



Fort Lowell Historic Zone Advisory Board
Monday, July 28, 2025, at 5:30 PM
San Pedro Chapel, Turner Building
Hybrid Meeting (In-person and Zoom)

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Members present:

Mary Lou Fragomeni, Co-Chair

David Pietz, Co-Chair

Briggs Clinco

Dan Hill

Margo Sackheim (virtual)

City Staff present: Desiree Aranda and Jason Lilienthal (PDSD), Greg Jackson (Parks & Recreation)

Guest(s) present: Elaine Hill, Demion Clinco, Corky Poster, Andrew Cook, Caelin Norgord (KMS Properties), Erick (last name not specified) and Ivan Valencia (Pima Pools)

Meeting called to order at 5:33 PM by Co-Chair Mary Lou Fragomeni. Roll call completed and quorum confirmed.

Item 2 (Review and Approval of June 2, 2025 Draft Legal Action Report and Meeting Minutes) was deferred to the end of the agenda.

3. Historic Review Cases

3a. SD-0525-00072/TC-RES-0125-00386, 5259 E Fort Lowell Road

New residential pool at open-centered rear courtyard and new wall enclosing the pool.

Summary:

Staff Aranda presented background on the case. Project sponsor Ivan Valencia of Pima Pools presented the project which included a new pool located at the rear courtyard of a single-family residence and a new wall and gate enclosing the pool. Discussion was held, questions

were answered, and points were clarified. FLHZAB members had the following concerns about the proposed project:

- Proposed angular wall not common in the HZAB
- Location of pump equipment and lack of screening; recommendation to tuck it further into the property to make it less visible from the street
- Color of wall not identified
- Drawing of gate is not accurate; the project sponsor described the gate height to be consistent with that of the proposed wall, but the drawing shows the gate taller than the wall
- Questions about the draining of the pool and concerns about water draining to adobe
- Not comfortable recommending approval while the main home is still being constructed and it is unclear if all the conditions in the ordinance will be met.

Motion: Pietz moved to reject plans as presented to the board. Sackheim seconded. Motion passed 5-0.

3b. Historic Fort Lowell Rehabilitation Project Update

SD-0824-00071/CIP-0324-00003, 5479 E Fort Lowell Road

SD-0824-00072/CIP-0324-00003, 5531 E Fort Lowell Road

Summary: Staff Aranda provided background on the capital improvement project managed by the City of Tucson Recreation and Parks Department involving the rehabilitation of the two individually listed Commissary buildings located at 5479 E Fort Lowell Road and the Donaldson House located at 5531 E Fort Lowell Road, which is a contributor to the Fort Lowell Historic Preservation Zone. Aranda explained how the project was previously permitted and currently under construction, but several issues presented during construction and Minor Reviews were underway to address proposed changes. Project architects, PMM, provided more detail on the issues faced, including adobe cracking and water damage, failing adobe site walls, failing wall of the Commissary due to lack of footing, drainage issues, and the need for a new door. FLHZAB requested that the proposed treatment of the walls at the Commissary Building and Donaldson House come back for a follow up minor historic review. Proposed solutions were presented. Discussion was held, questions were asked, and points were clarified.

The following questions were asked after the project sponsors and Parks and Recreation staff departed the meeting, so Staff Aranda said she would follow up on them:

- Would the potential demolition of site walls trigger the City's demolition permitting process?
- Does the UDC discuss and/or prohibit control joints?
- Is there a long-term maintenance plan for the future?

- Are there architectural reports and/or preservation plans for the Commissary and/or the Donaldson House?

No action was taken as the item was an informational update.

2. Review and Approval of June 2, 2025 Draft Legal Action Report and Meeting Minutes (*taken out of order*)

Action Taken: Member Clinco moved to approve LAR and Meeting Minutes. Hill seconded. Motion passed 5-0.

4. Enhancing community engagement with historic preservation

There was no discussion.

5. Fort Lowell Historic Zone Design Guidelines

There was no discussion.

6. Call to the Audience

There was no public comment.

7. Staff Updates and Future Agenda Items – Information Only

Staff had no updates to share.

8. Adjournment

Meeting adjourned at approximately 7:54 PM.