

**The University of New Mexico
Historic Preservation Committee
Monthly Meeting
February 1, 2016
11:00am 12:30pm**

Committee Members Present:

Audra Bellmore, Sue Mortier, Patrick Hogan, Franciso Uviña, Chris Grotbeck

Additional Attendees:

Robert Sanchez, PPD

Maxine Marks, Research Assistant

Agenda

Item 1: -Vote to approve HPC meeting minutes from 12/7/15

Item 2: - Karen Abraham Courtyard (Sue Mortier)

Item 3: -Update-Building Coordinator's Meeting presentation (Audra Bellmore)

Item 4: - Windows Guidelines and possible procedures with Robert Sanchez

Item 5: - Art Annex windows (painted over) discussion

Item 6: - Art Annex dumpster discussion

Item 1: Minutes

Minutes were reviewed and accepted unanimously.

Item 2: Update on the Karen Abraham Courtyard (formerly called the Alumni Center Plaza)

Sue Mortier updated the committee on landscaping plans for the Art Annex that include creating a "Memorial Alumni Walkway." There are outdoor cultural objects, many gifts from different student year classes, including a fountain, two stone benches, and a drinking fountain on the north side of the Art Annex that the Alumni Association plans to move to the east side. Grouped together, the objects would create a "Courtyard of the Classes." This change would allow the Alumni Association to have more space for outdoor functions and also honor the legacy of graduating classes, revealing the sweet history of the area while also adding interest and context to the objects. Mortier wanted to keep the HPC informed and inquire if more research is necessary.

Discussion included the status of the Art Annex building. Audra Bellmore said that the building is on the list of historic buildings but a proposal needs to be written. The Art Annex is the only remaining original Art Deco building on campus.

Sue stated that there is a general design for the area that includes upgraded landscaping, but no major changes. The fountain would remain, but scaled down. Cottonwood trees would be removed, and new trees would replace them. The new plan harkens back to the original landscaping of the area.

Robert Sanchez inquired about the donor bricks. Sue indicated that the donor bricks are worked into the new design. Additionally, Sue said that the project is on a fairly quick track, funded by alumni, and since they already have both the survey and a designer work could begin as early as summer.

Item 3: Building Coordinator's Meeting (Audra Bellmore)

Audra recounted her presentation at the Building Coordinator's last meeting. She presented to over 100 people regarding Hokona Hall decorative balustrades. After her presentation, some of the building coordinators from Fine Arts approached her and indicated that they want to work the HPC on preservation efforts of the Art Annex and Carlisle Gym. Since maintenance funds are not applicable to preservation efforts, some fundraising will be necessary. Audra indicated there is a good pool of alumni to draw from and that she is in discussions with a development director at the UNM Foundation to brainstorm fundraising tactics.

Agenda Order Changed

Item 5: - Art Annex windows (painted over) discussion

Since maintenance funds do not cover preservation expenses, discussion turned to the issues of Art Annex windows that have been painted over. Over the years, MFA students that use the building for studio space have painted over window panes to keep the sun out. Robert Sanchez indicated that there was a request to clean the windows of paint and that they are structurally fine. Audra indicated that the windows are probably original from 1926.

Item 6: - Art Annex dumpster discussion

Audra shared that she was notified via email that the Art Annex has a problem with trash removal because there is no dumpster at the building. Recently, there has been an effort in the building to clear out accumulated junk from the basement and that was accommodated with a temporary dumpster. However, the addition of a permanent dumpster might affect the aesthetic look of the site since there is no "site" for a dumpster. Audra asked the committee to consider if there is a place around the Art Annex building somewhere in the landscape that could conceal a dumpster.

Sue informed the committee that the temporary dumpster was employed about twice a year at the Art Annex, but they still need some sort of dumpster for day-to-day trash removal. Sue suggested that a smaller dumpster could be utilized at the site without compromising aesthetics.

Discussion turned towards the challenges of the Art Annex site: handrails would need to be changed for a garbage truck to access the west side of the building; there

is no basement level access to accommodate a truck; a dumpster would be an eyesore in a public parking lot. Audra mentioned that the building is underutilized and for such an historic building, not many people get to see or use the space. The building has been a lot of maintenance trouble for Fine Arts. Perhaps it would be better utilized by some other use than MFA studio space. The Alumni Association would like the building for parties and fundraising events, and a new space for MFA studios would have to be located. Robert Sanchez informed the committee that they are constructing some new studio spaces in the Mattox Sculpture building and that a temporary dumpster might serve the needs for the Art Annex at this time. Francisco suggested a smaller scale rolling bin dumpster for the Art Annex.

Sue reminded the committee that the rapid transit system planned by the city of Albuquerque will intercede on the south side of the Art Annex and also impacts the grove terraces. Francisco said that this would be the perfect opportunity to redesign the entry to the Art Annex. Sue added that the Albuquerque Rapid Transit could provide some benefits in terms of landscaping and adding more trees to the grove.

Robert Sanchez said that he will contact Vince Chavez from Area 4 to pursue cleaning the Art Annex windows and providing a dumpster.

Update (not on agenda): Zimmerman Nomination for Historic Preservation Status (Audra Bellmore)

Audra shared the status of the nomination for Historic Preservation Status of Zimmerman Library. Research assistant Maxine Marks revised the nomination and sent it to the New Mexico State Historic Preservation office for Steven Moffson's review before it goes to the State Historic Preservation Committee. The nomination was submitted in December, but Moffson required further changes including some more photography and a letter of support from UNM. Audra stated that the Regents approved the nomination more than two years ago, but that she will seek a letter of support from the Regents again, but will start first with requesting the letter of support from the Library Dean.

(Chris Grotbeck joined meeting at 11:35pm.)

Sue suggested that Audra copy or cc the President with the request for a letter of support or at least the HPC officially notify him.

Discussion moved to the benefits of historic preservation status including the potential for highly publicized events and fundraising. This could lead to more private funding for historic preservation efforts across campus. Francisco asked how many building on campus are actually on the historic register and Audra indicated that the both the Grove and Hodgin Hall are registered, but that the Zimmerman West Wing is not.

Audra informed the committee that the nomination will be on the April agenda for the state review board and then the nomination will go to the federal government, the Secretary of Interior. Nominations that reach this stage are generally approved. Furthermore, the honorary status will publicize and celebrate the building, but also lead the way for more eligible buildings to have the same protections. Audra thinks that this might be an opportunity to create a "Historic District," which would be an even higher status. Patrick recalled that there was interest in creating a historic district about ten years ago. Audra suggested that a logical one would be a "John Gaw Meem Historic District."

Francisco mentioned that he visited the NMSU Bartlett House which has been beautifully renovated including originally hardware. He asked if NMSU has a preservation committee and perhaps they have a model on window preservation. Audra indicated that they do not, but that the HPC window preservation efforts could be that a model.

Patrick then suggested that the landscaping for the Art Annex is important to provide the context of the area and its history. He suggested that interpretive plaques and photographs would be helpful in this regard. Sue added that there are photographs of the original fountain that can be used, as well as poems about the fountain.

Audra added that the Art Annex garden art should be added to the Decorative Art Inventory Project. Maxine will add it.

Item 4: HPC Window Guidelines

Audra began the discussion by stating that the Anthropology Annex can be the first step in initiating a programmatic approach to window preservation on campus. She suggested that it is important to work with PPD to find the best way to accomplish saving windows in historic buildings. Identifying the logistical process is key and Robert indicated that there is definitely a fair approach to the shared end goal.

Audra informed the committee that in addition to state guidelines, there are also national federal guidelines from the Secretary of Interior. The process is complicated and she suggested that Chris lead the conversation because he understands the process as well as conservation goals.

Robert urged the committee to not leave things up to a contractor, but to oversee the work and provide explicit instructions for them to follow. Audra indicated that the committee need to create a project scope that incorporates guidelines and to make sure that guidelines are adhered to through supervision.

Robert indicated that PPD would hire the contractor and PPD staff would supervise the work.

Chris reminded the committee that this type of project is highly specialized. He suggested that the committee identify a small group of specialists who have experience with legal drawings & specs for financial aspects and to facilitate construction bids through the purchasing department. Robert and Audra agreed, adding that there are local companies that can do the work. Patrick added that even carpenters can do the work. Robert identified Santa Fe Doors as one local company that is capable of building exactly what they are contracted to do.

Chris said the he has some experience looking at companies and their working guidelines and that the key for success will be shop management issues. Audra suggested that as the “model project,” the Anthropology Annex could benefit from Francisco’s expertise. Perhaps he could direct staff. Robert added that it would be great if Francisco could give training.

Audra suggested that a site visit is necessary to determine scope of work. Recommendations would be based on guidelines to save windows. Robert said that next year’s list of projects is being written now. Audra said that if we can meet the fiscal year deadline of July 1st that we could at least get the project into the queue.

Patrick asked Robert how projects are prioritized. Robert responded that all four areas appropriate budgets and that windows are either on a five year or 10 year plan. Also, the maintenance fund is not for historic preservation.

Chris brought up the fact that his department has funding for projects that we might be able to utilize before July. Audra asked if we could ask for funding for storm windows. Chris also recommended that the committee not use a grassroots approach for the specialized work that will need to be done on-site. He researched a Texas company that has good experience with window preservation.

Chris outlined the process that should include a project scope, schedule, and RFP. He also said that he will inquire with his boss to see if the departmental funds can be used toward preservation of the Anthropology Annex windows. Audra suggested that this might be a great opportunity to create an annual budget for “windows on historic buildings.”

Some discussion ensued about energy efficiency gains. Patrick said that the energy efficiency of restored windows needs to meet the efficiency of new windows. Audra mentioned that there is a polyester film that can be applied to windows for increased energy efficiency.

Francisco and Audra noted that historic preservation meets university goals for a green campus and that preservation is the really the highest order of recycling. Chris added that in terms of documented energy use, historic buildings are at the top of the list for need, and preservation could interrupt the trend of bulldozing historic buildings for the construction of new buildings. Audra identified the great opportunity of about 32 historic buildings on campus.

Discussion moved to the idea of multiple parties having different values. Chris added that real estate is prime. The Biology Annex is a potential site for a modern new building. Robert added that the Biology Annex is a potential site for MFA studio space. This would free the Art Annex for preservation and utilization by the Alumni Association.

Francisco, Pat, and Maxine agreed to visit the Anthropology Annex to conduct a site review of window preservation needs.

Discussion moved back to the Karen Abraham Courtyard and Sue indicated that she would provide a packet for next meeting for HPC review.

Meeting adjourned at 12:30pm