



LOS ALAMOS

County of Los Alamos

Los Alamos, NM 87544
www.losalamosnm.us

BCC Agenda - Final

Historic Preservation Advisory Board

*Leslie Linke, Chair; Patrick Moore, Vice-Chair; Nancy Bartlit,
Jonathan Creel, and Michelle Murillo, Members*

Wednesday, December 2, 2020

5:30 PM

ZOOM

Due to COVID-19, the meeting will be conducted remotely.

1. ADMINISTRATIVE ACTIONS

You are invited to a Zoom webinar.

When: December 2, 2020

5:30 PM Mountain Time (US and Canada)

Topic: Historic Preservation Advisory Board Meeting

To attend and/or give public comment, the link to join the webinar is:

<https://zoom.us/j/92060353489?pwd=OGJOMnIERURoUnBvaHpSZ0xPdGJQZz09>

Any questions, please email: barbara.lai@lacnm.us

A. Call to Order/Introductions

B. Approval of Today's Agenda

C. Review/Approval of Meeting Minutes

1. [13596-20](#) Minutes from the Historic Preservation Advisory Board Meetings on September 2, 2020 and November 4, 2020.

Presenters: Historic Preservation Advisory Board

Attachments: [A - HPAB DRAFT Minutes September 2, 2020](#)

[B - HPAB DRAFT Minutes November 4, 2020](#)

D. Public Comment for Items Not on the Agenda

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

A. Chairman's Report

1. 2021 Calendar of Historic Preservation Board Meetings

1. [13597-20](#) 2021 Meeting Dates for HPAB

Presenters: Historic Preservation Advisory Board

Attachments: [A - Draft HPAB 2021 Meeting Dates](#)

2. FY21 Work Plan Priorities

1. [13598-20](#) FY21 Work Plan

Presenters: Historic Preservation Advisory Board

Attachments: [A - Final FY21 Historic Preservation Advisory Board Work Plan](#)

3. JFK Memorial Update

III. STAFF REPORTS

A. Reports and Updates

1. WAC Building Update

IV. INFORMATIONAL ITEMS

V. PUBLIC COMMENT

VI. NEXT MEETING(S)/FUTURE AGENDA ITEMS

The next meeting is January 6, 2021 at 5:30 pm via ZOOM.

VII. ADJOURN

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

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

**Historic Preservation Advisory Board
DRAFT Minutes September 2, 2020**

I. ADMINISTRATIVE ACTIONS

Members Present: Leslie Linke, Chair; Patrick Moore, Vice Chair; Nancy Bartlit, Michelle Murillo, and Jonathan Creel

Council Liaison: Councilor Pete Sheehey

Others Present: Katrina Arndt, Dekker, Perich, Sabatini Consultants; Paul Andrus, Director CDD; Ryan Foster and Margaret Ambrosino, Planning; and Barbara Lai, Staff Liaison

A. Call to Order

Meeting called to order at 5:32 pm by Chair Linke.

B. Approval of Today's Agenda

The Agenda was approved with revisions.

C. Approval of Minutes from July 1, 2020.

The minutes approved as amended.

D. Public Comment:

No public comment.

II. HISTORIC PRESERVATION BUSINESS

A. Election of Chair and Vice Chair

Patrick Moore was elected board Chair and Jonathan Creel was elected Vice Chair.

B. Recap of Presentation to Council

Education and Outreach Ideas - Board Members discussed a number of ideas.

Groves Grove – The Board was encouraged to work with the Historical Society on naming a Groves Grove.

JFK Memorial – Leslie Linke said that the JFK Memorial was installed at Sullivan Field.

Review of the Lists of Cultural and Historic Sites – Ms. Lai let the board know that the Cultural and Historic Sites documents list the landmarks, trails and buildings that show the federal and/or state designation.

C. White Rock and Los Alamos Master Plan

Ryan Foster explained to the board how the Comprehensive Plan, Development Code Updates and the Master Plan will fit together. Ms. Arndt explained the Master Plan project to the board and how historic preservation will fit in with the three facets of the Master Plan. She also discussed the timeline goals for completion. Patrick Moore complimented Ms. Arndt on the project plan. Councilor Sheehey shared his thoughts on the White Rock downtown. Mr. Andrus shared his comments with the board and will meet to relay future ideas.

III. REPORTS

A. Chairman's Report

Chair Moore expressed his appreciation for all the work Leslie Linke has done for the community with regard to historic preservation projects.

B. Liaison's Report

Nancy Bartlit reported that the APPB is talking with a vendor in Albuquerque about cleaning the rugs in Fuller Lodge.

C. Councilor's Report

Councilor Sheehey updated the board on the schedule for taking the work plans to Council. He also thanked the board members for their dedication and work completed.

D. Staff Report

Nothing to report.

IV. INFORMATIONAL ITEMS

Member Bartlit asked for an update on the WAC building.

V. PUBLIC COMMENT

No comments.

VI. NEXT MEETING

The next meeting will be on October 7, 2020, at 5:30 pm, via ZOOM.

VII. ADJOURN

Chair Linke adjourned the meeting at 6:45 p.m.

**Historic Preservation Advisory Board
DRAFT Minutes November 4, 2020**

I. ADMINISTRATIVE ACTIONS

Members Present: Patrick Moore, Chair; Jonathan Creel, Vice Chair; Nancy Bartlit, Michelle Murillo,

Council Liaison: Councilor Pete Sheehey

Others Present: Katrina Arndt, Dekker, Perich, Sabatini Consultants; Margaret Ambrosino, Planning, CDD; Barbara Lai, Staff Liaison; Perry Rutherford, IT; Robert Dryja and Leslie Linke, Residents.

A. Call to Order

Meeting called to order at 5:32 pm by Chair Moore.

B. Approval of Today's Agenda

Ms. Bartlit moved to approve the Agenda and Ms. Murillo seconded. Motion passed 3-0.

C. Approval of Minutes from July 1, 2020.

Ms. Lai stated that due to some Granicus issues, the minutes will not be ready until the December meeting. Chair Moore deferred the minutes until the next meeting.

D. Public Comment:

Ms. Linke updated the Board on the status of the donation of the Oppenheimer Home to the Historical Society.

II. HISTORIC PRESERVATION BUSINESS

A. Chairman's Report

Work Plan FY21

Ms. Lai shared the work plan with the board. Councilor Sheehey commented that the Council will approve the Plan on Nov. 10. She also announced that there will be grant funds available from the State to Certified Local Governments.

Chair Moore advised that the members should read through the plan and present projects that may be accomplished in the coming months at the next meeting. Nancy Bartlit mentioned the hotel room project at the lodge.

Chair Moore inquired about the progress of planning for the WAC building. Councilor Sheehey reported that Council approved an RFP to assist with its interpretation.

Ms. Ambrosino updated the board on the progress of the Master Plan. She said that the community outreach report is almost complete and that the consultant is ready to commence Phase 2, Chapter 16 Development Code update.

JFK Memorial

Chair Moore said that the JFK Memorial was relocated to a more visible location, but that the community is concerned that the bronze plaques have not been cleaned/refurbished as expected. Ms. Lai will follow up.

III. STAFF REPORTS

Art in Public Places Board - Member Bartlit reported that the County Council did not approve placing the Boy Scout painting at Fuller Lodge.

Vice Chair Creel reported that the Tourism Implementation Task force met. The members were divided into small groups to address some of the projects in light of COVID. He said that there is a RFP out for creating a more interpretive feel in the White Rock and Los Alamos Visitor Centers and he volunteered to work on the project.

IV. INFORMATIONAL ITEMS

No further items.

V. PUBLIC COMMENT

Councilor Sheehey informed the board that his term has expired as a councilor and a new liaison will be appointed to HPAB. Chair Moore thanked him for his service with the board.

VI. NEXT MEETING

The next meeting will be on December 1, 2020, at 5:30 pm, via ZOOM.

VII. ADJOURN

Chair Moore adjourned the meeting at 6:35 p.m.



Historic Preservation Advisory Board
2021 Meeting Dates

DATE: 1st Wednesday of each month (*Unless noted otherwise.*) **TIME:** 5:30 p.m.

LOCATION: Los Alamos County Municipal Bldg., 1000 Central Ave., First Floor,
Los Alamos, NM Boards & Commissions Room 110 OR ZOOM

January 6, 2021	5:30pm	ZOOM
February 3, 2021	5:30pm	ZOOM
March 3, 2021	5:30pm	ZOOM or Room 110
April 7, 2021	5:30pm	ZOOM or Room 110
May 5, 2021	5:30pm	ZOOM or Room 110
June 2, 2021	5:30pm	ZOOM or Room 110
July 7, 2021	5:30pm	ZOOM or Room 110
August 4, 2021	5:30pm	ZOOM or Room 110
September 1, 2021	5:30pm	ZOOM or Room 110
October 6, 2021	5:30pm	ZOOM or Room 110
November 3, 2021	5:30pm	ZOOM or Room 110
December 1, 2021	5:30pm	ZOOM or Room 110



FY21 Work Plan for Los Alamos County Boards and Commissions

(Fiscal Year 2021: July 1, 2020 – June 30, 2021)

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

Date Board Approved: July 1, 2020 Date Approved by Council: November 10, 2020

Prepared by: HPAB

This work plan will be accomplished in the following time frame: July 1, 2020 to June 30, 2021.

Chairperson: Leslie Linke

Members and terms:

Member	Start/End Dates	Term
Leslie Linke	10/1/2016 – 9/30/2020	2
Patrick Moore	5/2/2017 – 5/1/2020	1
Nancy Bartlit	10/1/2017-9/30/2020	1
Michelle Murillo	5/2/2017 – 5/1/2020	1
Jonathan Creel	5/2/2017 – 5/1/2020	1

Department Director: Paul Andrus, Community Development Department

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

Staff Liaison: Barbara Lai

Administrative Support provided by: Barbara Lai

Council Liaison: Pete Sheehey

Reviewed by Council Liaison? Y

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

- The Historic Preservation Advisory Board hosted the Fuller Lodge Pajarito Wreath Celebration on October 11, 2019 at the Evening of Arts and Culture. The event was attended by 50 participants from the LA Garden and the Summit Garden Clubs and the community. Councilor Martin welcomed the community with the artist/creator. Shirley Carter described the dried elements of the wreath, primarily gathered from the Pajarito Plateau.
- HP KRSN radio interview with Chair Linke aired October 9.
- Chair Linke attended the 11/19 League of Women Voters meeting to chat with the members and hand out the HPAB brochure to 24 participants.
- Board members liaison with other County boards and agencies to collaborate on historic preservation projects: LA Historical Society-M. Murrillo; Art in Public Places-N. Bartlit; Staff B.Lai-Lodgers' Tax. Board; J. Creel-Tourism Task Force.
- Daily Post, Snyder: Lodge Scouts Have Many Memories at Historic LA Building-July 10, 2019.
- Daily Post, HP Walking Tour articles Oct. 4 & Oct. 24.
- Pajarito Wreath Invitation published Oct.4 & Oct. 13.
- HP education articles, event invitations, published in Daily Post on July 10, 25, and 24.
- Oct. 21, the HPAB and volunteers with the History Museum conducted a walking tour for members and the public.
- Chair Linke, on behalf of the HPAB, presented the Tourism Task Force with a letter of support for task force priorities.
- JFK Memorial. Chair Linke met with LAHS principal and athletic director to discuss its preservation. She provided LAHS with the name of a bronze artist who could restore the Memorial prior to remounting the art in the new athletic field memorial wall.
- Tom Houlton, LA Aux Fire Brigade, contacted the Chair regarding the status of the Civil Defense Building at 4017 Arkansas Ave. Chair Linke explored the status of the building and reported back to Mr. Houlton that the building is not included in the new development on the Black Hole Property and will not be demolished as a result of the housing development. The board will follow up with the Historical Society to gather documentation on the Arkansas building.

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:

- Continue to have a representative support the implementation of the Tourism Strategic Plan.
- Support the implementation of the Fuller Lodge Interpretive Plan. Assist in planning, fabricating, and installing interpretive features. Apply for local (MainStreet), state and federal grants to fund implementation projects.

2.2 List the guiding documents/plans (with approval or revision dates listed) used by this Board or Commission.
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- The County Boards and Commissions Ordinance, the Historic Preservation Ordinance, and the Historic Preservation Advisory Board Ordinance.

2.3 Other projects/assignments proposed by the Board or Commission: (<i>Any projects or activities proposed in this section should be discussed with the Council Liaison prior to listing it in this work plan.</i>) To assist with Council review of the work plans, please list the B&C's proposed projects or assignments in priority order.
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- Formalize a local historic district(s) and begin work on identifying historic districts, landmarks, trails, buildings in the County for local designation. Prioritize the list and apply for state and/or federal grants for studies.
- Continue and expand the Board's education and outreach program.
- The HPAB has prioritized the top Fuller Lodge interpretive ideas as follows:
 - a. Encourage the County to designate a Building Steward/Manager. The HPAB previously endorsed this item as a very important component of keeping Fuller Lodge safe, secure, in good repair, and running smoothly.
 - b. Revise/add interpretive wayside signage.
 - c. Set up a photo memories station – residents can upload photos, stories, materials.
 - d. Furnish a hotel room - display a hotel room from The Lodge (a hotel and restaurant after World War II, closed in 1966).
 - e. Immersive audio-visual experience (AR [available], holograms [if available in practice]) in Pajarito Room.
 - f. Assess all county areas.
 - g. Map out storage area between the Pajarito and Green Rooms.
 - h. Establish notification procedure for Fuller Lodge users of storage area setup.
 - i. Clean rooms and move items out that are not needed.
 - j. Present available options for interpretive exploration (to whom?)
 - k. Prepare materials for Fuller Lodge guided or self-guided tours (laminated gallery guides for borrow, printed tour booklet/brochure, available as App.) It is the Board's intention to apply for grants to fund eligible projects.
- Seek grants for development of a Historic Structures Report for the WAC Dormitory; begin the process for Historic designation. Gather community input on and brainstorm ideas for uses of the WAC Dormitory.
- Coordinate the dedication of the John F. Kennedy Memorial Wall with the Los Alamos Public Schools.

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 participation in the Tourism Strategic Planning effort and interface with the Tourism Implementation Task Force, as needed.

- Attend Art in Public Places and Historical Society Board meetings and report on issues involving HPAB interests.
- Interface with the Planning & Zoning Commission as appropriate.
- Coordinate facilities maintenance projects with PW Project Managers and Parks and Recreation staff.

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

- To protect the public's interests and concerns, HPAB will focus on extensive public outreach to develop a resident-driven Historic Preservation agenda through:
 - a. conducting public meetings to hear what the community desires for historic preservation activities as the budget permits;
 - b. publishing newspaper articles explaining any and all activities on the HPAB;
 - c. appearing at public events to engage and educate the community as to the purpose of the Board as well as to increase community involvement in all historic preservation issues, i.e., Board members and the liaison shall provide information at select Thursday morning *Community Markets* and Friday evening *Concerts at the Pond*; and,
 - d. holding public hearings as the budget permits.
- One HPAB meeting will focus on historic preservation and information each year.

5.0 List the current subcommittees for this Board or Commission.

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

Not applicable.

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

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

Historic Preservation Ordinance, Article XV, Chapter 16

Sec. 16-610. - Authority; purpose.

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

(Ord. No. 02-234, § 2, 10-29-2013)

Sec. 16-611. - Definitions.

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

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

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

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

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

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

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

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

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

(e) *Review and public hearing.*

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

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

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

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

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

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

Sec 16-614. - Temporary restraint of demolition.

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

- (a) No demolition permit shall be issued by the building official regarding any structure located within an area of an application for historic designation under section 16-612 between such time as the application is filed and the time the action is taken on the application by the county council unless it is determined after review by the committee established under subsection 16-613(e)(1) that the structure to be demolished contains no historic or architectural significance and is not an essential contribution to other historic features in the area.
- (b) If a demolition approval is not issued after committee review, then the HPAB shall, within 30 calendar days of the application acceptance date, hold a public hearing, at which time, the requesting party shall demonstrate:
 - (1) For total demolition:
 - a. The structure is of minimal historic significance because of its location, condition, modifications or other factors, and its demolition will be inconsequential to historic preservation needs of the area; or
 - b. The structure is determined to have historic or architectural significance but:
 - i. The structure proposed for demolition is not structurally sound despite evidence of the owner's efforts to maintain the structure; and
 - ii. The structure cannot be rehabilitated or reused on site to provide for any reasonable beneficial use of the property; and
 - iii. The structure cannot be practically moved to another site in Los Alamos; and
 - iv. The applicant demonstrates that the proposal mitigates the greatest extent practical the following:
 - a) Any impacts that occur to the visual character of the neighborhood where demolition is proposed to occur.
 - b) Any impact on the historical importance of the structure or structures located on the property and adjacent properties.
 - c) Any impact to the architectural integrity of the structure or structures located on the property and adjacent properties.
 - (2) For partial demolition:
 - a. The partial demolition is required for renovation, restoration, or rehabilitation of the structure; and
 - b. The structure is determined to have historic or architectural significance but, the structure proposed for demolition is not structurally sound despite evidence of the owner's efforts to maintain the structure; and
 - c. The applicant has mitigated, to the greatest extent possible:
 - i. Impacts on the historic importance of the structure or structures located on the property.
 - ii. Impacts on the architectural integrity of the structure or structures on the property.

At the conclusion of the meeting, the HPAB shall submit its recommendation if the permit should be approved or denied to the planning and zoning commission.

- (c) Within 14 days of the HPAB meeting date, the planning and zoning commission shall hold a public hearing. The recommendation of the HPAB shall be entered into the record and shall be considered by the planning and zoning commission in making its determination. The finding of the planning and zoning commission shall be final and may be appealed to the county council in accordance with article XII of this chapter.
- (d) If the request for demolition permit is denied, then no permit for demolition shall be issued for six months from the date of the planning and zoning commission hearing on the permit.
- (1) If historic designation has not been granted for the property, at the expiration of the six-month period, the building official shall grant a demolition permit for the property.
- (2) At the time of adoption of historic property designation, the temporary restraint of demolition and any stays of demolition in effect shall expire. Demolition approvals after that time shall be regulated by section 16-613.

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

Sec. 16-615. - Demolition by neglect.

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

(Ord. No. 02-234, § 2, 10-29-2013)

Sec. 16-616. - Economic hardship.

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

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

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

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

(Ord. No. 02-234, § 2, 10-29-2013)

Sec. 16-618. - Public safety exclusion.

Nothing in this article shall be construed as to prevent any repairs, construction alterations or demolition necessary to correct or abate the unsafe or dangerous condition of any structure or site feature or part thereof, where such condition has been declared unsafe or dangerous by the county building official, other applicable county department directors, or federal or state agencies, and where proposed measures have been declared necessary by such departments or agencies. To the maximum practical extent such repairs, alterations, or demolitions shall be carried out in accordance with the standards required by this article.

(Ord. No. 02-234, § 2, 10-29-2013)

Sec. 16-619. - Severability.

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

(Ord. No. 02-234, § 2, 10-29-2013)

Council Strategic Goals

Ongoing improvement in communication and transparency, environmental sustainability, planning for appropriate levels of County services and coordination with Los Alamos National Laboratory and regional partners are overarching goals that will be components of all our efforts.	
Increasing the Amount and Types of Housing Options	
<p>This includes a variety of housing options for all segments of the community, from affordable to new options for those interested in downsizing or moving closer to central areas of the community. The 2019 Housing Market Needs Analysis identified that needs are distributed among all income ranges but that it is particularly acute for middle- and lower-income households.</p>	
Protecting, Maintaining and Improving our Open Spaces, Recreational, and Cultural Amenities	
<p>Los Alamos County open spaces and cultural attractions are greatly valued by the community and provide opportunities for recreational and economic growth; appropriately allocating resources to ensure their health and sustainability is important to our citizens.</p>	X
Enhancing Support and Opportunities for the Local Business Environment	
<p>This includes appropriate support for existing businesses, growing new businesses, and supporting technology start-ups and spin-offs.</p>	X
Improve Utilization and Aesthetics of Vacant Buildings and Properties	
<p>Land availability in Los Alamos County, and in particular the downtown areas, is limited and there is a desire to work towards better utilization, opportunities for new businesses, and improved aesthetics.</p>	
Supporting Social Services Improvement	
<p>Behavioral, mental and physical health and social services are important quality of life components; there are key areas where appropriate types and levels of county support could help address current needs.</p>	
Expand Transportation and Mobility Options and Address Parking Challenges	
<p>Work with regional partners and the Laboratory to consider holistic solutions for the needs and challenges facing Los Alamos and White Rock in the context of expanded housing and employment in the County and the desire to create a walk-, ride-, and environmentally-friendly community.</p>	
Investing in Infrastructure	
<p>Appropriately balancing maintenance of existing infrastructure with new investments in county utilities, roads, facilities and amenities will help improve environmental stewardship, sustainability, and quality of life, while allowing for sustainable growth.</p>	X