



LOS ALAMOS

County of Los Alamos

Los Alamos, NM 87544
www.losalamosnm.us

BCC Agenda - Final

Historic Preservation Advisory Board

*Patrick Moore, Chair; Jonathan Creel, Vice Chair; Nancy Bartlit;
Robert Dryja; and Michelle Murillo, Members*

Wednesday, May 5, 2021

5:30 PM

Due to COVID-19 the meeting will be conducted
remotely. You may join the meeting at:
<https://zoom.us/j/97941268730>

Please click the link below to join the webinar:
<https://zoom.us/j/97941268730>

Or Telephone:

US: +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782 or +1 312 626 6799 or
+1 646 558 8656 or +1 301 715 8592

Webinar ID: 979 4126 8730

I. ADMINISTRATIVE ACTIONS

A. Call to Order/Introductions

B. Approval of Today's Agenda

C. Review/Approval of Meeting Minutes

1. [14204-21](#) Minutes from the Historic Preservation Advisory Board Meeting on April 7, 2021.

Presenters: Historic Preservation Advisory Board

Attachments: [A - Draft Minutes HPAB Meeting, April 7, 2021](#)

D. Public Comment

II. PRESENTATIONS

A. Fuller Lodge Art Center Canopy

1. [14213-21](#) Fuller Lodge Canopy

Presenters: Historic Preservation Advisory Board

Attachments: [A - Fuller Lodge Portal - Compiled Options 4-27-2021](#)
[B - Fuller Lodge Initial Historic Letter - DRAFT for review](#)

Michele Mullen, Mullen-Huller Architects

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

A. FY22 Work Plan

1. [13815-21](#) Draft of the FY22 Work Plan
Presenters: Historic Preservation Advisory Board
Attachments: [A - DRAFT FY22 Historic Preservation Advisory Board Work Plan](#)

IV. REPORTS

A. Chairman's Report

B. B & C Liaison Reports

C. Council Liaison Report - Dense Derkacs

D. Staff Report

Mail Box Update

V. PUBLIC COMMENT

VI. NEXT MEETING(S)/FUTURE AGENDA ITEMS

The next HPAB meeting is June 2, 2021 at 5:30 pm via Zoom.

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.

**Historic Preservation Advisory Board
Draft Minutes April 7, 2021**

ADMINISTRATIVE ACTIONS

Members Present: Patrick Moore, Chair; Jonathan Creel, Vice Chair; and Nancy Bartlit, Michelle Murillo, Robert Dryja, Members.

Council Liaison: Councilor Denise Derkacs

Others Present: Linda Matteson, CMO; Liz Martineau, Executive Director, Historical Society; Barbara Lai, Staff Liaison; and Perry Rutherford, IT.

Call to Order

Meeting called to order at 5:31 pm by Chair Moore.

A. Approval of Today's Agenda

Being no corrections, the Agenda is approved.

B. Approval of Minutes

Being no corrections, the minutes are approved.

C. Public Comment

Residents made comments.

HISTORIC PRESERVATION BUSINESS (Items for Discussion and Possible Action)

Develop/Approve the FY22 HPAB Work Plan

The board discussed the FY22 work plan projects at length. The comments and revisions are captured in the attached section of the FY22 Draft Work Plan.

Chairman's Report

The placing of a mailbox in Fuller Lodge to receive mail was discussed. It was determined that a free-standing box would be appropriate.

Ms. Martineau said that it is extremely difficult for the offices in the Lodge to receive mail and that a mail box is critical for their operation. Ms. Lai will coordinate with the Post Office, County Facilities, and the Historical Society to resolve the issue.

Chair Moore commented on his Historic Trails presentation. Member Bartlit remarked that the presentation was exceptional. Mr. Moore stated that he will email the link to the Board.

REPORTS AND UPDATES

Tourism Implementation Task Force, Vice Chair Creel reported that the Task Force is supporting a Tourism Manager Position. There is activity to add to the White Rock Visitors Center and review the connection to Bandelier.

Members Murillo and Bartlit attended meeting, and there was no action.

Council Liaison Report

Councilor Derkacs reported on Council activities to the Board.

INFORMATIONAL ITEMS

No report.

PUBLIC COMMENT

No public comment.

V. NEXT MEETING/ADJOURN

The next HPAB meeting is May 7, 2021.

Chair Moore declared the meeting adjourned.

FY2022 Draft Work Plan – Section 2.3 Other Projects

2.3 Other projects/assignments proposed by the Board or Commission: (*Any projects or activities proposed in this section should be discussed with the Council Liaison prior to listing it in this work plan.*) To assist with Council review of the work plans, please list the B&C's proposed projects or assignments in priority order.

- Formalize identification criteria based on Federal and State thresholds.
- Define the mechanisms and create simple guidelines for historical regulations.
- Create a partnership with UNMLA students and faculty.
- Work with the current lists of cultural and historic sites, build an inventory of buildings and trails that meet the Fed and State criteria.
- Designate a local historic district(s); identify landmarks, trails, and buildings in the County for Federal and local designation.
- Finalize the historic district(s) and get them approved!
- Provide input to the County on the new visitor center site.
- Provide input to the County on the reuse of the WAC Dorm Building.

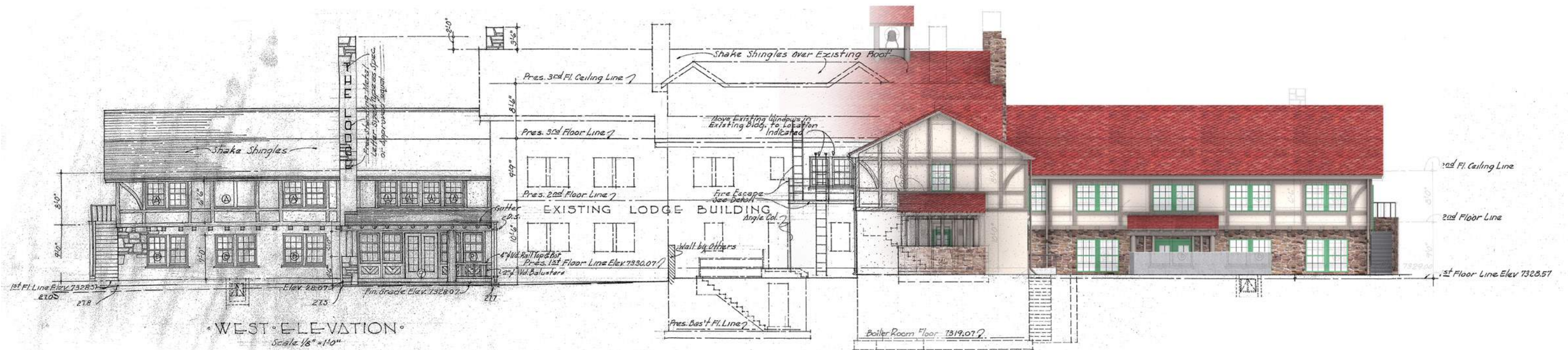
The HPAB has prioritized the top Fuller Lodge interpretive ideas and will coordinate with the Historical Society as follows:

- a. Encourage the County to designate a Building Steward/Manager. The HPAB previously endorsed this item as a very important component of keeping Fuller Lodge safe, secure, in good repair, and running smoothly.
- b. Set up a photo memories station – residents can upload photos, stories, materials.
- c. Immersive audio-visual experience, for example: holograms in Pajarito Room. Add a touch screen interactive inside Fuller Lodge.
- d. Assess all county areas.
- e. Present available options for interpretive exploration.
- f. Prepare materials for Fuller Lodge guided or self-guided tours (laminated gallery guides for borrow, printed tour booklet/brochure, available as App.) It is the Board's intention to apply for grants to fund eligible projects.

FULLER LODGE

WEST WING PORTAL PROPOSAL

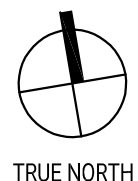
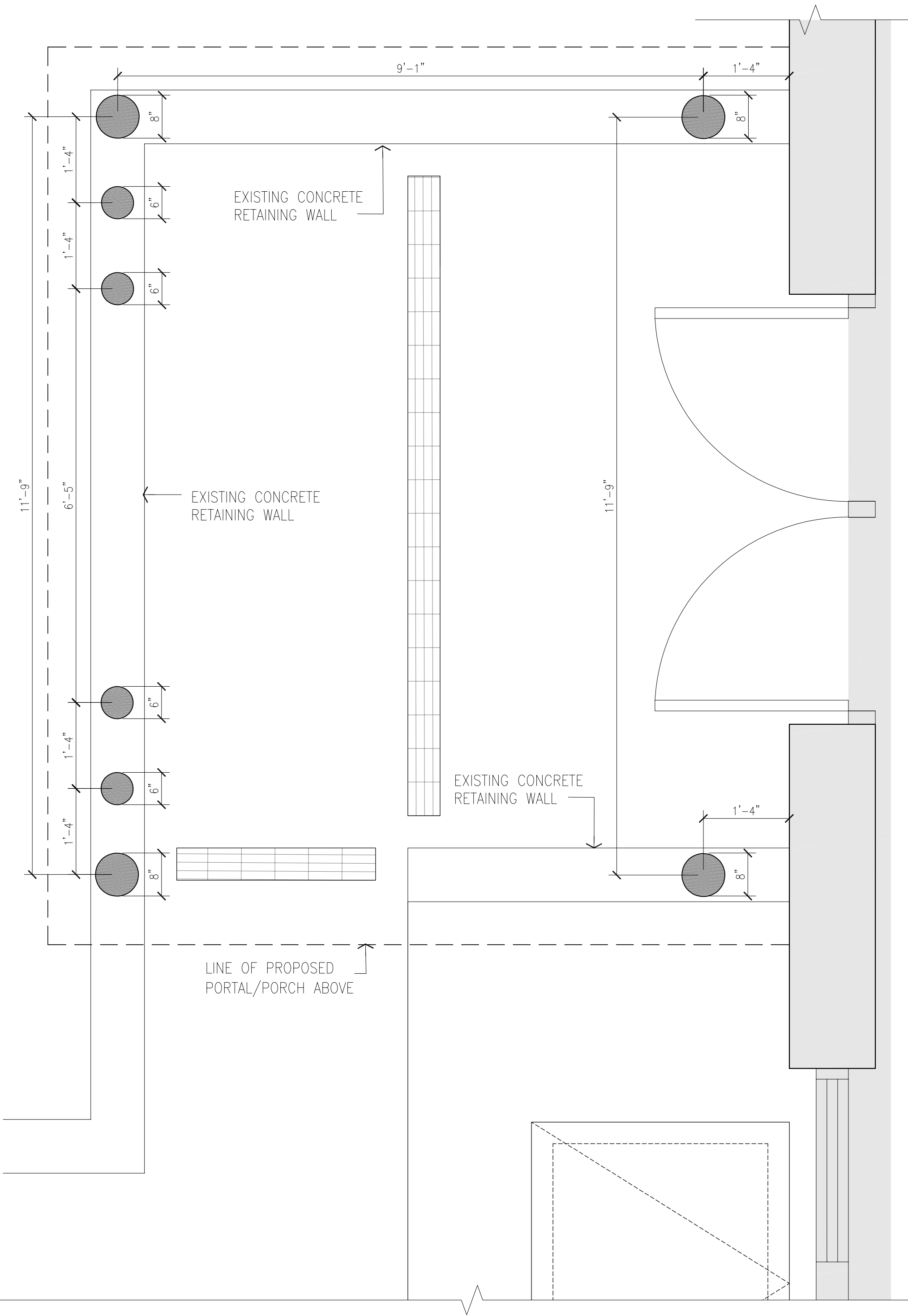
4-27-2021



FULLER LODGE

EXISTING PORTAL REFERENCE, WEST WING

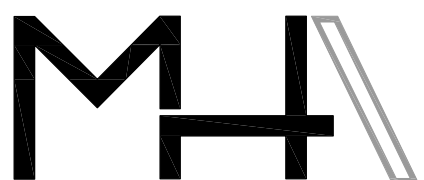


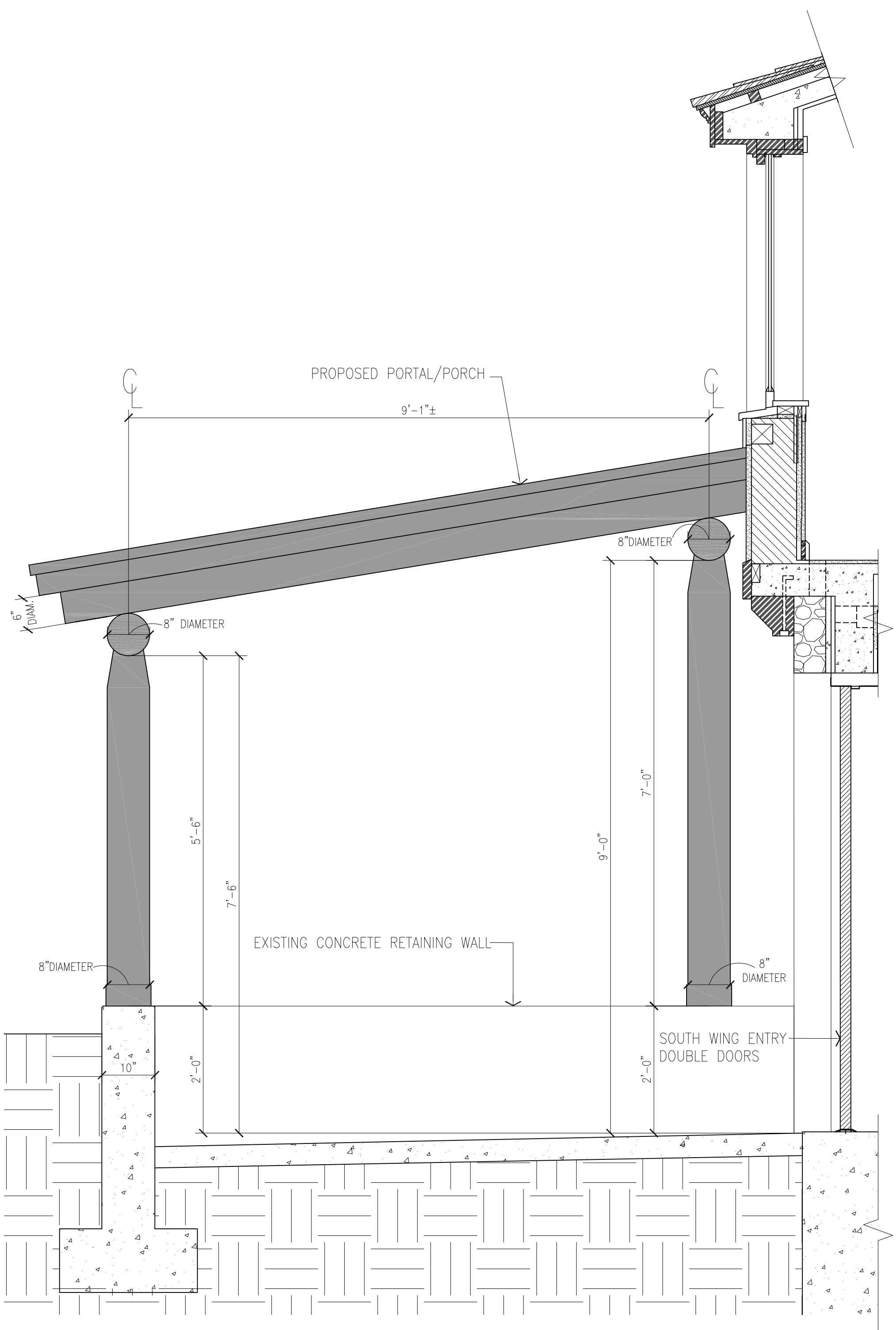


**FULLER LODGE
PROPOSED PORTAL PLAN, OPTION 1**

SCALE: 3/4" = 1'-0"

LACO FULLER LODGE CANOPY
 LOS ALAMOS, NM
 DATE: 04-27-2021
 JOB # 21-14





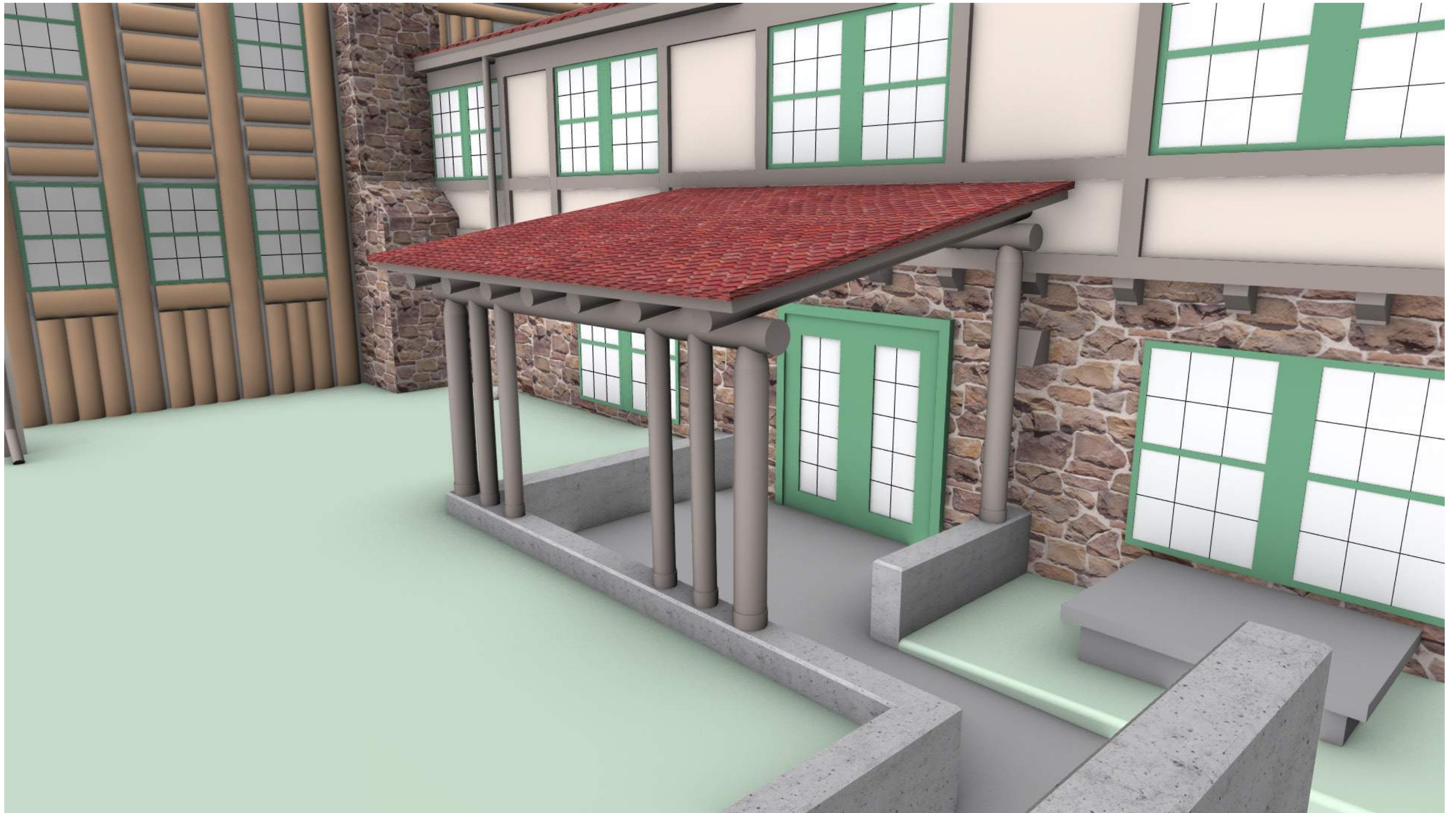
1 Proposed Portal Section at South Wing Entry, Option 1

Scale 3/4" = 1'-0"

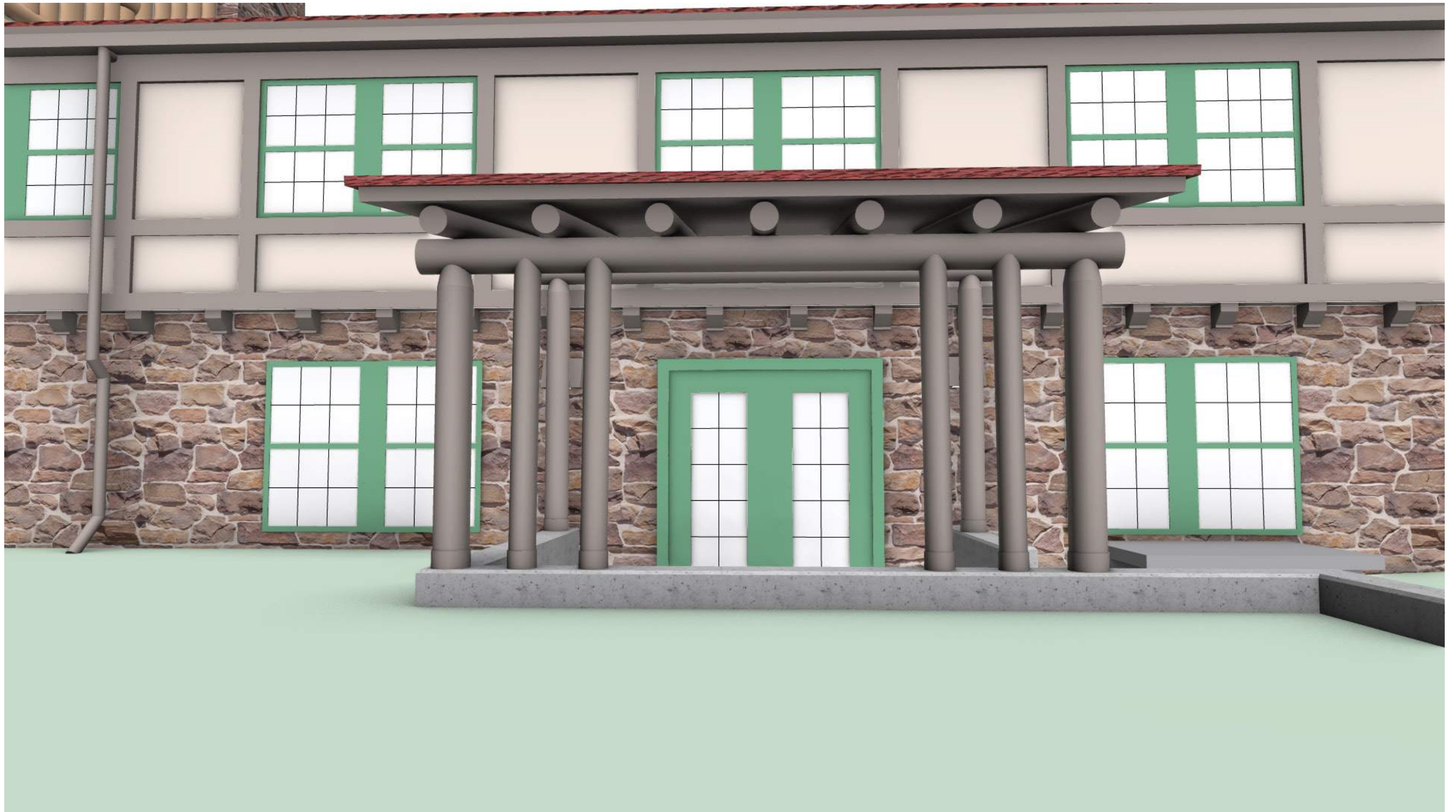
DATE: 04-27-2021



OVERALL PERSPECTIVE - OPTION 1



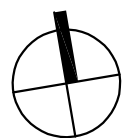
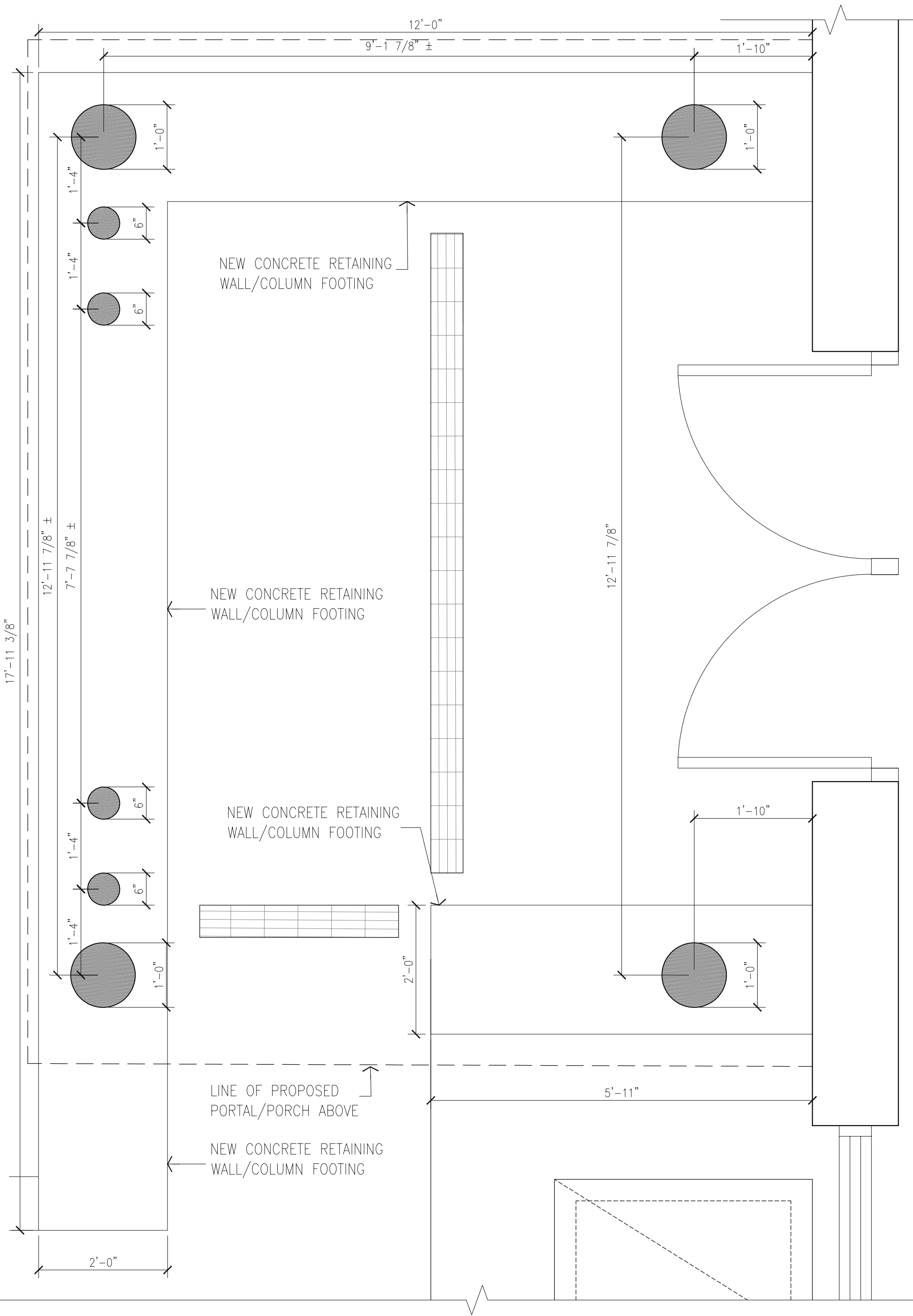
PERSPECTIVE 01 - OPTION 1



PERSPECTIVE 02 - OPTION 1



PERSPECTIVE 03 - OPTION 1



TRUE NORTH

FULLER LODGE PROPOSED PORTAL PLAN, OPTION 2

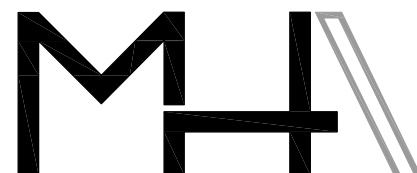
SCALE: 3/4" = 1'-0"

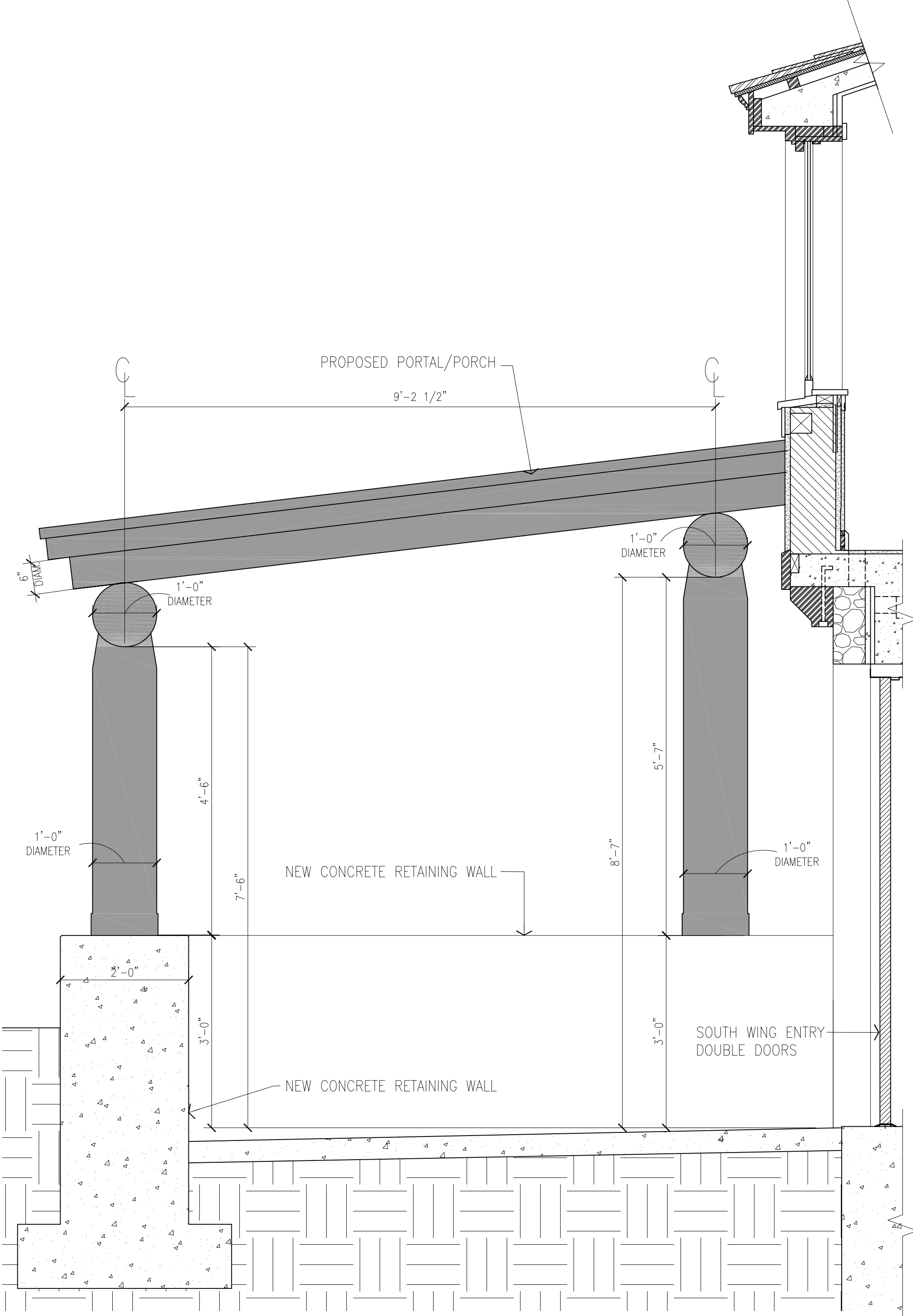
LACO FULLER LODGE CANOPY

LOS ALAMOS, NM

DATE: 04-27-2021

JOB # 21-14

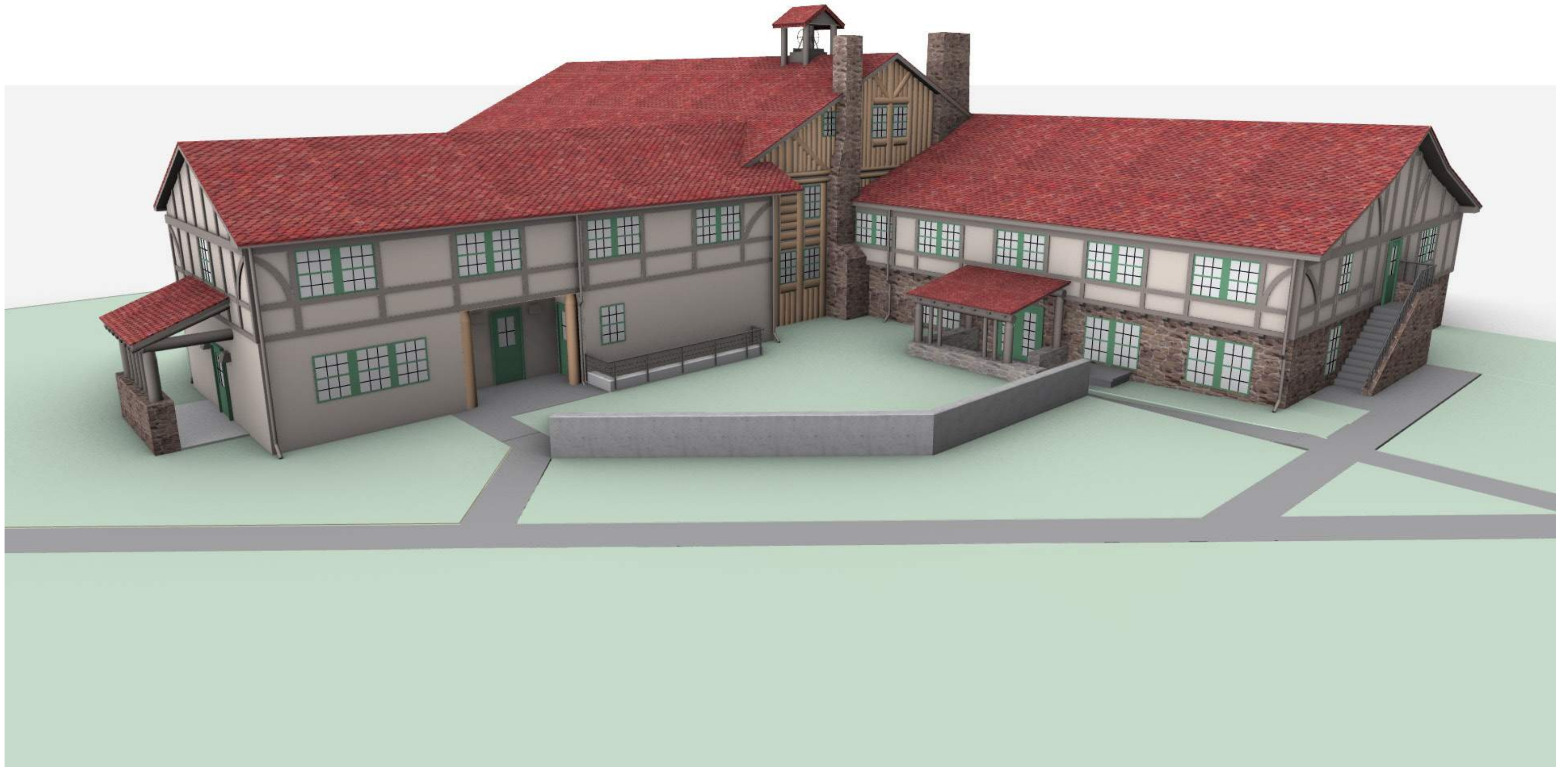




2 Proposed Portal Section at South Wing Entry, Option 2

Scale 3/4" = 1'-0"

DATE: 04-27-2021



OVERALL PERSPECTIVE - OPTION 2



PERSPECTIVE 01 - OPTION 2



PERSPECTIVE 02 - OPTION 2



PERSPECTIVE 03 - OPTION 2

April 28, 2021

Los Alamos Historic Preservation Advisory Board
Los Alamos County Historic Preservation Division
1000 Central Avenue
Los Alamos, New Mexico 87544

Re: Fuller Lodge West Wing Portal Proposal

Dear Los Alamos Historic Preservation Advisory Board,

Los Alamos County is proposing to add a fixed portal at the west entry to the Art Center, located in the south portion of the Fuller Lodge building. Fuller Lodge is included in records found on both the National Register of Historic Places and on the State Register of Cultural Properties. These records are for the Los Alamos Scientific Laboratory (SR13-10/15/1966 | NR66000893-10/15/1966); and the Los Alamos Ranch School (SR68-05/23/1969). Significant work has also been completed by the Los Alamos Historic Preservation Division, including the creation of a separate Fuller Lodge Districts Advisory Board, and the completion of several guiding documents regarding the historic preservation of the Fuller Lodge District which include relevant information for treatment of the building. These documents include the *Los Alamos County Comprehensive Plan Historic Preservation Plan* (2008), an *Architectural Survey of Fuller Lodge Historic District* (first completed in 2008 and updated in 2014), and the *Fuller Lodge Interpretive Plan* (2018).

Existing Conditions of the Site:

The entry to the Art Center is located significantly below the grade level of the adjacent landscaped areas. Ten-inch-wide concrete retaining walls have been built to the north, west, and south of the Art Center entry to define the edges of a concrete paved area that provides access to the entry doors. The concrete paved area is approximately 10'-0" wide by 11'-0" long, and is accessed by a sloped concrete pathway to the south. The retaining walls extend +/- 2'-0" above the finish floor level of the Art Center in response to the grade level to the north and west.

In the past, water has backed up in the sub-grade entry area and has flooded into the Art Center, causing severe damage to the interior of the building. The County has already taken some measures to respond to these drainage issues of flooding and water damage. Two linear trench drains have been installed in the paved concrete area west of the entry doors to mitigate the water that accumulates around the entry during rain and snow events. In addition, several French drains have been installed in the adjacent grass areas to safely move water out of the way of the entry doors.

In previous years, a canopy consisting of a metal frame wrapped in canvas was installed on brackets attached directly to the wood trim over the entry doors. The canvas canopy was in place before 1999 (exact date of installation is unknown), and remained in use until a couple of years ago when it was destroyed by a big snow fall. Due to the weight of the snow that accumulated on top of the canvas canopy, the metal brackets tore out of the wall, damaging the wood trim and the existing stucco in the area above the entry doors. Over the course of time when the canopy was in place, it was replaced several times, including in the late 2000's, and most recently in 2013-2015 with a version provided by Rader Awning.



View of drains at entry and concrete retaining walls



View of previous Rader Awning canopy at Art Center Entry (no longer in place)

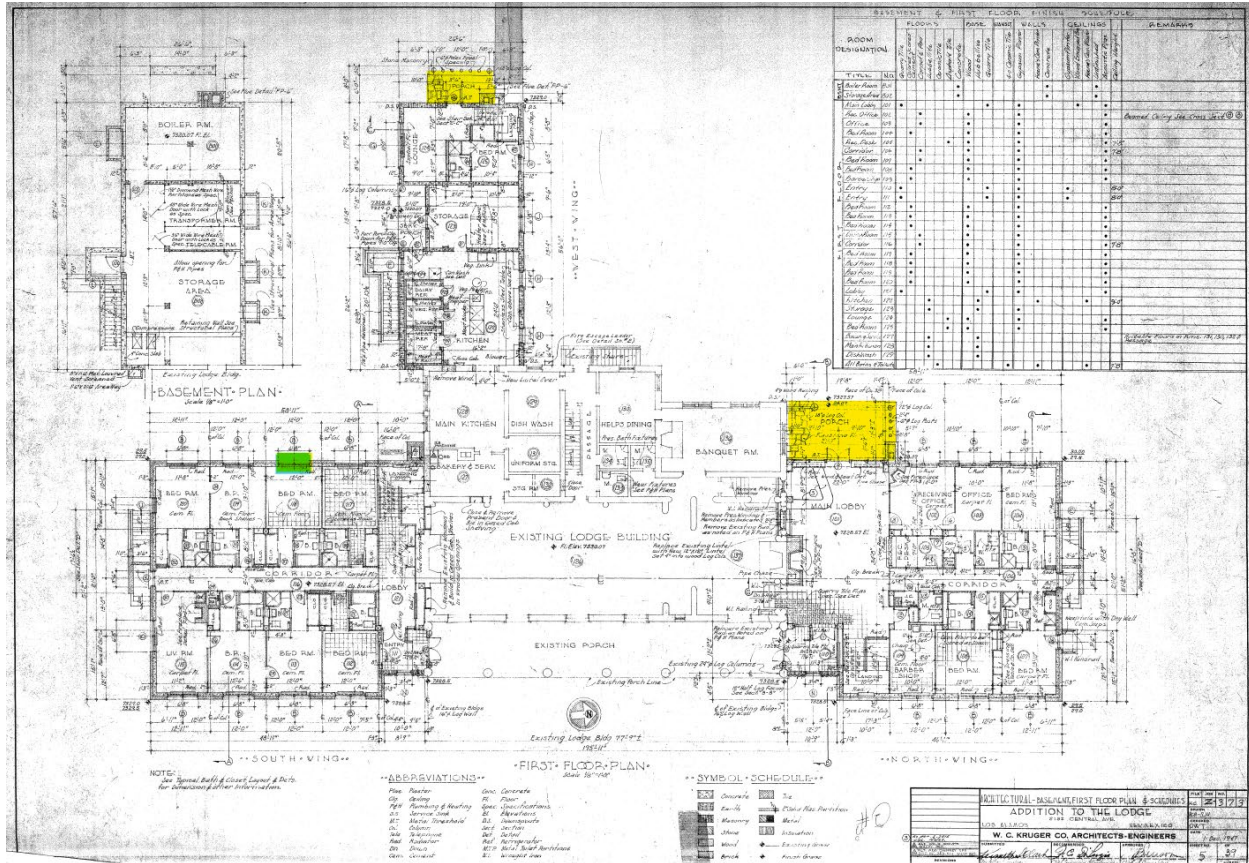
Reasons for the Proposed Change

The County's proposal is intended to preserve the building from weather and water damage and to enhance the health, safety, and welfare of the building users.

An extended fixed portal or covering will provide the following benefits to the preservation of the building:

- It will protect the entry doors and the interior of the building from direct exposure to weather events, particularly water damage.
- Per the proposed plans indicated in this letter, a portal fixed to the concrete retaining walls (which are not historic material), rather than to the building, will reduce the wear and tear, and damage that comes from installing and reinstalling a smaller canvas awning directly to the historic material.
- The proposed portal is fully engineered as a separate, self-supporting structure, and will only be connected to the historic building by a piece of flashing to protect against water damage to both structures. The proposed portal will not be supported in any way by the historic Fuller Lodge building.
- The current entry to the Art Center was originally a window, per the 1947 Addition to the Lodge drawings by W.C. Kruger Co. Architects & Engineers (see green highlight in 1947 floor plan below). In the 1947 design, all entries on the west side of the building have large fixed portals or

porch coverings (see yellow highlights in 1947 floor plan below), similar to the portal proposed by this letter. Adding the proposed portal at the Art Center entry helps to maintain stylistic continuity with the design features of the rest of the building, and uses architectural language that is already in use throughout Fuller Lodge.



*Architectural Basement, First Floor Plan & Schedules drawing from W.C. Kruger Co. Architects & Engineers
December 1, 1947 drawing set for the Addition to the Lodge project.*

An extended fixed portal or covering will provide the following benefits to the building users:

- A buffer against ice, snow, and excessive water accumulation in the paved concrete entry area to the Art Center, reducing the risk of slipping for building users. In addition, it will alleviate the damage to the concrete area that occurs from repetitive salting of pedestrian pathways to protect against ice accumulation.
- The existing drains will remain in place, and have the capacity to mitigate the greatly reduced amount of water that would reach the concrete entry area if a portal covering is added. Adding the portal will divert much of the water that currently falls on the concrete entry area to the surrounding grass areas.
- An extended portal will create shade at the entry, and at the area inside the entry, providing protection to building users from sun and heat exposure. It will also help to reduce cooling loads inside the building to create a more comfortable environment.

The Proposed Solution:

The County has worked with Mullen Heller Architecture to develop a proposed design to add a portal/porch covering over the main entry to the Art Center that maintains stylistic continuity with the rest of the building.

The proposed design options include setting structural columns on the surrounding retaining walls around the concrete paved entry area (either existing concrete retaining walls, or new larger stone-faced walls in the same locations). The columns will be round wood columns, similar to the style used at the other fixed porches included in the 1947 Addition. The sloped roof will be finished in 6-sided interlocking aluminum shingles that match the shingles currently installed at the building's roof. Refer to the Fuller Lodge West Wing Portal Proposal document completed by Mullen Heller for more information about the two design options being proposed.

As it is early in the design process, precise detailing is continuing to be worked out. One of the things being considered are the existing exterior lighting fixtures mounted to the stone wall on either side of the Art Center entry doors. These lighting fixtures are not part of the historic material of the building, and are oversized for their location and function. The County is considering replacing these fixtures with similar light fixtures in a more appropriate size.

It is the intention of the County to find a solution that honors the historic character and character defining features of the Fuller Lodge building and district, and that has no adverse effects.

Los Alamos County owns the property, and public funding sources will be used to complete the renovations proposed in this project. The County, and their consultants, propose that the work included in this letter will not adversely affect the cultural resource of Fuller Lodge, and asks for concurrence and comment from the Los Alamos Historic Preservation Advisory Board.

Sincerely,

Rebekah C. Bellum

Rebekah Bellum, Architect
Cherry/See/Reames Architects



LOS ALAMOS
where discoveries are made

DRAFT
FY22 Work Plan for
Los Alamos County
Boards and Commissions

(Fiscal Year 2022: July 1, 2021 – June 30, 2022)

Board and Commission Name: Historic Preservation Advisory Board (HPAB)

Date Board Approved: July 1, 2021 Date Approved by Council: TBD

Prepared by: HPAB

This work plan will be accomplished in the following time frame: July 1, 2021 to June 30, 2022.

Chairperson: Patrick Moore Members and terms:

Member	Start/End Dates	Term
Patrick Moore	5/1/2020 – 4/30/2023	1
Jonathan D. Creel	5/1/2020 – 4/30/2023	1
Nancy Bartlit	9/30/2020 – 10/1/2023	2
Michelle Murillo	5/1/2020 – 4/30/2023	1
Robert Dryja	9/30/2020 – 10/1/2023	1

Department Director: Paul Andrus, Community Development Department

Work plan developed in collaboration with Department Director?(Y/N?) Y

Staff Liaison and Administrative Support Provided By: Barbara Lai

Council Liaison: Denise Derkacs

Reviewed by Council Liaison? Y

1.0 Provide a brief Summary of your Board or Commission’s activities over the past twelve months. Please describe your Board or Commission’s accomplishments and identify constraints. List any “lessons learned” and identify the greatest challenges faced by the Board or Commission.

- Strengthened partnerships with County and non-profit organizations to accomplish council goals. Collaborated with the Historical Society on Fuller Lodge interpretation projects. Liz Martinez, Executive Director, regularly attends the HPAB meetings. Member Murillo attends the Historical Society meetings. Currently, the Historical Society is working on the interpretation of the hotel room in the Lodge.
- Increased the number of partnerships with organizations promoting historic preservation. Vice Chair Creel coordinates projects with the Bradbury Museum, the Lab, Manhattan National Park and the National Park Service, and the Tourism Implementation Task Force. He is currently participating with the Park Service on a virtual tour program.
- Member Bartlit attends the Art in Public Places Board meetings to offer the historic preservation perspective. There is now a contract with a vendor to clean the rugs in Fuller Lodge.
- The Post Office, Historical Society, and County staff resolved mail delivery issues to Fuller Lodge offices.

2.0 Describe the future work plans for this Board or Commission using the following items and showing the relationship to those items: *(Please remember that Council approval of this work plan does not constitute official Council approval of proposed projects, assignments, or anticipated recommendations included in this work plan that have budget implications.)*

2.1 List any special projects or assignments given to this Board or Commission by Council or the Department Director:

- Even after the HPAB meetings are held in the Municipal Building, the meetings will continue to be held via Zoom to increase public participation and communication.
- Continue to have a representative support the Tourism Implementation Task Force, Art in Public Places Board, National Park Service, Lab, and Bradbury Museum.
- Continue to support the implementation of the Fuller Lodge Interpretive Plan. Assist in planning, fabricating, and installing interpretive features. Apply for local (MainStreet), state and federal grants to fund implementation projects.

2.2 List the guiding documents/plans (with approval or revision dates listed) used by this Board or Commission.

- The County Boards and Commissions Ordinance, the Historic Preservation Ordinance, and the Historic Preservation Advisory Board Ordinance.

2.3 Other projects/assignments proposed by the Board or Commission: (*Any projects or activities proposed in this section should be discussed with the Council Liaison prior to listing it in this work plan.*) To assist with Council review of the work plans, please list the B&C's proposed projects or assignments in priority order.

- Formalize identification criteria based on Federal and State thresholds.
- Define the mechanisms and create simple guidelines for historical regulations.
- Create a partnership with UNMLA students and faculty.
- Work with the current lists of cultural and historic sites, build an inventory of buildings and trails that meet the Fed and State criteria.
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- Finalize the historic district(s) and get them approved!
- Provide input to the County on the new visitor center site.
- Provide input to the County on the reuse of the WAC Dorm Building.

The HPAB has prioritized the top Fuller Lodge interpretive ideas and will coordinate with the Historical Society as follows:

- a. Encourage the County to designate a Building Steward/Manager. The HPAB previously endorsed this item as a very important component of keeping Fuller Lodge safe, secure, in good repair, and running smoothly.
- b. Set up a photo memories station – residents can upload photos, stories, materials.
- c. Immersive audio-visual experience, for example: holograms in Pajarito Room. Add a touch screen interactive inside Fuller Lodge.
- d. Assess all county areas.
- e. Present available options for interpretive exploration.
- f. Prepare materials for Fuller Lodge guided or self-guided tours (laminated gallery guides for borrow, printed tour booklet/brochure, available as App.) It is the Board's intention to apply for grants to fund eligible projects.

3.0 Identify any interfaces for the goals/tasks in this work plan with County Departments and other Boards and Commissions. Specify the coordination required.

- Continue to have a representative support the Tourism Implementation Task Force, Art in Public Places Board, Historical Society Board, National Park Service, Lab, and Bradbury Museum.
- Interface with the Planning & Zoning Commission as appropriate.

- Coordinate facilities maintenance projects with PW Project Managers and Parks and Recreation staff.

4.0 List any special public information or involvement meetings or efforts to be conducted by this Board or Commission:

- One HPAB meeting will focus on historic preservation and information each year.
- To protect the interests and concerns of the public, and to be inclusive of all tribal and local historic sites, HPAB will focus on extensive public outreach to develop a resident-driven, inclusive Historic Preservation agenda through:
 - a. conduct public meetings (in person or via zoom) to hear what the community desires for historic preservation activities as the budget permits;
 - b. publishing newspaper articles explaining any and all activities on the HPAB;
 - c. appearing at public events to engage and educate the community as to the purpose of the Board as well as to increase community involvement in all historic preservation issues, i.e., Board members and the liaison shall provide information at select Thursday morning *Community Markets*; and,

5.0 List the current subcommittees for this Board or Commission.

**5.1 For subcommittees with members that are not members of the parent board or commission:
List the subcommittee members and their terms.
Explain how sub- committee members are selected or appointed.
Provide a description of each subcommittee’s charter or purpose. Describe the expected duration for the subcommittee and their work plan(s) demonstrating how they support the Board or Commission:**

Not applicable.

Attachment A: Provide a copy of your Board or Commission’s “Purpose” and “Duties and Responsibilities” from Chapter 8 of the County Code:

Attachment B: Using the table below, place an X in the column on the right if the Council Goal is related to the work of this Board or Commission:

Historic Preservation Ordinance, Article XV, Chapter 16

Sec. 16-610. - Authority; purpose.

- (a) *Authority.* As the preservation of historic assets within the county has been determined by the county council to be a legitimate purpose of government, this Article is adopted pursuant to and furthers the purposes of NMSA 1978, §§ 3-21-1 et seq., (Municipal and County Zoning Regulations); NMSA § 3-22-1 et seq., (Historic Districts and Landmarks Act); and NMSA §§ 18-6-1 et seq., (Cultural Properties Act).
- (b) *Purpose.* The county council hereby declares that the archeological and historical heritage of the county is one of the county's most valued and important assets; that the public has an interest in the preservation of all prehistoric and historic ruins, sites, trails, primitive or historic roads—excluding existing modified thoroughfares, structures, objects and similar places and things for their scientific and cultural information and value; that the neglect, desecration and destruction of prehistoric and historic sites and objects results in an irreplaceable loss to the public. The term "prehistoric and historic sites and objects" includes, but is not limited to, real and personal property, including structures and ruins, that have historical and/or archeological significance. Therefore, the purpose of this article is to establish a cooperative approach for the protection and enhancement of the county's unique heritage and identity through the protection of historic sites, structures, and artifacts and through the designation of districts and landmarks of historical or archeological significance. This article is further intended to:
- (1) Create a reasonable balance between private property rights and the public's interest in preserving the county's historic properties;
 - (2) Allow for the preservation, protection and enhancement of archeological and historical sites and objects within the county;
 - (3) Foster civic pride in the beauty and accomplishments of our past;
 - (4) Provide educational opportunities for Los Alamos residents of all ages;
 - (5) Enhance and promote the county's ability to attract tourists and other visitors while respecting the privacy of individual building occupants;
 - (6) Promote the continued use, adaptive reuse, and maintenance of historic or architecturally significant properties;
 - (7) Ensure that the exterior design and appearance of new structures and improvements within a historic district will be compatible with the established character of that district;
 - (8) Provide owners of properties of historic significance with helpful information and other potential incentives for the preservation, maintenance and improvement of their properties; and
 - (9) Establish efficient and simple administrative systems to carry out the purposes of this article utilizing, wherever possible, approval procedures already in existence.

(Ord. No. 02-234, § 2, 10-29-2013)

Sec. 16-611. - Definitions.

For the purposes of this article, the following words and phrases shall be defined as follows:

Historic preservation advisory board (referred to as the HPAB in this article) means the board established by chapter 8 of the county code and authorized by this article to make recommendations to the planning and zoning commission and to county council on proposed historic designations and projects affecting historic properties within the county.

Historic district means an area within Los Alamos County that has been so designated by ordinance pursuant to the procedures outlined in this article and section 16-452(b) and mapped as an overlay district on the county's official zoning map.

Historic landmark means an individual building, structure or site within Los Alamos County that has been so designated by ordinance pursuant to this article and mapped as an overlay district on the county's official zoning map.

Historic property means a historic landmark or any property located within a historic district, including all structures or improvements thereon.

Historic property alteration certificate means the official form issued under this article stating that proposed work on a historic property is compatible with the historic character of the property and therefore: (1) has been recommended for approval as appropriate and may be completed as specified in the certificate subject to compliance with all local, state and federal laws, as applicable; and (2) any building permits or other construction-related permits regarding work specified in the certificate may be issued by the community development department or other regulatory department upon satisfaction of all requirements for such permits.

(Ord. No. 02-234, § 2, 10-29-2013; Ord. No. 02-271, § 4, 5-2-2017)

Sec. 16-612. - Designation of historic landmarks and historic districts.

- (a) *Generally.* The county council may designate and list individual historic landmarks or historic districts within the county and such landmarks or districts shall be designated on the official zoning map. Such designation will result in the creation of an overlay district which will impose regulations on the designated property or district in addition to the zoning regulations already in effect in the underlying zones. Designated landmarks and districts may include publicly as well as privately owned property.
- (b) *Criteria for designation.* Council may authorize the designation of a historic landmark or historic district where the landmark or district proposed for inclusion is found to possess not less than two of the following characteristics; the landmark or district:
 - (1) Embodies an architectural style or method of construction dating from one or more significant historic periods;
 - (2) Establishes a sense of time and place unique to Los Alamos County;
 - (3) Exemplifies or reflects the cultural, social, economic or political history of the nation, state or county;
 - (4) Is associated with the lives of significant historical persons or events;
 - (5) Has the potential to preserve, display, or yield significant historic or archaeological information; or
 - (6) Exists on the registry of the State or National Register of Historic Places.
- (c) *Owner consent required.* Any person or group may nominate a historic landmark or district for designation; however, written consent of the property owner(s) is required before the nomination of an individual landmark will be considered. A historic district nomination application requires the written consent of the owners of at least 66 percent of the properties within the proposed district.
- (d) *Application requirements.* Nominating applications shall be submitted to the community development department director and shall contain at a minimum:
 - (1) The proper application form as provided by the community development department director;
 - (2) Any application fees as established by resolution of the county council;
 - (3) A map showing the boundary of the proposed historic landmark or district, including all structures and property lines within the proposed landmark or district;
 - (4) Written consent of the owner(s) satisfying the requirement of subsection 16-612(c);
 - (5) A statement of justification reviewing the historical or architectural significance of the proposed landmark or district and how it meets the criteria for designation in this article;
 - (6) A description of the particular historic or architectural features that should be preserved. The description shall be based on a study prepared by an architectural or qualified authority on historic preservation surveying the proposed landmark or all properties within the proposed district, as applicable. The features deemed to be significant and worthy of preservation shall be specifically listed and illustrated in the study and shall form the basis for proposed preservation regulations within the district.

(e) *Review and public hearing.*

- (1) After the community development department director determines the nominating application is complete, the HPAB shall hold a public hearing to solicit comment on the application. At least 15 days prior to the public hearing the community development department shall send notice of the meeting by U.S. mail to all owners of property within the proposed district. At the public meeting, the HPAB shall make a recommendation, with rationale based on the criteria contained in this article, and forward the same to be heard by the planning and zoning commission. The HPAB may nominate or sponsor an application for the designation of an individual landmark or an historic district. In that case, the requirements for owner consent still apply, but the public hearing provisions of this subsection (e)(1) shall not apply and, after the community development department director determines the nominating application is complete, the application shall be heard at a public hearing of the planning and zoning commission as provided below in subsection (e)(2).
- (2) The planning and zoning commission shall hold a public hearing on the application and HPAB's recommendation. Notice of public hearing shall be as set forth in section 16-192. The planning and zoning commission shall make a recommendation to the county council as to whether the proposed historic landmark or district shall be officially designated on the county zoning map as an overlay district in accordance with section 16-452(b).
- (3) As soon as practicable thereafter, the county council shall hold a public hearing. Notice of public hearing shall be as set forth in section 16-192. The county council shall determine whether the proposed historic landmark or district shall be officially designated on the county zoning map as an overlay district in accordance with section 16-452(b).
- (4) The same application and processing procedures shall apply to subsequent amendments to any designated landmark or district.

(Ord. No. 02-234, § 2, 10-29-2013; Ord. No. 02-266, § 1, 5-24-2016; Ord. No. 02-271, § 5, 5-22-2017)

Sec. 16-613. - Historic property alteration certificate.

- (a) *Generally.* With respect to any designated historic property under this article, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a historic property alteration certificate has been obtained by the owner. Construction, alteration, relocation or demolition of any fence or other landscape feature including, without limitation, any deck, wall, berm, garden structure, exterior lighting, driveway, or landscaping that has the potential for affecting historic structures or features shall also require an approved historic property alteration certificate.
- (b) *Exemptions.* Notwithstanding the foregoing, a historic property alteration certificate shall not be required for:
 - (1) Ordinary maintenance and repair where the purpose of the work is to preserve the integrity of the structure and/or materials, correct deterioration to the structure, and restore it to its condition prior to deterioration; or
 - (2) Construction, alteration or demolition involving only interior features of the structure, unless such work impacts the structure's exterior appearance.
- (c) *Application.* The owner of a designated historic property shall apply to the community development department director for a historic property alteration certificate using the forms and submitting the necessary documentation as prescribed by the director. The applicant also shall submit any fees as established by resolution of the county council.
- (d) *Standards for review.* No application for an historic property alteration certificate shall be approved unless the following conditions are satisfied:
 - (1) The proposed work will preserve, enhance, or restore and does not damage or destroy the significant features of the resource as identified in the nomination for designation under sections 16-612(d)(4) and (5) and any specific design guidelines adopted for the historic landmark or district; and
 - (2) The proposed work will be compatible with the relevant historic, cultural, or architectural qualities characteristic of the structure, site or district including, but not limited to, elements of size, scale, massing, proportions,

orientation, materials, surface textures and patterns, details and embellishments and the relation of these elements to one another.

(e) *Review and public hearing.*

- (1) *Committee review.* Within ten business days after acceptance by the community development department director of an application for historic property alteration certificate, a committee consisting of the community development department director, or designee, and two members of the HPAB designated by the HPAB chair shall meet to review the application and determine whether the proposed work will have a significant impact upon or be potentially detrimental to the historic property.
 - a. If the committee determines there will be no significant impact or potential detriment, the director shall issue an alteration certificate to the applicant and shall notify the HPAB and the planning and zoning commission of such issuance.
 - b. If it has been determined by the majority of the committee that the proposed work would create a significant impact or potential detriment to the historic property, the application shall be referred to a public hearing pursuant to section 16-613(e)(3) below, and the applicant shall be promptly notified of the referral.
- (2) *Expedited review.* The above notwithstanding, the director may review any application that seeks approval of common alterations; and if the director determines that there will be no significant impact or potential detriment from the alteration, then the director shall issue a historic property alteration certificate to the applicant.
- (3) *Review and recommendation by HPAB.* In addition to those applications referred for public meeting after administrative review pursuant to section 16-613(e)(1)b. above, a public meeting before the HPAB shall be required for any application requesting new construction over 200 square feet in gross floor area, or the relocation or demolition of a historic property.
 - a. Upon acceptance by the community development department director of any application for an historic property alteration certificate, the HPAB shall schedule a meeting to review the application.
 - b. The HPAB shall hold a public meeting on the application during which it shall make a recommendation to the planning and zoning commission regarding whether a historic property alteration certificate should be issued. The HPAB shall have 40 calendar days from the acceptance date of the application in which to hold said meeting. The planning and zoning commission shall take no action on the application until the HPAB has either made its recommendation or the 40-day review period has passed.
 - c. The HPAB recommendation on the application shall take one of three forms: (i) approval as presented; (ii) approval with conditions; or (iii) denial. A written explanation applying the standards for review under section 16-614(d) shall accompany the recommendation.
 - d. If the HPAB fails to make a recommendation within the 40-day period, the planning and zoning commission shall proceed with its determination.
- (4) *Determination by planning and zoning commission.* As soon as practicable after the HPAB meeting on an application for historic property alteration certificate, the planning and zoning commission shall hold a public hearing to consider the recommendation. In making its decision on whether the certificate shall issue, the planning and zoning commission shall apply the standards for review under section 16-613(d) and shall also consider any recommendation received from the HPAB. The planning and zoning commission shall make a determination whether the historic property alteration certificate shall issue. If the determination of the planning and zoning commission differs from the recommendation of the HPAB, such determination shall include a statement explaining why the HPAB recommendation was not followed, and this statement shall be forwarded to the HPAB.
- (5) *Appeals.* The final action of the planning and zoning commission regarding any historic property alteration certificate may be appealed to the county council in accordance with article XII of this chapter.

(Ord. No. 02-234, § 2, 10-29-2013; Ord. No. 02-271, § 6, 5-2-2017)

Sec 16-614. - Temporary restraint of demolition.

While it is the purpose of this article to preserve structures of historic or architectural significance, it is recognized that all areas of significance cannot be identified, analyzed, and designated at one time. However, it is important to protect properties with potentially qualifying buildings from inappropriate demolitions until review and hearings can be completed for possible historic preservation designation. Therefore:

- (a) No demolition permit shall be issued by the building official regarding any structure located within an area of an application for historic designation under section 16-612 between such time as the application is filed and the time the action is taken on the application by the county council unless it is determined after review by the committee established under subsection 16-613(e)(1) that the structure to be demolished contains no historic or architectural significance and is not an essential contribution to other historic features in the area.
 - (b) If a demolition approval is not issued after committee review, then the HPAB shall, within 30 calendar days of the application acceptance date, hold a public hearing, at which time, the requesting party shall demonstrate:
 - (1) For total demolition:
 - a. The structure is of minimal historic significance because of its location, condition, modifications or other factors, and its demolition will be inconsequential to historic preservation needs of the area; or
 - b. The structure is determined to have historic or architectural significance but:
 - i. The structure proposed for demolition is not structurally sound despite evidence of the owner's efforts to maintain the structure; and
 - ii. The structure cannot be rehabilitated or reused on site to provide for any reasonable beneficial use of the property; and
 - iii. The structure cannot be practically moved to another site in Los Alamos; and iv. The applicant demonstrates that the proposal mitigates the greatest extent practical the following:
 - a) Any impacts that occur to the visual character of the neighborhood where demolition is proposed to occur.
 - b) Any impact on the historical importance of the structure or structures located on the property and adjacent properties.
 - c) Any impact to the architectural integrity of the structure or structures located on the property and adjacent properties.
 - (2) For partial demolition:
 - a. The partial demolition is required for renovation, restoration, or rehabilitation of the structure; and
 - b. The structure is determined to have historic or architectural significance but, the structure proposed for demolition is not structurally sound despite evidence of the owner's efforts to maintain the structure; and
 - c. The applicant has mitigated, to the greatest extent possible:
 - i. Impacts on the historic importance of the structure or structures located on the property.
 - ii. Impacts on the architectural integrity of the structure or structures on the property.
- At the conclusion of the meeting, the HPAB shall submit its recommendation if the permit should be approved or denied to the planning and zoning commission.
- (c) Within 14 days of the HPAB meeting date, the planning and zoning commission shall hold a public hearing. The recommendation of the HPAB shall be entered into the record and shall be considered by the planning and zoning commission in making its determination. The finding of the planning and zoning commission shall be final and may be appealed to the county council in accordance with article XII of this chapter.
 - (d) If the request for demolition permit is denied, then no permit for demolition shall be issued for six months from the date of the planning and zoning commission hearing on the permit.
 - (1) If historic designation has not been granted for the property, at the expiration of the six-month period, the building official shall grant a demolition permit for the property.
 - (2) At the time of adoption of historic property designation, the temporary restraint of demolition and any stays of demolition in effect shall expire. Demolition approvals after that time shall be regulated by section 16-613.

(Ord. No. 02-234, § 2, 10-29-2013; Ord. No. 02-271, § 7, 5-2-2017)

Sec. 16-615. - Demolition by neglect.

No owner of an historic property shall permit such property to fall into a serious state of disrepair so as to result in the deterioration of any exterior architectural feature which would produce a detrimental effect upon the character of the district as a whole or the life and character of the property itself. Examples of such deterioration include: deterioration of exterior walls or other vertical supports; deterioration of roof or other horizontal members; deterioration of exterior chimneys; deterioration or crumbling of exterior stucco or mortar; ineffective waterproofing of exterior walls, roof, or foundations, including broken windows or doors; and deterioration of any feature so as to create a hazardous condition which could lead to the claim that demolition is necessary for the public safety. (Ord. No. 02-234, § 2, 10-29-2013)

Sec. 16-616. - Economic hardship.

- (a) An applicant who has been denied a historic property alteration certificate may seek an exemption from all, or portions of, the requirements of this article based on economic hardship. Economic hardship in this context does not relate to the applicant's financial status, but rather whether the impact of this ordinance is such that it denies the applicant all reasonable or beneficial use of the property. A request for relief from this ordinance on account of economic hardship shall be made using the necessary forms provided by the community development department.
- (b) If a request for economic hardship is made, the applicant may not undertake any work on the historic property until and unless the planning and zoning commission makes a finding that an economic hardship exists and a certificate has been issued.
- (c) When a claim of economic hardship is made due to the effect of this article, the owner must demonstrate:
 - (1) In the case of an income-producing property, that a reasonable rate of return cannot be obtained from the property in its present condition or if improved in compliance with this article.
 - (2) In the case of a non-income-producing property, that the property has no beneficial use as a dwelling or for an institutional use in its present condition or if improved in compliance with this article.
 - (3) The consideration for economic hardship shall not include willful or negligent acts by the owner, purchase of the property for substantially more than the market value, or failure to perform normal maintenance and repairs.
 - (4) In addition, the applicant shall demonstrate that it has consulted in with the HPAB, local preservation groups, or interested parties in an effort to seek an alternative that will result in preservation of the property.
 - (d) The planning and zoning commission shall hold a public hearing on the economic hardship request at its next regularly scheduled meeting, or not less than 30 days after filing of the request with the community development department director.
- (e) Any decision of the planning and zoning commission regarding an economic hardship request may be appealed by the applicant to the county council in accordance with article XII of this chapter.

(Ord. No. 02-234, § 2, 10-29-2013; Ord. No. 02-271, § 8, 5-2-2017)

Sec 16-617. - Enforcement; violation; penalties.

Any violation of this article is a violation of the Los Alamos County Development Code and is therefore subject to the enforcement and penalties prescribed by section 16-85 and section 1-8 of the LAC County Code.

(Ord. No. 02-234, § 2, 10-29-2013)

Sec. 16-618. - Public safety exclusion.

Nothing in this article shall be construed as to prevent any repairs, construction alterations or demolition necessary to correct or abate the unsafe or dangerous condition of any structure or site feature or part thereof, where such condition has been declared unsafe or dangerous by the county building official, other applicable

county department directors, or federal or state agencies, and where proposed measures have been declared necessary by such departments or agencies. To the maximum practical extent such repairs, alterations, or demolitions shall be carried out in accordance with the standards required by this article.

(Ord. No. 02-234, § 2, 10-29-2013)

Sec. 16-619. - Severability.

If any section, clause, sentence, or phrase of this article is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this article.

(Ord. No. 02-234, § 2, 10-29-2013)

Council Goals and Priority Areas

<p>Enhancing quality of life, economic vitality, environmental sustainability, and racial equity and inclusivity are overarching goals that will be components of all our efforts as we coordinate with Los Alamos National Laboratory and regional partners and plan for appropriate levels of County services.</p>	
<p>Enhancing Communication</p>	
<p>Enhancing communication with the public to promote transparency and strengthen trust in County government.</p>	X
<p>Increasing the Amount and Types of Housing Options</p>	
<p>This includes increasing the variety of housing options for all segments of the community, from affordable to new options for those interested in downsizing or moving closer to central areas of the community, and pursuing opportunities for utilization of vacant spaces to address these needs.</p>	
<p>Protecting, Maintaining, and Improving Our Open Spaces, Recreational, and Cultural Amenities</p>	
<p>Los Alamos County open spaces and cultural attractions are greatly valued by the community and provide opportunities for recreational and economic growth; appropriately allocating resources to ensure their health and sustainability is important to our citizens.</p>	X
<p>Enhancing Support and Opportunities for the Local Business Environment</p>	
<p>This includes appropriately supporting existing businesses, growing new businesses, supporting technology start-ups and spin-offs, and identifying opportunities for utilizing vacant space as a part of these efforts.</p>	
<p>Supporting Social Services Improvement</p>	
<p>Behavioral, mental, and physical health and social services are important quality of life components; there are key areas where appropriate types and levels of County support could help address current needs</p>	
<p>Improving Access to High Quality Broadband</p>	
<p>Enabling reliable high-speed broadband service throughout the county by determining appropriate investments (e.g., conduct a community needs analysis, evaluate technical options).</p>	
<p>Investing in Infrastructure</p>	
<p>Appropriately balancing maintenance of existing infrastructure with new investments in county utilities, roads, trails, expanded transit options, facilities and amenities, which will help improve environmental stewardship, sustainability, and quality of life, while allowing for sustainable growth.</p>	X