



# MINUTES

## Historic Preservation Advisory Board

### February 5, 2025 – 5:30 P.M.

*Audio and Video of this meeting can be accessed at:  
<http://losalamos.legistar.com/Calendar.aspx>*

#### 1. CALL TO ORDER / INTRODUCTIONS

Patrick Moore, Chair, called the meeting to order at 5:30 PM.

##### Members Present:

Patrick Moore, Chair  
Patrick Cruz, Vice Chair  
Liz Martineau  
Carrie Gregory

##### Members Absent:

Loretta Weiss

##### Staff Present:

Jane Mathews, Senior Planner  
Dan Osborn, Interim Director, Community Development Department

##### Council Liaison:

David Reagor

#### 2. PUBLIC COMMENT

None.

#### 3. HISTORIC PRESERVATION ADMINISTRATIVE BUSINESS

##### A. Approval of Agenda

**MEMBER MARTINEAU MOVED TO APPROVE THE AGENDA AS PRESENTED.  
SECONDED BY MEMBER GREGORY. APPROVED 4-0 VOTE.**

##### B. Historic Preservation Advisory Board (HPAB) Meeting Minutes for December 4, 2024, and December 11, 2024.

The Board voiced no changes to the Minutes as drafted.

**MEMBER MARTINEAU MOVED TO APPROVE THE MINUTES AS PRESENTED.  
SECONDED BY MEMBER CRUZ. APPROVED 4-0 VOTE.**

#### 4. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

##### A. Manhattan Project-Era Dormitory Project Update and Possible Action on Recommendation to

Planning and Zoning Commission. Presentation by Linda Matteson.

**I MOVE THAT THE BOARD SUPPORT THE MANHATTAN PROJECT-ERA DORMITORY PROJECT AND NOTIFY PLANNING AND ZONING COMMISSION OF THIS SUPPORT. MOTION MADE BY MEMBER GREGORY AND SECONDED BY MEMBER MARTINEAU. APPROVED 3-0 VOTE, ONE ABSTENTION.**

Discussion comments from Patrick Moore: very supportive of “one of the last remaining Manhattan-era buildings in the United States.” Johnathan Creel (program manager, Manhattan Project National Historical Park) and Patrick Moore have discussed the significance, regardless of its original use. It stands on its own as an incredibly important building worthy of being preserved. Nomination documents are foundational documents. The SHPO will want to have the name and the records shown correctly in the documentation. Chair Moore suggested that the Historical Society get involved in reviewing any documents before they go to the National level.

Member Gregory wanted to clarify that this presentation included an evaluation, eligible for the State and National Register. A nomination process is separate from the evaluation in order to be listed. Is this material going to be used for interpretation? This is a good document for the evaluation.

Linda Matteson stated that the county does intend to have the building listed in the State and National Registry.

Member Martineau recommended that HPAB take the lead in putting forward the Manhattan Project-Era Dormitory Project for an award. The board agreed.

A planned field trip for the building is desired.

**B. Discussion of Historic Preservation Month – May, possible events.**

**NO VOTE HELD – DISCUSSION ONLY.**

Member Martineau recommended highlighting the Manhattan Project Era Dormitory project in Historic Preservation Month as part of highlighting Manhattan Era history in Los Alamos. Participation may come from these groups: Manhattan Project National Historic Park Board (MPNHP); Bandelier; LANL; Los Alamos County tourism may promote trails and maps; PEEC may get involved with trails; Historic Society may participate. Ideas for the HPAB to be involved and visible at the farmer’s market; booth/table outside of Romero Cabin at the Spring Arts & Craft Fair, May 10<sup>th</sup>; write an article about the importance of historic preservation for the LA Post in the month of May.

Brochure idea: Chair Moore suggested a conversation focused on HPAB’s charge for advisement and advocacy for preservation, but not an enforcement board. Communicate what we do and why we care about it and encourage people to think about preservation. We could talk about all the buildings and properties around LAC that are eligible now. What is our message?

Proclamation: Inclusive of the private property owners on Bathtub Row, statement thanking those who take care of these important properties at their own expense, as well as the Historical Society, raising money for the Oppenheimer House; Manhattan Project spending money on projects in Los Alamos County; appreciation to the community.

- C. Discussion of date to hold the HPAB meeting in Fuller Lodge and tour Baker House.

**NO VOTE HELD – DISCUSSION ONLY.**

Member Martineau suggested this happen sooner rather than later.

- D. Discussion of HPAB's role in Undertaking Survey and Research activities or making award nominations. Member Martineau suggested that they wait to nominate, once Oppenheimer House is finished, and the Manhattan Project Era Dormitory is completed.

**NO VOTE HELD – DISCUSSION ONLY.**

**5. BOARD/DEPARTMENT COMMUNICATIONS**

**A. County Staff Report**

Ms. Mathews answered questions from Member Martineau regarding the RFP for a County-Owned Historic & Cultural Properties Master Plan. More details came from Dan Osborn, Interim Community Development Director. The Master Plan is intended to be with an inventory of county-owned properties specifically, along with the upkeep and ongoing maintenance requirements. It may be coupled with an inventory of privately held, historic properties or culturally significant features, their condition and maintenance needs, and possible future acquisition and preservation if they come available. The Master Plan will provide a path forward for how all of these items might be included in a historic preservation district or as part of a park or included in historic walking tours. Newly historically eligible county-owned resources, on County-owned land, will include places beyond the Manhattan Era.

Budget is \$100,000 line item in the 2025 budget to get this project started. We need to narrow the scope and align it with the suggested scope from HPAB.

Member Martineau stated "We have old surveys and no county-wide historic structures surveys. Some are identified, but are these old plans sufficient?" She mentioned that New Mexico Main Street is working on an Art and Culture Master Plan, and we should coordinate or be left behind.

A County-Wide Survey would have to review the 4,000 acres (109 square miles) of open space, plus parks, trails, public grounds, indigenous historic artifacts, built elements in the Los Alamos County land base. By narrowing the scope to County-Owned properties is keeps the scope smaller.

HPAB members should think about how they want to affect this scope and provide this feedback to Chair Moore. Then these ideas can be incorporated into the scope of work that will go into the RFP. Each person could flag areas that should not be overlooked, while keeping in mind rolling quorum issues.

**B. Chair Report**

The chair researched when anyone started calling the Manhattan Project Era Dormitory the WAC Bldg. It was Liz.

**C. HPAB Board Liaison and/or Sub-Committee Reports**

Member Martineau reached out to the Art in Public Places Board. Member Gregory will attend the next Parks Board meeting.

**D. Council Liaison Report**

New liaison is David Reagor!

**6. PUBLIC COMMENT**

None.

**7. NEXT MEETING AND FUTURE AGENDA ITEMS**

**A.** March 5, 2025, will be held at Fuller Lodge with a tour of Baker House.

**B.** Agenda items for March 5, 2025

1. Intermission for 20- to 30-minute tour of Baker House
2. Update on planning for May's Historic Preservation Month (Discussion)
3. Update from the committee writing a Historic Preservation Month Proclamation (Discussion)
4. Discussion of the report, "Imagine Who Walked Here," by Gerry Strickfaden.
5. Discussion of the Little Theater fire-suppression LAC facilities department project.
6. News: Historic Preservation Conference (Discussion)  
<https://nmhistoricpreservation.org/outreach/statewide-historic-preservation-conference.html>

**8. ADJOURNMENT**

7:08 PM