

UNM Board of Regents
Historic Preservation Committee
Agenda January 14, 2020
Hodgin Hall 2:00 pm to 3:30 pm

Attendees: Audra Bellmore, Amy Coburn, Marilyn Strube, Francisco Uviña, Patrick Hogan, Baker Morrow, Raymond Armijo, Al Sena

Item 1: Approval of Agenda

Marilyn Strube moves to approve the agenda. Baker Morrow seconds the motion. Agenda is approved by acclamation.

Item 2: Zimmerman Library

Hans Barsun and Craig Bernard present information regarding the photovoltaic project for the Zimmerman Library roof.

Audra Bellmore confirms that Zimmerman is a registered building and that the state historic preservation office confirmed that they would need to review the project. Putting solar panels on historic buildings is prescient issue. NPS recommendations says if they can't be see from the ground, it should be okay.

Craig Bernard shared that this is an important project to students and has been long in the making already having been through the regents. Bernard apologized for "jumping the gun" and inadvertently skipping the process with the HPC.

Al Sena inquired about the height of the top end of the PV panels and Francisco Uviña asked if the panels would be tilted. Hans Barsun indicated that there will be 10-inch tilt.

Baker Morrow asked if all of Zimmerman is historic, including the additions in later years. Audra Bellmore confirmed that the building in its entirety, additions included, is historic because there is documentation indicating the Meem always intended for the building to grow. Morrow added that the oldest addition is already nearing 50 years old.

Baker Morrow asked if the roof could support the weight of the panels. Hans Barsun confirmed that the roof would easily carry the weight because of the reinforced beams. Al Sena commented that the panels are typically lightweight aluminum but also that this project helps the university with our sustainability goals and using a historic property to meet more than one goal is a great opportunity.

Audra Bellmore commented that one thing that will come up is whether there is an alternative place and if it is reversible. Craig Barnard said that the opportunity to put a system this size on alternative sites was investigated, but this sit met the goal for the students to maximize the money. Hans Barsun added that other buildings were considered but this was the hands down site, other issues included roofs with tar & gravel. PAIS is not in the middle of campus and is too new.

Baker Morrow inquired how much power will the project generate. Hans Barsun indicated that the energy would be largely consumed by the library and then on weekends go into the rest of the power grid.

Audra Bellmore asked about visibility with an end-use with kiosk or computer screen in the SUB and in Zimmerman library.

Francisco Uviña suggested that the info presented to HPD could use more info including a section with scale figure indicating the views from other areas, even in diagram form and highlighting historic buildings in different colors.

Amy Coburn moved to vote on the project and Pat Hogan seconded the motion. Discussion continued and Audra Bellmore suggested that they include confirmation that the project is not visible from the ground. Al Sena and Amy Coburn asked that they included a diagram of the sight lines. Pat Hogan asked that they address the visibility from other historic buildings with photographs.

Baker Morrow expressed his belief that this project is a teaching opportunity that will show people what 21st century energy updates can accomplish without destroying or damaging historic property.

Audra Bellmore moved to amend the motion to request that the proposal include diagram views including from adjacent, ground level, historic structures. Baker Morrow seconded the motion. The motion passes unanimously.

Item 2: Scholes Hall Prep-Proposal Discussion (Jim Graf, Vigil & Associates; Alex Contreras from PDC)

Jim Graf and Alex Contreras indicated that this is not an extensive project and that two railings, one south facing and the other on the tower, need to be replaced.

Some of their questions when approaching the project included since the condition is not great, should it be restored as near to original condition or possibly replaced.

Alex Contreras indicated that the doors are sealed shut so there is not access to the balcony. They aim to match to decorative woodwork carving. Amy Coburn asked if this is the first type of repair on Scholes Hall. Al Sena indicated that it's unknown.

Amy Coburn inquired if this could be held in place as it might be part of a much larger restorative process. Audra Bellmore shared that Scholes had lots of work done on it 15 – 20 years ago including a renovated interior, but she had no knowledge of decorative woodwork. There was a window issue in which they wanted to replace original windows but SHPO got involved. The proposal to replace the windows was thwarted and interior storm windows were instead installed.

Alex Contreras shared that there are visible signs of restoration, but nobody knows who or when or what is allowed.

Francisco Uviña said that once we look at the pictures, things can be retrofitted to last another 50 years without damaging or changing the aesthetics.

Alex Contreras said that the balcony & staircases have a “dragonfly” motif. Audra Bellmore confirmed that might be possible and that the main set of drawings are at CSWR in the JGM archives. The architects and project managers need to look at them all.

Amy Coburn inquired what the preferred type of response would be? The purpose is to restore or replace in kind with original execution. That’s the intent, but sometimes it can’t be done.

Pat Hogan said that the original material and technique needs to be utilized if you can’t use original. Francisco Uviña added that it must be replaced in kind, cutting and adding as long as it doesn’t change the aesthetic. Amy added that the priority is to first restore, then replace in kind, or to finally replace.

Amy Coburn asked how we get to this project. Building manager says there’s rot and then it gets a discrete scope for repair. She suggested that we restructure our process. Is it repair or comprehensive restoration? Coburn suggested a scoping exercise that considers what needs to be done on this building in rough order of magnitude. What is it that we find now? Make it a phase restorative project and rewrite the story to understand what this larger building needs for the next years.

Discussion turned to ending the meeting as time was running out. Audra Bellmore then asked Raymond Armjio to introduce himself. He is Kim Feldman’s replacement and deals with the Alumni Chapel.

Meeting adjourned at 3:30 pm.