



Agenda

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HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, September 28, 2010 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, September 28, 2010 – 5:30 PM

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES September 14, 2010
- E. FINDING OF FACTS & CONCLUSIONS OF LAW

<u>Case #10-072</u>	713 ½ Canyon Road
<u>Case #10-012</u>	Santa Fe River Parkway
<u>Case #10-067</u>	984 Acequia Madre
<u>Case #10-079</u>	1068 Camino San Acacio
<u>Case #10-080</u>	1020 Canyon Road
<u>Case #10-081</u>	826 ½ Canyon Road
<u>Case #10-082</u>	114 East Buena Vista Street

- F. COMMUNICATIONS
- G. BUSINESS FROM THE FLOOR
- H. ADMINISTRATIVE MATTERS
- I. OLD BUSINESS
- J. NEW BUSINESS

1. Case #H-10-078. 1011 Paseo de Peralta. Downtown & Eastside Historic District. Duty & Germanas, agent for Peters Gallery, owner, proposes to construct approximately 1,500 sq. ft. of additions at three locations in a non-contributing building at less than existing adjacent heights. (David Rasch).
2. Case #H-10-083. 1297 Lejano Lane. Downtown & Eastside Historic District. Therese Martinez, applicant, for Lane Loyko, owner, to replace a street-fixing coyote fence with a 6'8" to 7'6" high coyote fence with stuccoed pilasters and to extend a stuccoed wall with a pedestrian gate arch. An exception is requested to exceed the 6' maximum allowable height (Section 14-5.2(D)(9)). (David Rasch).

3. Case #H-10-084. 403 E. Alameda. Downtown & Eastside Historic District. Marisa Wolf, applicant/owner, proposes to remodel a contributing residence by repairing historic windows and doors, replacing one door with a window, constructing additions (280 sq. ft. portal, 176 sq. ft. portal, 28 sq. ft. mechanical room) on a primary elevation, and replacing a vehicle gate. An exception is requested to construct additions on a primary elevation (Section 14-5.2 (D)(2)(c)). (David Rasch).

K. MATTERS FROM THE BOARD

L. ADJOURNMENT

For more information regarding cases on this agenda, please call the Historic Preservation Division at 955-6605. Persons with disabilities in need of accommodations or an interpreter for the hearing impaired, contact the City Clerk's office at 955-6520, five (5) working days prior to hearing date. If you wish to attend the September 28, 2010 Historic Design Review Board Field Trip, please notify the Historic Preservation Division by 9:00 on Tuesday, September 28, 2010.

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HISTORIC DESIGN REVIEW BOARD
 September 28, 2010

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1. <u>Case #H 10-078</u> 1011 Paseo de Peralta	Approved with conditions	10-11
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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

September 28, 2010

A. CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Design Review Board was called to order by Chair Sharon Woods on the above date at approximately 5:30 p.m. in the City Council Chambers at City Hall, 200 Lincoln, Santa Fe, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Sharon Woods, Chair
Ms. Cecilia Rios, Vice Chair
Mr. Dan Featheringill
Dr. John Kantner
Ms. Christine Mather
Ms. Deborah Shapiro
Ms. Karen Walker

MEMBERS ABSENT:

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Mr. Matthew O'Reilly, Land Use Director
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Planning Department.

C. APPROVAL OF AGENDA

Mr. Rasch asked for a change in the agenda. He explained that the minutes were submitted too late for him to prepare the Findings of Fact and Conclusions of Law for the cases heard at the last meeting so he asked that both the minutes and the Findings be postponed to the next meeting.

Ms. Rios moved to approve the agenda as amended with minutes and Findings postponed to the next meeting. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES

September 14, 2010

The minutes were postponed to the next meeting under Approval of the Agenda.

E. FINDINGS OF FACTS AND CONCLUSIONS OF LAW

<u>Case #H-10-072</u>	713½ Canyon Road
<u>Case #H-10-012</u>	Santa Fe River Parkway
<u>Case #H-10-067</u>	984 Acequia Madre
<u>Case #H-10-079</u>	1068 Camino San Acacio
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<u>Case #H 10-081</u>	826½ Canyon Road
<u>Case #H 10-082</u>	114 East Buena Vista Street

The Findings of Fact and Conclusions of Law were postponed to the next meeting under Approval of the Agenda.

F. COMMUNICATIONS

Mr. Rasch said the historic districts' bus shelters were being redesigned but didn't follow what he thought the directive was that they follow the Sheridan designs. They were also talking with the Arts Commission about these bus shelters being more art than structure. He got a request from the Transit Division Director that the Sheridan Task Force be reestablished to look at these shelters. He remembered that Ms. Rios and Ms. Walker had been on it before but wasn't sure if there was anyone else on it. He asked if anyone else was interested or wanted to be on it this time.

Ms. Walker thought it would be nice to have Chair Woods on it too.

Mr. Rasch agreed. He said the Director would rather work with a task force rather than just to bring it to the Board. Ms. Rios, Ms. Walker and Chair Woods agreed to serve on it.

Mr. Rasch reviewed the upcoming meetings to discuss some problems with the schedule. First, he said there would be no meeting on October 12 since Monday was a holiday and the HDRB always got bumped

when that happened. For the remainder of the year, the meetings were scheduled for October 26, November 9 and 23 and December 14 and 28. He was concerned that on October 26 there might not be a quorum for that meeting.

Ms. Walker, Mr. Featheringill, Ms. Rios and Chair Woods agreed to be present and they would have a quorum for the meeting.

Mr. Rasch said the other problem was that the City Council wanted to displace the Board on November 9th so they could use the Council Chambers that evening. The meeting could be at the downtown library or the Board could choose another day for the meeting. He suggested possible dates of Wednesday, November 17, November 22, November 29 or November 30.

Chair Woods thought the Councilors' Conference Room on the same date would be best.

Mr. Rasch said that would be okay.

Mr. Featheringill asked if they might meet in the convention center on their regular night.

Mr. Rasch said they would have to pay for security for meetings that went past 5:00 p.m.

The Board agreed to use the Councilors' Conference Room on November 9th.

G. BUSINESS FROM THE FLOOR

There was no business from the floor.

H. ADMINISTRATIVE MATTERS

There were no administrative matters.

I. OLD BUSINESS

There was no Old Business.

J. NEW BUSINESS

1. **Case #H 10-078** 1011 Paseo de Peralta. Downtown & Eastside Historic District. Duty & Germanas, agent for Peters Gallery, owner, proposes to construct approximately 1,500 sq. ft. of additions at three locations in a non-contributing building at less than existing adjacent heights. (David Rasch).

The applicant for this case was not present.

Ms. Rios moved to table Case #H 10-078 to the end of the agenda. Ms. Walker seconded the motion and it passed by unanimous voice vote.

2. **Case #H 10-083** 1297 Lejano Lane. Downtown & Eastside Historic District. Therese Martínez, applicant for Lane Loyko, owner, to replace a street-facing coyote fence with a 6'8" to 7'6" high coyote fence with stuccoed pilasters and to extend a stuccoed wall with a pedestrian gate arch. An exception is requested to exceed the 6' maximum allowable height (Section 14-5.2(d)(9)). (David Rasch).

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

1297 Lejano Lane is a non-contributing property in the Downtown & Eastside Historic District. The applicant proposes to remodel the property with the following two items.

1. An approximately 3' 4" high stuccoed yardwall will be constructed perpendicular to an existing stuccoed yardwall at the front courtyard and it will attach to a proposed street-frontage fence at approximately 30' from the courtyard. The yardwall will match the height of the adjacent courtyard wall. A 3' wide wooden pedestrian gate and an approximately 8' 6" high stuccoed arch will match an existing pedestrian gate and stuccoed arch. A 3' wide pedestrian access will be cut into the existing courtyard wall.

2. An existing approximately 150' long coyote fence with a maximum height of 7' 8" along the street frontage will be removed and replaced with a coyote fence with stuccoed pilasters at 10' on center in the same location. Existing juniper latillas will be reused. The new fence will be a maximum of 7' 8" high and the pilasters will be 6' 8" high. A height exception is requested and the required criteria responses are as follows.

(i) Do not damage the character of the streetscape.

The fence in its current state is in need of maintenance and repair. To enhance it with pilasters and restoring it would not damage, but add to the character of the streetscape.

Staff response: Staff is in agreement with this response.

(ii) Prevent a hardship to the applicant or an injury to the public welfare.

The restoration and improvement of the existing fencing would prevent any injury to the public, since the fence is presently starting to lean and separate from its supports. Reconstruction will prevent this from continuing. The pilasters in fact, would provide more stabilization for the coyote fence posts. And keeping the existing fence at the height it is now would maintain the privacy the owner now has since the bedrooms have large windows that face this street.

Staff response: Staff is in agreement with this response.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.

The reconstruction and improvement of this fence would strengthen and continue the unique heterogeneous character of this neighborhood. It would add another variety to the neighborhood while still keeping the same basic elements of the vocabulary of the surrounding area. Similar fencing in the area has either similar heights (across the street, 6'-0" - 7'-0") or taller fence posts (down the street, 6'-0" - 9'-0"). Existing height of this fencing is 6'-8" - 7'-2".

Staff response: Staff is in agreement with this response.

(iv) Are due to special conditions and circumstances which are particular to the land or structure involved and which are not applicable to other lands or structures in the related streetscape.

This lot is unique in the fact that it faces the same street on two sides because of the turn in the road. This makes it more visible than its surrounding neighbors. It also has a 25 foot easement on both sides and a sharp slope before the fence begins and this has aided the erosion and compromised the stability of the present coyote fence. The new design of the fence would make it more stable and add to the historically visible quality of the neighborhood. To leave the present fence as is or just attempt to maintain it would be a revisiting of the same problems on a regular basis.

Staff response: Staff is in agreement with this response.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant.

The fence's reconstruction is the owner's way of improving the present situation as quickly and efficiently as possible so as to have the least effect on the surrounding area; and still keep it in the same location and still maintain the privacy he has had.

Staff response: Staff is in agreement with this response.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in s14-5.2(A)(1).

Lastly, the reconstruction will be accomplished by making use of the existing materials (as is possible), and having the least amount of impact on the surrounding neighborhood as possible. The reconstruction will be in keeping with the Downtown and Eastside Historic District requirements; it would be structurally more sound, be harmonious with the existing residence, would add to the current vocabulary of the area, and deter further deterioration or collapse of the fence.

Staff response: Staff is in agreement with this response.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to exceed the maximum allowable height of 6'. Otherwise, this application complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

Present and sworn was Mr. Lane Loyko, owner of the property. The contractor, Mr. Rodriguez, was also sworn but did not speak.

Chair Woods asked if he had anything to add to the staff report.

Mr. Loyko said his fence had fallen over and he needed to replace it. He said he would answer questions.

Ms. Rios asked if the pilasters 6' 8" at some locations and 10 feet at others.

Mr. Rasch explained that they were to be placed ten feet apart on center and none of them would be ten feet in height.

Ms. Shapiro noted the proposal said the height would match the height of the existing yard wall but thought there were two walls at two different heights.

Mr. Loyko explained that the other wall was a low stucco wall at 3' in height.

Ms. Shapiro also noted that the coyote fence at both ends became shorter. On the right hand side there was an apricot tree and in front of that tree the posts were all maybe 4½' high. She asked if they would do the same taper there.

Mr. Loyko said the north end was not going to have a fence at all. The end pilaster was where the coyote fence was tall.

Ms. Shapiro asked about the other end which now was shorter because the ground went up there. She asked if he would keep the same height as existing.

Mr. Loyko agreed that at the west end the plan was to keep them the same height as existing. He added that they would be using the same latillas.

Ms. Mather asked if the latillas would be attached to the outside or the inside of the fence.

Mr. Loyko said they would be on the outside with stringers on the inside.

There were no speakers from the public regarding this case.

Dr. Kantner asked if the stucco color would match the house color. Mr. Loyko agreed.

Dr. Kantner moved to approve Case #H 10-083 as recommended by staff with the understanding that the fence height would match the existing height and accepting the responses for the exception. Ms. Rios seconded the motion.

Ms. Walker asked for a friendly amendment that the stringers would be on the inside and stucco color would match the existing stucco on the house. Dr. Kantner accepted the amendment as friendly and it passed by unanimous voice vote.

3. **Case #H 10-084** 403 E. Alameda. Downtown & Eastside Historic District. Marisa Wolf, applicant/owner, proposes to remodel a contributing residence by repairing historic windows and doors, replacing one door with a window, constructing additions (280 sq. ft. portal, 176 sq. ft. portal, 28 sq. ft. mechanical room) on a primary elevation and replacing a vehicle gate. An exception was requested to construct additions on a primary elevation (Section 14-5.2 (D)(2)(c). (David Rasch).

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

403 East Alameda Street is a two-family residence that was constructed in a vernacular manner in the late 1920s. There is a zero-line line with the south and east elevations. The building is listed as contributing to the Downtown & Eastside Historic District and the west elevation shall be considered as primary.

The applicant proposes to remodel the property with the following five items, including making one residential unit out of the existing two units.

1. The existing historic windows and doors will be restored and reinstalled with the trim color painted white. One door will be replaced with a window by retaining the existing opening width and height. The southernmost, non-visible, window will be replaced with a mechanical room.

2. Three additions will be constructed on the west, primary elevation. Deteriorated overhangs exist at several doorways. At the north end a 280 square foot 8' deep portal will be constructed and at the south end a 176 square foot 8' deep portal will be constructed. The portals will be vernacular in style with simple post and beam construction and a metal shed roof. (standing seam)

Under the south portal at the south end, a 28 square foot mechanical room will be constructed.

An exception is requested to construct these three additions on a primary elevation (Section 14-5.2(D)(2)(c) and the required criteria responses are below.

3. Non-essential electric meters, flues, etc. will be removed from the building. The building will be restuccoed with El Rey cementitious "Ash" which is similar to or matches the existing color.

4. Existing light fixtures will be removed and three exterior lights are proposed at the doorways in a punched tin sconce style. (page 13)

5. An existing chain-link vehicle gate will be removed and a mechanized wrought iron gate will be installed at the same location.

Additions exception responses from item 2 above:

(i) Do not damage the character of the streetscape.

The addition of the portal will not damage the integrity of the home from the streetscape. There are existing overhangs over the existing doors; I am just enhancing what was intended to be there originally, but has deteriorated.

Staff response: Staff is in agreement with this response.

(ii) Prevent a hardship to the applicant or an injury to the public welfare.

The addition of the portal will not injure the public welfare and there is no hardship to me, as the applicant, to add the portal.

Staff response: Staff is in agreement with this response.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts.

The portal will be 8 feet deep and run along the west elevation of the home. I will add sweet Mexican light sconces and the new stucco color will be an earth color. I will keep the design and proportions to the heterogeneous character of the city to ensure that residents can continue to reside within the Historic Districts.

Staff response: Staff is in agreement with this response.

(iv) Are due to special conditions and circumstances which are particular to the land or structure involved and which are not applicable to other lands or structures in the related streetscape.

There will be one special condition and circumstance to the land or structure. I am adding a small mechanical/storage room. However, this addition is not visible from the street or the sidewalk. The addition will be 8' x 3'6".

Staff response: Staff is in agreement with this response.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant.

There are no special conditions and circumstances which are not a result of the actions I am taking.

Staff response: Staff is in agreement with this response, since the building requires upgrades to make it habitable.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in s14-5.2(A)(1).

I will provide the least negative impact with respect to the purpose of this section as set forth in 14-5.2(A)(1). I am adding a positive impact to this historic home. The existing home has been neglected for years and my intent is to enhance the existing beauty of the home. No funny stuff. I promise!

Staff response: Staff is in agreement with this response.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to construct additions on the primary elevation. Otherwise, this application complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Ms. Mather asked if they knew what the flooring of the portal would be. Mr. Rasch thought it would be brick but the applicant could confirm that.

Present and sworn was Ms. Marisa Wolf, 403 East Alameda, who had nothing to add to the staff report.

Ms. Mather asked if the portal floors would be brick. Ms. Wolf agreed.

Ms. Mather asked if the iron gate would be black. Ms. Wolf agreed.

Ms. Rios thanked Ms. Wolf for restoring this property and preserving the historic windows.

She asked Ms. Wolf what color the roof would be.

Ms. Wolf said she was thinking it would be silver. She wanted to keep the height of the building. There was not a lot of space to put the portal in, especially with the parapets and gutters. It would be a minimal slope.

Ms. Rios asked what depth the portal would be. Ms. Wolf said it would be 8' deep.

Ms. Rios asked about the lighting proposed.

Ms. Wolf said there would be three lights next to each exterior door.

Ms. Walker said the lighting design was in the packet.

Ms. Rios asked if there would be nothing on the roof.

Ms. Wolf said there would not be anything on the roof.

Ms. Rios asked how far back the gate was.

Ms. Wolf said it was maybe 30-35' back. It was just a little easement drive. It had a raggedy old gate that was hard to close now. The new gate would be in exactly the same spot. She wanted it to be electrically operated with two little gates that would open.

Ms. Walker said the new gate looked very attractive and appeared to be fenestrated and not solid. She asked if one could see through the gate.

Ms. Wolf agreed. She said she didn't want to hide the house at all but just wanted to have a little security because it was off the street. This would allow her to lock it up a little bit.

There were no speakers from the public regarding this case.

Chair Woods was a little concerned that they didn't know what they were getting for a roof.

Ms. Wolf thought it would just be tar and gravel and not metal.

Chair Woods explained that the Board had a drawing for a metal roof. She asked if there would be any flashing. When you do foam it had to come up the side of the wall.

Ms. Wolf said if the Board thought metal was better she was willing to go with that.

Chair Woods added that if it was tar and gravel it could be almost flat and the fascia would change. The Board would need a drawing submitted to Mr. Rasch in the record of what she would be building. She asked Ms. Wolf if she was now asking for approval for a built up roof.

Ms. Wolf said she wanted to do a built up roof and agreed to submit new drawings to Mr. Rasch.

Ms. Walker moved to approve Case #H 10-084 per staff recommendations and accepting the responses for an exception with the conditions that the floors be brick under both portals and that a drawing of the roof showing a tar and gravel design be submitted to staff for review and approval. Ms. Rios seconded the motion and it passed by unanimous voice vote.

Ms. Rios moved to take Case #H 10-078 from the table for consideration. Ms. Walker seconded the motion and it passed by unanimous voice vote.

4. **Case #H 10-078** 1011 Paseo de Peralta. Downtown & Eastside Historic District. Duty & Germanas, agent for Peters Gallery, owner, proposes to construct approximately 1,500 sq. ft. of additions at three locations in a non-contributing building at less than existing adjacent heights. (David Rasch).

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

1011 Paseo de Peralta, known as the Gerald Peters Gallery, was constructed in the Spanish-Pueblo Revival style in 1994 with additions in 2004. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to construct three more stylistically-compatible additions to the building as follows.

1. A 307 square foot addition will be constructed at the ground floor on the north elevation at a height of 12' 8" along with a 195 square foot pergola at 10' high over an existing entranceway. The design retains stepped massing both horizontally and vertically.
2. A 648 square foot addition will be constructed at the second floor on the corner of the west and south elevations to match existing adjacent parapet heights. This addition maintains the existing second story setback and projects out in massing from both elevations. The south elevation drawing does not show two windows which are evident on the floorplan drawing.
3. A 543 square foot addition will be constructed at the second floor on the corner of the east and south elevations at 16" lower than the existing adjacent parapet height. The east elevation second story massing, which is not publicly visible, steps back from the ground floor by 8 to 10". Two inset portals of these elevations will be remodeled with this addition.

4. The increased floor area requires additional parking which is proposed as three spaces adjacent to the electric transformer at the rear of the parking lot.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

Mr. Rasch explained the pergolas.

Present and sworn was Mr. Mike Duty, 404 Kiva Court, Suite G, who said Mr. Rasch summed it up very well and thanked him for picking up the discrepancy on the plan. They did want the windows on the south side. Other than that he thought it was self explanatory and he would stand for questions.

Ms. Rios referred to the proposed west elevation. On the second story, she asked what the height, the length and the square footage of that addition would be.

Mr. Rasch said the square footage would be 648 square feet. It would match the adjacent parapet height.

Mr. Duty said his drawing was not to scale but the distance was about 32 feet in length. The height would match the existing adjacent height and that was a little more 12 feet but less than 13 feet.

Chair Woods requested on the west, because it was so long, if he could consider adjusting a third of the addition either two feet forward or two feet backward. She thought it would help to break up that massing there. She realized he was resting it on a wall.

Mr. Duty said they were trying to follow the bearing walls underneath. Obviously you could do anything.

He referred to sheet A-2.2 - the second floor plan – the line between the collections and the little office was on a bearing line so they could step back the office a couple of feet. That room was a little larger than they needed anyway and it might be easier to construct.

Ms. Mather referred to the north elevation, and commented that the proposed and existing seemed to be different. One of the little portals seemed to have been filled in.

Mr. Duty apologized. He said they actually did an addition to the gallery three years ago and the existing there showed a balcony that was really enclosed three years ago so the existing drawing was incorrect.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H 10-078 per staff recommendations with the condition that on the west elevation the second story be modified at the office to break up the massing by moving the wall three feet forward or three feet back. Ms. Walker seconded the motion and it passed by unanimous voice vote.

K. MATTERS FROM THE BOARD

There were no matters from the Board.

L. ADJOURNMENT

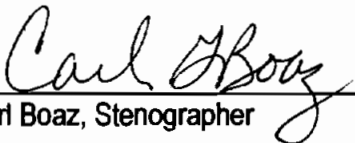
Ms. Walker moved to adjourn the meeting. Ms. Rios seconded the motion and it passed by unanimous voice vote.

The meeting was adjourned at 6:05 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer