



County of Los Alamos

Los Alamos, NM 87544
www.losalamosnm.us

Agenda - Final Historic Preservation Advisory Board

*Patrick Moore, Chair; Nancy Bartlit; Robert Dryja; Michelle
Murillo; and Loretta Weiss, Members*

Wednesday, February 1, 2023

5:30 PM

1000 Central Avenue
Room 110

This meeting is in person and open to the public. However, for convenience, the following Zoom meeting link and/or telephone call in numbers may be used for public viewing and participation:

Join Zoom Meeting

<https://us06web.zoom.us/j/87911175434>

Meeting ID: 879 1117 5434

One tap mobile

+16699006833,,87911175434# US (San Jose)

+17193594580,,87911175434# US

I. ADMINISTRATIVE ACTIONS

A. Call to Order/Introductions

This section of the agenda is reserved for comments from the public on items that are not otherwise included in this agenda.

B. Approval of Today's Agenda

C. Review/Approval of Meeting Minutes

i. [17005-23](#) Minutes from the Historic Districts Advisory Board Meeting on January 04, 2023

Presenters: Anita Barela, Associate Planner

Attachments: [A - Minutes HPAB_04_Jan_2022](#)

D. Public Comment for Items Not on the Agenda

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

A. Discussion of Work Plan for FY24

[17007-23](#) Discussion of Work Plan for FY24

Presenters: Anita Barela, Associate Planner

Attachments: [A. FY24 Historic Preservation Advisory Board Work Plan - Draft](#)

- B. Discussion Regarding Establishing Historic Districts Within Los Alamos County;
Chair Moore and Sobia Sayeda

[17006-23](#) Discussion regarding establishing Historic Districts within Los Alamos
County Certified Local Government

Presenters: Patrick Moore, Chair of the Historic Preservation
Advisory Board and Sobia Sayeda, Planning Manager

Attachments: - [A - Sec 16-9 Historic Ordinance & Draft Application B](#)
- [2012023 State&National Registries Los Alamos](#)
[C - LASL \(13\) and Ranch School Applications](#)
[D - 1973 district site map and last proposed](#)

- C. Chairman's Report

III. STAFF REPORTS

- A. Reports and Updates

Sobia Sayeda, Planning Manager; Anita Barela, Associate Planner

IV. INFORMATIONAL ITEMS

- A. Next Meeting March 1, 2023 - 5:30 p.m. Fuller Lodge, Pajarito Room

V. PUBLIC COMMENT

VI. NEXT MEETING(S)/FUTURE AGENDA ITEMS

- A. Public Meeting With Residents March 01, 2023 5:30 p.m.

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.



County of Los Alamos

Staff Report

February 01, 2023

Los Alamos, NM 87544
www.losalamosnm.us

Agenda No.: i.

Index (Council Goals):

Presenters: Anita Barela, Associate Planner

Legislative File: 17005-23

Title

A. Minutes from the Historic Districts Advisory Board Meeting on January 04, 2023

Recommended Action

I move that the Board approve the Minutes for January 04, 2023.

Attachments

A - Draft Minutes for January 04, 2023.



County of Los Alamos Minutes

Historic Preservation Advisory Board

Los Alamos, NM 87544
www.losalamosnm.us

Patrick Moore, Chair; Nancy Bartlit; Robert Dryja; Michelle Murillo; and Loretta Weiss Members

Wednesday, January 04, 2023

5:30 PM

Hybrid

I. ADMINISTRATIVE ACTION

A. Call to Order / Introductions

Present 3
Member Bartlit, Member Moore, and Member Dryja
Absent 2
Member Murillo and Member Weiss

B. Approval of Today's Agenda

Member Dryja moved to approve the agenda with Member Bartlit seconding the motion.

Motion carries 3-0

C. Review/Approval of Meeting Minutes

Minutes from the Historic Preservation Advisory Board Meeting November 02, 2022

A motion was made by Member Bartlit seconded by Member Dryja that the Board approve the Minutes for November 2, 2022. Motion carried 3-0.

D. Public Comment for Items Not on the Agenda

Members of the public were introduced. Leslie Linke and Liz Martineau were in attendance as part of the Historical Society.

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

A. Approval of 2023 Calendar

A motion was made by Member Bartlit seconded by Member Dryja that the Board approve the HPAB 2023 Calendar. Motion carried 3-0.

B. Discussion regarding establishing Historic Districts within Los Alamos County Certified Local Government

The discussion opened with the history of the previous attempt to create a historic district in 2016. Conditions have changed since then with the County owning two more of the Bathtub Row properties.

The County's acquiring the Baker House will mean that the next discussion might be the use of that building. One of the options is for a visitor center or part of the museum campus. The board thought a good plan of action would be to have a meeting with the public in March to discuss moving forward with formalizing the Atomic Energy Commission Historic District locally.

It was discussed that the district could be expanding to include the women's dorm building or the Los Alamos Little Theater Building.

The Science Fest in July will be honoring Oppenheimer. If the board is going to take part in the festival by having an event, the Oppenheimer committee would include it in their publicity.

The Board would like to have the district formalized by the end of 2023.

C. HPAB Draft Work Plan FY24

The Board asked to be emailed to be reminded to look at the Work Plan and then for them to send suggestions to Anita.

D. Deak Parsons' Subcommittee
Nancy and Liz discussed by email how to move forward.

E. Chairman's Report
Chair Moore was not able to attend the January meeting because he was at an American Alliance of Museums meeting. He wanted to convey how other communities have noticed how Los Alamos is working to preserve its history.

III. STAFF REPORTS

A. Reports and Updates
Staff reported on the Chapter 16 and Chapter 18 updates that were approved in December and then will become active in January.

IV. INFORMATIONAL ITEMS

A. Members' Terms
Members Moore and Murillo's first terms end April 30, 2023. Members Dryja's first term ends October 1 and Bartlit's 2nd term ends October 1, 2023. Those who wish to reapply may do so online. The link will be sent to all members so they can do so.

V. PUBLIC COMMENT
None.

VI. NEXT MEETING(S)/FUTURE AGENDA ITEMS

A February 01, 2023, 5:30 p.m.

VII. ADJOURNMENT
7:00 p.m.

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County of Los Alamos

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February 01, 2023

Los Alamos, NM 87544
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Agenda No.:

Index (Council Goals):

Presenters: Anita Barela, Associate Planner

Legislative File: 17007-23

Title

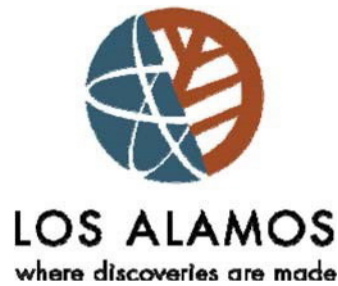
Discussion of Work Plan for FY24

Recommended Action

I move that the Board approve the draft Work Plan for FY24

Attachments

A - Draft Work Plan for FY24



FY24 Work Plan for Los Alamos County Boards and Commissions

Fiscal Year 2024: July 1, 2023 – June 30, 2024

Board and Commission Name: Historic Preservation Advisory Board

Date Prepared:

Date Approved by Council: TBD

Prepared by: HPAB

This work plan will be accomplished in the following time frame: July 1, 2023 to June 30, 2024

Chairperson: Patrick Moore

Members and terms:

| Member | Start/End Dates | Term |
|------------------|------------------------|-------------|
| Patrick Moore | 5/1/2020 – 4/30/2023 | 1 |
| Loretta Weiss | 9/30/2020 – 10/1/2023 | 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: Anita Barela, Associate Planner

Administrative Support provided by: Anita Barela, Associate Planner

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 Los Alamos County and non-profit organizations to accomplish Los Alamos County Council goals.
- Staff liaison Sobia Sayeda attends the MainStreet Futures meeting.
- Heard from the Garden Club's Concerns about Protection from Deer around Fuller Lodge Rose Garden
- Heard a presentation on Signage and Exterior Modifications to the United Church.
- HPAB presented to Los Alamos County Council
- Heard presentations on the historic boiler in the Performing Arts Center building in Los Alamos and gave input on how it might be displayed.
- Had a tour of the Baker House
- Tourism Implementation Task Force had an HPAB Liaison attend those meetings
- The Board gave input at the Pueblo Trail Canyon Design meetings
- Discussed the possibility of a bronze statue of Deak Parsons
- Heard public works proposed designs for the Women's Dorm Project.
- Council acquired the historic Baker House.
- The Board identified formalizing a Historic District overlay as being the top priority for 2023

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:

- When HPAB meetings are resumed in the Municipal Building, the meetings will be held in hybrid mode via Zoom to increase public participation and communication.
- An HPAB representative continues to provide support on the Tourism Implementation Task Force, Art in Public Places Advisory Board, National Park Service, Los Alamos National Lab (LANL), MainStreet Futures, and Bradbury Science Museum.
- Advise in continued support the implementation of the Fuller Lodge Interpretive Plan. Assist in planning, fabricating, and installing interpretive features.
- Formalize a Historic District
- Identify and approve historic landmarks in the county

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

- Federal, State and Local Historic Ordinances.
- The County Boards and Commissions Ordinance.
- Historic Preservation Ordinance.
- 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 for historic and cultural properties based on Federal and State thresholds.
- Create guidelines to implement Historic Preservation Ordinance to proposed improvements and new construction within designated historic district(s).
- Create partnerships with any interested entities within Los Alamos County to advise on any shared interest.
- Provide input on any Historic and Cultural properties that come before HPAB.
- Work with the current lists of cultural and historic sites, build an inventory of buildings and trails that meet the Federal and State Historic Ordinance 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 exploration of relocation of visitor center site.
- Provide input to the County on the reuse of the “WAC” Dorm Building.
- Provide review of use and development of listed historic properties within Federal and State Historic Ordinances.
- Continue to encourage the County to designate a Building Steward/Manager to keep Fuller Lodge safe, secure, in good repair, and running smoothly.
- Advise and support top priorities of Fuller Lodge Interpretive Plan ideas and other items as presented by Los Alamos Historical Society.

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 an HPAB representative to support the Tourism Implementation Task Force, Art in Public Places Board, Historical Society Board, National Park Service, LANL, MainStreet Futures, and Bradbury Science Museum.
- Interface with the Planning & Zoning Commission as appropriate.
- Review of County’s facilities maintenance projects with Los Alamos County Public Works 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:

- HPAB will focus one meeting 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:
 - ✓ Conducting public meetings (in person and online) to hear what the community desires for historic preservation activities as the budget permits.
 - ✓ Publishing newspaper articles covering various activities conducted by HPAB.
 - ✓ Appearing at various public events to engage and educate the community as to the purpose of HPAB as well as to increase community involvement in all historic preservation issues, i.e.,

board members and staff liaison to provide information at select Farmer's Markets, annual County Rodeo, and annual Science Fest etc.

- ✓ Host presentations and learning opportunities for Los Alamos residents on preservation activities conducted around the state by various entities.

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:

There are no subcommittees.

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:

ARTICLE III. HISTORIC PRESERVATION ADVISORY BOARD

Sec. 8-51. Purpose.

A historic preservation advisory board is established in order to make recommendations to the planning and zoning commission, variance board and county council regarding the protection, preservation and enhancement of places, sites, areas, buildings, structures and other objects within the corporate boundaries of the incorporated county having a special character or special historic, architectural or cultural interest or value, and to initiate and conduct research and investigations relating to them.

(Ord. No. 02-078, § 2, 10-3-2006; Ord. No. 02-271, § 1, 5-2-2017)

Sec. 8-52. Membership, terms and qualifications.

The historic preservation advisory board shall be composed of five citizens, all of whom have a demonstrated positive interest, competence or knowledge in the historic, architectural, and cultural traditions of the community. The county shall use its best efforts to ensure that two members of the five are professionals who meet the professional qualifications standards set forth in 36 CFR 61 as may be amended. Members shall be appointed for staggered terms of three years. Vacancies on the board shall be filled within 90 days through recruitments published in local newspapers and public service announcements.

(Ord. No. 02-078, § 2, 10-3-2006; Ord. No. 02-271, § 2, 5-2-2017; Ord. No. 02-283, § 1, 6-12-2018)

Sec. 8-53. Duties and responsibilities.

The historic preservation advisory board shall serve in an advisory capacity to the county council and shall have the following functions, responsibilities and duties:

- (1) Inspections, investigations and recommendations regarding any sites, buildings, structures or areas within the county which the historic preservation advisory board has reason to believe are or will become important historic, architectural or cultural landmarks; and
- (2) Making of recommendations to the county council regarding:
 - a. Policies for the use and management of Fuller Lodge, including: user fees, charges, control of events during which alcoholic beverages are served, security, replacement of fixtures and furnishings, and maintenance of Fuller Lodge;
 - b. Compliance with all federal, state and county laws, regulations, codes, ordinances and resolutions applicable to Fuller Lodge and other important historic, architectural or cultural landmarks owned or controlled by the county;
 - c. Use of proceeds from grants or any historic building improvement tax approved by voters of the county at any general election or special election called for that purpose following the adoption of a resolution pursuant to the Historic Building Improvements Act, NMSA 1978, §§ 4-55b-1 to 4-55b-5 (1993 Supp.);
- (3) Make such recommendations as reasonably necessary on historic preservation issues to the planning and zoning commission, board of adjustment, and county council, including but not limited to, site plans and variance requests in historic districts.

- (4) Provide citizen input to staff and council on ways and means for improving the county's historic preservation program. For this purpose, the board shall gather public input in ways appropriate to the circumstances, which may include public hearings dedicated to specific topics.
- (5) a. The board will hold regular meetings. The agenda will be posted for public information in the local newspaper, on the county bulletin board of legal public postings, and on the county web page site. The minutes will be posted or made available for public review after approval by the board on the county web site. The agenda will be provided to the state historic preservation division.
 - b. One regular meeting may be set aside each year for informational or educational purposes pertaining to the work and functions of the HPAB. The state historic preservation division staff are invited to attend all meetings.
 - c. The board shall call for special meetings as required to review an application for historic property alteration within ten days of receiving the request. Also, the board shall call for special meetings within 40 days of receiving an application for new construction over 200 square feet in gross floor area, or the relocation or demolition of a historic property. The final recommendation from HPAB will be presented to the county's planning and zoning commission.
- (6) The HPAB shall undertake ongoing survey and research efforts to identify historic, architectural, and archaeological resources within the community. As part of the survey, the board shall review and evaluate prior surveys and studies. Surveys shall be completed according to guidelines established by the survey standards in NMSA 1978, 4-10-13, as may be amended. The survey shall be coordinated with and complimentary to the New Mexico Cultural Resources Information System (NMCRIIS) which is the state historic preservation division's archaeological records management and historic cultural properties inventory system. Survey and inventory documents shall be maintained and shall be open to the public. The survey shall be updated at least every ten years or in accordance with state law.
- (7) Review proposed nominations for listing in the National Register of Historic Places. The HPAB shall review and comment to the state historic preservation officer on all proposed nominations for listing in the National Register for properties within the boundaries of the county. When the HPAB considers a national register nomination which is normally evaluated by professional in a specific discipline and that discipline is not represented on the board, the board shall seek expertise in that area before rendering its decision.
- (8) Notice of public hearings, substantially in the same form as set forth in subsection (b)(1) of section 16-192, shall be posted in a conspicuous place at the county municipal building at least ten days prior to the public hearing.
- (9) Such other activities, duties, and responsibilities related to Fuller Lodge or the historic districts or properties as may be assigned by county council.

(Ord. No. 02-078, § 2, 10-3-2006; Ord. No. 02-271, § 3, 5-2-2017; Ord. No. 02-283, § 2, 6-12-2018)

Secs. 8-54—8-70. Reserved.

Council Goals and Priority Areas

| | |
|--|--|
| 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, state, and national entities and plan for appropriate levels of County services. | |
| Enhancing Communication | |
| Enhancing communication to better inform and engage the public on County matters and to better interface with regional, state, and national entities. | |
| Increasing the Amount and Types of Housing Options | |
| Increasing the variety of housing options for all segments of the community, from affordable to missing middle to market rate, and pursuing new energy-efficient options and opportunities for utilizing vacant spaces in the Los Alamos townsite and the White Rock town center. | |
| Protecting Our Environment and Improving Our Open Spaces, Recreational, and Cultural Amenities | |
| 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 resiliency and sustainability is important to our citizens. | |
| Enhancing Support and Opportunities for the Local Business Environment | |
| Appropriately supporting existing businesses, growing new small businesses, supporting technology start-ups and spin-offs, and identifying redevelopment opportunities as a part of these efforts. | |
| Supporting Social Services Availability | |
| Behavioral, mental, and physical health and social services are important for resiliency and quality of life; County support can help address needs for appropriate types and levels of services. | |
| Improving Access to High Quality Broadband | |
| Reliable high-speed broadband service throughout the community is essential; determining appropriate investments will advance County efforts in ensuring this service. | |
| Investing in Infrastructure | |
| Balancing maintenance of existing infrastructure with new investments in utilities, roads, trails, expanded transit options, facilities, and amenities; and promoting sustainable and resilient practices throughout the community, such as carbon-neutral electric generation. | |



County of Los Alamos

Staff Report

February 01, 2023

Los Alamos, NM 87544
www.losalamosnm.us

Agenda No.:

Index (Council Goals):

Presenters: Patrick Moore, Chair of the Historic Preservation Advisory Board and Sobia Sayeda, Planning Manager

Legislative File: 17006-23

Title

Discussion regarding establishing Historic Districts within Los Alamos County Certified Local Government

Body

The Attachment A is a portion of the Los Alamos County Development Code, Section 16-9 as the historic district ordinance. Also part of attachment A is the application for designation for Historic Landmarks or Districts.

Attachment B is a spread sheet that list all the properties that have been registered both Federally and by the State of New Mexico. Attachment C are copies from MicroFiche from the original applications to the National Register. In 1973, the Los Alamos Scientific Laboratory requested that the district that we know as the Fuller Lodge Historical District to be registered on the National Register of Historic Places to be nominated as a historical district. Later in 1974, a request was made to designate the area surrounding the nine Ranch School buildings and the archeological site near the lodge within that district. The designation of district and buildings were both checked on the latter application. The National Registry does not reflect the second application, but it does show that the first application was recognized as a historic district. The state of New Mexico shows the Ranch School buildings as part of the historic district.

It is unclear to me why both applications state that they are for the National Registry, but the only building we have records for that is a nationally registered building in Los Alamos is the Post Office.

Attachment D are the maps from the 1973 designation and the area that was proposed in 2016 to be designated by Los Alamos County.

Attachments

- A - Sec 16-9 Historic Protection Overlay District Ordinance and draft Application for Historic District
- B - State_And_National_Registries_for_Los_Alamos_County
- C - Los_Alamos_Scientific_Laboratory_(13)_and_Ranch_School_Applications
- D - 1973_LA_Historical_site_map_and_proposed_Historic_District

SEC. 16-9 HISTORIC PROTECTION OVERLAY ZONE DISTRICT (HP-O)

16-9(a) PURPOSE

The purpose of the Historic Protection Overlay (HP-O) zone district is to preserve and protect 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 archaeological significance. The HP-O zone district 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 archaeological 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 County 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.

16-9(b) 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 section 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).

16-9(c) DESIGNATION OF HISTORIC DISTRICTS AND COUNTY LANDMARKS

- (1) The County Council may designate and list individual historic landmarks or historic districts within the County, pursuant to Sec. 16-75(b).
- (2) Historic landmarks and districts shall be designated on the Official Zoning Map.
- (3) Historic designation will result in the creation of an Historic Protection Overlay zone district which will impose regulations on the designated property or district in addition to the zoning regulations already in effect in the underlying base zone districts.

16-9(d) HP-O ZONE DISTRICT STANDARDS

- (1) Within the boundaries of any HP-O zone, the exterior appearance of any structure shall not be altered; new structures shall not be constructed; and existing structures shall not be demolished until an Historic Property Alteration Certificate is approved pursuant to Sect. 16-73(h).
- (2) A Historic Property Alteration Certificate shall not be required for:
 - a. 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

- b. Construction, alteration or demolition involving only interior features of the structure, unless such work impacts the structure's exterior appearance.
 - c. Within the boundaries of any HP-O zone, no demolition permit shall be issued by the building official until a HP-O Demolition Permit application has been reviewed by the HPAB pursuant to the procedures of Sect. 16-73(g).
- (3) An applicant who has been denied a Historic Property Alteration Certificate may seek an exemption from all, or portions of, the requirements of this section based on economic hardship by requesting a HP-O Economic Hardship Wavier per the procedures of Sect. 16-74(d). If a request for Economic Hardship Wavier 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.
- (4) 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.
- (5) Nothing in this section 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.

3. Comparable examples already in the community that demonstrate technique, specification and/or light level should be provided if available to expedite the review process.
- c. The Community Development Department shall intake the application pursuant to the requirements of Sec. 16-72(d).
- d. The Community Development Director, or their designee, shall review the lighting plan based on its conformity with the Decision Criteria of Sec. 16-73-(f)(3).
- e. If the application complies with the provisions of Sec. 16-73-(f)(3), the Community Development Director shall issue an approval. The Director shall have the authority to refer an application to the Planning and Zoning Commission or the Historic Preservation Advisory Board if deemed appropriate.
- f. Any appeals related to decisions regarding outdoor lighting shall be made to the Planning and Zoning Commission using the procedure set forth in Sec. 16-72(g).

A lighting plan shall be approved if it complies with all applicable standards in this Code, particularly *Division 6 Outdoor Lighting*, and any other adopted County regulations.

16-73-(g)(1) APPLICABILITY

16-73-(g)(2) PROCEDURES

16-73-(g)(3) DECISION CRITERIA FOR PARTIAL DEMOLITION

An application for a Demolition Permit in an HP-O shall be approved if it meets all of the following criteria:

- a. The partial demolition is required for renovation, restoration, or rehabilitation of the structure.
- 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.
- c. The request has mitigated, to the greatest extent possible, impacts on the historic importance of the structure or structures located on the property and on the architectural integrity of the structure or structures on the property.

16-73-(g)(4) DECISION CRITERIA FOR TOTAL DEMOLITION

An application for a Demolition Permit in an HP-O shall be approved if it meets all of the following criteria:

- 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:
 1. The structure proposed for demolition is not structurally sound despite evidence of the owner's efforts to maintain the structure; and
 2. The structure cannot be rehabilitated or reused on site to provide for any reasonable beneficial use of the property; and
 3. The structure cannot be practically moved to another site in Los Alamos; and
 4. The request demonstrates that the proposal mitigates the greatest extent practical the following:
 - i. Any impacts that occur to the visual character of the neighborhood where demolition is proposed to occur.
 - i. Any impact on the historical importance of the structure or structures located on the property and adjacent properties.
 - i. Any impact to the architectural integrity of the structure or structures located on the property and adjacent properties.

16-73(h) MINOR HISTORIC PROPERTY ALTERATION CERTIFICATE

16-73-(h)(1) APPLICABILITY

- a. Any alteration to the exterior appearance of any historically designated structure, new construction or demolition within a designated Historic Protection Overlay of Sec. 16-9 shall require Historic Property Alteration Certificate per this section.
- b. Any 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 per this section.

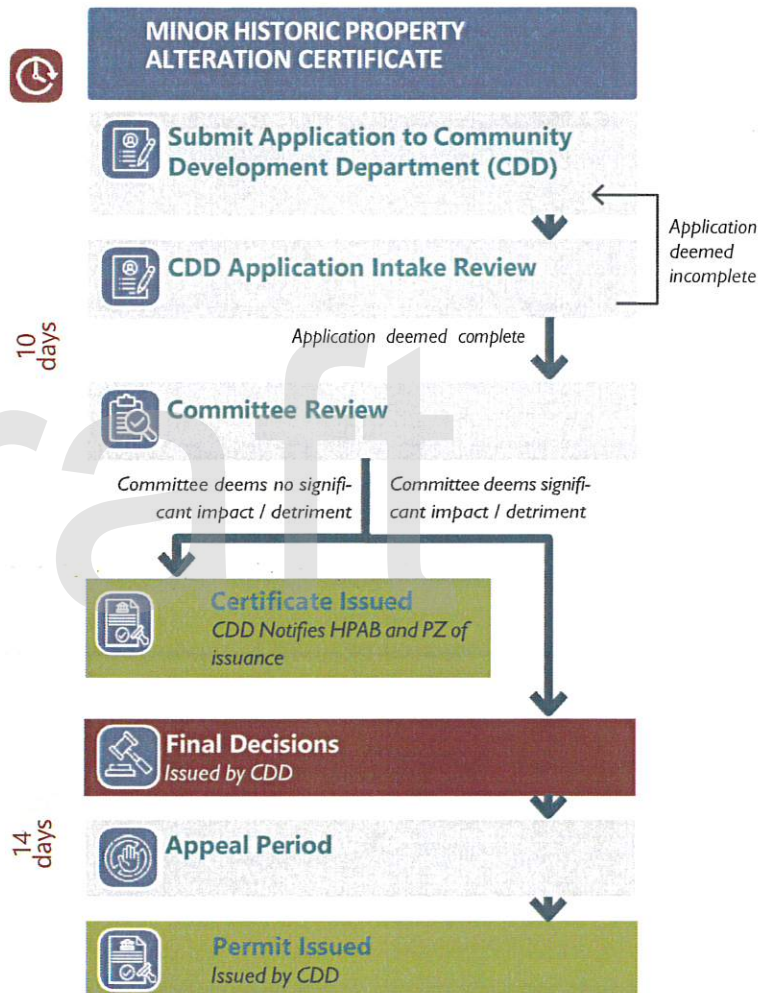
16-73-(h)(2) EXEMPTIONS

A Historic Property Alteration Certificate shall not be required for:

- a. Ordinary maintenance and repair where the purpose of the work is to preserve the integrity of the structure and/or materials, correct any aesthetic deterioration to the structure, and restore it to its condition prior to deterioration; or
- b. Construction, alteration or demolition involving only interior features of the structure, unless such work impacts the structure's exterior appearance.

16-73-(h)(3) PROCEDURES

- a. Applications for a Historic Property Alteration Certificate may be made by the owner or agent of any parcel of property to be affected.
- b. Historic Property Alteration Certificate applications shall include the application, scaled site plan, architectural drawings, and other documentation that show compliance with the applicable provisions of this Code and other adopted County plans or policies as required by the County's Historic Property Alteration Certificate application to the Community Development Department, including:
 1. Proof of property ownership or Owner's affidavit if property is rented or leased.
 2. Architectural drawings showing proposed alterations, as applicable
 3. A written explanation of how the request conforms to the Decision Criteria within Sect. 16-73-(h)(4).
 4. Any applicable requirements as required by the Community Development Director.
- c. The Community Development Department shall intake the application pursuant to the requirements of Sect. 16-72(d).
- d. The Community Development Director, or their designee, shall set a Historic Property Alteration Certificate Review Committee session with the director and two members of the Historic Preservation Advisory Board designated by the Historic Preservation Advisory Board chair to review the application within 10 days of receipt of a complete application.
- e. The Historic Property Alteration Certificate application shall be reviewed based on its conformity with the Decision Criteria of Sect. 16-73-(h)(4).
- f. If the committee determines there will be no significant impact or potential detriment based on the decision criteria in Sect. 16-73-(h)(4), the Community Development Department shall issue the alteration certificate and send written notification to the Historic Preservation Advisory Board and the Planning and Zoning Commission of such issuance.



- g. 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 based on the criteria in Sect. 16-73-(h)(4), the application shall be referred to a public hearing pursuant to Sect. 16-72(f). The Community Development Department shall notify the applicant of the referral in writing within 5 days of the decision.
- h. The final action of the committee regarding any Minor Historic Property Alteration Certificate may be appealed to the Planning and Zoning Commission in accordance with Sect. 16-72(q).



7 days

MINOR DEVELOPMENT PLAN AMENDMENTS



Submit Application to Community Development Department (CDD)



CDD Application Intake Review

Request exceeds allowed thresholds

Request meets allowed thresholds

Application deemed incomplete



Requires Major Amendment

16-73-(h)(4) DECISION CRITERIA

An application for a Minor Historic Property Alteration Certificate shall be approved if it meets all of the following criteria:

- a. The proposed work will preserve, enhance, or restore significant features of the resources as identified in the criteria for designation of the nomination or any specific design guidelines adopted for the historic landmark or district.
- b. The proposed work is 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.
- c. The proposed work will not significantly destroy, damage, or diminish significant features of the resources as identified in the criteria for designation of the nomination or within any specific design guidelines adopted for the historic landmark or district.

14 days

14 days



CDD Review per Decision Criteria



Final Decisions
Issued by CDD



Appeal Period

16-73(i) MINOR DEVELOPMENT PLAN AMENDMENTS

16-73-(i)(1) APPLICABILITY

This Section applies to any amendment to a previous Development Plan approval that changes site development standards at a threshold of not more than 10 percent.

16-73-(i)(2) PROCEDURES

- a. Applications for Minor Development Plan Amendment applications may be made by the owner or agent of any parcel of property to be affected.
- b. Minor Development Plan Amendment applications shall be submitted to the Community Development Department and shall include all information per the County's Minor Development Plan Application, including:

Incorporated County of Los Alamos Code Ordinance 02-333

16-74(f) MAJOR HISTORIC PROPERTY ALTERATION CERTIFICATE

16-74-(f)(1) APPLICABILITY

New construction over 200 square feet in gross floor area, the relocation or demolition of a historic property within a designated Historic Protection Overlay of Sec. 16-9 shall require Major Historic Property Alteration Certificate per this section.

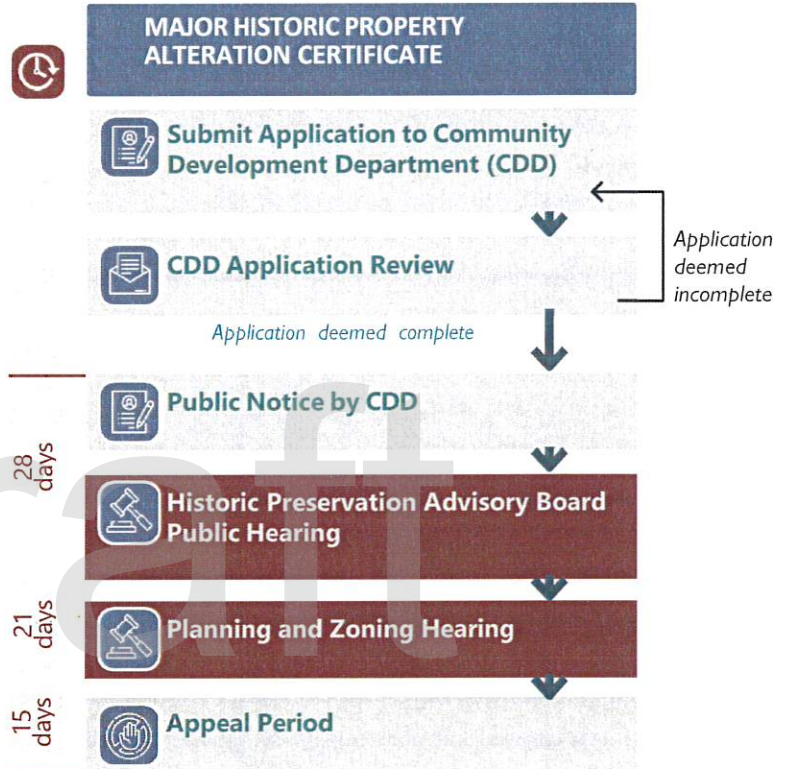
16-74-(f)(2) PROCEDURES

- a. Applications for a Historic Property Alteration Certificate may be made by the owner or agent of any parcel of property to be affected.

- b. Historic Property Alteration Certificate applications shall include the application, site plan, architectural drawings and other documentation that show compliance with the applicable provisions of this Code and other adopted County plans or policies as required by the County's Site Plan application to the Community Development Department, including:

1. Proof of property ownership or Owner's affidavit if property is rented or leased.
2. Architectural drawings showing proposed alterations, as applicable.
3. A written explanation of how the request conforms to the Decision Criteria within Section 5-1(C)(III).
4. Any applicable requirements as required by the Community Development Director.

- c. The Community Development Department shall intake the application pursuant to the requirements of Sect. 16-72(d).
- d. The Community Development Department shall provide public notice pursuant to the requirements of Sec. 16-72-(c)(2).
- e. The Community Development Department shall set a date for public hearing before the Historic Preservation Advisory Board on the request within 40 days of receipt of a complete application.
- f. The Historic Preservation Advisory Board shall conduct a public hearing on the application and forward a recommendation to the Planning and Zoning Commission. The Historic Preservation Advisory Board recommendation on the application shall take one of three forms: (i) approval as presented; (ii) approval with conditions; or (iii) denial. If the Historic Preservation Advisory Board fails to make a recommendation within the 40-day period, the request will be forward to the Planning and Zoning Commission without a recommendation.
- g. The Planning and Zoning Commission shall hold a public hearing pursuant to Sect. 16-72(f) at the next regularly scheduled meeting after receiving the Historic Preservation Advisory Board recommendation or, in the event that the Historic Preservation Advisory Board isn't able to reach a



- recommendation, after the 40-day review period has passed.
- h. The Historic Property Alteration Certificate application shall be reviewed based on its conformity with the Decision Criteria of Sect. 16-74-(f)(3).
 - i. 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 Sect. 16-72(g).

16-74-(f)(3) DECISION CRITERIA

An application for a Major Historic Property Alteration Certificate shall be approved if it meets all of the following criteria:

- a. The proposed work will preserve, enhance, or restore significant features of the resources as identified in the criteria for designation of the nomination or any specific design guidelines adopted for the historic landmark or district.
- b. The proposed work is 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.
- c. The proposed work will not significantly destroy, damage, or diminish significant features of the resources as identified in the criteria for designation of the nomination or within any specific design guidelines adopted for the historic landmark or district.

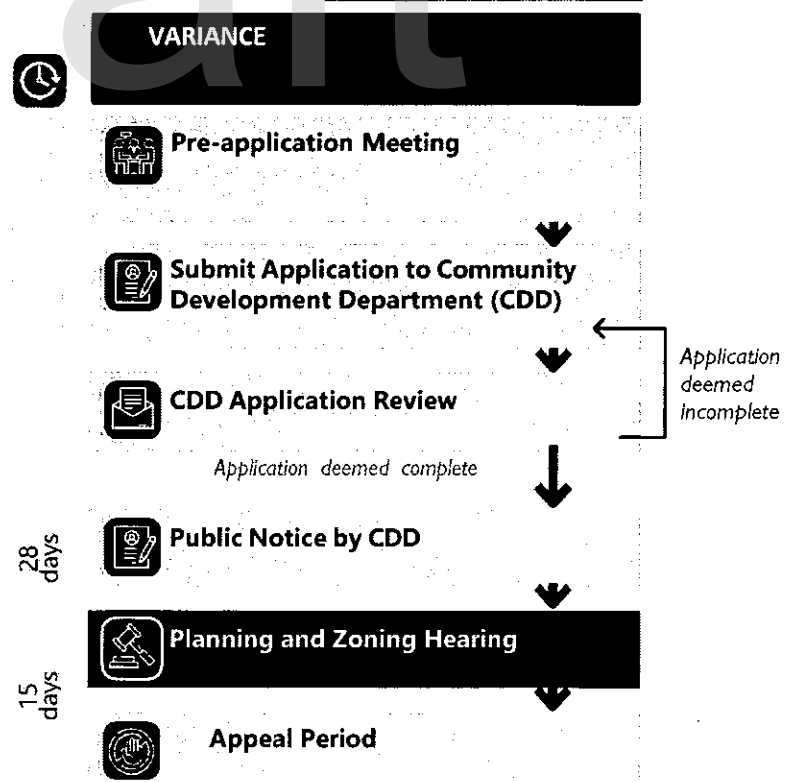
16-74(g) VARIANCES

16-74-(g)(1) APPLICABILITY

- a. Any deviation from this Code in excess of the thresholds established in Sec. 16-73(a) Administrative Deviations will require a Variance pursuant to the procedures of this section.
- b. Applications that are below the thresholds in 16-73(a) Administrative Deviations are considered Administrative Deviations and may be reviewed/approved administratively without a public hearing.

16-74-(g)(2) PROCEDURES

- a. Prior to the submission of a Site Plan application, the applicant shall attend a Pre-Application Meeting pursuant to Sec. 16-72-(b)(1).
- b. Applications for Variances may be made by the owner or agent of any parcel of property to be affected.
- c. Variance applications shall include the application, plan, and other documentation that show compliance with the applicable provisions of this Code and other adopted County plans or policies as required by the



- or parts thereof, any such part to correspond generally with one or more of the functional elements of the plan.
- j. The plan shall only become effective as the Comprehensive Plan of the County upon approval by resolution of the County Council, carried by affirmative votes of not less than a majority of all members of the County Council. The resolution shall refer expressly to revisions to specific elements, the addition of elements, maps, descriptive matter, changes to the vision statement, policy plan and goals, or other revisions intended by the Planning and Zoning Commission to form the whole or part of the Comprehensive Plan.
- k. The Community Development Department shall post the new or amended Comprehensive Plan on the County's website.

16-75-(a)(3) DECISION CRITERIA

An application for Adoption or Amendment of the Comprehensive Plan shall be approved if it meets all of the following criteria:

- l. The amendment is consistent with the overall vision, policies and other parts of the Comprehensive Plan, the Strategic Leadership Plan of the County Council, and other adopted County policies and plans.
- m. The amendment replaces outdated information in the Comprehensive Plan, responds to changed conditions, or provides new information which is not included in the Comprehensive Plan.
- n. The adoption or amendment will protect the public health, safety, or welfare better than retention of the continued application of the existing Comprehensive Plan.
- o. The adoption or amendment will result in general benefits to a large portion of the residents or property owners in the County.

16-75(b) COUNTY LANDMARK OR HISTORIC DISTRICT ADOPTION

16-75-(b)(1) APPLICABILITY

This section applies to all applications for the adoption of a County Landmark or Historic District, amendment to the boundaries of a designated Historic District, removal of a designated landmark or site, or amending the standards of a Historic Preservation Overlay within this code.

16-75-(b)(2) PROCEDURES

- a. Prior to the submission of a County Landmark or Historic District adoption or amendment application, the applicant shall attend a Pre-Application Meeting pursuant to Sect. 16-72-(b)(1) and conduct a Neighborhood Meeting pursuant to Sect. 16-72-(b)(2).
- b. Applications for adoption or amendment to a County Landmark or Historic District Adoption may be made by any person.
- c. Development Plan applications shall include the application, plan, and other documentation that show compliance with the applicable provisions of this Code and other adopted County plans or policies as required by the County's Development Plan application to the Community Development Department, including:
 - 1. Written consent of the property owner(s) for a nomination of an individual landmark or written consent of the owners of at least 66 percent of the properties within the proposed district.
 - 2. Written justification explaining how the request meets the historical or architectural significance of the proposed landmark or historic criteria for designation per Sect. 16-75-(b)(3).
 - 3. 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.

- d. A request for amendment to the Comprehensive Plan, if found necessary by the Community Planning Director, shall be submitted, processed, heard, and decided upon concurrently with the request for County Landmark or Historic District Adoption or Amendment .
- e. The Community Development Department shall intake the application pursuant to the requirements of Section 5-2(B)(IV).
- f. The Community Development Department shall provide public notice pursuant to the requirements of Section 5-2(B)(III).
- g. The Community Development Director, or their designee, shall set a date for public hearing before the Planning and Zoning Commission on the County Landmark or Historic District adoption or amendment request within 28 days of receipt of a complete application.
- h. The Historic Preservation Advisory Board shall conduct a public hearing on the application and make a recommendation to the Planning and Zoning Commission. The HPAB may nominate or sponsor an application for the designation of an individual landmark or an historic district.
- i. The Planning and Zoning Commission shall conduct a public hearing on the application pursuant to the requirements of Sec. 16-72(f). The Planning and Zoning Commission shall make a recommendation to the County Council pursuant to the Decision Criteria in Sect. 16-75-(b)(3), as to whether the proposed historic landmark or district shall be officially designated on the official zoning map as an overlay district.
- j. Following receipt of the Planning and Zoning Commission recommendation for the proposed County Landmark or Historic District Adoption or Amendment, the County Council shall conduct a public hearing pursuant to Sect. 16-72(f) to consider the recommendation of the Planning and Zoning Commission and whether the proposed historic landmark or district shall be officially designated on the county zoning map as an overlay district.
- k. The County Council shall approve or deny the proposed Zone Map Amendment pursuant to the Decision Criteria within Sect. 16-75-(b)(3) .
- l. The Council may also vote to remand the matter back to the Planning and Zoning Commission for further proceedings. If the case is remanded, the County Council shall specify the time within which the Planning and Zoning Commission shall report back to the County Council its findings and recommendations on the matter(s) referred to it.
- m. Final approval of the County Landmark or Historic District Adoption shall be determined by the County Council.
- n. After the County Council has approved a County Landmark or Historic District Adoption or Amendment, the Official Zoning Map shall be amended to note the change and posted on the County website.

16-75-(b)(3) DECISION CRITERIA

An application for a County Landmark or Historic District adoption or amendment shall be approved if it meets not less than two of the following characteristics all of the following criteria:

- a. Embodies an architectural style or method of construction dating from one or more significant historic periods.
- b. Establishes a sense of time and place unique to Los Alamos County.
- c. Exemplifies or reflects the cultural, social, economic or political history of the nation, state or county.
- d. Is associated with the lives of significant historical persons or events.

- e. Has the potential to preserve, display, or yield significant historic or archaeological information.
- f. Exists on the registry of the State or National Register of Historic Places.

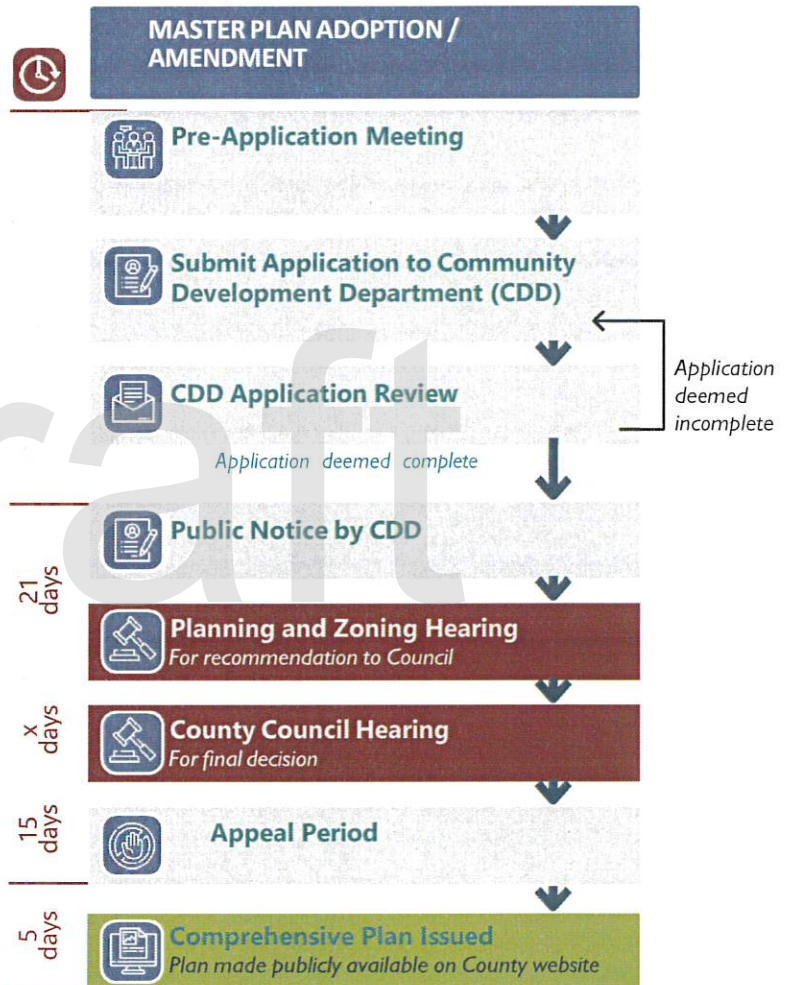
16-75(c) ADOPTION OR AMENDMENT OF A MASTER PLAN

16-75-(c)(1) APPLICABILITY

This section applies to all applications to adopt or amend a Master Plan.

16-75-(c)(2) PROCEDURES

- a. Applications for amendment or adoption of a Master Plan may be made by the County Council, the Planning and Zoning Commission, the County Manager, or the Community Development Director, or their designee
- b. Applications for an amendment to a Master Plan shall explain how it conforms to the Decision Criteria in Sec. 16-75-(c) (3), why the amendment is necessary, and cite the sections of the Master Plan to be amended. Master Plan amendments may include revisions to specific elements and the addition of new elements.
- c. The Community Development Department shall intake the application pursuant to the requirements of Sec. 16-72(d).
- d. The Community Development Department shall provide public notice pursuant to the requirements of Sec. 16-72-(c)(2).
- e. The Community Development Director, or their designee, shall set a date for public hearing before the Planning and Zoning Commission on the Master Plan amendment request within 28 days of receipt of a complete application.
- f. The Community Development Department staff shall review the application, including any specific regulations applicable to a proposed adoption or amendment of a Master Plan, and forward a recommendation to the Planning and Zoning Commission.
- g. The Planning and Zoning Commission shall conduct a public hearing on the application pursuant to the requirements of Sec. 16-72(f). The Commission shall make a recommendation to the County Council pursuant to the Decision Criteria in Sec. 16-75-(c)(3).
- h. Following receipt of the Planning and Zoning Commission recommendation, the County Council shall conduct a public hearing pursuant to the requirements of Sec. 16-72(f). The County Council shall approve, modify, or disapprove the proposed adoption or amendment, or shall vote to refer





QR: Ch. 16
Development
Code

DEVELOPMENT APPLICATION

PROJECT INFORMATION

Title:

Project Address:

Description:

Check all application types, if applicable:

- | | |
|--|--|
| <input type="checkbox"/> Administrative Deviation ... \$25 | <input type="checkbox"/> Site Plan* ... \$500 plus \$75 per/Million \$ estimated construction cost |
| <input type="checkbox"/> Administrative Wireless Telecommunication Facility | <input type="checkbox"/> Major Site Plan Amendment* ... \$500 |
| <input type="checkbox"/> Comprehensive Plan Adoption & Amendment* | <input type="checkbox"/> Minor Site Plan Amendment ... \$250 |
| <input type="checkbox"/> Conditional Use Permit* ... \$300 | <input type="checkbox"/> Major Zone Map Amendment* ... \$150 <i>No fee if initiated by County Council or County Manager</i> |
| <input type="checkbox"/> County Landmark or Historic District Adoption/Amendment* ... \$250 | <input type="checkbox"/> Minor Zone Map Amendment* ... \$150 <i>No fee if initiated by County Council or County Manager</i> |
| <input type="checkbox"/> Development Plan* ... \$500 | <input type="checkbox"/> Master Plans* (Major, Minor) |
| <input type="checkbox"/> Major Development Plan Amendment* ... \$500 | <input type="checkbox"/> Temporary Use Permit ... \$25 |
| <input type="checkbox"/> Minor Development Plan Amendment ... \$250 | <input type="checkbox"/> Special Event Permit ... \$25 |
| <input type="checkbox"/> Summary Plat... \$125 plus \$10 / acre for non- residential | <input type="checkbox"/> Text Amendment* ... \$150 <i>No fee if initiated by County Council or County Manager</i> |
| <input type="checkbox"/> Sketch Plat, Subdivision*... \$250 plus \$175/lot (1-10 lots) \$125/lot (11-30 lots) \$75/lot (30+ lots) | <input type="checkbox"/> Variance ... \$250 <i>No fee if application is a part of a Site Plan review</i> |
| <input type="checkbox"/> Preliminary Plat, Subdivision* ... \$250 plus \$175/lot (1-10 lots) \$125/lot (11-30 lots) \$75/lot (30+ lots) | <input type="checkbox"/> Wireless Telecommunication Facility* ... \$500 |
| <input type="checkbox"/> Final Plat, Subdivision* ... \$250 plus \$175/lot (1-10 lots) \$125/lot (11-30 lots) \$75/lot (30+ lots) | <input type="checkbox"/> Major Historic Demolition* ... \$250 |
| <input type="checkbox"/> Landscaping Plan ...\$500 | <input type="checkbox"/> Major Historic Property Alteration Certification* ...\$ 250 |
| <input type="checkbox"/> Lighting Plan ...\$500 | |

*** Application reviews require a pre-application meeting.**

PROPERTY & OWNER INFORMATION

Property

Address: _____

Address

City

State

ZIP

Zoning District:

Lot Size - Acres / Sq. Ft.:

Existing Structure(s) Sq. Ft.:

Lot Coverage:

Property Owner(s) Name:

Owner(s) Email:

Owner(s) Phone(s)#:

☐ Owner's Address same as Property Address

Owner(s)

Address: _____

Address

City

State

ZIP

APPLICANT / OWNER'S AGENT INFORMATION☐ Applicant is same as Owner

Applicant Name:

Applicant

Address: _____

Address

City

State

ZIP

Applicant Email:

Applicant Phone(s)#:

ASSOCIATED APPLICATIONS

Application Type:

Case Number:

I hereby certify and affirm, under penalty of perjury, that the information I have provide in this application is true and accurate to the best of my knowledge, information, and belief. [NMSA 1978, §30-25-1]

Signature:

Date:

STAFF USE ONLY

Date Received:

Staff:

Case No.#:

Meeting Date:

SUBMITTALS

- ☐ Proof of Ownership or
Letter of Authorization from Owner
- ☐ Items from associated Application Checklist

- ☐ Complete Application – Date: _____
- ☐ Payment – Accepted upon verification of a complete
application - Date: _____

LANDMARK OR HISTORIC DISTRICT ADOPTION / AMENDMENT CHECKLIST

Applicants for all development application reviews must complete this checklist and submit it with the Development Application. Refer to the referenced code sections for additional information. Contact the Planning Division with questions regarding these requirements: planning@lacnm.us.

| PRE-APPLICATION MEETING |
|---|
| Date Held: |
| DESIGNATION TYPE |
| <input type="checkbox"/> County Landmark |
| <input type="checkbox"/> Historic District |
| CONSENT |
| <input type="checkbox"/> Property Owner consent for nomination; or |
| <input type="checkbox"/> Consent of the owners of at least 66% of the properties within the proposed district. |
| JUSTIFICATION |
| How does the request meet the historical or architectural significance? |
| _____ |
| _____ |
| _____ |
| _____ |
| _____ |
| _____ |
| DESCRIPTION |
| Describe the historic or architectural feature to be preserved. |
| _____ |
| _____ |
| ADDITIONAL SUBMITTALS |
| Based on staff's review and Interdepartmental Review Committee's recommendation – additional submittals may be required and will be communicated to the applicant by the assigned Case Manager. |



DECISION CRITERIA 16-75-(b)(3)

- a. Embodies an architectural style or method of construction dating from one or more significant historic periods. Explain.

☐ *Staff finds that this criterion has been met*

☐ *Staff finds that this criterion has not been met – more information is needed*

- b. Establishes a sense of time and place unique to Los Alamos County. Explain.

☐ *Staff finds that this criterion has been met.*

☐ *Staff finds that this criterion has not been met – More information is needed.*

- c. Exemplifies or reflects the cultural, social, economic or political history of the nation, state or county. Explain.

☐ *Staff finds that this criterion has been met*

☐ *Staff finds that this criterion has not been met – more information is needed.*

d. Is associated with the lives of significant historical persons or events. Explain.

☐ *Staff finds that this criterion has been met*

☐ *Staff finds that this criterion has not been met – more information is needed*

e. Has the potential to preserve, display, or yield significant historic or archaeological information. Explain.

☐ *Staff finds that this criterion has been met*

☐ *Staff finds that this criterion has not been met – more information is needed*

f. Exists on the registry of the State or National Register or Historic Places. Provide information.

☐ *Staff finds that this criterion has been met*

☐ *Staff finds that this criterion has not been met – more information is needed.*

Attach additional sheets, if needed.

Ground Cover. Any landscaping material other than permanent hard surfaces (i.e., sidewalks, driveways, structures) which covers the natural earth. The definition includes living matter (plants) and non-living materials (rock outcroppings).

Ground-Mounted Mechanical Equipment. Any mechanical equipment, appliance, device, ducting, or similar features located at finished grade.

Group Care Facility. Any congregate residence or facility which provides room and board, programmatic services, care, or assistance for up to 8 persons that meet the definition of a handicapped person or another person protected against housing discrimination under the federal Fair Housing Act Amendments of 1988 (as amended). This use does not include halfway houses for persons in the criminal justice system or residential facilities to divert persons from the criminal justice system, nor does it include facilities for persons who require such services by reason of the effects of current alcohol or drug abuse.

Group Residential Facility. Any congregate residence or facility which provides room and board, programmatic services, care, or assistance for up to 8 persons in the criminal justice system or residential facilities to divert persons from the criminal justice system or persons who require such services by reason of the effects of current alcohol or drug abuse.

Heavy Vehicle and Equipment Sales, Rental, and Repair. An establishment primarily engaged in the sale, rental, repair or maintenance of motor vehicles, trailers, and similar mechanical equipment, including paint, upholstery, muffler, transmission work and major engine and engine part overhaul.

Heavy Manufacturing. Industrial operations relying on the assembly, fabrication, or processing of goods and materials using processes that may include outdoor activities and ordinarily have greater impacts on the environment on the use and enjoyment of adjacent property in terms of truck traffic, railroad activities, noise, smoke, fumes, visual impact, odors, glare, or health and safety hazards, or that otherwise do not meet the definition of Light Manufacturing. Examples of this use include beverage bottling plants, tool and die shops, motor vehicle or heavy machinery assembly, carpet or furniture manufacturing, dairy works, ice works, metal fabrication, stonecutting, and food processing. Also see Artisan Manufacturing and Light Manufacturing.

Hedge. A plant or series of plants or other landscape material arranged to form a physical barrier or enclosure.

Height, Structure. The vertical distance between the highest point of any part of the structure and the natural grade or finish cut grade directly below that point, whichever is greater. If a structure is placed on fill, the depth of the fill is included in the height of the structure. If the natural grade is lowered in a cut, the depth of the cut is included in the height of the structure.

High intensity discharge light source (HID): Light sources characterized by an arc tube or discharge capsule that produces light, with typical sources being metal halide, high pressure sodium and other similar types which are developed in accordance with accepted industry standards.

High Mesopic. A combination of photopic and scotopic vision under low-light (but not necessarily dark) conditions measuring between .1 and .3 footcandles.

Historic Preservation Advisory Board (HPAB). 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. An area within Los Alamos County that has been so designated by ordinance pursuant to the procedures outlined in this article and Sec. 16-9 Historic Protection Overlay Zone District (HP-O) and

mapped as an overlay zone district on the County's Official Zoning Map.

Historic Landmark. 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 zone district on the County's Official Zoning Map.

Historic Property. A Historic landmark or any property located within a Historic District, including all structures or improvements thereon.

Historic Property Alteration Certificate. 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.

Holiday Lighting. Temporary seasonal lighting installed and operated in connection with holidays or traditions.

Home Business. A home occupation that employs more than one non-family member. Also see Home Occupation.

Home Occupation. An activity that is carried on for commercial or philanthropic purposes in a residential dwelling unit by the resident, that employs no more than one person outside of the residents of the dwelling, and that is clearly secondary to the use of the structure as a residential dwelling. See also Dwelling, Live-work and Home Business.

Hospital. An institution providing health services and medical or surgical care of the sick or injured, including as an integral part of the institution such related facilities as laboratories, outpatient departments, training facilities, central service facilities, and staff offices.

Hotel or Motel. A premises in which sleeping accommodations are offered to the public and intended primarily for rental for temporary occupancy by persons on an overnight basis, not including "Bed and Breakfast."

IDA. International Dark-Sky Association.

IES. Illuminating Engineering Society.

Illuminance. Measured in Footcandle (Fc). The density of light falling onto a surface. Commonly measured in the horizontal and vertical planes.

Illuminated Sign. A sign characterized by the use of artificial light, including:

Externally or indirectly illuminated sign. A sign that emits light from a source(s) located outside of the actual sign.

Internally or directly illuminated sign. A sign that emits artificial light directly through any transparent or translucent material from a source located within or on the sign. This includes electronic message center signs.

Improvement. Any construction made on property and intended to enhance its value, utility, or beauty, or to adapt it to new or further uses.

Los Alamos County Registered Properties

National Register

| | | | | | | |
|-----------|---|--------|----------|-------|-----------|------------|
| _87001452 | Bandelier CCC Historic District | Listed | Single | FALSE | DISTRICT | NEW MEXICO |
| _90001585 | Chupaderos Canyon Small Structural Site | Listed | Multiple | TRUE | SITE | NEW MEXICO |
| _90001583 | Chupaderos Mesa Village | Listed | Multiple | TRUE | SITE | NEW MEXICO |
| _90001582 | Guaja Water/Soil Control Site | Listed | Multiple | TRUE | SITE | NEW MEXICO |
| | | | | | | |
| _14001017 | Bandelier National Monument Archeological and Historic District (Boundary Increase) | Listed | Single | TRUE | DISTRICT | NEW MEXICO |
| | | | | | | |
| _03001141 | Bayo Road | Listed | Multiple | FALSE | STRUCTURE | NEW MEXICO |
| _03001409 | Grant Road | Listed | Multiple | FALSE | STRUCTURE | NEW MEXICO |
| _82001049 | Guaje Site | Listed | Single | TRUE | SITE | NEW MEXICO |
| _66000893 | Los Alamos Scientific Laboratory | Listed | Single | FALSE | DISTRICT | NEW MEXICO |
| _04001478 | Lujan Road | Listed | Multiple | FALSE | STRUCTURE | NEW MEXICO |
| _15000493 | United States Post Office-Los Alamos, New Mexico | Listed | Single | FALSE | BUILDING | NEW MEXICO |
| _82001050 | Pajarito Springs Site | Listed | Single | TRUE | SITE | NEW MEXICO |
| _90000717 | White Rock Canyon | Listed | Single | TRUE | DISTRICT | NEW MEXICO |
| _92000501 | White Rock Canyon (Boundary Increase) | Listed | Single | TRUE | DISTRICT | NEW MEXICO |

State Register

| | | County | Category | SR Date | NR Date | Contrib SR |
|------|--|------------|-------------|---------------------------------------|------------|------------|
| 13 | Los Alamos Scientific Laboratory NHL | Los Alamos | District | 10.15.1966 | 10.15.1966 | |
| 56 | Bandelier Nat'l Mon (2 parts) NHL & CCC Nat'l Reg Hist Dist | Los Alamos | District | 5.21.1971 | 10.15.1966 | |
| 68 | Los Alamos Ranch School | Los Alamos | District | 23-May-69 | Not listed | |
| 272 | Los Alamos County Historical Museum and Archives | Los Alamos | Building(s) | 09-Feb-73 | | |
| 856 | Guaje Site | Los Alamos | Site | 12-Mar-82 | 07-Dec-82 | |
| 1502 | Pond Cabin (Dwight Young Cabin) | Los Alamos | | 12-May-89 | | |
| 1608 | Mesa Public Library | Los Alamos | | 18-Nov-94 | | |
| 1665 | Los Alamos Canyon Bridge | Los Alamos | | 09-May-97 | | |
| 1827 | Homestead & Ranch School Era Roads & Trails of Los Alamos MPL | Los Alamos | | 13-Jun-03 | 20-Sep-03 | |
| 1843 | Bayo Canyon Road | Los Alamos | | 11.7.2003 | 07-Nov-03 | |
| 1844 | Beanfield Notch Road | Los Alamos | | 11-Apr-03 | | |
| 1845 | Beanfield Mesa Road | Los Alamos | | 11-Apr-03 | | |
| 1846 | Camp Hamilton Road | Los Alamos | | 13-Jun-03 | | |
| 1847 | Gonzales Road | Los Alamos | | 13-Jun-03 | | |
| 1848 | Grant Road | Los Alamos | | 11-Apr-03 | 14-Jan-04 | |
| 1849 | Homestead Crossing | Los Alamos | | 13-Jun-03 | | |
| 1850 | Lujan Road | Los Alamos | | 13-Jun-03 | 12-Jan-05 | |
| 1851 | Ranch School Trail | Los Alamos | | 13-Jun-03 | | |
| 1852 | Roybal Road | Los Alamos | | 13-Jun-03 | | |
| 1854 | Luhan, Martin Homestead | Los Alamos | | 08-Aug-03 | | |
| 1870 | Los Alamos United States Post Office | Los Alamos | Building | 10.10.2003 ; affirmed 6.13.2014 | 8.3.2015 | |
| 1871 | Coalition and Classic Period Cultural Properties of the Pajarito Plateau, AD 1200-1600 | Santa Fe | Site | 13-Sep-04 | | |
| 1923 | Rendija Canyon Traditional Cultural Properties District | Los Alamos | District | 04-Apr-08 | | |
| 1980 | Los Alamos Sheriff's Posse Lodge | Los Alamos | | 10-Aug-12 | | |
| 1998 | Guaje Canyon TCP District | Santa Fe | Sites | 2.21.14 | N/A | 5 |

Los Alamos County
United Church Military Chapel

Form 10-300
(Rev. 6-72)UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICENATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries complete applicable sections)

ST.

New Mexico

COUNTY:

Los Alamos

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ENTRY DATE

SK 13

| | | | | | |
|--|---|---|--|---|---|
| 1. NAME | | | | | |
| COMMON: Los Alamos Scientific Laboratory | | | | | |
| AND/OR HISTORIC: Los Alamos Scientific Laboratory | | | | | |
| 2. LOCATION | | | | | |
| STREET AND NUMBER: State Route 4 | | | | | |
| CITY OR TOWN: Los Alamos | | | CONGRESSIONAL DISTRICT: 1 | | |
| STATE New Mexico | | CODE 35 | COUNTY: Los Alamos | | CODE 28 |
| 3. CLASSIFICATION | | | | | |
| CATEGORY (Check One) | | OWNERSHIP | | STATUS | ACCESSIBLE TO THE PUBLIC |
| <input checked="" type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object | | <input type="checkbox"/> Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Both | | <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress | Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No |
| <input type="checkbox"/> Building <input type="checkbox"/> Structure | | Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered | | | |
| PRESENT USE (Check One or More as Appropriate) | | | | | |
| <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment | <input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum | <input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific | <input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ | <input type="checkbox"/> Comments _____ _____ | |
| 4. OWNER OF PROPERTY | | | | | |
| OWNER'S NAME: Atomic Energy Commission and Private land transfer from the AEC | | | | | |
| STREET AND NUMBER: _____ | | | | | |
| CITY OR TOWN: Los Alamos | | | STATE: New Mexico | CODE 35 | |
| 5. LOCATION OF LEGAL DESCRIPTION | | | | | |
| COURTHOUSE, REGISTRY OF DEEDS, ETC.: County Clerk | | | | | |
| STREET AND NUMBER: County Administrative Building | | | | | |
| CITY OR TOWN: Los Alamos | | | STATE: New Mexico | CODE 35 | |
| 6. REPRESENTATION IN EXISTING SURVEYS | | | | | |
| TITLE OF SURVEY: National Survey of Historic Sites and Buildings | | | | | |
| DATE OF SURVEY: 1965 <input checked="" type="checkbox"/> Federal <input type="checkbox"/> State <input type="checkbox"/> County <input type="checkbox"/> Local | | | | | |
| DEPOSITORY FOR SURVEY RECORDS: Historic Sites Survey | | | | | |
| STREET AND NUMBER: 1100 L Street | | | | | |
| CITY OR TOWN: Washington, D.C. | | | STATE: _____ | CODE 11 | |

STATE:

COUNTY:

ENTRY NUMBER

DATE

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| | | | | | | |
|------------------|---|------------------------------------|--------------------------------|---|--------------------------------|------------------------------------|
| CONDITION | (Check One) | | | | | |
| | <input checked="" type="checkbox"/> Excellent | <input type="checkbox"/> Good | <input type="checkbox"/> Fair | <input type="checkbox"/> Deteriorated | <input type="checkbox"/> Ruins | <input type="checkbox"/> Unexposed |
| | (Check One) | | | (Check One) | | |
| | <input checked="" type="checkbox"/> Altered | <input type="checkbox"/> Unaltered | <input type="checkbox"/> Moved | <input checked="" type="checkbox"/> Original Site | | |

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

In 1942, when the War Department selected the Los Alamos site for their scientific laboratory, among the deciding factors were the presence of adequate housing for thirty scientists, and the isolation essential to the safe separation of sites for experiments. In addition, the Parajito Plateau afforded easy control of access for security reasons. The housing for the scientists was to be provided by the extant buildings from the Los Alamos Ranch School, which included Fuller Lodge, the combination guest house, infirmary, dining room, and recreation room, as well as the "Big House," and faculty and student residences. These buildings were erected generally in the 1920's in the ranch house and bungalow styles, with the heavy use of log architecture, most notably in the Fuller Lodge.

As the Laboratory was established, the Ranch School buildings were utilised for various purposes. The faculty residences were inhabited by the head scientists, and these houses to the northeast of Fuller Lodge were dubbed ^{Wash tub} "Wash tub Row," in light of their superior facilities. The student dormitories were employed as shops and homes, and the Fuller Lodge continued to be used as a dining room, dormitory, and for off-hours discussions and community meetings. During this period several additions were made on the Lodge but of non-log architecture.

In addition to the Ranch School buildings, the Army erected a large number of temporary residences, such as trailer-homes, and Pacific hutments. The laboratory facilities were housed in rapidly-assembled frame buildings which clustered around Ashley Pond and the southwestern portion of the mesa. The Ranch School ice house on Ashley Pond was where the nuclear components of the atomic bombs were checked and assembled. Many of the test experiments were carried out in nearby caves, and down in Los Alamos Canyon.

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Today ¹⁰ the Landmark District consists of the ¹⁰ nine extant structures of the Ranch School; the Fuller Lodge, currently used as the community center, the house directly to the north of the lodge, which is used a museum, the small stone powerhouse at 2150 Juniper Street, which is used by the Red Cross, and the five ¹⁰ private residences which constituted ¹⁰ "Wash tub Row," ¹⁰ from 1964 Juniper Street through 1300 and 1350 20th Street to 1967 and 1984 Peach Street. The private ouses are purchased by Laboratory scientists who have continued on at Los Alamos, and the few alterations have largely been in terms of new rooms, porches, and windows. On the southern shore of Ashley Pond is a memorial shelter, built on the site of the icehouse, out of ice house stones.

Although these structures presently mark the extent of the Landmark it must be noted that the various technical areas and many of the experimental

SEE INSTRUCTIONS

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- ☐ Pre-Columbian | ☐ 16th Century | ☐ 18th Century | ☒ 20th Century
☐ 15th Century | ☐ 17th Century | ☐ 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1943 et al

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | osophy | |
| <input type="checkbox"/> Agriculture | <input checked="" type="checkbox"/> Invention | <input checked="" type="checkbox"/> Science | |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | |
| <input type="checkbox"/> Art | <input type="checkbox"/> Architecture | <input type="checkbox"/> Social/Human- | |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | |

STATEMENT OF SIGNIFICANCE

Los Alamos Scientific Laboratory was founded January 1, 1943, on the Pajarito Plateau in the Jemez Mountains northwest of Santa Fe for the purpose of developing an instrument of war, the nuclear fission bomb. Successful in that task, LASL undertook a second assignment--creation of a "super" weapon deriving energy from the thermonuclear fusion of hydrogen. This mission, too, was successful. Since that time the Laboratory has continued to be the nation's foremost development center for nuclear weapons. More than 90% of the fission and fusion warheads now in American stockpiles are LASL devices.

The other half of LASL's history--the nonmilitary half--is equally impressive. Ever since 1943 the Laboratory has been making contributions to fundamental scientific knowledge and to peaceful applications of atomic energy. The world's first enriched-uranium reactor was designed and built at Los Alamos, where it has been in operation since 1944. The world's first plutonium-fueled reactor went into operation at Los Alamos in 1946. This was also the world's first fast-neutron reactor. In more recent years the Laboratory has developed a reactor using uranium phosphate fuel and another using molten plutonium, both for the first time anywhere. Several rocket propulsion reactors have been built and ground tested, with flight tests scheduled in the next few years. The Laboratory continues to be a leader in many other peaceful fields, including chemistry and metallurgy, biology and medicine, thermionic electricity, plasma physics, instrument development and electronic computing.

History

The remote area selected in 1942 for the Los Alamos Scientific Laboratory, as it was to become known, was the Los Alamos (The Poplars) Mesa of the Pajarito (Little Bird) Plateau, a 7,300 foot-high, pine-forested shelf of the Jemez Mountains 35 miles northwest of Santa Fe, New Mexico.

The mesa, aside from a few isolated ranches and homesteads nearby, was occupied only by the Los Alamos Ranch School for Boys. Here, in some 50 log buildings, the Ranch School since 1918 had conducted for 40 to 50 boys yearly a secondary and preparatory school with ranching, camping, riding and other outdoor recreations.

Behind the selection of this remote area for scientific research there had swiftly developed a series of events of world-wide importance.

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INVENTORY -- NOMINATION FORM

CONTINUATION SHEET Los Alamos

ITEM NUMBER

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PAGE

2

stations located elsewhere possess historical significance at the national level, but at this date, the classified-restricted nature of these facilities prohibits the necessary surveying and researching to include them in the Landmark. Upon their declassification these properties should be studied for their inclusion in the Historic District.

Boundaries

The Landmark district consists of Historical Tracts #1, 2, and 3 as surveyed on the attached survey plat, drawn for the County of Los Alamos by V. J. Matt on November, 1973.

Richard Hewlett, The New World, 1939-1946: A History of the United States Atomic Energy Commission, Vol. 1 (Pennsylvania State University Press, 1962).

Los Alamos Scientific Laboratory, The First Twenty Years at Los Alamos (Los Alamos, 1963).

Kasha Thayer and Edith Truslow, Manhattan District History (National Technical Information Service, U. S. Department of Commerce, 1973).

Los Alamos Scientific Laboratory of the University of California (Los Alamos, May, 1971).

10. GEOGRAPHICAL DATA

| LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY | | | O R | LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES | | |
|--|-------------------------|-------------------------|--------|---|-------------------------|--|
| CORNER | LATITUDE | LONGITUDE | | LATITUDE | LONGITUDE | |
| | Degrees Minutes Seconds | Degrees Minutes Seconds | | Degrees Minutes Seconds | Degrees Minutes Seconds | |
| UTM | | | | | | |
| NW | 13° 38' 26.00" | 397° 17' 90" | | | | |
| NE | 13° 38' 30.00" | 397° 17' 90" | | | | |
| SE | 13° 38' 30.00" | 397° 18' 00" | | | | |
| SW | 13° 38' 26.00" | 397° 18' 00" | | | | |

APPROXIMATE ACREAGE OF NOMINATED PROPERTY:

13 acres but incomplete

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE: | CODE | COUNTY | CODE |
|--------|------|---------|------|
| | | | |
| STATE: | CODE | COUNTY: | CODE |
| | | | |
| STATE: | CODE | COUNTY: | CODE |
| | | | |
| STATE: | CODE | COUNTY: | CODE |
| | | | |

FORM PREPARED BY:

NAME AND TITLE:

Richard Greenwood, Historian, Landmark Review

ORGANIZATION:

Historic Sites Survey

DATE

1-14-74

STREET AND NUMBER:

1100 L Street

CITY OR TOWN:

Washington

STATE

D.C.

CODE

11

STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐

State ☐

Local ☐

Name

Title

Date

[(NATIONAL HISTORIC LANDMARKS)]

I hereby certify that this property is included in the National Register.

| | |
|--|------|
| Director, OHP | date |
| Director, Office of Archeology and Historic Preservation | date |
| Boundary Commission | date |
| Chief, Hist. & Arch. Serv. | date |
| ATTEST: | date |
| Boundary Commission | date |
| Director, OHP | date |
| Director, OHP | date |

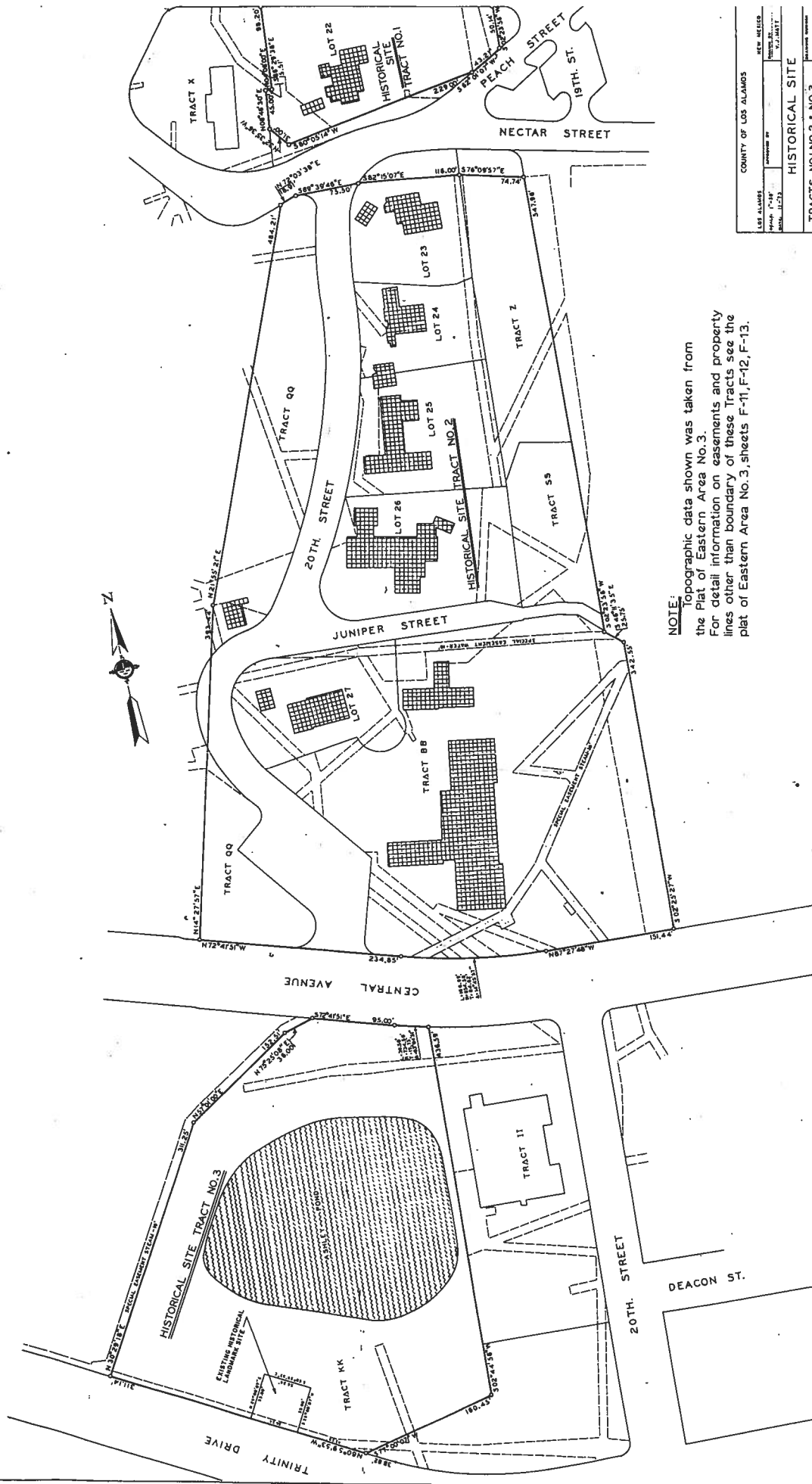
★ U.S. GOVERNMENT PRINTING OFFICE : 1973-729-147/1442 3-1

SEE INSTRUCTIONS

[(NATIONAL HISTORIC
LANDMARKS)]

ATTACHMENT C

LOS ALAMOS HISTORICAL SITE



**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM**

(Type all entries - complete applicable sections)

| | |
|------------------|------|
| STATE: | |
| COUNTY: | |
| FOR NPS USE ONLY | |
| ENTRY NUMBER | DATE |

1. NAME

COMMON: Los Alamos Ranch School

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER: Bounded by Central Ave., 20th St., Nectar, 19th St., and a continuation

CITY OR TOWN: of the line defined by 19th St. extending W. of the lodge & Residence at 1984 Nectar

STATE: New Mexico CODE: 35 COUNTY: Los Alamos CODE:

3. CLASSIFICATION

| CATEGORY (Check One) | OWNERSHIP | STATUS | ACCESSIBLE TO THE PUBLIC |
|--|---|---|---|
| <input checked="" type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object | <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both | Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered | <input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress |
| PRESENT USE (Check One or More as Appropriate) | | | |
| <input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment | <input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum | <input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific | <input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) |
| Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No | | | |

4. OWNER OF PROPERTY

OWNER'S NAME: United States Atomic Energy Commission

STREET AND NUMBER: Los Alamos Area Office

CITY OR TOWN: Los Alamos STATE: New Mexico CODE: 35

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.: County Clerk

STREET AND NUMBER: Los Alamos County

CITY OR TOWN: Los Alamos STATE: New Mexico CODE: 35

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: LOS ALAMOS HISTORICAL SOCIETY INC. LOS ALAMOS ARTS COUNCIL

DATE OF SURVEY: 10/9/68 ☒ Federal ☐ State ☒ County ☐ Local

DEPOSITORY FOR SURVEY RECORDS: STATE PLANNING OFFICE

STREET AND NUMBER: 200 W. DEVARCOS

CITY OR TOWN: SANTA FE STATE: N.MEX CODE: 35

STATE:

COUNTY:

ENTRY NUMBER

DATE

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7. DESCRIPTION

CONDITION

☒ Excellent☐ Good☐ Fair

(Check One)

☐ Deteriorated☐ Ruins☐ Unexposed

(Check One)

☐ Altered☐ Unaltered

(Check One)

☐ Moved☒ Original Site

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

of the Los Alamos Ranch School

The buildings are generally constructed of volcanic tuff and ponderosa pine. They are built in a rustic style, designed to blend with the natural landscape. There are nine existing buildings, all seemingly in good repair. Some are presently used as residences; "The Lodge" is used as a cultural center; "The Guest Cottage" houses the Los Alamos Historical Museum.

SEE INSTRUCTIONS

STATEMENT OF SIGNIFICANCE

In 1914, Ashley Pond bought the homestead of H.H. Brook in the Jemez mountains for the purpose of raising cattle and establishing a Ranch. But, in 1917 the property was opened as a Boys Ranch School headed by A.J. Connell. The School offered ~~an~~ regular curriculum plus the opportunity to earn experiences in the operation of a working Ranch. A nearby Ranchowner Robert Oppenheimer (one of the major scientists in the Manhattan Project) was a friend of Connell's and had ^{VISITED} ~~been interested~~ in the Ranch FREQUENTLY.

When Oppenheimer was contacted about the Manhattan Project, the Ranch School was suggested as a site due to its facilities and isolated location. In January of 1943 the Los Alamos Ranch School officially ceased its functions as a ranch and began its now famous military career. It was here that the experiments conducted by a small group of scientists led to the dramatic birth of the nuclear age on July 16, 1945.

The project grew to proportions far beyond those planned and a whole series of laboratories, technical areas and housing areas grew up creating a city in its own right.

With the end of World War II, the Laboratory sought new directions and a new extensive scientific area was created. The "hodge" and "Bathub Row" and a small cluster of buildings are all that is left of the original School site. This area, which served as permanent housing for such people as Groves, Oppenheimer, Bohr, and others, was the beginning of the city of Los Alamos.

7. DESCRIPTION

CONDITION

☒ Excellent☐ Good☐ Fair

(Check One)

☐ Deteriorated☐ Ruins☐ Unexposed

(Check One)

☒ Altered☐ Unaltered

(Check One)

☐ Moved☒ Original Site

DESCRIBE THE PRESENT AND ORIGINAL (If known) PHYSICAL APPEARANCE

In 1942, when the War Department selected the Los Alamos site for their scientific laboratory, among the deciding factors were the presence of adequate housing for thirty scientists, and the isolation essential to the safe separation of sites for experiments. In addition, the Parajito Plateau afforded easy control of access for security reasons. The housing for the scientists was to be provided by the extant buildings from the Los Alamos Ranch School, which included Fuller Lodge, the combination guest house, infirmary, dining room, and recreation room, as well as the "Big House," and faculty and student residences. These buildings were erected generally in the 1920's in the ranch house and bungalow styles, with the heavy use of log architecture, most notably in the Fuller Lodge.

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CONTINUATION SHEET Los Alamos

ITEM NUMBER 7 PAGE 2

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Boundaries

The Landmark district consists of Historical Tracts #1, 2, and 3 as surveyed on the attached survey plat, drawn for the County of Los Alamos by V. J. Matt on November, 1973.

Building(s). (X) District or Area (X) Object () Other ()
Description and present condition.

⑦ The buildings are generally constructed of volcanic tuff and ponderosa pine. They are built in a rustic style, suggestive of the great outdoors and are so designed as to be a proper part of the landscape. All the buildings are in seemingly good repair. Indeed, some are presently used as residences. "The Lodge" is used as a cultural center, serving the needs of a broad spectrum of local citizens. Just to the north, the "Guest Cottage" houses the Los Alamos Historical Museum. The entire area is a testimony to the genius of John G. Meem, a famous resident of Santa Fe.

A further addition within the area is a small body of water named "Ashley Pond" after the founder of the Los Alamos Ranch School. It actually existed before the school as a watering hole for stock on the homestead of H. H. Brook.

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

☐ Pre-Columbian

☐ 16th Century

☐ 18th Century

☒ 20th Century

☐ 15th Century

☐ 17th Century

☐ 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1943 et al

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

☐ Aboriginal

☐ Education

☐ Political

☐ Urban Planning

☐ Prehistoric

☐ Engineering

☐ Religion/Phi-

☐ Other (Specify)

☐ Historic

☐ Industry

☐ Philosophy

☐ Agriculture

☒ Invention

☒ Science

☐ Architecture

☐ Landscape

☐ Sculpture

☐ Art

☐ Architecture

☐ Social/Human-

☐ Commerce

☐ Literature

☐ itarian

☐ Communications

☐ Military

☐ Theater

☐ Conservation

☐ Music

☐ Transportation

STATEMENT OF SIGNIFICANCE

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NATIONAL PARK SERVICE

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CONTINUATION SHEET Los Alamos

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Radioactivity had been discovered before the beginning of the century. Yet the possibility of the release of large amounts of energy by nuclear chain reaction was not realized until the announcement in January, 1939, of the discovery of fission and its experimental confirmation. That fall the United States took steps to study the problem.

Immense stimulation was given the work by two significant events: entry of the United States into World War II on December 8, 1941, and initiation of the first nuclear chain reaction on December 2, 1942, in the Metallurgical Laboratory of the University of Chicago.

Wartime development of the atomic bomb itself was started in 1942 under direction of the Office of Scientific Research and Development. Dr. J. Robert Oppenheimer undertook investigation of its theoretical possibilities at the University of California in Berkeley with a small group of well-known physicists.

By October their theoretical studies had progressed to the point where actual experimental work was necessary. Several locations in the Southwest were surveyed as possible sites for the required new laboratory--including the Ranch School where Dr. Oppenheimer had visited frequently on pack trips from his summer home in the nearby mountains.

The decision was made to center the weapon research, called Project Y, at the Los Alamos Ranch School. Governing considerations for its choice were the secrecy and safety that its remote and isolated location provided. Mild winters offered opportunities for outdoor work throughout the year. Log buildings of the Ranch School also could easily accommodate the 100 or so scientists and their families who it was believed would be all that were required.

On November 25, 1942, the Under Secretary of War directed acquisition of the site. This ultimately comprised about 800 acres of ranch property, 2,900 acres in homesteads and grazing land, and 45,000 acres in public domain land supervised by the Forest Service. The public land had been acquired by the United States from Mexico under terms of the 1848 Treaty of Guadalupe Hidalgo.

Early in December the first construction crews arrived. In January, 1943, the University of California was selected to operate the new laboratory, and a formal nonprofit contract was soon drawn with the Manhattan Engineer District of the War Department. (The Manhattan Engineer District was the code name for the wartime nuclear research effort seeking development of an atomic bomb.) The first scientists arrived on the "The Hill" in April to begin their historic research.

During the period from 1943 to 1946 the Laboratory was devoted to its secret wartime mission of developing an atomic bomb and, consequently, laying the foundation for what was soon to be acknowledged as "perhaps the finest physics laboratory in the world."

UNITED STATES DEPARTMENT OF THE INTERIOR
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Dr. Oppenheimer, as Laboratory director, supervised the scientific research aimed at developing atomic weapons. Maj. Gen. Leslie R. Groves of the Manhattan Engineer District assumed overall responsibility for the War Department.

The list of scientific leaders at Los Alamos during the war years is far too lengthy to recite completely. It included many scientists already in America but who had diverse backgrounds and training: Enrico Fermi, Bruno Rossi and Emilio Segre from Italy; Niels Bohr from Denmark; John von Neumann and Edward Teller from Hungary; Stanislaw Ulam from Poland; I. I. Rabi and Victor Weisskopf from Austria; Hans Bethe and Rolf Landshoff from Germany; George Kistiakowsky from Russia; a British contingent including Sir James Chadwick, Cyril Smith, Otto Frisch and W. G. Penney. Other well-known scientists who came to Los Alamos included Eric Jette, Robert Bacher, Philip Morrison, Robert Wilson, William Parsons, Joseph Kennedy, Kenneth Bainbridge, Richard Feynman, Edwin McMillan, John Manley, Nick Metropolis, Darol Froman, Donald Hornig, L. D. P. King, Alvin Graves, Samuel Allison, Carson Mark, Charles Critchfield, Luis Alvarez, Norman Ramsey, and many, many others.

Some of these remain on the Laboratory's present staff while others are still regular consultants.

With these men came urgently needed equipment: a cyclotron from Harvard, two Van de Graaff electrostatic generators from the University of Wisconsin, a Cockcroft-Walton accelerator from the University of Illinois, and chemical and cryogenic equipment from the University of California.

All equipment and supplies had to be freighted by truck from the railhead at Santa Fe, and up a mountain dirt road. Temporary wooden laboratory buildings were hastily thrown up to house them. Timber was felled and new roads bulldozed to remote sites. Haste and expediency, under the urgency of war, guided the most delicate tasks.

Work and tension continued to mount at Los Alamos. Theoretical studies first had proved the feasibility of a nuclear fission bomb. An enormous step now lay ahead--an actual field test with full instrumentation.

A test site was picked--a desolate desert area of the Jornada del Muerto (Journey of Death) trail near Alamogordo, in southern New Mexico. The code name for the test was "Trinity."

Early in the spring of 1945 preparations began. Final assembly of the gadgetry was made in a deserted ranch house on the night of July 12. Two days later the unit was elevated to the top of a 100-foot tower, and tedious instrumentation began. By pre-dawn of July 16 all was ready. However, the ominous thunder and lightning a coming storm necessitated a 90-minute postponement. Near 4 a.m. the light rain stopped, the weather cleared. And at 5:29:45a.m. there occurred the "unprecedented,

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magnificent, beautiful, stupendous, and terrifying" detonation of the world's first nuclear fission bomb, with an estimated force equivalent to 20,000 tons of TNT.

The Laboratory from the end of the war until 1947 suffered a period of doubt and discouragement from which it emerged the distinguished institution that it is today.

LASL, The University and the AEC recognized that major modernization and expansion of the Laboratory would have to be made if it were to fulfill its significant functions. Accordingly, a long-range multi-million dollar Technical Area building program was authorized. It provided for bridging Los Alamos Canyon, building a new Tech Area on South Mesa, and eventually dismantling the old technical area laboratory buildings on Los Alamos Mesa. (All the original World War II Laboratory structures on Los Alamos Mesa have been razed.)

It was also recognized that the sole reason for existence of Los Alamos community was to support operation of the Laboratory, and that there was insufficient space on Los Alamos Mesa to provide adequate service and community facilities. Hence a long-range multimillion dollar community construction program provided for expanding the community northward across Pueblo Canyon, adding to the Western Area housing, providing a modern Community Center with all service facilities, and gradually replacing all the temporary wartime buildings in Los Alamos.

In the late 1940's and early 1950's a gigantic effort was made in the development of the first thermonuclear or "H" bomb. The world's first fusion device was successfully tested on November 1, 1952, at the AEC's Pacific Proving Grounds.

The Laboratory's primary responsibility was--and still is--research and development work on nuclear and thermonuclear weapons and weapons components. This fundamental mission, however, has been supported from the beginning by intensive basic research in many fields: physics, chemistry, metallurgy, mathematics, biology and medicine, explosives research, and engineering, to name but a few.

It is not surprising, in view of the breadth of this basic program, that the Laboratory's activities have greatly expanded--particularly in the direction of peaceful applications of nuclear energy. Only about half of LASL's total effort is now devoted to weapons. The other half is concerned with research and development in other fields associated with atomic energy.¹

1. Los Alamos Scientific Laboratory at the University of California, (Los Alamos, New Mexico, May 1971) pp. 3-8.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Richard Hewlett, The New World, 1939-1946: A History of the United States Atomic Energy Commission, Vol. 1 (Pennsylvania State University Press, 1962).

Los Alamos Scientific Laboratory, The First Twenty Years at Los Alamos (Los Alamos, 1963).

Kasha Thayer and Edith Truslow, Manhattan District History (National Technical Information Service, U. S. Department of Commerce, 1973).

Los Alamos Scientific Laboratory of the University of California (Los Alamos, May, 1971).

10. GEOGRAPHICAL DATA

| LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY | | | OR | LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES | | |
|--|-------------------------|-------------------------|----|---|-------------------------|--|
| CORNER | LATITUDE | LONGITUDE | | LATITUDE | LONGITUDE | |
| UTM | Degrees Minutes Seconds | Degrees Minutes Seconds | | Degrees Minutes Seconds | Degrees Minutes Seconds | |
| NW | 13° 382600. " | 3971790 " | | | | |
| NE | 13° 383000. " | 3971790 " | | | | |
| SE | 13° 383000. " | 3971000 " | | | | |
| SW | 13° 382600. " | 3971000 " | | | | |

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 13 acres but incomplete

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE: | CODE | COUNTY | CODE |
|--------|------|---------|------|
| | | | |
| STATE: | CODE | COUNTY: | CODE |
| | | | |
| STATE: | CODE | COUNTY: | CODE |
| | | | |
| STATE: | CODE | COUNTY: | CODE |
| | | | |

11. FORM PREPARED BY

| | |
|---|---------|
| NAME AND TITLE: | |
| Richard Greenwood, Historian, Landmark Review | |
| ORGANIZATION | DATE |
| Historic Sites Survey | 1-14-74 |
| STREET AND NUMBER: | |
| 1100 L Street | |
| CITY OR TOWN: | STATE |
| Washington | D.C. |
| | CODE |
| | 11 |

12. STATE LIAISON OFFICER CERTIFICATION

NATIONAL REGISTER VERIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion

in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National ☐ State ☐

Name

Title

Date

(NATIONAL HISTORIC LANDMARKS)

I hereby certify that this property is included in the National Register.

Reviewed and Certified:

Chief, Hist. & Arch. Serv.

Reviewed and Certified:

Director, OHP

Director, OHP

Office of Archeology and Historic Preservation

Boundary Adjusted:

ATTEST:

Boundary Commission

Secretary of the National Register

Date

13° 30' E NORTH
13° 30' C NORTH

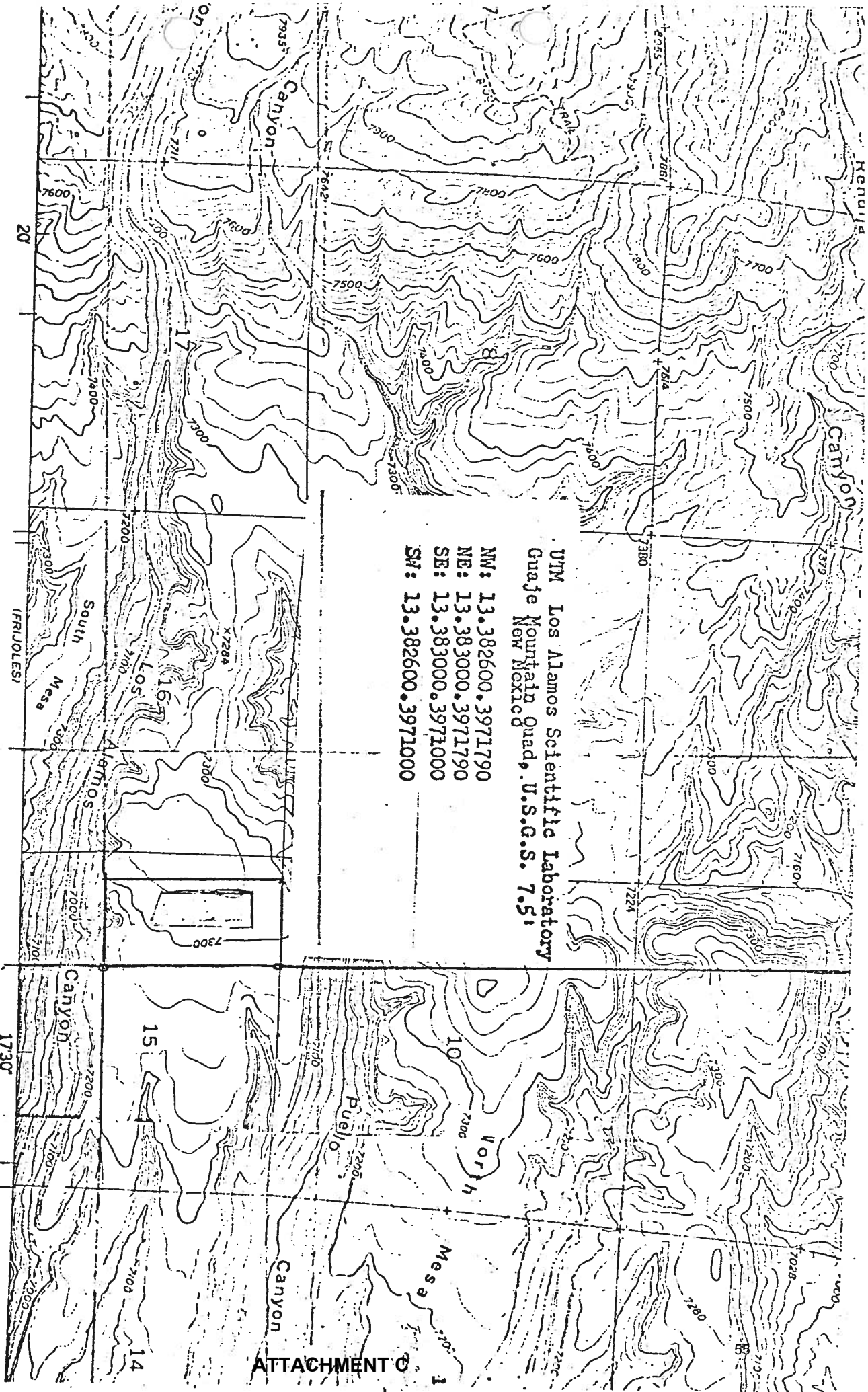
SCALE 1:24000

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 0 5 1 KILOMETER

ATTACHMENT C

UTM Los Alamos Scientific Laboratory
Gueje Mountain Quad, U.S.G.S. 7.5:
NW: 13.382600, 3971790
NE: 13.383000, 3971790
SE: 13.383000, 3971000
SW: 13.382600, 3971000



There are nine (9) existing Los Alamos Ranch School buildings at the present time. All of them are being used either as dwellings or public buildings.

Also to be included in the request for designation as a National Historic Site is the area around this group of building on which is located an ancient Indian ruin dating from 1175 to 1300 a. d. This has been excavated by an archeologist and will have an appropriate sign labeling it.

A further addition within the area is a small body of water named "Ashley Pond" after the founder of the Los Alamos Ranch School. It actually existed before the school as a watering hole for stock on the homestead of H. H. Brook.

This group of buildings and the area included in this request set aside an extremely interesting and attractive historic complex which could be of great value in attracting visitors to the city and state.

REFERENCE MATERIAL

Because of the importance of Los Alamos due to its historical connection with the atomic story and because the site of the Los Alamos Ranch School was chosen for the location of the Manhattan Project "Y", almost every book or article dealing with Los Alamos makes some brief reference to the Los Alamos Ranch School buildings. For example:

"Even the rustic buildings of the school counted in the balance as a head start on housing!"

(See Hewlett in Bibliography listing)

The Los Alamos Historical Society has conducted interviews and has started to make tapes relating to the Ranch School days as well as to the time since 1940. Again this information contains reference to the listed buildings.

The following list is not complete but gives a suggestion of the coverage.

BOOKS WITH SPECIFIC REFERENCES NOTED:

1. Crowe, S.--MANHATTAN PROJECT Pp. 64-67
2. Lapsch, Lansing--DAY OF TRINITY, Atheneum New York 1965
Pages 39 and 49.
3. Lang, Daniel--EARLY DAYS OF THE ATOMIC AGE. Pp. 205-223.
Doubleday 1962
4. Latil, Pierre de--ENRICO FERMI--THE MAN AND HIS THEORIES
Paul S. Eriksson, Inc. 1966 New York Page 120.
5. Hewlett, R. and Anderson, O.--THE NEW WORLD 1939/ 1945.
Pp. 229-230.
6. Fermi, Laura--ATOMS IN THE FAMILY Univ. of Chicago
Press 1954 Page 205. Also Chapters 20, 21, & 22.
7. Stanley, (Father) Frances Louis--THE LOS ALAMOS, NEW
MEXICO, STORY. Pantex, Texas 1961 Pp. 4-7.

BOOKS CONTAINING INFORMATION RELATING TO LOS ALAMOS RANCH SCHOOL:

1. Glavin, R.--THE BIRTH OF THE BOMB
2. Glavin, R.--THE BOMBING OF THE BOMBING
Univ. of N. M. Press 1960
3. Glavin, R.--THE BOMBING OF THE BOMBING
4. Glavin, R.--THE BOMBING OF THE BOMBING

5. Kugelmass, J.--J. ROBERT OPPENHEIMER AND THE ATOMIC STORY
6. Los Alamos Scientific Laboratory--THE FIRST 20 YEARS AT LOS ALAMOS. Jan. 1, 1960
7. Purcell, J.--THE BEST KEPT SECRET
8. Savage, J.--REACH TO THE UNKNOWN: THE TRINITY STORY JULY 16, 1945.
9. Groves, L.--NOW IT CAN BE TOLD
10. Lilienthal, D.--THE JOURNALS OF DAVID E. LILIENTHAL, v. 2.
11. Teller, E.--THE LEGACY OF HIROSHIMA.

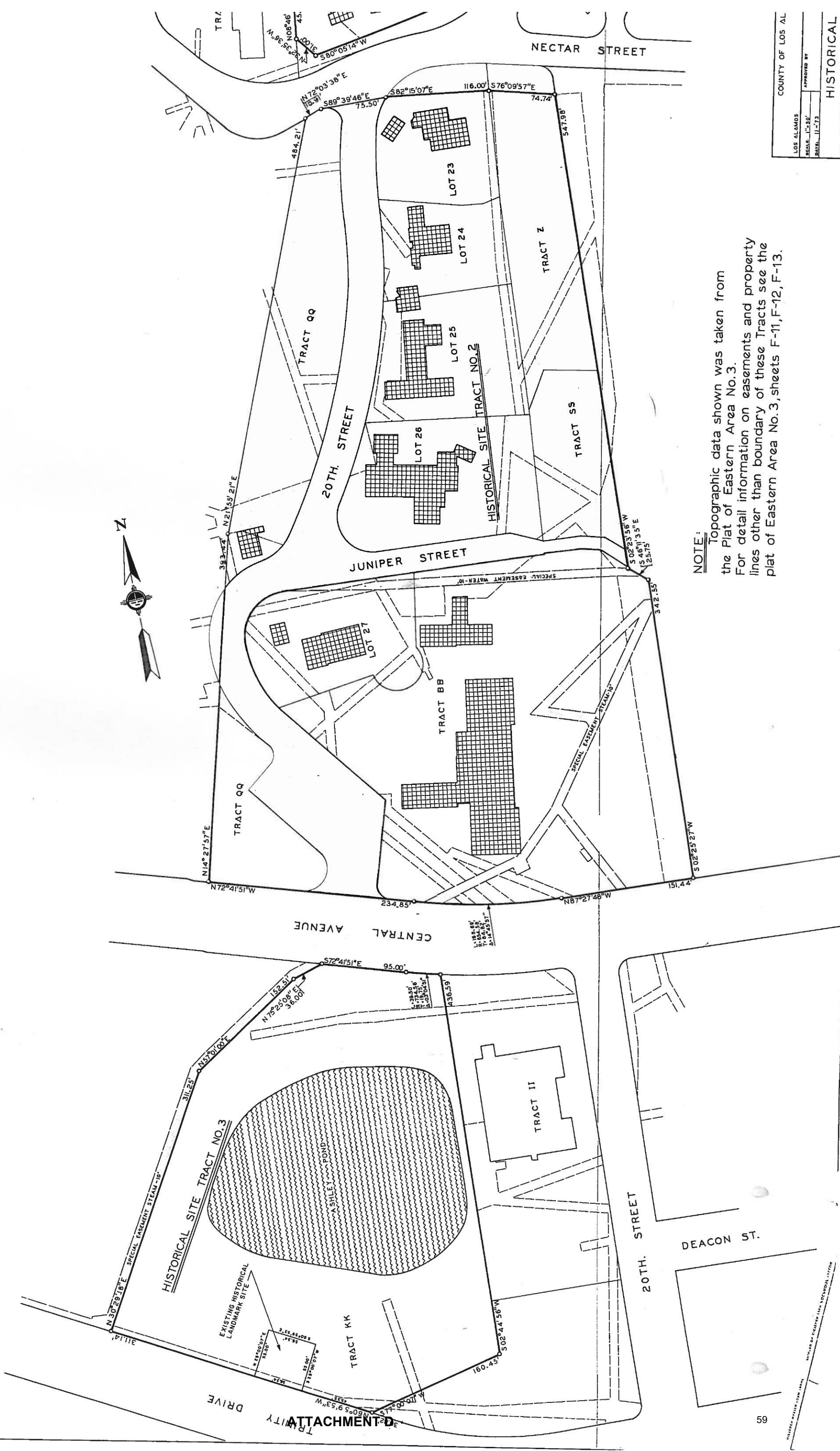
LOS ALAMOS SCIENTIFIC LABORATORY PUBLICATIONS

1. Los Alamos: Beginning of an Era, 1943-1945. "The place", p. 5-50, a description of the area.
2. The ATCH, v. 5, no. 3, March 1962. LASL's quarter century of growth in the nuclear age, 1943-1960. Photos of Fuller Lodge and the Ranch School, p. 4, 40, 41, 42, 43.

A copy of this source is enclosed so that the pictures of the Ranch School buildings will be a part of this request.

3. LASL Community NEWS--June 18, 1959 p. 1. Regarding restoration of Ashley Pond.
4. LASL Community NEWS--Issues of June, July, August, and September 1960. "Tales of Los Alamos" by Bernice Brode

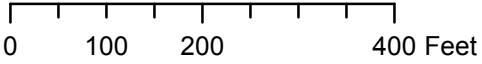
LOS ALAMOS HISTORICAL SITE



NOTE:
 Topographic data shown was taken from
 the Plat of Eastern Area No.3.
 For detail information on easements and property
 lines other than boundary of these Tracts see the
 plat of Eastern Area No.3, sheets F-11, F-12, F-13.

| | |
|------------------|-------------|
| COUNTY OF LOS AL | |
| LOS ALAMOS | APPROVED BY |
| SCALE: 1"=50' | DATE: 11-73 |
| HISTORICAL | |

Historic District



All mapping information is for reference only.
Users are solely responsible to confirm data accuracy.
Los Alamos County assumes no liability for errors
associated with these data.