

UNM Board of Regents
Historic Preservation Committee Meeting
February 11, 2020
Hodgin Hall 2:00 pm to 3:30 pm

Item 1: Approval of Agenda

Al Sena moves to approve agenda with removal of agenda item #4.

Marilyn Strube seconds the motion. Agenda is approved by acclamation.

Item 2: Minutes. Quorum not present, minutes to be distributed via email.

Item 3: Bandelier Hall Presentation by Sam Sterling Architecture

Sam Sterling architecture shared presentation regarding north portal on Bandelier east. Concerns include determining how far to go with repairs. They are seeking the guidance of the HPC. The easternmost column is causing cracks, settlement, and there is a water issue.

Two columns rotting at the base and setting, vigas dump all water at the base where sidewalk is sloping. There are half a dozen vigas without caps that are just eroding. One layer of repair is fixing the wood pieces. Other considerations include how to fix the site for the long term. The real problem is that additional water dumps from the other roofs and it all goes to the north side. The highest fix level is resolving the roofs, if possible. There is a non-historic gutter and downspout that can be improved. The goal is to stop water from dumping on the north side.

Al Sena asked in terms of layers of roofs by elevation, what would the changes be?

Sam Sterling said that Bandelier east is dumping on the north side and resolving that wouldn't change the look of the building. Sterling noted that his associate Wes Lansford discovered how problematic the portal is. He referred to the Getty report and notes regarding the vigas. A 600-sf roof is dumping onto portal. Questions to consider include whether a spot fix where wood is eroding is appropriate; replace the columns; replace all of the columns? It's a question of replacing 5 vigas versus all 12.

Audra Bellmore inquired about the funding for the project. Al Sena indicated that resources come from PPD and the design scope can be expanded into feasibility of repairs. There is a need to develop a true cost of magnitude for the project. They will need to look at the roof and information, like the age of the roof, for fiscal year 2021 and a clearer idea of financial needs. If it's a significant number beyond a typical maintenance job, they would request capital outlay funds.

Irrigation plans, foundation prep, where does this drainage plan work a lot more work needs to be done,

Pat Hogan emphasized that repairs could be phased such as replacing the columns and simply stabilizing the area. Al Sena agreed that there could be a safety phase first, and then a longer-term approach.

Francisco Uviña suggested that a suitable drain site be identified and that repairing/replacing vigas would require the patina to be consistent.

Focus on that, replacing the whole roof should be considered.

Sam: phasing thoughts from HPC

Sam Sterling confirmed the HPC's phasing thoughts:

1. Re-slope portal roof to the south with spot fixes
2. Spot replace, not the whole thing

Pat Hogan adds that they should save as much of original fabric as possible.

Francisco: 10 inches of rot, replace, under repair

Francisco: is parapet frame,

Al: believes it is, but

Sam Sterling indicated that they would create a phase approach with Francisco Uviña's input. Al Sena added that it would be helpful to consider plantings and the condition there is an invitation for security issues. They could consult Randy Erwin.

Phased report with costs to see what's feasible will be forthcoming from SSA

Audra: report could include

Pat: structure 2. Problems with roof & drainage 3. Full restoration

Audra: programmatic uses of that space, geography department

Francisco: work around windows, more pleasant

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Item 5: University House

Brian Scharmer shared a few opening remarks stating that in a nutshell, this is a "design only" project and funded by PPD. Component 1 includes repairs to exterior features like stucco and wood with a full set of construction drawings and a cost estimate. then turning over to Vicente Castillo with Vigil & Associates. Component 2 includes looking at appropriate modifications to this building to put in an elevator for a family member with limited mobility. Brian Scharmer emphasized that they just started, and they would appreciate any comments from the HPC as they need the HPC's initial thoughts on the process moving forward.

Vicente Castillo reiterated that they are just getting started and need early feedback because the building is on the national register. They need to know what is appropriate with SHPO. He added that for Component 1, Dave Simpson did a report looking at the exterior. The building shares the same wood issues as Bandelier, age and dry rotting over time, though not a water issue. Additionally, he indicated that they would approach the rotting vigas one by one and address them as needed. The wood headers aren't bad, but there is some splitting that maybe could be addressed with epoxy. Other repairs are stucco and newer acrylic stucco should be okay to repair cracks and chips. The wrought iron fence needs painted.

Audra Bellmore wondered why a newer fence was in disrepair. Al Sena indicated that the damage was caused by irrigation and hard water was hitting it.

Audra Bellmore suggested they consult NPS guidelines regarding wood repair methodology.

Vicente Castillo addressed the need for accessibility modifications in the building. Discussion centered on accessibility needs for doorways, access ramps, and the location of the master suite.: fence new? Brian Scharmer said that the AC units and transformers would need to be relocated.

Another option for mobility includes an interior elevator in the sunroom that would come up through the roof then directly into master bedroom. It's a more invasive option with the hardwood flooring.

Al Sena said that the elevator shaft coming out of the sunroom would be visible.

Francisco Uviña suggested that it might not be that visible and Audra Bellmore agreed, depending on what kind of elevator and its size. Vicente Castillo said that the elevator would be just big enough for a wheelchair.

Audra Bellmore stated that a hydraulic elevator doesn't need a shaft. Marilyn Strube added that a mechanical room would be required. Brian Scharmer said that a hydraulic system has less impact. Al Sena added that a shaft requires floor digging. Audra Bellmore said that there's a cellar and Vicente Castillo indicated that it's a partial basement. Francisco Uviña brought up the idea of stairway chair lift that could easily be reversed. Discussion moves to the idea of moving the master suite to the first floor.

Marilyn Strube and Audra Bellmore suggested offering a few different options because this project will go through the state and the state will evaluate based on their criteria. This includes the need for it to be reversible and that the changes adhere to the historic fabric of the building.

Al Sena clarified that there are two distinct scopes. One is maintenance. The second is accessibility issues.

Francisco Uviña suggested that invite SHPO's early input.

Meeting adjourned at 2:30 pm.