



LOS ALAMOS

County of Los Alamos

Los Alamos, NM 87544
www.losalamosnm.us

BCC Agenda - Final

Historic Preservation Advisory Board

Mark Rayburn, Chair; Leslie Linke, Vice-Chair; Jorge Maldonado, and Patrick Moore, Members

Wednesday, November 1, 2017

5:30 PM

Fuller Lodge 2132 Central Avenue, Throne Room

1. ADMINISTRATIVE ACTIONS

A. Call to Order/Introductions

B. Approval of Today's Agenda

C. Review/Approval of Meeting Minutes

- (1) [10053-17](#) Minutes from the Historic Preservation Advisory Board Meeting on October 4, 2017.

Recommendation: I move that the Board approve the Minutes for October 4, 2017 meeting.

Presenters: Mark Rayburn

Attachments: [A - Draft Minutes of the HPAB meeting of October 4, 2017](#)

D. Public Comment for Items Not on the Agenda

II. HISTORIC PRESERVATION BUSINESS (Items for Discussion and Possible Action)

A. Chairman's Report

- (1) [10061-17](#) Update on the Tourism Strategic Plan and Wayfinding Projects

Presenters: Historic Preservation Advisory Board

III. STAFF REPORTS

A. Reports and Updates

- (1) [10054-17](#) Update on the Oppenheimer and Grove Statues Foundation Repair

Presenters: Christopher Wilson

Attachments: [A. Oppenheimer and Groves Statues](#)

- (1) [10051-17](#) Historic Designations Discussion

Presenters: Historic Preservation Advisory Board

Attachments: [A. Historic Designations Discussion](#)

IV. INFORMATIONAL ITEMS

V. PUBLIC COMMENT

VI. NEXT MEETING(S)/FUTURE AGENDA ITEMS

- (1) [10062-17](#) December 6, 2017, 5:30 at Fuller Lodge, Throne Room
January 3, 2018, 5:30 at Fuller Lodge, Throne Room

Presenters: Historic Preservation Advisory Board

VII. ADJOURN

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the County Human Resources Division at 505-662-8040 at least one week prior to the meeting or as soon as possible.

Public documents, including the agenda and minutes can be provided in various accessible formats. Please contact the personnel in Community and Economic Development Department at 505-662-8293 if a summary or other type of accessible format is needed.

Date/Time

Wednesday, August 2, 2017, 5:34 PM

Location

Fuller Lodge, Throne Room
2132 Central Avenue, Los Alamos, NM 87544

Board Members

- Mark Rayburn, (Chair), **Present**
- Leslie Linke, (Co-Chair), **Present**
- Patrick Moore, **Present**
- Jorge Maldonado, **Absent**

Staff Present

- Kevin Powers, Associate County Attorney
- Barbara Lai, Senior Management Analyst
- Tamara Baer, Planning Manager
- Anita Barela,

I. Administrative Actions

A. Call to Order/Introductions

As a quorum was present, the meeting was called to order at 5:30 pm.

B. Approval of Today's Agenda

Approved as presented.

C. Public Comment/Public Hearings

Barbara Lai reported that the Oppenheimer and Grove Statue project is still scheduled for October, weather permitting. The rehabilitation plan for the ground work remains as presented to the Board, which includes the steel border. The Ancestral Pueblo work is completed and the Board complimented the Parks department on the completed project.

D. Review/Approval of Meeting Minutes

The minutes from the August 2, 2017 meeting were approved.

II. Historic Preservation Business (Items for Discussion and Possible Action)

A. Chairman's Report

As the HPAB representative to the Tourism Work Group, Vice-Chair Linke reported on the community meeting results covering the Tourism Strategic Plan.

The Design Workshop consultant reported that feedback shows there is strong support for increasing tourism in the County. The 20-member

working group acknowledged that the lack of housing and parking will be a problem. The NM State Tourism office reported a 14% increase over 2016 of visitors to the State of New Mexico. The consultant reported that 200,000 people visited Bandelier, but only 50,000 of the tourists came to Los Alamos.

The topics discussed at the meeting included increasing the availability of lodging, adding more restaurants, and enhancing the community to entice additional visitors to Los Alamos. The consultants followed up with a community survey that received over 200 responses.

The consultant passed out the draft document for developing four strategic direction category titles. Within each of the four categories, strategies and tasks were included in the document. Ms. Linke gave the document to Ms. Lai and she will email it to all members for review and comment.

The final plan will be presented to Council about mid-January.

III. Staff Reports

Ms. Baer presented and discussed the basic elements of the Historic Preservation Ordinance and answered Ordinance questions from the Board members. Ms. Baer stated that there are two major parts of the Ordinance – the first part of the Ordinance explains how to designate an historic landmark and historic district and the process to apply for designation.

Ms. Baer went on to explain the different sections of the Ordinance. She stated that the *Purpose* section of the Ordinance is very important because it serves as the basis for the rest of the Ordinance.

Ms. Baer pointed out that the County Ordinance criteria treats a landmark and historic district as the same. The County Ordinance designation for a landmark and historic district is not in line with the national and State standards. She stated that this is a possible revision that the Board might want to consider. Chair Rayburn agreed as did Member Moore.

The second major part of the Ordinance explains the alteration certificate and how a property owner may apply for one.

The full video and audio of the Historic Preservation Ordinance discussion may be found at:

http://losalamos.granicus.com/MediaPlayer.php?view_id=2&clip_id=1306.

Click on the agenda item (1) 9936-17 *Historic Preservation Ordinance Discussion*.

IV. Informational Items

No informational items to report.

V. Public Comment

Nancy Bartlit commented that she served on the HPAB for ten years and has historic studies that may be of interest to the Board. Ms. Lai accepted the reports and will keep them in the office and make them available as a resource to the staff and the public.

VI. Next Meeting(s)/Future Agenda Items

The next meeting is scheduled for November 1, 2017. The location of the meeting will be determined in the next few weeks.

VII. Adjournment

The meeting was adjourned at 6:49 pm.

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Oppenheimer and Groves Statues

Pictures of Foundation Issues to be Addressed







MEMORANDUM



Community Development

1000 Central Avenue, Suite 150

Los Alamos, NM 87544

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losalamosnm.us

DATE: October 27, 2017
TO: Historic Preservation Advisory Board
FROM: Barbara Lai, Senior Management Analyst
RE: Historic Preservation Discussion

As Liaison to the Historic Preservation Board, I have just completed some training and research regarding the Federal, State and County historic guidelines and designations. This memorandum provides the HPAB with the results of my research and program recommendations.

Current Regulations and Designations:

- Attachment A. A comparison of Federal, State and County Historic Preservation regulations.
- Attachment B. A map of the Los Alamos Districts and Landmarks in the downtown.

Recommendations:

- Become a New Mexico Certified Local Government (CLG).
- Consider additional district designations.

Attachment A

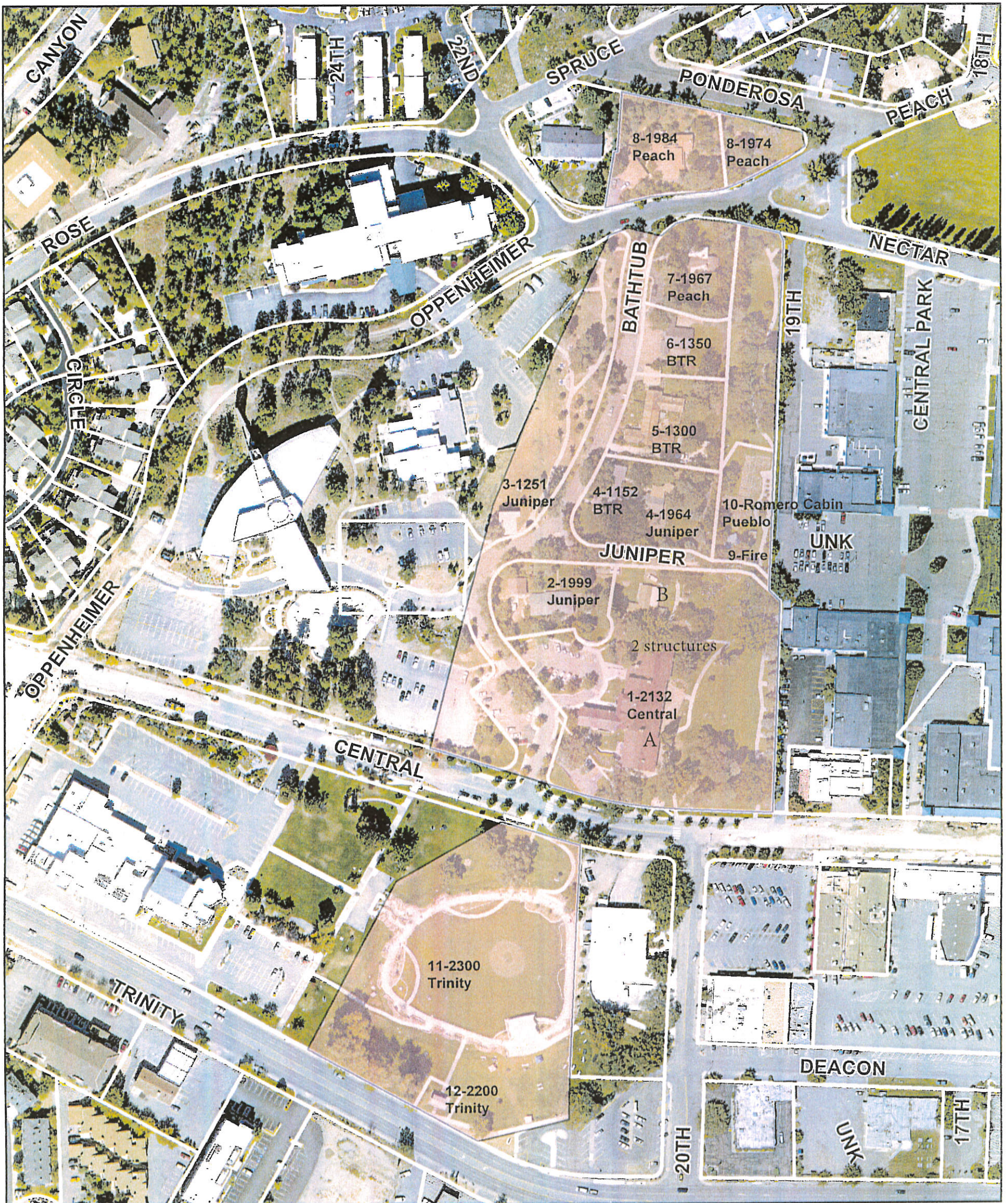
Comparison of Federal, State, and County Historic Preservation Designations Listing of What the Designation Does and Does Not Do

Agency	Does	Does Not
Federal	<ul style="list-style-type: none"> • Identifies significant buildings, structures, sites, objects and districts, • Encourages preservation through documentation • Provides information about historic resources for planning purposes • Facilitates the review of federally funded, licensed or permitted project to determine their effects on historic properties • Assists state gov agencies in determining whether state projects will affect historic properties • Provides federal and state tax benefits to owners of taxable historic properties if they rehab their properties • Ensures that listed properties are considering decisions by NM counties, and municipalities • Allows consideration of fire and life-safety codes compliance alternatives when rehabbing • May jeopardize the historic designation if altering a building has a negative impact on the overall significance of the building/landmark/historic district 	<ul style="list-style-type: none"> • Restrict the rights of private property owners • Require property owners to follow preservation standards-unless they wish to qualify for tax benefits • List individual properties if the owner objects or list HD if the majority of owner's object • Auto invoke local HD zoning or landmark designation • Stop federally assisted gov projects • Stop state assisted development projects • Automatically stop permitting of surface mining • Mandate special consideration be given to compliance with life safety and fire codes • Provide the marker or plaque
State	<ul style="list-style-type: none"> • Qualifies designated properties for NM State Income Tax Credit for preservation • Provides owners of register cultural properties with low-cost financial assistance through the HP Loan Fund • Provides certified Local Gov grants and small grants • Requires SHPO review of any designated non-federal public building using public funds 	<ul style="list-style-type: none"> • Control any private property changes*

* However, if a privately-owned structure is changed significantly, i.e. building an addition to the front of a house, this action may jeopardize the national designation of the whole District.

Agency	Does	Does Not
County	<ul style="list-style-type: none"> • Preserves, protects, and enhances HP as County Historic District, landmark and/or cultural site • Creates a reasonable balance between private property rights and the public's interest in preserving historic sites • Fosters civic pride in the beauty and accomplishments of the past • Provides educational opportunities for all • Enhances and promotes tourism while respecting the privacy of individual building occupants • Promotes the continue use, adaptive reuse, and maintenance of history or architecturally significant properties • Ensures the exterior design and appearance of new structures and improvements are compatible with establish character • Requires private property owners to request an alteration certificate if they choose to alter the exterior appearance of any structure, construct new structures or demolition of a structure • Requires private property owners to request an alteration certificate if they choose to construct, alter, relocate or demolish any fence, or other landscape featuring a deck, wall, berm, garden structure, exterior lighting, driveway, or landscaping that potentially affect the historic structures or features • Prohibits demolition by neglect • Provides exception to process if public safety is a concern • Provides exception to compliance for economic hardship 	<ul style="list-style-type: none"> • Currently establish any districts or landmarks • Restrict changes or any rehabilitation on the interior of a privately-owned building

**Federal Register of Historic Districts
National Historic Landmarks
Los Alamos Scientific Laboratory
State Historic District**



 Historic District

BTR-Bathtub Row

- | | |
|--|---|
| 1 - A. Fuller Lodge and B. Infirmary/Guest Cottage (Historical Museum) | 7 - Master Cottage #2/Oppenheimer House (Historical Society) |
| 2 - Chief Mechanic's House/Baker House (Owned by Olinger) | 8 - Master Cottage #3/Church House (Owned by Olinger, one lot at the time of application) |
| 3 - Stone Power House (Owned by County) | 9 - Fire Cache (Owned by County) |
| 4 - Spruce Cottage (2 Addresses, Owned by Olinger) | 10 - Romero Cabin and Archaeological Ruins (County Property) |
| 5 - Arts & Crafts Building (Owned by O'Donnell) | 11 - Ashley Pond (County Property) |
| 6 - Master Cottage #1/Max Roy House (Historical Society) | 12 - Ice House Memorial (County Property) |