



# Agenda

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## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, February 26, 2013 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2<sup>nd</sup> FLOOR CITY HALL

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, February 26, 2013 at 5:30 P.M.

## CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: February 12, 2013
- E. COMMUNICATIONS
- F. FINDINGS OF FACT & CONCLUSIONS OF LAW

|                |                      |                |                        |
|----------------|----------------------|----------------|------------------------|
| Case #H-12-005 | 9 Camino Pequeno     | Case #H-13-008 | 645 ½ E. Palace Avenue |
| Case #H-13-004 | 918 E. Acequia Madre | Case #H-13-010 | 303 E. Alameda         |
| Case #H-13-005 | 512 Calle Corvo      | Case #h-13-009 | 1020 Canyon Road       |
| Case #H-13-006 | 540 E. Palace Avenue |                |                        |

- G. BUSINESS FROM THE FLOOR
- H. ACTION ITEMS

1. Case #H-12-028. 309 ½ Sanchez Street. Downtown & Eastside Historic District. Marc Pacheco, agent/owner, proposes to construct three additions totaling 575 sq. ft. to a height of 11' where the maximum allowable height is 17'3", a 91 sq. ft. pergola, and a 5' high yardwall and pedestrian gate on a non-contributing residential property. (David Rasch).
3. Case #H-13-008. 645 ½ E. Palace Avenue. Downtown & Eastside Historic District. Christopher Purvis, agent for Todd Davis and Chris Richter, owners, proposes to construct a 150 sq. ft. portal, increase the height of lower parapets while maintaining room-block massing, restore brick coping, repair historic windows on the primary elevation, install skylights, replace windows on a non-primary elevations and insulate and restucco a contributing residence, to construct a 955 sq. ft. studio to a height of 13' and a 725 sq. ft. garage to a height of 13' where the maximum allowable height is 17' and to construct a 6' high wall, a 6' high coyote fence, and horse fencing. (David Rasch).

- I. MATTERS FROM THE BOARD
- J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 for more information regarding cases on this agenda.

Persons with disabilities in need of accommodation or an interpreter for the hearing impaired should contact the City Clerk's office at 955-6520 at least five (5) working days prior to the hearing date. Persons who wish to attend the Historic Districts Review Board Field Trip must notify the Historic Preservation Division by 9:00 am on the date of the Field Trip.

**SUMMARY INDEX**  
**HISTORIC DISTRICTS REVIEW BOARD**  
February 26, 2013

| <b>ITEM</b>   | <b>ACTION TAKEN</b>      | <b>PAGE(S)</b> |
|---|--------------------------|----------------|
| Approval of Agenda                                    | Approved as amended      | 1-2            |
| Approval of Minutes                                   |                          |                |
| February 12, 2013                                     | Approved as amended      | 2-3            |
| Communications  | Reported                 | 3              |
| Findings of Fact & Conclusions of Law                 | Approved as amended      | 3-4            |
| Business from the Floor                               | None                     | 4              |
| <br>Action Items                                      |                          |                |
| 1. <u>Case #H-12-028.</u><br>309½ Sanchez Street      | Approved with conditions | 4-7            |
| <br>2. <u>Case #H-13-008</u><br>645½ E. Palace Avenue | Approved with conditions | 7-10           |
| <br>Matters from the Board                            | Discussion               | 10-12          |
| <br>Adjournment                                       | Adjourned at 6:17 p.m.   | 12             |

**MINUTES OF THE**  
**CITY OF SANTA FÉ**  
**HISTORIC DISTRICTS REVIEW BOARD**

**February 26, 2013**

**A. CALL TO ORDER**

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Chair Sharon Woods on the above date at approximately 5:30 p.m. in the Lamy Room of the Santa Fé Community convention Center, 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. Edward Boniface  
Mr. Frank Katz  
Ms. Christine Mather  
Ms. Karen Walker

**MEMBERS ABSENT:**

Dr. John Kantner

**OTHERS PRESENT:**

Mr. David Rasch, Historic Planner Supervisor  
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 said 13-008 should be deleted from the Findings and Conclusions list because there were no findings yet.

**Ms. Rios moved to approve the agenda as amended. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

**D. APPROVAL OF MINUTES: February 12, 2013**

Ms. Rios requested the following changes to the minutes.

On page 4, 8<sup>th</sup> paragraph should have inserted "or" after "Board."

On page 14, the last sentence should not say "of" but "to."

On page 18 at the top, after the word, "portion" delete the rest of the sentence and insert, "being raised."

On page 20, 8<sup>th</sup> paragraph, insert "as" before "not to draw attention."

On page 26, change "me" to "her."

Mr. Katz requested the following changes to the minutes.

On page 3 - She was Chair Woods who asked the question and Ms. Brennan who said no.

On page 4, the last part of his comment should not say "be a public way" but "allowed public access."

On page 10 - Mr. Jordan said it would be painted to match the stucco. Take out the "zero."

Ms. Mather requested the following changes to the minutes.

On page 18 Chair Wood's suggested amendment was to allow brick on top of the pilasters.

On page 35 it should say, "Dr. Kantner said that would apply to east and south and agreed it was friendly. The motion passed by unanimous voice vote. Then the applicant asked for board comments on the rest of the project."

Ms. Walker requested the following changes to the minutes.

On page 11 in the Staff Recommendations, second paragraph it should say, "Ms. Walker said in the prior case and this one the only notice was at end of a dead end private road, even though it may have had public access and the only people who could see it were the ones who went to the end of that road."

On page 12 - Ms. Brennan explained the Board's jurisdiction was not over traffic. The agenda was published in the newspaper, web site and city hall building. Her response was that she knew a number of

people who did not use the internet, did not take the New Mexican and did not hang out at City Hall." -

Chair Woods requested the following changes to the minutes.

On page 19 at the bottom, should say, "Chair Woods liked the porte cochere which mitigated the height of the tower."

On page 20, second paragraph should say, "Chair Woods asked if it would it make sense to build a stuccoed mass on the far right."

On page 24, she was not sure how it should read. "There was an option of downgrading one of the buildings and then it was within the law. Removing the status or not, but we needed to help them get there legally."

**Ms. Walker moved to approve the minutes of February 12, 2013 as amended. Ms. Rios seconded the motion and it passed by unanimous voice vote.**

## **E. COMMUNICATIONS**

Chair Woods noted the Board had still not heard from the City what was happening with the Convention Center and east DeVargas Street.

Mr. Rasch responded that the architect talked with Convention Center staff and was told they were willing to replace the balustrades if they had the budget for it. And the architect told them they needed to find out what caused them to fail in the first place and possibly redesign them. Now staff had to get an applicant before the Board.

Chair Woods said the City had to comply like any other applicant and the Board couldn't accept that the City couldn't afford it.

Ms. Walker agreed. She asked if Mr. Rasch would have difficulty doing that.

Mr. Rasch said he would have to ask Mr. O'Reilly.

Mr. Rasch said on DeVargas the owner said that feature was there when they took over ownership. He added that they would get a violation notice.

Ms. Walker asked if they could put a violation notice on the city.

Mr. Rasch said the City could do stop work order.

## **F. FINDINGS OF FACT AND CONCLUSIONS OF LAW**

- Case #H-12-005    9 Camino Pequeño**
- Case #H-13-004    918 E. Acequia Madre**
- Case #H-13-005    512 Calle Corvo**
- Case #H-13-006    540 E. Palace Avenue**
- Case #H-13-010    303 E. Alameda**
- Case #H-13-009    1020 Canyon Road**

Mr. Katz asked if the findings and conclusions were part of the agenda or materials that the public could see before the agenda.

Mr. Rasch said the public could review the findings since they could see them in draft before the meeting or after the meeting in final form.

**Ms. Walker moved to approve the findings of fact and conclusions of law as presented. Ms. Rios seconded the motion and it passed by unanimous voice vote.**

#### **G. BUSINESS FROM THE FLOOR**

Chair Woods announced to the public that anyone wishing to appeal a decision of the Board could file the appeal to the Governing Body within fifteen days after date of the approval of the Findings of Fact and Conclusions of Law.

#### **H. ACTION ITEMS**

1. **Case #H-12-028 309½ Sanchez Street.** Downtown & Eastside Historic District. Marc Pacheco, agent/owner, proposes to construct three additions totaling 575 sq. ft. to a height of 11' where the maximum allowable height is 17' 3", a 91 sq. ft. pergola and a 5' high yardwall and pedestrian gate on a non-contributing residential property (David Rasch)

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

#### **BACKGROUND & SUMMARY:**

309½ Sanchez Street is an accessory structure to a primary residence that was constructed between 1935 and 1940 in the Territorial Revival style. At an unknown date, the building was changed to Spanish-Pueblo Revival along with other alterations including changing windows and constructing a portal. The building is listed as non-contributing to the Downtown & Eastside Historic District.

On May 8, 2012, the HDRB denied a proposal for a maximum allowable height exception to construct a second story addition.

Now, the applicant proposes to remodel the property with the following five items.

1. A 385 square foot addition will be constructed at the southwest corner of the residence to 11' high where the maximum allowable height is 17' 3". The publicly-visible south elevation will have two smaller windows located higher on the façade. As noticed on the field trip that south elevation is a zero lot line. The Building Permit Division requires those two windows must have wired glass without muntins to meet fire code. The other option would be a skylight if 5' in from the wall.
2. A 341 square foot addition will be constructed at the southeast corner of the residence to 11' high. The publicly-visible south elevation will have paired smaller windows and one larger window, of which the latter is closer than 3' to a corner and an exception has not been posted or requested. He handed out a revised drawing that would re locate the window to meet the 3 foot rule [attached to these minutes as Exhibit 1]
3. A 179 square foot addition will be constructed to 11' high on the east side of the property and attached to the second addition with a 91 square foot pergola to 9' high. This addition will have openings near than 3' to a corner, but they will not be publicly visible. That is behind the residence.
4. Finish details include windows with 4-lite muntin patterns. Stucco will be a medium brown synthetic material. Woodwork will have a semi-dark oak stain. Exterior light fixture designs were not submitted.
5. A 5' high stuccoed yardwall will be constructed from the rear corner of the front residence to the west property line in front of the entry to this residence. A 6' high bi-leaf wooden pedestrian gate will be installed between flanking stuccoed pilasters and under a wooden header with a stuccoed mass above it to 8' high.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of this application as complying with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District with the condition that the Board accept the revision shown in the applicant's handout.

Ms. Walker asked why the applicant requested using synthetic stucco.

Mr. Rasch said he had good reasoning and would talk to the Board about it.

Ms. Walker asked if exterior light fixture designs had been submitted.

Mr. Rasch said they had not been submitted.

Present and sworn was Mr. Marc Pacheco, 309½ Sanchez Street, who had nothing to add to the staff report. Regarding the STO material he wanted to use, he said he had been using commercial stucco and synthetic stucco for many years and had done so many repairs on regular commercial stucco and even on synthetic stucco. On his own building he preferred to use synthetic material that would last for a longer time. He understood the Board thought STO material didn't breathe on adobe but it did breathe some and that was his preference.

Chair Woods asked him about the windows on zero lot line.

Mr. Pacheco said he did want to put in a couple of little windows. But after talking with Mr. Rasch about the requirements, he decided to delete the windows and put a skylight up on top.

Ms. Walker asked if the skylights would be publicly visible.

Mr. Pacheco said they would not be visible.

#### PUBLIC COMMENT

Present and sworn was Mr. Brian Lobaugh, 55 Verano Loop, who provided a handout to the Board [attached as Exhibit 2] highlighting the permeability of finishes. He said he would go on record that he had been a representative for the STO Corporation for almost 18 years. He had never told anyone STO didn't breathe nor that STO shouldn't be used on adobe.

Mr. Rasch said to be clear a STO representative told the Board it didn't breathe as well as concrete stucco.

Mr. Lobaugh replied that he had been the only STO representative for the last 18 years so he did not know who told that to the Board. There is permeability in the STO material so what they were told was not a valid statement. Mr. Pacheco wanted him to clear up that fact.

Mr. Katz asked what would be the number (permeability) for regular cementitious stucco.

Mr. Lobaugh didn't know and thought the Board could find that out through a Google search for El Rey Stucco. He explained that anything at one or below was a vapor impermeable material. At the higher end would be conventional stucco, brick, and things like that.

Ms. Mather asked what the test result meant. She asked if it was a percentage point.

Mr. Lobaugh said testing for vapor water transmission was basically a test method to determine what type a material had whether a Goretex jacket or a stucco material. Architects like to know how much vapor water transmission a material had to see if it would be suitable. It was relative to a zero to 100 scale.

Ms. Mather surmised they didn't know what it meant.



Ms. Walker was curious why it was recommended to be stored out of direct sunlight since its application would be exposed to direct sunlight.

Mr. Lobaugh thought what they meant when it was in the can it was stored in to store it out of the direct sun. In Phoenix it was important not to expose it to sun.

There were no other speakers from the public regarding this case.

**Ms. Rios moved to approve Case #H-12-028 per staff recommendations using the revised window location as presented by the applicant with the conditions that the applicant may use synthetic stucco; that on the zero lot line, two windows be eliminated and a skylight not visible by permitted and that exterior light fixtures be taken to staff for approval. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

2. **Case #H-13-008 645½ E. Palace Avenue.** Downtown & Eastside Historic District. Christopher Purvis, agent for Todd Davis and Chris Richter, owners, proposes to construct a 150 sq. ft. portal, increase the height of lower parapets while maintaining room-block massing, restore brick coping, repair historic windows on the primary elevation, install skylights, replace windows on non-primary elevations and insulate and restucco a contributing residence, to construct a 955 sq. ft. studio to a height of 13' and a 725 sq. ft. garage to a height of 13' where the maximum allowable height is 17' and to construct a 6' high wall, a 6' high coyote fence and horse fencing. (David Rasch)

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

#### **BACKGROUND & SUMMARY:**

645 ½ East Palace Avenue is a single-family residence with an attached guest house that was constructed around 1900 in the Territorial style. There appears to be additional massing from non-historic dates in the rear. The building is listed as contributing to the Downtown & Eastside Historic District and the south elevation may be considered as primary.

The applicant proposes to remodel the property with the following thirteen items.

1. The primary elevation wood windows will be repaired and preserved. The paired 1-over-1 window at the west side of the south elevation will be restored to match the historic 3-over-1 muntin pattern.

All other windows will be replaced with true-divided lite windows.

A door and paired windows will be removed from one of the west elevations and the door will be centered on the wall.

Paired windows on another west elevation will be removed and replaced with paired 8-lite French

doors.

A steel casement assembly will be removed and replaced with paired 3-over-1 windows at the south end of the east elevation.

Two other windows and two doors on the east elevation will be removed and replaced with paired 8-lite French doors.

Two windows on the north elevation will be removed and replaced with three windows.

2. A 150 square foot portal will be constructed on the east elevation. It will have square posts, an exposed header beam, and a standing seam shed roof.
3. The brick coping on the parapet will be repaired and the concrete cap will be removed and replaced with a metal cap.
4. The shed roofs on the north side of the building will be removed and the parapets will be heightened, but to a height which is 4" lower than parapets on the front historic mass.
5. A fireplace will be constructed with a roof-penetrating chimney that will have brick coping at the top and four non-publicly-visible skylights will be installed.
6. Insulation will be applied to the building exterior and the structure will be restuccoed with cementitious material to match the existing color.
7. An 825 square foot studio will be constructed to 13' high at the rear of the property where the maximum allowable height is 17' 1". The studio will feature a 130 square foot portal with a standing seam roof. Steps will lead up the hill to the back of the studio which is mostly subterranean on the north.
8. A 725 square foot 2-car garage will be constructed to 13' high at the front of the property.
9. The carport and storage shed structures will be removed.
10. The patio will be finished with brick and additional features will be constructed including yardwalls, a banco, and a fireplace.
11. Retaining walls will be constructed to 6' high with brick-surfaced steps and wrought iron hand rails.
12. A coyote fence and pedestrian gate will be constructed to 6' high on both sides of the house at the southwest corner and at the northeast corner to limit access into the back yard.
13. The barbed wire fence will be removed and replaced with a wire horse fencing at the same height.

### **STAFF RECOMMENDATION:**

Staff recommends that the south elevation be considered as the primary elevation and that the Board approve the application as complying with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Ms. Rios asked if the building would remain contributing if this was approved. Mr. Rasch agreed.

Ms. Mather asked what public visibility was.

Mr. Rasch said almost nothing was visible and the building was very far back. Only the south would be seen.

Ms. Rios asked if the original stucco color was white. Mr. Rasch didn't know.

Present and sworn was Mr. Christopher Purvis, 220 W Marcy, who had nothing to add. He clarified regarding the stucco color that the front was actually painted white and the side was light tan.

Chair Woods noted the southeast proposed elevation had a pitched roof. She asked what those posts looked like.

Mr. Purvis said they were regular rough sawn timber. This was in the escarpment area and if they did any stucco work it must be dark brown. He was not proposing to paint the posts at all but at Chair Woods mentioning it was Territorial style, Mr. Purvis said they would paint the posts..

Chair Woods asked about the roof material and color.

Mr. Purvis said it was a 5-V crimp, standing seam roof and was dark brown.

Ms. Rios asked if the addition would follow the same coping pattern. Mr. Purvis agreed.

Ms. Rios asked about the carport.

Mr. Purvis said the surveyor called it a carport but it really was a junk shed and was falling down so they were taking it down.

Ms. Walker noted on the proposed southeast elevation it should a fireplace that didn't look Territorial and the staff report said it would have brick coping at the top.

Mr. Purvis said brick was not an approved material in the escarpment area so he had to take it back off.

Ms. Walker asked if was a new penetrating chimney on the southeast elevation.

Ms. Walker asked if it was an existing fireplace.

Mr. Purvis said it was new. He tried to make it as small as possible and guessed he could step it up.

Chair Woods noted in the drawing on the studio there were dots on the post . The posts should be the same as the house.

Mr. Purvis said he tried to get rid of the dots.

Ms. Mather asked if the Board got any colors for the new windows.

Mr. Purvis said the colors matched escarpment requirements with dark brown stucco and trim. The existing would keep the existing colors.

Ms. Rios asked if the escarpment requirements trumped the historic code.

Mr. Rasch said whichever was more restrictive so it did trump with the limited palette.

Ms. Walker thought she had seen every house on the east side but had not seen this one.

There were no speakers from the public regarding this case.

**Ms. Walker moved to approve Case #H-13-008 per staff recommendations, designating the south façade as primary and approving the changes that the applicant agreed to - to convert the puebloesque fireplace to territorial and painting the posts on the portal white.**

**Chair Woods asked for a friendly amendment that the applicant bring the colors to staff for approval. Ms. Walker agreed.**

**Ms. Rios and Mr. Katz seconded the motion and it passed by unanimous voice vote.**

## **I. MATTERS FROM THE BOARD**

Chair Woods was still in disagreement that what happened with joining the two historic buildings legally. She didn't believe they could put two historic buildings together and still have two historic buildings. The Board needed to remember the limitations when they designated a building contributing. She recalled that Ms. Mather was against it and felt it would not work. They needed to do it in the correct legal format and could not let a contributing building lose its designation. She disagreed with the former and the present City Attorney.

Ms. Mather had a concern during that discussion with Mr. Katz and Ms. Brennan feeling it was legal and that the Board could rule on it. The Board should not postpone it in that circumstance.

Ms. Walker couldn't vote because she didn't feel it was in the Board's purview. There was nothing in

the code about that.

Ms. Walker reminded the Board that the committee completed the code revision two years ago. She asked that everyone would call Ms. Brennan to ask if she had completed the review.

Mr. Rasch said the Board would see the code rewrite in March 2013. Mr. Smith had finished all the notes and was meeting with him and Ms. Brennan on it now.

Mr. Katz asked what the status of the house that had the fire was now.

Mr. Rasch said it was significant. They were now looking for contractors to rebuild and use what was there that was reusable.

Mr. Katz asked also about the San Acacio appeal.

Mr. Rasch said the appeal was filed this morning. Ghost Ranch was being appealed also. He thought they wanted to demolish the building.

Mr. Katz asked if Atalaya School would be coming to the Board.

Mr. Rasch heard that one paralegal had a daughter in that school. They were working on some plans. Mr. Rasch told her it was in the historic district.

14-5.2(4)(N) was the new code for schools.

Chair Woods asked if Mr. Rasch could notify the school board about it.

Ms. Walker said the Council didn't do a site visit on these appeals and wondered if Mr. Rasch could urge them to go by it.

Mr. Rasch agreed and thought he should provide a full set of photos. He added that Manderfield had been purchased by an artist to be used as a studio and coffee shop.

Chair Woods thanked the Board for diligence in reading notes.

Ms. Mather noted since staff were running into buildings that were over designated or under designated or not designated at all if the City could survey the districts more carefully or if there were funds to do that.

Mr. Rasch said city funds were given in the past for surveys from CLG funding. Presently CLG funding was being used to certify heights of buildings since that database was flawed. Regarding historic status they were not actively going through the records to find properties that needed a status review but staff did study the status when projects came in.

Ms. Mather asked for an update on SAR.

Mr. Rasch said Katherine Colby was doing the survey and he found some errors. The aerials were done in 1961 and 1965 so it was a poor sequence. Ms. Colby was looking specifically at the 1963 date.

Ms. Mather asked if the applicant paid for the survey.

Mr. Rasch said it was just a \$25 public notice fee for status.

Ms. Rios asked about the process for approving the new code.

Mr. Rasch said it would go to the committee first and then to the Board.


#### **J. ADJOURNMENT**

The meeting was adjourned at 6:17 p.m.

Approved by:

  
\_\_\_\_\_  
Sharon Woods, Chair

Submitted by:

  
\_\_\_\_\_  
Carl Boaz, Stenographer

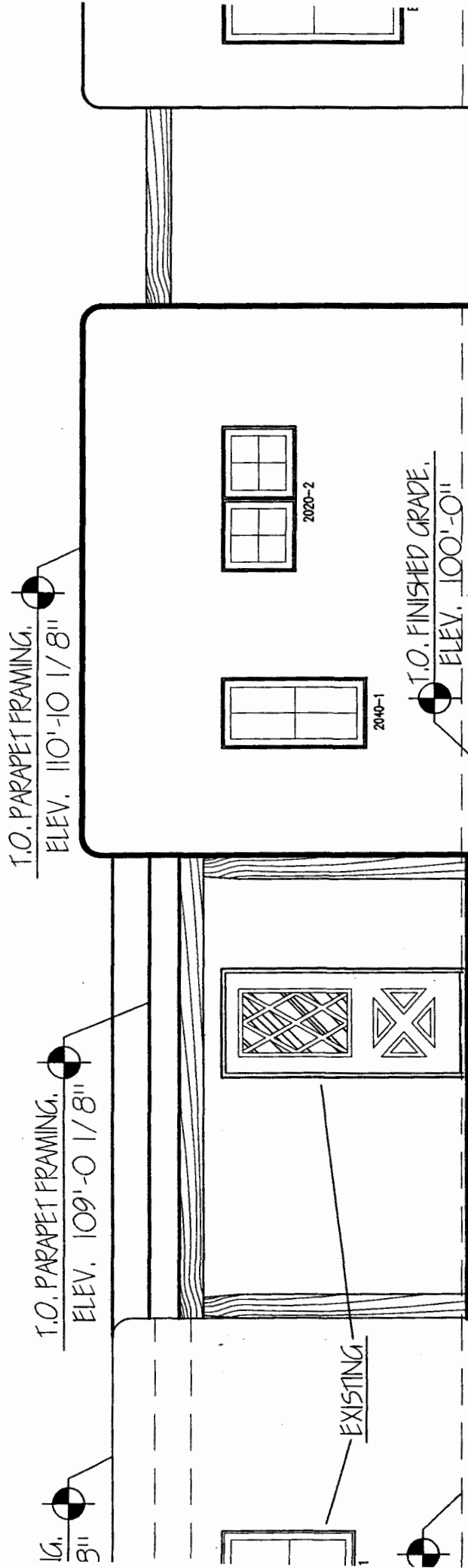


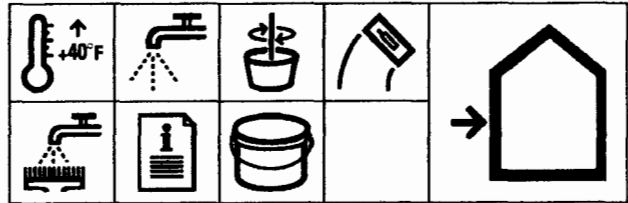
Exhibit 1



## Product Bulletin

# Sto Powerflex® Silco

80285 Sto Powerflex Silco *Fine*  
 80286 Sto Powerflex Silco *Medium*  
 80287 Sto Powerflex Silco *Swirl*  
 80288 Sto Powerflex Silco *Freeform*



### Technical Data

| REPORT  | TEST METHOD   | TEST CRITERIA                              | TEST RESULTS  |
|---|---|--|---|
| <b>Surface Burning</b>                        | ASTM E-84   | < 25 Flame Spread<br>< 450 Smoke Developed | 0<br>5  |
| <b>Elongation (%)</b>                         | ASTM D-412  | 28 days                                    | 500*  |
| <b>Flexibility</b>                            | ASTM D-522  | 1/8" mandrel bend @ -30 (-34°C)            | Pass  |
| <b>Water Vapor Permeability (U. S. perms)</b> | ASTM D-1653   | 28 days                                    | 30.1  |
| <b>Water Absorption (oz/ft²/hr)</b>           | DIN 52 617  | 1 week                                     | 0.27  |
| <b>Accelerated Weathering</b>                 | ASTM G-53   | 2000 hours                                 | No deleterious effects                                    |
| <b>Chalk Rating</b>                           | ASTM D-4212   | 2000 hours                                 | 9 (10 = best on scale of 1-10)                            |
| <b>Yellowness Index</b>                       | ASTM E-313  | 2000 hours                                 | 0.26 (0 = no yellowing; 2 = barely discernible yellowing) |
| <b>Freeze/Thaw Resistance</b>                 | Lab Method  | 25 cycles                                  | No deleterious effects                                    |
| <b>Mildew Resistance</b>                      | ASTM G-21   | 21 days                                    | No growth   |
| <b>Wind Driven Rain</b>                       | Fed TT-C-555B   | 24 hour driving rain                       | No water penetration                                      |
| <b>Dirt Pick-Up Resistance</b>                | Lab Method  | 56% Red oxide slurry 1 hour                | 98% reflectance retained                                  |
| <b>Adhesion (psi)</b>                         | ASTM C-297 Modified   | 28 days                                    | > 115 to concrete   |
| <b>Tensile Strength (psi)</b>                 | ASTM D-412  | 28 days                                    | > 55  |
| <b>VOC (g/L)</b>                              | This product complies with US EPA (40 CFR 59) and South Coast AQMD (Rule 1113) VOC emission standards for architectural coatings. VOC less than 50 g/L. |  |   |

\* Neat film results

| Features                   | Benefits   |
|----------------------------|--|
| 1 <b>Hydrophobic</b>       | Repels water; resists wind driven rain   |
| 2 <b>Non-thermoplastic</b> | Does not soften at high temperatures; maximum resistance to dirt and airborne pollutants |
| 3 <b>Elastomeric</b>       | Bridges hairline cracks  |
| 4 <b>Vapor Permeable</b>   | Allows substrate to breathe naturally; resists blisters caused by trapped water vapor    |
| 5 <b>Ready-mixed</b>       | Ready to use; no additive needed   |
| 6 <b>Water-Based</b>       | Safe, non-toxic; cleans up with water  |

### Surface Preparation

**Concrete, masonry and stucco:** Surfaces must be free of all bond-inhibiting materials, including dirt, efflorescence, form oil and other foreign matter. Loose or damaged material must be removed by water blasting, sandblasting or mechanical wire brushing

and repaired. Avoid application over irregular surfaces. Resurface, patch or level surfaces to required tolerance and smoothness with appropriate Sto leveling materials. Refer to ASTM D-4258 and ASTM D-4261 for complete details on methods of preparing cementitious substrates for coatings.

*Sto Powerflex® Silco is a ready-mixed, silicone-enhanced elastomeric textured wall coating. Sto Powerflex® Silco is used as a decorative and protective wall finish for exterior applications over prepared vertical concrete, masonry and Portland cement plaster/stucco surfaces.*

### Coverage per pail

Sto Powerflex Silco *Fine*:  
 148-158 ft² (13.8-14.1 m²)  
 Sto Powerflex Silco *Medium*:  
 111-120 ft² (10.3-11.2 m²)  
 Sto Powerflex Silco *Swirl*:  
 120-130 ft² (11.2-12.1 m²)  
 Sto Powerflex Silco *Freeform*:  
 92-160 ft² (8.5-14.9 m²)

*Coverages may vary depending on application technique and surface conditions.*

### Packaging

5 gal. pail (19 L).

### Shelf Life

12 months, if properly stored and sealed.

### Storage

Protect from extreme heat [90°F (32°C)], freezing, and direct sunlight.

Exhibit 2

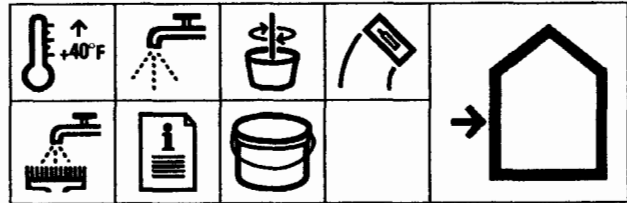




## Product Bulletin

# Sto Powerflex®

80280 Sto Powerflex Fine  
80281 Sto Powerflex Medium  
80282 Sto Powerflex Swirl  
80283 Sto Powerflex Freeform



### Technical Data

| REPORT  | TEST METHOD   | TEST CRITERIA  | TEST RESULTS             |
|---|---|--|--------------------------|
| <b>Elongation (%)</b>                         | ASTM D-412  | 28 days  | 200*                     |
| <b>Flexibility</b>                            | ASTM D-522  | 1/2" mandrel bend @ -30, 26, 32, 86°F (-34, -3, 0, 30°C) | Pass                     |
| <b>Surface Burning</b>                        | ASTM E-84   | < 25 Flame Spread<br>< 450 Smoke Developed               | 15<br>5                  |
| <b>Water Vapor Permeability (U. S. perms)</b> | ASTM D-1653   | 28 days  | 21.7                     |
| <b>Water Absorption (oz/ft²/hr)</b>           | DIN 52617   | 1 week   | 0.375                    |
| <b>Wind Driven Rain</b>                       | Fed TT-C-555B   | 24 hour driving rain                                     | No water penetration     |
| <b>Dirt Pick-Up Resistance</b>                | Lab Method  | 56% Red oxide slurry 1 hour                              | 89% reflectance retained |
| <b>Adhesion (psi)</b>                         | ASTM C-297 Modified   | 28 days  | > 95 to concrete         |
| <b>Tensile Strength (psi)</b>                 | ASTM D-412  | 28 days  | 60                       |
| <b>VOC (g/L)</b>                              | This product complies with US EPA (40 CFR 59) and South Coast AQMD (Rule 1113) VOC emission standards for architectural coatings. VOC less than 50 g/L. |  |                          |

\* Neat film results

*Sto Powerflex is a ready-mixed, elastomeric textured wall coating used as a decorative and protective wall finish over prepared vertical, above grade concrete, masonry and plaster/stucco substrates.*

### Coverage

Sto Powerflex Fine: 148-158 ft² (13.8-14.1 m²) per pail  
Sto Powerflex Medium: 111-120 ft² (10.3-11.2 m²) per pail  
Sto Powerflex Swirl: 120-130 ft² (11.2-12.1 m²) per pail  
Sto Powerflex Freeform: 92-160 ft² (8.5-14.9 m²) per pail

*Coverages may vary depending on application technique and surface conditions.*

### Packaging

5 gal. pail (19 L).

### Shelf Life

12 months, if properly stored and sealed.

### Storage

Protect from extreme heat [90°F (32°C)], freezing, and direct sunlight.

| Features               | Benefits                              |
|------------------------|---------------------------------------|
| <b>1 Elastomeric</b>   | Bridges hairline cracks               |
| <b>2 Acrylic-Based</b> | Excellent adhesion                    |
| <b>3 Ready-Mixed</b>   | Ready to use; no additives needed     |
| <b>4 Water-Based</b>   | Safe, non-toxic; cleans up with water |

### Surface Preparation

**Concrete, masonry and stucco:** Surfaces must be free of all bond-inhibiting materials, including dirt, efflorescence, form oil and other foreign matter. Loose or damaged material must be removed by water blasting, sandblasting or mechanical wire brushing and repaired.

Avoid application over irregular surfaces. Resurface, patch or level surfaces to required tolerance and smoothness with appropriate Sto leveling materials. Refer to ASTM D-4258 and ASTM D-4261 for complete details on methods of preparing cementitious substrates for coatings.