above.

Mr. Edelbrock, MOTION to approve HP15-008. Mr. Buchanan, 2nd. VOTE 5-0; passed.

Ms. Moody reviewed the staff report and indicated that the request was for signage and a mural for The Holiday Courtyard. She noted that the signage request was for two 4x4 signs to be placed on the north and south walls of the building. Its purpose would be to advertise the Grand Highland Hotel and the Holiday Courtyard. Another portion of the request was to place a courtyard policies sign on a side wall and one near the entrance to the courtyard. Lastly, the applicant was requesting the placement of a scenic mural painted along a rear face of the stage area. She displayed photos on the overhead projector depicting the areas in questions.

Mr. Buttke questioned whether the signage would create an issue with off-site signage. Mr. Worley stated that they were two separate properties under a single ownership. Since the primary use of the property would be associated with the hotel, it would not be considered as off-site signage. However, should either of the properties be sold separately, the signage would then be considered off-site signage.

Mr. Todd discussed whether the mural would need to go through a committee review process. Ms. Moody stated that since the mural would be placed on private property it would not need to go through a committee review process.

Mr. Todd commented on the placement of the two signs to be placed on the north and south sides of the building. He noted that the signs would be more aesthetically pleasing to the eye if it they were centered between the projections on the buildings.

Nancy Hinson, 813 Black Dr, discussed shifting the signs and stated she would have to consult with her electrician and her sign contractor.

Stephen Markov, 704 E Moeller, stated that placing it closer to the front of the buildings would provide better visibility from the street.

Ms. Shelton pointed out the drainage pipe and wanted to know if it would be painted to blend in with the mural; Ms. Hinson stated that was correct.

Ms. Hinson stated they were still in the process of determining the placement of the front sign showing the property rules. She also noted that the gates would be opened just prior to 8:00am and closed at dusk, unless an event was being held.

Continued discussions took place regarding the placement of the two wall signs.

Mr. Todd, MOTION to approve HP15-009 with the condition that the two walls signs to be centered between the two pilasters. There was no 2nd MOTION FAILED.

Mr. Edelbrock, MOTION to approve HP15-009 as presented. Mr. Buchanan, 2nd. VOTE 4-1 (Todd opposed).

Ms. Moody reviewed the staff report and indicated that the request was for new signage for an existing business which was in the process of expanding. She displayed a depiction of the requested signage on the overhead projector and noted that it would be constructed of individual pan channel letters illuminated with low voltage LED lights mounted to a custom fabricated bracket.

Mr. Todd questioned how the size of business signage is determined. Mr. Worley discussed staffs determination of the sign size and location based on the fact that the sign would be placed over two units even though it is just one tenant.

Mr. Todd stated that he felt the requested size was out of scale based on the size of the building. He added that he would like the size of the sign to be scaled down so it wouldn’t be so overwhelming when compared to adjoining signs. Mr. Buttke and Mr. Buchanan agreed with Mr. Todd’s comments.

Various members of the commission continued to discuss the size of the sign.

Ms. Shelton spoke about the use of the entry doors. Cory Farley, 106 W Gurley, stated that only one of the doors would be used for an entrance into the restaurant.

Mr. Farley discussed how the size of the sign was determined from his standpoint, specifically noting the staircase to the second floor falling in the middle of the sign.

Continued discussions were related to other alternative sizes for the proposed sign, as well as possible options for making a motion.

Ms. Shelton pointed out the discrepancies between the sizes in the rendering versus the dimensions stated in the application.

Mr. Buttke spoke about the possibilities of additional signage being placed on the upper level. Mr. Worley stated that the upper level does not have street frontage so their signage would be on the interior.

Ms. Moody stated that the rendering showed the sign at approximately 36 feet long whereas the actual sign calculations on the plan show the sign would actually be approximately 26 feet in length.

Mr. Todd wanted to know the finish of the sign. Mr. Markov stated that the face of the letters would be a satin finish.

Mr. Todd, MOTION to approve HP15-010 with the sign dimension total length to be 24 feet (not including space in-between), and the channel letters to be 2 feet high. Mr. Buttke, 2nd. VOTE 5-0; passed.

5. HP15-011 346 S Mount Vernon Ave, Historic Preservation District #13, Southeast Prescott. APN: 110-03-022. Request approval for full basement remodel including exterior door replacement.

Ms. Moody reviewed the staff report and indicated that the house was listed in the National Register. The request was to create a master suite in the basement. She displayed photos of the home as it exists and noted that there would be no changes to the home which would be visible from the street.
Ms. Moody continued by discussing the proposed changes as part of the remodel. She indicated that the current door would be replaced with a wood 6ft wide french door.

Mr. Buttke clarified that the only item they were reviewing on the exterior would be the replacement of the door; Ms. Moody indicated that was correct.

6. Ms. Shelton, MOTION to approve HP15-01, request approval for full basement remodel including exterior door replacement. Mr. Buttke, 2nd. VOTE 5-0; passed.

III. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Ms. Moody statewide HP conference next week and will report back to commission when she returns.

V. ADJOURNMENT

Chairman Todd adjourned the meeting at 9:25 AM

Mike Todd, Chairman

Suzanne Dempsey
Administrative Specialist
I. CALL TO ORDER

Chairman Todd called the meeting to order at 8:00 a.m.

II. ATTENDANCE

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<td>Russ Buchanan</td>
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<td>Robert Burford</td>
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</table>

REGULAR AGENDA

1. Approval of the minutes of the May 8, 2015 meeting.

Minutes were deferred to the next meeting.


Ms. Moody reviewed the staff report and indicated that the request was for work at the Hassayampa Inn. The majority of the work would take place on the south side of the building. It would include the replacement of three doors which lead into the various dining room areas; she displayed photos on the overhead projector. She indicated that the doors were non-original to the building and were in a deteriorated condition. The replacement of the doors would be done with something very similar to the existing.

In addition, there was also a request for the wainscot tile replacement. Ms. Moody displayed photos of the tile and location on the overhead projector. She indicated there was some significant damage to the tile. The request was to leave as much of the existing tile as possible and apply a new layer of tile on top of the existing tile. She passed around a sample for the commissioners to review. The replacement tiles would be as close to the existing tile as possible.

She stated that the applicant was available for any questions.
Mr. Todd discussed the new tile being placed over the existing tile and it aligning property.

Lee Vega, Sun City, Arizona, stated that the intent was to cover all the tiles because it was not the surface area that was failing, rather the substructure. He continued by discussing the mechanics of the process as well as the materials being used for the project.

Various discussions took place regarding the tile overlay process.

Mr. Edelbrock, MOTION to approve HP15-021. Ms. Shelton, 2nd. VOTE 6-0; passed.


Ms. Moody reviewed the staff report and indicated that the request was for signage for a new business going into The Depot Marketplace building. The signage would be centered over the windows on the south side of the building. She displayed a photo on the overhead projector and noted that the sign materials were comprised of reverse pan channel LED halo illuminated lettering and graphics.

Ms. Moody concluded by stating that the request complied with the comprehensive sign plan as well as the allotted square footage for the business.

Brian Wywick, 691 6th St, stated that there was previously a sign at that location.

Ms. Hastings, MOTION to approve HP15-013, approval for signage for Realty One Group on the south side of the Depot building. Mr. Edelbrock, 2nd. VOTE 6-0; passed.


Ms. Moody reviewed the staff report and indicated that the request was for signage placement above the west arches of The Depot Marketplace. She displayed a photo on the overhead projector and indicated that it would not be illuminated signage, but would be constructed of brushed aluminum lettering which would be 12” high and mounted directly on the building.

She concluded by pointing out the locations of the signage on the building as well as the vinyl graphics on the doors of the business and noted that the request complied with the comprehensive sign plan as well as the allotted square footage for the business.

Stephan Markov, 704 E. Moeller, stated that there had previously been signage at the same location but the holes had since been patched.

Mr. Burford, MOTION to approve HP15-014, request approval for signage for Stratos Wealth Partners above the west arches of the Depot building. Mr. Buchanan, 2nd. VOTE 6-0; passed.

Ms. Hastings recused herself due to a conflict of interest.

Ms. Moody reviewed the staff report and indicated that the request was for the installation of a gate. She displayed a site plan on the overhead projector and discussed the placement of the gate in relation to other elements on, and around, the property. She added that the visual impact would be very minimal and displayed photos showing the proposed gate.

Ms. Moody continued by passing around fence samples for the commissioners to review and noted that the gate would be about 10’ wide and would have 26 fence pickets which would match the existing fence.

Ms. Hastings discussed the mechanics and proposed materials being used for the gate and fence project.

Mr. Buchanan, MOTION to approve HP15-015, request approval for gate installed across driveway. Mr. Edelbrock, 2nd. VOTE 5-0-1 (Hastings recused); passed.

IV. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Ms. Moody provided a summary of her attendance at the State Historic Preservation Conference.

Mr. Todd discussed his departure from the Prescott Preservation Commission and thanked staff and other commissioners.

Discussions took place regarding the Lone Spur sign placement, Bloom tree signage, and the Hinson property.

V. ADJOURNMENT

Chairman Todd adjourned the meeting at 8:39AM
Historic Preservation District: #7 Hassayampa Inn
APN: 113-16-060A  Zoning: DTB
Location: 122 E Gurley St
Agent/Applicant: New Vista Builders, 2367 Desert Willow Dr, Prescott AZ 86301

Historic Status
National Register Status: This Building is listed in the National Register of Historic Places and is also within the Hassayampa Inn Historic District.

Request
The applicant proposes to:
Replace approximately 96 windows on the hotel over the next few years with wood windows with aluminum cladding on the exterior pre-finished in white.

The window openings will retain their historic dimensions and locations. The interior wood will be pre-finished in white also. The window styles will match the existing window styles. The replacement windows are double pain energy efficient windows.

See manufacture’s cut sheets for details on windows to be used.

Conformance with the Prescott Historic Preservation Master Plan (HPMP): In part, the HPMP chapter for the Hassayampa Inn Historic District states:

- Encourage wood for replacement doors and windows
- Encourage continued use of the Hassayampa Inn as a destination hotel

Site Visit: Recommended

Recommended Action: Approve, or Approve with Modifications HP15-016, Request approval for replacement windows.
1. EXmAPE OF SOUTH WALL WINDOW REPLACEMENT.
2. AREAS OF INTENDED TILE REPLACEMENT.
3. THREE DOORS TO BE REPLACED.
1. Windows to be replaced are located between highlighted horizontal lines.
Windows to be replaced, are located between highlighted horizontal lines.
1. Windows to be replaced, are located between highlighted horizontal lines.
**QUOTE: 84**

**QUOTE DETAIL**

Project Number: 84  
Printed: 6/18/2015 10:12:07 AM

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**CQ Prj #:** 84  
**System #:** 0  
**Dealer Prj #:** 84

**Order Date:** 6/12/2015  
**Valid Date:** 7/12/2015

**Sold To:** 20  
NEW VISTA BUILDERS  
2367 DESERT WILLOW DRIVE  
PREScott, AZ  

**Phone:** 928 925-7465  
**Fax:** 928 772-0438

**Dealer:**  
PRESCOTT WINDOW AND DOOR  
6640 N INTER CAL WAY  
PREScott, AZ 86301

**Phone:** 928 772-0438  
**Fax:** 928 775-9787

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**Delivery Instructions:**

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**Weather Shield** proposes to furnish products as stated below.  
**All Units viewed from Exterior.**

<table>
<thead>
<tr>
<th>Item Number</th>
<th>Quantity</th>
<th>Total Jamb To Jamb</th>
<th>Total Rough Opening</th>
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</thead>
<tbody>
<tr>
<td>7</td>
<td>1</td>
<td>43 7/8 X 60 3/4</td>
<td>43 7/8 X 60 3/4</td>
</tr>
</tbody>
</table>

- **Weather Shield**  
- **Tilt Sash Repl Kit**  
- **Rectangular**  
- **Product Configuration-Complete Unit**  
- **Manufactured Date: 8-8-2008 to Present**  
- **Product ID-811**  
- **Product Arrangement: 1 Wide**  
- **Sizing Method: Sash Opening**  
- **Standard Size: No**  
- **Sash Opening:**  
  - **Nominal Glass Width: 39 11/16**  
  - **Nominal Glass Height: 27**  
  - **Top Glass Width: 39 9/16**  
  - **Bottom Glass Width: 39 13/16**  
  - **Glass Height: 26 11/16**  
  - **Sash Opening Width: 43 7/8**  
  - **Sash Opening Height: 60 3/4**  
  - **Exterior Sash Finish: Aluminum Clad**  
  - **Aluminum Paint Finish: Standard**  
- **Exterior Color: White**  
- **Interior Material: Prefinished White**  
- **Jamb Liner Color: White**  
- **Jamb Liner Sill Angle: 14 Degree**  
- **Glass Type: Insulated Low E**  
- **Capillary Tubes: Yes**  
- **Lite Configuration: SDL**  
- **Bar Width: 1-3/8**  
- **Exterior Bar Profile: Colonial**  
- **Bar Material: Prefinished White**  
- **Grille/SDL Location: All Sash**  
- **SDL GIA Material: Adobe Spacer**  
- **Number Lites: 3**  
- **Number Lites High: 1**  
- **Hardware Color: White**  
- **Lock Options: Double**  
- **Sash Lift Options: No Finger Pull Rout**

**Additional Item Comments:**  
**INTERIOR TO BE PREFINISHED WHITE PAINT**

---

**Item Number:** 8  
**Quantity:** 1  
**Total Jamb To Jamb:** 43 7/8 X 60 3/4  
**Total Rough Opening:** 43 7/8 X 60 3/4

- **Weather Shield**  
- **Tilt Sash Repl Kit**  
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  - **Exterior Sash Finish: Aluminum Clad**  
  - **Aluminum Paint Finish: Standard**  
- **Exterior Color: White**  
- **Interior Material: Prefinished White**  
- **Jamb Liner Color: White**  
- **Jamb Liner Sill Angle: 14 Degree**  
- **Glass Type: Zo-E Shield 5**  
- **EasyCare-W/EasyCare**  
- **Capillary Tubes: Yes**  
- **Lite Configuration: SDL**  
- **Bar Width: 1-3/8**  
- **Exterior Bar Profile: Colonial**  
- **Interior Bar Profile: Colonial**  
- **Bar Material: Prefinished White**  
- **Grille/SDL Location: All Sash**  
- **SDL GIA Material: Adobe Spacer**  
- **Number Lites Wide: 3**  
- **Number Lites High: 1**  
- **Hardware Color: White**  
- **Lock Options: Double**  
- **Sash Lift Options: No Finger Pull Rout**

**Additional Item Comments:**  
**INTERIOR TO BE PREFINISHED WHITE PAINT**

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Page 2 of 4  
Quote 84

CustomQuote® 2.29.1
**QUOTE DETAIL**  
Project Number: 84  
Printed: 6/18/2015 10:12:07 AM

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<td>HASSAYAMPA INN</td>
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<td>43 7/8 X 60 3/4</td>
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  - Aluminum Paint Finish-Standard
  - Exterior Color-White
  - Interior Material-Prefinished White
  - Jamb Liner Color-White
  - Jamb Liner Sill Angle-4 Degree
  - Glass Type-Zc-E Shield SafeGuard
  - EasyCare-W/EasyCare
  - Capillary Tubes-Yes
  - Lite Configuration-SDL
  - Bar Width-1-3/8
  - Exterior Bar Profile-Colonial
  - Interior Bar Profile-Colonial
  - Bar Material-Prefinished White
  - Grille/SDL Location-All Sash
  - SDL GIA Material-Adobe Spacer
  - Number Lites Wide-3
  - Number Lites High-1
  - Hardware Color-White
  - Lock Options-Double
  - Sash Lift Options-No Finger Pull Rout

**Additional Item Comments**  
INTERIOR TO BE PREFINISHED WHITE PAINT

**QUOTE MAY NOT INCLUDE TAXES, SHIPPING CHARGES OR MINIMUM CHARGE ADJUSTMENTS.**

Item prices and total prices may not include all option charges.

Charges for shop drawings, field measurements, and handling fees are not included.

Refer to Acknowledgement for updated pricing.
AGENDA ITEM: HP15-017, Request approval for interior infill behind and concrete curbing under the south facing door on the Smoki Pueblo building.

Planning Manager: George Worley
Director: Tom Guice
Historic Preservation Specialist: Cat Moody

Report Date: July 1, 2015

APN: 114-04-028                         Zoning: MF-M
Location: 147 N Arizona Ave, Prescott Armory National Register District
Agent/Applicant: Smoki Museum, PO Box 10224, Prescott AZ 86304
Owner: Smoki Museum, PO Box 10224, Prescott AZ 86304

Historic Context
The Prescott Armory Historic District comprises a group of adjacent properties which are all associated with Depression Era construction between 1929 and 1939. The building associated with this request, the Smoki Pueblo, was begun in 1934 by the CWA, the idea for the Smoki Pueblo and Museum was conceived by the Smoki People and the Archaeological Committee of the Yavapai Chamber of Commerce. The building was completed by the ERA of Arizona and dedicated on May 29, 1935.

It is clearly patterned after prehistoric and historic Native American structures common in Arizona. With its flat roof, parapet walls, vigas, small windows surrounded by log framing and covered by wooden shutters, rough, uncoursed rubble stone construction with hidden mortar joints, massive chimney and compound plan, this building does, indeed "give the appearance of great age from a short distance".

Existing Conditions
National Register Status: This property is listed in the National Register of Historic Places.

The south facing door at the entrance to the Pueblo meeting space, is deteriorating at its base, and water has been infiltrating under this door into the interior space.

The door no longer functions as a door, because the space just inside the door has been converted to a storage closet and shelves are now located on the back side of the door.

Request
The applicant proposes to construct a concrete curb at the base of the door to prevent the infiltration of water under the door. The base board of the door will be replaced where it is deteriorated to match the top elevation of the new curb.
Behind the door, a new wall system will be constructed consisting of a wood framed, insulated, and then stuccoed wall exterior (hidden behind the door once complete). The door will then be resecured to the exterior of this new wall system using long bolts.

Conformance with the Prescott Historic Preservation Master Plan (HPMP)
The master plan for this district states:
The doors of the Smoki Complex are vertical wood hung with oversized metal hardware. Although not appropriate for other structures, this style fits well within the context of the architecture. Modern replacement materials (such as those previously used for the windows) should be discouraged. Doors at other support facilities are of differing grades and quality.

In part, the HPMP chapter for the Prescott Armory Historic District recommends:

- New construction should seek to use materials of a type and manner consistent with neighboring buildings.
  - encourage wood for replacement doors and windows in the Smoki Complex
- Preserve stone on existing buildings and walls; do not allow stucco or sheathing of any type to cover the exposed stonework
- Discourage stucco, metal, vinyl or exposed block (with the possible exception of split-faced block) as primary materials
- Discourage aluminum, sliding or horizontal windows throughout the district

Analysis

The change to the exterior appearance of this entry area will be minimal, and the historic door will be maintained. The proposed work will help to better preserve the building condition, while increasing the usefulness and efficiency of the interior space behind the door.

The work will not adversely impact the historic status of this building.

Site Visit: Recommended

Recommended Action:
MOVE TO Approve, Approve with modifications, HP15-017 Request approval for interior infill behind and concrete curbing under the south facing door on the Smoki Pueblo building.