



County of Los Alamos

Los Alamos, NM 87544
www.losalamosnm.us

Agenda - Final Fuller Lodge Historic Districts Advisory Board

Wednesday, August 3, 2016

5:30 PM

Curtis Room

1. **CALL TO ORDER/ROLL CALL**

2. **PUBLIC COMMENT**

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

3. **FLHDAB BUSINESS (Items for Discussion and/or Possible Action)**

Note: There was no meeting in June due to no quorum and there was no meeting in July due to an administrative error in advertising the meeting.

A. [8468-16](#) Minutes from the Fuller Lodge Historic Districts Advisory Board Meeting on May 4, 2016.

Presenters: Mark Rayburn, Chair of the Fuller Lodge Historic Districts Advisory Board

Attachments: [05-04-2016 Draft Minutes](#)

4. **CHAIR REPORT**

A. **Rose Garden Letters**

B. **Museum Campus Signage**

C. **Board Promotional Brochure**

5. **STAFF REPORT**

A. [8469-16](#) Update on Fuller Lodge Phases 2-4 and Historical Museum Improvements.

Presenters: Wayne Kohlrust, Project Manager

B. [8470-16](#) Historic Preservation Ordinance - Brief Introductory Discussion on Potential Historically Significant Locations and Process

Presenters: Wayne Kohlrust, Project Manager

6. INFORMATIONAL ITEMS

- A. The next Board meeting will be on Wednesday, September 7, 2016 at 5:30pm in the Curtis Room at Fuller Lodge**

7. PUBLIC COMMENT

8. ADJOURNMENT

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

August 03, 2016

Los Alamos, NM 87544
www.losalamosnm.us

Agenda No.: A.

Index (Council Goals):

Presenters: Mark Rayburn, Chair of the Fuller Lodge Historic Districts Advisory Board

Legislative File: 8468-16

Title

Minutes from the Fuller Lodge Historic Districts Advisory Board Meeting on May 4, 2016.

Recommended Action

I move that the Board approve the Minutes for May 4, 2016 as submitted.

Attachments

A - Draft Minutes for May 4, 2016



County of Los Alamos

Los Alamos, NM 87544
www.losalamosnm.us

Minutes

Fuller Lodge Historic Districts Advisory Board

Wednesday, May 4, 2016

5:30 PM

BCC Room 110 - Municipal Building

1. CALL TO ORDER/ROLL CALL

Present 5 - Vice Chair Hardy, Member Dunn, Member Maldonado, Member Rayburn, and Member Linke
Absent 2 - Member Sorsby, and Member Bruell

2. PUBLIC COMMENT

None

3. FLHDAB BUSINESS (Items for Discussion and/or Possible Action)

- A. [8245-16](#) Minutes from the Fuller Lodge Historic Districts Advisory Board Meeting on March 2, 2016.

Member Hardy moved that the minutes from March 2, 2016 be approved as submitted. Member Dunn seconded and the motion passed unanimously.

- B. [8246-16](#) Thank You Letter to Master Gardeners

Chair Rayburn asked the Board for their opinions on the draft letter he prepared. He stated that he found out that there is another garden club in Los Alamos and asked the Board if they wanted to send a letter to the other club and if they wanted to hold off on sending this letter until the second letter is written.

Board members requested changes be made to the draft letter and expressed their desire to have the draft letter revised and sent right away and to have the second letter to the other club sent at a later date.

Member Hardy moved that the letter to the Los Alamos Garden Club be approved as amended and that it be sent out. Member Linke seconded and the motion passed unanimously.

4. FLHDAB STAFF COMMUNICATIONS

A. Chairman's Report

Chair Rayburn stated that the dedication ceremony for the Post Office will be on May 20, 2016 at 3:30pm.

B. Staff Reports and Updates

- i. [8247-16](#) Update on:

Fuller Lodge Phases 2-4 and Historical Museum Improvements
FY17 Work Plan
Post Office Historic Dedication
Historic Preservation Ordinance

Wayne Kohlrust, Project Manager, went through the below staff report. Board members were given the opportunity to ask questions.

The restrooms are about 98% complete and are open.

We uncovered an old sand trap under the 2x2 concrete stones portion of the portal area. It has been removed. It was probably installed when the kitchen functioned more as a commercial kitchen. A new sewer line was installed in its place. The sidewalks around the patio have been replaced. New stairs have been poured as well as the patio itself.

The office renovations for the Reservation Office are also about 98% complete and has been re-opened for business.

The kitchen counter has been replaced with a new Stainless Steel counter with shelves and the sinks replaced. All of this work above was scheduled to be Substantially Complete by May 8 has achieved this.

The elevator and its associated equipment was removed, as were walls in the green Room and plumbing fixtures. We are now looking at ways to modify some of the structural elements, as well as some fire sprinkler lines and plumbing vents we didn't know were in the walls.

We uncovered some wood flooring in the 2nd floor restroom near the elevator. We will refinish this area and add some wood flooring to get the entire floor as wood flooring. There was a piece of plywood in part of it.

After uncovering the Zia and Throne Room floors, there was only plywood underlayment under the carpet, not the wood flooring we thought, which was simply to be refinished. We are going to add wood flooring.

Museum

East Patio - we are working with SHPO and have suggested that the wood planking be removed, with some saved for a to-be-built small exhibit to show small pieces of them, and then installed treated plywood over the wood studs, then 30-pound roof paper that was there and then the logs. We will also provide steel angle anchored into the stone footings and then lag bolted into the wood columns, with the columns now resting on the angles/footings. SHPO was consulted on this since it is part of the historic fabric" and was approved.

We found some old grease pencil writing that said Otowi on some of the interior panels. We are trying to see how to incorporate them into the finished walls - probably with a Plexiglas cover. New openings have been cut in for the various new interior openings.

We found a section of the old roof that connected to the north end of the building. We are enclosing the opening with Plexiglas and installing an LED light in the cavity so people can see it. Along with that, we removed the ceiling that led to the north end where the new ramp is to be installed to give it a bigger feeling, to open up the space and show off the rafter and wood roof planking.

All of the east end is planned to now receive insulation in the walls (there wasn't any) as well as new insulation above the ceilings. This will help with heating and cooling.

Work is ongoing on the front porch, with the removal of the ramp and top layer of stone. A new ramp will be poured and new stone on the porch will be installed to bring

it to the proper level and remove trip hazards.

We found some old ceramic tile, which was probably a kitchen. We are trying to

see if it can remain in place. The new electrical service was run from the existing

main line to the new transformer.

5 B ii FY 17 FLHDAB Work Plan. The 3-person Council sub-committee approved the work plan and requested some minor modifications to it, which have been done. The plan will go before the full Council once all of the Board and Commission Work Plans have been reviewed by the Committee and will be brought before Council at the same time as one package.

5 B iii Post Office Dedication. This was originally scheduled for May 6. However, the local Postmaster cannot attend so we are looking at a different date for the ceremony.

5 B iv - The Historic Ordinance change was approved by P&Z on April 13. It will go to Council for Introduction on May 3 and Approval on May 31.

5. INFORMATIONAL ITEMS

The next meeting will be on Wednesday, June 1, 2016 at 5:30pm in the Curtis Room at Fuller Lodge.

6. PUBLIC COMMENT

None

7. ADJOURNMENT

The meeting adjourned at 6:05pm

Member Linke moved that the meeting be adjourned. Member Hardy seconded and the motion passed unanimously.

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

August 03, 2016

Los Alamos, NM 87544
www.losalamosnm.us

Agenda No.: A.

Index (Council Goals):

Presenters: Wayne Kohlrust, Project Manager

Legislative File: 8469-16

Title

Update on Fuller Lodge Phases 2-4 and Historical Museum Improvements.

Body

Lodge

We are still working through some structural issues with the elevator and setting new columns in the elevator shaft wall, along with relocating a fire and sewer vent line.

Window work has ceased as the sub left the job. A new sub is being brought on and they anticipate finishing the window work on or about the October 28th milestone.

The floors in the Zia room, Throne room, hallway to the west wing and room 233 have been refinished.

We are working through some change orders on the Lodge and Museum.

Museum

Rough-ins continue for electrical, fire devices, HVAC, and plumbing.

The exterior log work and about 95% of the insulation have been installed.

The concrete bed for the upper patio has been poured, as well as the steps, the approaching sidewalk and ramp. Stone facing still needs to be done.



County of Los Alamos

Staff Report

August 03, 2016

Los Alamos, NM 87544
www.losalamosnm.us

Agenda No.: B.

Index (Council Goals):

Presenters: Wayne Kohlrust, Project Manager

Legislative File: 8470-16

Title

Historic Preservation Ordinance - Brief Introductory Discussion on Potential Historically Significant Locations and Process

Body

Approximately ten years ago a list was compiled of potential significant locations and features throughout the County. The thought at the time was that once a Historical Preservation Ordinance was passed, the Board could review the list, work with property owners, develop criteria for their inclusion and recommend them to Council. The purpose of this agenda item is to have the Board begin to think about how it might create a path forward.