



# Agenda

---

**SPECIAL MEETING OF THE HISTORIC DISTRICTS REVIEW BOARD**

**THURSDAY, January 2, 2020 at 5:30 P.M.**

**CITY COUNCIL CHAMBERS**

**CALL TO ORDER**

- A. ROLL CALL**
- B. APPROVAL OF AGENDA**
- C. ACTION ITEMS**

- 1. **2019-001522-HDRB.** 404 Montezuma Avenue. The Historic Districts Review Board will conduct a special meeting concerning the redesign of the future Vladem Contemporary Museum, located in the Historic Transition District. At the meeting the Board will discuss the conclusion of the consultation period between the City of Santa Fe and the State of New Mexico concerning the design for the museum and will make a recommendation about whether design issues have been resolved, pursuant to the Santa Fe City Code Subsection 14-5.2(M). The public comment period for this project has closed, but members of the public are invited to attend and observe the meeting.

**D. MATTERS FROM THE BOARD**

**E. 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 or check [https://www.santafenm.gov/historic\\_districts\\_review\\_board](https://www.santafenm.gov/historic_districts_review_board) for more information regarding cases on this agenda. Persons with disabilities in need of accommodations, contact the Historic Preservation Division office at (505) 955-6605 five (5) working days prior to the meeting date.

**RECEIVED AT THE CITY CLERK'S OFFICE**

**DATE: December 19, 2019**

**TIME: 2:47 PM**

**SUMMARY INDEX**  
**SPECIAL MEETING OF THE HISTORIC DISTRICTS REVIEW BOARD**  
**JANUARY 2, 2020**

<b><u>ITEM</u></b>	<b><u>ACTION TAKEN</u></b>	<b><u>PAGE(S)</u></b>
Call to Order	5:30 pm	1
A. Roll Call	Quorum Present	1
B. Approval of Agenda	Approved	2-3
C. Action Items	2019-001522-HDRB 404 Montezuma Avenue	3-8
D. Matters from the Board	None	8
E. Adjournment	Adjourned at 6:24 p.m.	8

**MINUTES OF THE SPECIAL MEETING OF THE  
CITY OF SANTA FE HISTORIC DISTRICTS REVIEW BOARD  
THURSDAY, JANUARY 2, 2020**

**CALL TO ORDER**

A special meeting of the City of Santa Fe Historic Districts Review Board was called to order by Frank Katz, Vice-Chair, on the above date at approximately 5:30 p.m. in the City Council Chambers, 200 Lincoln Avenue, Santa Fe, New Mexico.

**A. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Mr. Frank Katz, Vice Chair  
Ms. Jennifer Biedscheid  
Mr. Anthony Guida  
Ms. Flynn G. Larson  
Mr. Buddy Roybal

**MEMBERS EXCUSED:**

Ms. Cecilia Rios, Chairwoman  
Mr. Herbert Lotz

**OTHERS PRESENT:**

Ms. Lisa Roach, Planner Manager  
Mr. Carlos Gemora, Senior Planner  
Ms. Sally Paez, Assistant City Attorney  
Ms. Melissa Byers, 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 Preservation Office and available on the City of Santa Fe Website.

**B. APPROVAL OF AGENDA**

**MOTION:** Member Roybal moved, seconded by Member Larson, to approve the agenda, as presented.

**VOTE:** The motion passed by unanimous (4-0) voice vote with Members Biedscheid, Guida, Larson and Roybal voting in favor and none voting against.

**C. ACTION ITEMS**

1. **2019-001522-HDRB. 404 Montezuma Avenue.** The Historic Districts Review Board will conduct a special meeting concerning the redesign of the future Vladem Contemporary Museum, located in the Historic Transition District. At the meeting the Board will discuss the conclusion of the consultation period between the City of Santa Fe and the State of New Mexico concerning the design for the museum and will make a recommendation about whether design issues have been resolved, pursuant to the Santa Fe City Code Subsection 14-5.2(M). The public comment period for this project has closed, but members of the public are invited to attend and observe the meeting.

Ms. Paez distributed a memorandum with notes from the Subcommittee about the Vladem Redesign, which is attached hereto as Exhibit "1".

Chair Katz said before the Board tonight is the proposal from the State for the design of the Vladem Museum. The history is that initially the State did not think they needed to come before this Board at all and they still think that. The Statute has language about capital outlay projects and there was some discussion as to whether this was a capital outlay project. Then the State decided to bring this item to the Board for comment. There has been a lengthy hearing on this matter. The Board gave comments to the State.

He said that the Cultural Affairs Department presented the matter to the State Historic Preservation Office. They analyzed the building and how it fit in with the historic buildings in that neighborhood. The Board had appointed a subcommittee to confer with the State about the plans. Members Biedscheid, Guida and Larson are the subcommittee. The subcommittee will recommend to the Board and the Board will make a recommendation to the Mayor. If there is not satisfaction, a special Historic Board can be appointed.

Ms. Roach said she could read into the record a more detailed version of what the Chair said, which would include dates, if the Chair felt that was necessary.

Chair Katz said he did not feel that was necessary.

Member Biedscheid said to reiterate, this project is not bound by the City Code. The Board is participating in a collaborative process with the State. She wanted to acknowledge that the State has agreed that concerns have been addressed as a successful outcome of the process. She witnessed a balanced collaborative process.

It is clear, that they considered input from the public and the State. Her role on the subcommittee was carrying forward what she heard at the public hearing in May. She feels she is representing the community and is participating as a member of the community as to what was said at the public hearing. It was clear to her that the design team had heard those comments.

She said that there was substantial comment from the public about retaining portions of the original warehouse and its character defining features. The front facade, except for the mural, is being preserved. The punched windows are being uncovered and restored to the original size. The stucco is being reapplied to that portion of the building. The loading dock and canopy are being restored to the original design. There was a suggestion from the public hearing that she thought was particularly implementable which was to find this design as the new territorial design. It was thought this new style with rules could be adopted. The material is concrete with massing and sharp corners. The new style suggested sharp corners and walls. One of the designers said they had taken into consideration the construction of art buildings in northern New Mexico. They used wood that is deeply inset so that a shadow creates a definition around the opening. There is symmetry and repetition of materials used on the new portion of the building. The materials used were said to be real, honest materials. Everything is color coded; the metal is raw, and they used brick, wood, aluminum and steel. There was an effort to ensure that the views from the depot were protected and there is an opening where you can see through the building that allows for that.

Another point from the community was the overall size of the massing on the second floor. While this second story is still massive there is less weight to the top. Characteristics of the current building that were valued by the public included two carved signs from the State archives era that will be maintained inside the museum. Also, of concern was the placement of the Vladem signage and that has been addressed. The other issue of concern was the removal of the mural. It will be removed. There was discussion in the meeting about how we might preserve that part of history. One interesting idea was to digitize the mural and project it on the outside of the building periodically. The museum will address that going forward.

Member Larson said everything that Ms. Biedscheid said was in line with what was discussed at the subcommittee meeting. She did inquire as to what the State Historic Preservation Office (SHPO) process was. Several considerations that were given by SHPO are seen in the current design. One of which is the massing and the more sensitive choice of materials. The scrim of the ends is still of concern. We view the Railyard as a space we move through. The current design offers more public interaction with the space. There will also be more use of landscaping which makes it a much more approachable space.

In her view the mural was most important. She was intrigued by what was presented. The mural is documented in the Book of American Street Art. The Department of Cultural Affairs, Museum Division, answered their questions about the

mural including what they have done to preserve and document the mural. The mural has been assessed by two conservators and both concluded that the mural is beyond restoration. The question of preservation and documentation was answered that it has been digitally documented. We also have historic photos of the mural as well. The question is, what can be done now? It is a contemporary piece, and this is a contemporary museum so it is appropriate to look at this as a piece of public art. That is an interesting discussion. She is hoping we will see some resolution on that since it is a very important piece of Santa Fe history. She is interested to see how that goes and what members think.

Member Guida said when the Board first saw the project last Summer, he expressed his frustration on how this Board was circumvented. What we and the public reviewed was the result of that thought process. It was encouraging to see the level of engagement and the level of concern at the meeting. We got clear eyed thoughts from the public about the mural. There was considerable support for this design approach. However we got there, the project has changed for the better. People may not have liked the design, but they liked the idea of the project. It is not always an easy process. A lot of the work was done sensitively.

He said the SHPO office did, in the long run, have an opportunity to officially review the project and seek public input. SHPO did express that they thought that the new portion of the building should contrast with the older building. They did encourage that the massing be looked at from the approach from the Railyard. There is an improved design here. It breaks down the building from the original monolith. None of that contrast was lost in this review. This is a net positive. The architects arranged the second floor open outdoor space that gives a publicly accessible space. Design by committee does not work well, but in this case the comments were considered.

A concern for him is addressing the issue of the mural. It is a glaring omission and is not unfixable. Somehow this redesign seems to have brought out an even greater absence of the mural. We can see that as an opportunity to do something about that. The designers had recommendations as to what can be done to befit this context and compliment the building. The most exciting one was the idea of projection. He feels that would be phenomenal. We don't have the exact rules to accommodate that right now, but he would be willing to work with the State on that. His recommendation would strongly be that this be addressed. We can bring this building into the future and celebrate murals in a wonderful way. Other murals can be presented as well. This building had an influence on what this Board does. There is a real opportunity here to have an impact. The original mural is a piece of history he wants to keep. It is the public face of the building

Chair Katz thanked the Subcommittee.

Member Roybal said he was pleased with the good faith shown by the State and how the State has worked with the City. The design is amazing compared to the original

design. The colors are blending in well. He is concerned about the mural as well and feels the projection of the mural would be a wonderful way to preserve this and the history.

Chair Katz said his reaction to the original presentation was that it did not comply with the City rules. He understood that part of the cooperative approach with the State, was not to say do it our way. It was to get to work with the State to have it fit in with the State as best as it can. As to the minimum changes to be made, he felt that the State did a "bang-up" job on that. The windows are now under a portal and it fits better. They reflect the high windows in the original building, and he thinks that works well. He is distressed that they still have metal scrim on both ends and wishes they would reconsider that on the south side, which is the most visible. On the outside sculpture garden, it would be nice to have the sun coming in there. There will only be about five days where it would be too hot to sit out there. He would like the Mayor to ask them to consider that. The projection of the mural and other murals is a good idea. Where we stand now, is that this is not a public hearing. It was noticed very clearly. Our job now is to vote on what to recommend to the Mayor going forward. He would entertain a motion.

Member Biedscheid asked about public comment. She would like to give the public the opportunity to get on the record if that is possible.

Ms. Paez said it is okay, but it won't be considered because the opportunity for input in design decisions has passed. It is the pleasure of the Board. She does not see anything wrong with that.

Member Roybal asked for a show of hands of who would like to speak.

Chair Katz said we will entertain short statements of advice to the Mayor.

Rick Martinez, 725 Macia Road, said he met with the artist of the mural, Mr. Guzman. They went to the Secretary's office and suggested a 12 foot size mural as a smaller version to be on the wall. That idea was rejected. He also would like to see the Railyard views and the signs.

Member Biedscheid said the Museum has said the signs will be kept and displayed inside the museum.

Barbara Fix, 610 Alicia Street, said she loves the mural. It is from a time in our community and she hopes the spirit of the mural might be preserved. She has spoken to a conservator who said it can be preserved, so that is an issue. She agrees with Chair Katz on the scrim on the south side. It is almost as if they said we are going to keep scrim somehow because we want it. We are used to fads and this may be a fad. Part of this Board's mission is to keep what is of value that lasts over time. She thinks the flashy metal will glare in the eyes. Also thank you all for your efforts. It could be worse, and it is not worse, so thank you.

Pen La Farge, 647 Old Santa Fe Trail, said he is the immediate past president of the Old Santa Fe Association. He wanted to echo comments made by the Board and Ms. Fix that this is a better building than it was before. The comments of the public have been considered. He agrees with Mr. Katz about the scrim on the south side. The most important thing to say is that this is a better building. He is mildly astonished that the State listened at all. The State was supposed to work with the Old Santa Fe Association, and it did not. That was a fault of the process, but that is part of why he is so astonished the State listened at all. They did change the building so that it is substantially better. The State is to be congratulated and get a pat on the back and a handshake.

Stephanie Beninato said she appreciates that the State did listen. It could be worse. It is somewhat better. The southwest view looks like an urban bunker in many ways. It is not distinguishable from any museum in the country. She appreciates that they kept the windows on the east side. They still did not comply with historic rules. They do have more appropriate colors. She would also like them to get rid of the scrim on the south side. She visited Cuba and they were displaying modern art in historic buildings. She doesn't like calling it the new territorial style. There is a lot of detail that is not on that building that would be necessary to label it as territorial.

Subi Bowden, 333 Montezuma Avenue, said we are at a moment of great fortune now that we have Deborah Garcia y Griego and Peter Ives representing us at the State. It is instrumental for us. Her primary discussion is about the southwest view. In all renderings we never see the depot. The reason you don't see the depot is due to the large building. There is a decade-long commitment by the State and the City to preserve the view from the Plaza. Her request is that the Board, City and State open the terrace and take off the scrim and walls and leave a low railing. That will then lower the closest elevations to the depot. That will honor the depot and respect the depot.

Mike Halpin said his father was the administrator and he has lots of memories of this building and running around it as a kid. He and his sister want to thank everyone for their efforts. He said they were happy with all the effort everyone has put into it. We look forward to the final design.

Chair Katz said there seems to be strong agreement that the south scrim really detracts. He hopes the Mayor uses his abilities and will talk to the State to discourage that. It is sad that the mural has gotten to the state that it's in. He accepts the determination of the experts. He feels projecting the mural and other murals is a great idea. With that he will entertain a motion.

**MOTION:** In Case #2019-001522-HDRB, 404 Montezuma Avenue, Member Guida moved that the Board recommend to the Mayor that it be communicated that there is a general agreement with the design comments from SHPO and general agreement with the current revised design that resulted from that process. The Board recommends and acknowledges this part of the



process and that will work more closely with the State in the future. Specific to the project, the Board has two recommendations:

- 1) that the Museum consider removing the scrim at the north and south ends of the upper story to open views to have less of a material conflict with the district; and
- 2) that the issue of the mural be addressed in a very strong, bold and meaningful way that may entail projection and may entail other proposals of a public facing mural on the east side of the original building.

Member Biedscheid seconded the motion.

Member Roybal wanted to include that the Board is pleased with the cooperation and wanted to make sure that it is known that this is a wonderful process. The design overall is a wonderful design.

Member Guida accepted the amendment to his motion.

Ms. Roach said she and Ms. Paez will communicate this to the Mayor.

**VOTE:** The motion passed unanimously by voice vote with Members Biedscheid, Guida, Larson and Roybal voting in favor and none voting against.

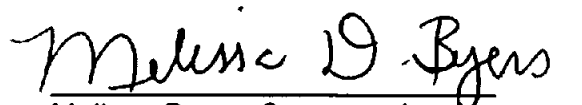
**D. MATTERS FROM THE BOARD**

None

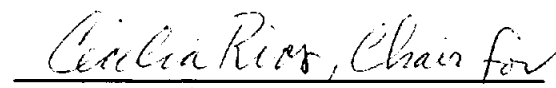
**E. ADJOURNMENT**

Chair Katz adjourned the meeting at 6:24 pm.

Submitted by:

  
Melissa Byers, Stenographer  
Byers Organizational Support Services

Approved:

  
Frank Katz, Chair  
Vice

MEMORANDUM

**TO:** Members of the Historic Districts Review Board  
**FROM:** Sally Paez *SP*  
**DATE:** January 2, 2020  
**RE:** Notes from Subcommittee Meeting About Vladem Redesign

---

Here is a summary of my notes from the subcommittee meeting held December 18, 2019.

**Impact on Existing Historic Structures:**

- Primary concern raised by SHPO was impact on 3 historic structures, and especially on the legibility of the historic Santa Fe Depot and surrounding open space. This concern was addressed by modifying the site plan by moving massing away from the depot, moving the dumpster, and changing the landscaping. The proposed locations of the outdoor sculpture terrace and artist studio have been flipped.

**Massing of Addition:**

- The project design team introduced scaling elements to better incorporate the addition into the existing structure. Recognition that it is not appropriate for the addition to match the existing structure; both should be legible yet compatible.

**Finish & Scrim:**

- Wanted to address concern that scrim was monolithic and wrapped entire building. Reduced scrim by locating on north and south ends only, which reduced overall profile of the addition by 8". Will flank east and west concrete walls. Introduced more fenestration.
- East and west walls will have a new skin made of finished shell concrete panels. Material will be excellent for insulation, durability, and maintenance. Color will be a brown reminiscent of the existing stucco color, yet distinguishable.
- Strong desire to keep some of the scrim, which is a sculptural element intended to embody light, change, and movement. Scrim will shield south side of building from light and heat. Scrim will create "light gallery" on north side of building, will provide shade, and will take advantage of changes in light that occur with the time of day and seasons.

**Openings & Fenestration:**

- Desire to maintain simple massing while introducing more and larger openings. Wanted deep punched openings to create shadow lines, as are found on older buildings.

**Mural:**

- Outside of scope of Santa Fe's historic ordinance, but remains a matter of significant public importance.
- Two conservators (one internal and one external) concluded that the mural lacks integrity and cannot be preserved. Painted on stucco, which needs to be replaced, and covers historic window openings. Has been digitally archived.
- The State contacted one of the original artists, Gilberto Guzman, and obtained funding for him to create a new mural, but he has declined.