



Fort Lowell Historic Zone Advisory Board
Monday, August 26, 2024, at 5:30 PM
Hybrid Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Members present: Mary Lou Fragomeni (Co-Chair), David Pietz (Co-Chair) (virtual), Briggs Clinco (arrived at 5:31 PM), and Margo Sackheim (virtual).

City Staff present: Wyatt Berger (PDSD), Daniel Bursuck (PDSD), and Koren Manning (PDSD).

Guests present: Tom Allin, Drew Cook, Julia Deconcini, Lia Griesser, Ty Hathaway, Neil Konigsberg, Dan Hill, Elaine Hill, Corky Poster, Amy Smith, and Dory Smith.

A quorum was established, and the meeting was called to order at 5:30 PM.

2. Approval of Minutes/LAR – July 22, 2024

A motion to approve the July 22, 2024, minutes was made by Clinco and seconded by Co-Chair Pietz. The motion passed with a vote of 4-0.

3. Reviews

a. SD-0824-00071/CIP-0324-00003, 5479 East Fort Lowell Road

The applicants, Drew Cook and Corky Poster, presented the proposal to the board. Board members had several questions and comments about the proposal.

Will the speed table crossing shown on the site plan be relocated?

- Yes, the crossing will be located west of what is depicted on the site plan. The City's traffic engineers require the crossing to be at least 300 feet from an intersection and/or located at the highest elevation along a roadway.

It was discussed during the courtesy review that an event space is proposed. Will a kitchen be provided within the Commissary Building?

- A kitchen will not be provided because catering will be anticipated for events.

Is the site serviced by sewer or septic?

- Sewer service is provided to the site.

Is the new ADA-accessible door required to be electrically operable?

- No, unless City staff require electrical service.

What will happen to the existing door being replaced with the new ADA-accessible door?

- The existing door will be reused elsewhere within the Commissary Building.

Will the mailboxes remain in front of the Commissary Building?

- The mailboxes will likely be relocated elsewhere on the site.

Will the new plaster finish be smooth, flat, and troweled?

- Yes.

Is there a specific number of outdoor lights the proposal must provide?

- No, but the proposal is limited to the number of outdoor lights it can install.

Are more lights proposed than what is currently installed?

- No, the project proposes fewer lights than what is currently provided.

Will the existing well be capped and rebuilt?

- Yes, the well will be rebuilt, and the existing well structure will be closed off for safety.

What are the proposed brick paver materials?

- The project proposes three-inch-thick concrete pavers with quarter-inch spacers.

Will the interior floors be demolished?

- No, except for the bathroom floor.

Will the existing telephone pole be undergrounded?

- This is a question better directed to Tucson Electric Power.

What is the roofing material for the lean-to structure?

- Metal roofing is proposed.

Is ground lighting proposed?

- Only lighting mounted onto the building is proposed.

Regarding the proposed “unit three” shown on the Commissary Building floor plan, was the equipment shown for the courtesy review?

- Yes, except for a few minor changes.

What is the size of “unit three?”

- Approximately 13 feet by 13 feet.

Are there any alternatives for placing the mechanical equipment within the building?

- The alternatives are to provide mini splits or to place the equipment on the roof. However, any roof-mounted equipment will be visible from the street and from adjacent properties.

Where are the dumpsters located?

- Roll-out containers will service the site.

Will the containers be rolled to Fort Lowell Road or Craycroft Road?

- The intent is for Fort Lowell Road to service waste pick-up.

What is the height of the proposed fencing?

- Approximately four feet in height.

What are the locational requirements of the accessible parking?

- Reasonable accommodation must be provided between the accessible parking and the Commissary Building. Historic buildings are not exempt from accessible parking standards.

Where is the Adkins Property located?

- Across the street on the south side of Fort Lowell Road.

Is there any existing parking at the Adkins Property?

- Eight standard and two accessible parking spaces are extant only for the parade grounds and are not parking spaces used for the Commissary Building.

Board members expressed concern about three parking spaces in front of the Commissary Building. The applicants clarified that the parking spaces are intended for customer convenience and are proposed to avoid removing natural vegetation. There was ample discussion on relocating the parking as well as whether the parking was even needed. It was also mentioned that tumbled sand-finished, rounded bricks are more appropriate than fresh-pressed brick within the Fort Lowell neighborhood. Board members also stated that more stylized rather than modern bicycle racks should be incorporated into the project.

Co-Chair Pietz noted that concessions must be made about the approval of viability of the project. The purpose of the project is to activate the site with new uses and functions, and not solely to preserve the property in an unadulterated manner. Board member Sackheim concurred with this opinion.

A motion was formulated by Clinco to approve the project as presented with the following conditions: that every effort be made to relocate the parking spaces in front of the Commissary Building to the Adkins Property; that an older style of brick with no spacers be provided for the outdoor patios; that the bicycle racks are more aesthetically appropriate to the Fort Lowell neighborhood. Co-Chair Fragomeni amended the formulated motion by adding that the lime finish be tanner than gray in color, and that the corrugated metal on the lean-to and porches are identical. Clinco also added that every effort be made to reduce the use of the loading area serving the Commissary Building. The formulated motion was seconded by Pietz.

All board members concurred with the conditions provided in the formulated motion. However, there was some disagreement about the locations of the parking and loading areas. Co-Chair Fragomeni discussed amending the formulated motion by retaining an accessible parking space in front of the Commissary Building but moving the other parking and loading spaces elsewhere. Co-Chair Pietz did not support the proposed amendment.

A motion was made by Clinco to approve the project as presented with the following conditions: that every effort be made to remove the parking from the scope of work until it is clear who the proposed tenants will be and whether parking is even needed for the uses; that an older style of brick with no spacers be provided for the outdoor patios; that the bicycle racks are more aesthetically appropriate to the Fort Lowell neighborhood; and that a smooth lime finish more tan than gray in color be proposed for the Commissary Building. The motion was seconded by Co-Chair Pietz. The motion passed with a vote of 4-0.

b. SD-0824-00072/CIP-0324-00003, 5531 East Fort Lowell Road

The applicants, Drew Cook and Corky Poster, presented the proposal to the board. Board members had several questions and comments about the proposal.

Are the original front doors behind the boards in the photographs?

- The boards are the original doors.

Will all rooms within the building be level and at the same elevation?

- Yes, except for the office, which will have a ramp leading down into the room.

Is all the HVAC equipment ground-mounted?

- Yes.

Was the original adobe construction of the Donaldson House part of the fort?

- The age of the adobe construction is currently unclear.

Is anything proposed for the guest house?

- The guest house will only be replastered.

Will the existing terracotta roofing be repaired or entirely replaced?

- There is currently no terracotta roofing on the building. However, new terracotta roofing will be proposed.

Is the kitchen floor the only flooring proposed for changes?

- The goal is to retain and maintain as much of the existing flooring as possible.

What will occur to the arched entry doors?

- There are several design options currently being considered.

There was discussion about reconstructing the terracotta tiles on the existing southwest porch. Board members mentioned that tile roofing is not consistent with the Design Guidelines. The applicants further clarified that there are drainage issues from Fort Lowell Park that are not within the scope of work of this project. There was also some confusion as to which fenestrations were proposed for the project. Lastly, it was recommended that any proposed design changes to the front doors be brought to the FLHZAB later.

A motion was made by Clinco to approve the project as presented with the following conditions: that the terracotta roof tiles be removed in favor of a more historically appropriate material such as corrugated metal; that any changes to the front arched entryway doors be brought back to the FLHZAB for another review; and that any design changes to the existing flooring be brought back to the FLHZAB for another review. The motion was seconded by Sackheim.

There was discussion between board members to amend the motion by removing reference to "corrugated metal." The motion was amended by Clinco to approve the project as presented with the following conditions: that the terracotta roof tiles be removed in favor of a more historically appropriate material seen within the Fort Lowell Historic Preservation Zone;; that any changes to the front arched entryway doors be brought back to the FLHZAB for another review; and that any design changes to the existing flooring be brought back to the FLHZAB for another review.

The amended motion was seconded by Sackheim. The motion passed with a vote of 4-0.

4. Design Guidelines and Technical Standards Manual Update Discussion

Co-Chair Fragomeni inquired whether an Executive Session could be held to discuss the Design Guidelines. Deputy Director Manning clarified that Executive Sessions are primarily used to discuss legal or financial matters only. Board members stated that the purpose of an Executive Session would be to better collaborate and discuss the proposed design changes. The Design Guidelines and Technical Standards Manual discussion will be rescheduled for the next meeting.

5. Board Nomination of Dan Hill

Board members voted to nominate Dan Hill to the Fort Lowell Historic Zone Advisory Board.

6. Call to the Audience

None.

7. Future Agenda Items – Information Only

None.

8. Adjournment

The meeting was adjourned at 8:06 PM.