



Fort Lowell Historic Zone Advisory Board
Tuesday, September 26, 2023, at 7:00PM
Hybrid Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Members present: Elaine Hill (Co-Chair), Chris Jech (Co-Chair), Michael Bell, Briggs Clinco, Mary Lou Fragomeni-Nuttall, Carol Maywood, and David Pietz.

City Staff present: Wyatt Berger (PDSD), Jodie Brown (PDSD), and Michael Taku (PDSD).

Guests present: John Burr, Demion Clinco, Julia Deconcini, Rebeca Field, Jill Heater, Paul Reimer, Donny Russell, Colleen Sackheim, Barry Spicer, and Rachael Varin.

A quorum was established, and the meeting was called to order at 7:05 PM.

2. Approval of Minutes/LAR – August 22, 2023, and September 7, 2023

This item was heard out of order.

A motion to approve the August 22, 2023, minutes was made by Bell and seconded by Co-Chair Jech. The motion passed with a vote of 7-0.

Corrections to Item 2 of the September 7, 2023, minutes were requested. The corrections specified that one of the board members was frustrated rather by the process, that the meeting adjourned at 6:15 p.m. and not at 9:29 p.m., and that a typo should instead read “Director’s Decision Letter.”

A motion to approve the corrected September 7, 2023, minutes was made by Bell and seconded by Co-Chair Jech. The motion passed with a vote of 7-0.

3. Review Process Discussion

This item was heard out of order.

Co-Chair Hill identified several design guidelines and policies that require updating within the Fort Lowell Design Guidelines. Board member Clinco also noted that monthly opportunities to discuss administrative matters may be beneficial.

4. Reviews

a. **SD-0223-00027/TC-RES-1222-01675, 5360 East Fort Lowell Road**

Construction of a new perimeter wall and landscape remodel.

Full Review/Contributing Historic to HPZ/Estimated time: 30 minutes.

This item was heard out of order.

Staff summarized the overall review of this project. Co-Chair Hill read from the summarized review of prior FLHZAB minutes since 1977 and found that the existing six-foot perimeter walls within the Preservation Zone were the result of zoning violations or preceded the Historic Zone. There is no record of the board approving construction of any six-foot perimeter walls or fences in front yards of Contributing Historic properties. The FLHZAB has previously approved front walls four feet in height. At the subject property, there is ultimately no record of the board reviewing and approving the existing six-foot front wooden fence as well as the ocotillo fence along the west lot line abutting a private road.

The existing ocotillo fence along the west lot line of 5354 East Fort Lowell Road was also never reviewed by the board.

The project was presented by the homeowner, Jill Heater, and by the architect, Paul Reimer. The revised plan set presented was dated July 28, 2023, which the FLHZAB had not yet reviewed.

Board members had several questions and comments about the project.

What type of wrought-iron fencing is proposed?

- Steel black pickets are proposed.

What is the reasoning for black steel fencing?

- There are some elements of black steel on the residence, and there is also a steel non-black gate outside the existing guest house.

Why can't the required pool enclosure just surround the pool?

- A pool enclosure surrounding the pool disrupts the relationship between the residence, guest house, and other features of the interior of the property.

The architect and property owner indicated that a new design is under consideration. The architect presented a revised plan set dated September 25, 2023, which had not yet been processed by the PSDS for FLHZAB review.

Board members felt strongly that the front wall height should not exceed four feet in height, and do not want to create a precedent within the HPZ for high front walls. There was discussion to move the front perimeter wall to a height of four feet, remove the gate, and provide a five-foot wrought-iron fence behind the front wall. The sharp angles of the west perimeter wall and fence were still of concern. A higher perimeter wall ultimately changes the overall character of the property.

A motion was made by Bell to continue the project during a Special Meeting. The motion was seconded by Pietz.

Co-Chair Hill modified the motion to include the preparation of a new design for review. Bell and Pietz both approved the motion modification presented. The motion was approved with a vote of 7-0.

- b. SD-0923-00102/TC-COM-0623-01524, 2900 North Craycroft Road**
Rehabilitation of an existing single-family residence and site improvements
Full Review/Contributing Resource/Estimated time: 30 minutes.

This item was heard out of order.

The project was presented by the applicant, Rebeca Field.

Board members had several questions and comments about the project.

What is the height of the proposed chain link fence along the west side of the project?

- The new fence is proposed to be six feet in height.

Will the proposed chain link fence follow the existing parking lot?

- The existing fence will be removed, and the new fence will no longer be parallel to the parking lot.

What activities are proposed behind the proposed chain link fence?

- An open area for passive recreation is proposed.

Why are no trees proposed back there?

- Trees are proposed only along the perimeter of the park to allow more flexibility with the open space behind the chain link fence.

Is there a ramada proposed along the south lot line?

- No, a concrete pad with a picnic table is proposed.

Where are the new field lights pointing?

- All new field lights will point inward toward the baseball field, and all other existing lighting will remain in place.

How far do the lights project?

- The lights are focused directly onto the baseball field. A photometric analysis was also completed to determine the lighting spillover into abutting areas.

Do the existing lights spill more than the proposed lights?

- Yes.

Are you providing additional parking along Glenn Street?

- No, the intent of this project is to leave the existing conditions intact as much as possible. Some water harvesting features are also proposed for the trees along the south lot line.

Why was Arizona Rosewood selected as a tree planting?

- Arizona Rosewood was selected due to the size of the planting and to reflect the native materials and pine trees along Glenn Street.

Board members mentioned that Arizona Rosewood is not a tree native to the Historic Preservation Zone. It was determined that a different tree planting should be chosen.

Fragomeni-Nuttall made a motion to approve the project as presented with the following condition: that a tree native to the Fort Lowell Historic Preservation Zone is proposed rather than an Arizona Rosewood. Maywood seconded the motion. The motion passed with a vote of 7-0.

5. Call to the Audience

None.

6. Future Agenda Items—Information Only

None.

7. Adjournment

The meeting adjourned at 9:10 PM.