

MEMORANDUM



Community Development

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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

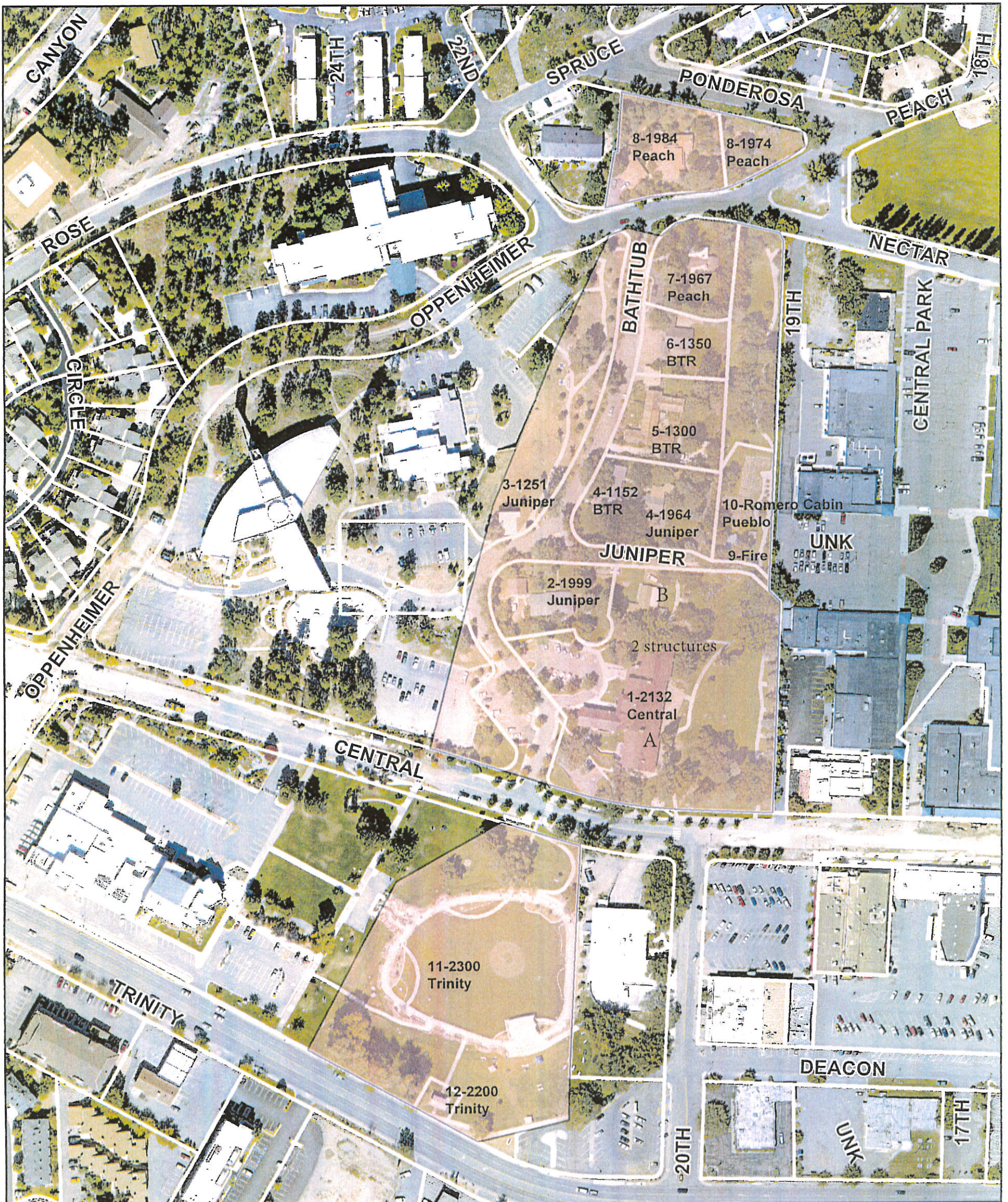
Comparison of Federal, State, and County Historic Preservation Designations Listing of What the Designation Does and Does Not Do

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) |