



2025 Annual Report

FORT LOWELL HISTORIC ZONE ADVISORY BOARD (FLHZAB)

Prepared By: Planning & Development Services Department (PDSD)

REPORT PURPOSE:

The 2025 annual report for FLHZAB is created to give an overview of FLHZAB activities throughout the year 2025.

HISTORIC PRESERVATION ZONE ADVISORY BOARD DETAILS: (Per UDC § 2.2.8.)

APPOINTMENT: (UDC Section 2.2.8.A.1.)

Members of each HPZ advisory board are appointed by the Mayor and Council.

QUALIFICATIONS: (UDC Section 2.2.8.A.2.)

For each HPZ advisory board, approximately one-third of the voting members must be residents within the historic zone; approximately one-third of the voting members must be property owners within the historic zone; and approximately one-third of the voting members must have special qualifications in such areas as archaeology, architecture, architectural history, local history, historic preservation law, landscape architecture, planning, construction, or other related field. The application information for all prospective members must be accompanied by a statement of interest, including the category in which they would serve. The information for members having special qualifications shall also reference the individuals' educational and professional experience. The PDSD Director, the Historic Preservation Officer, and a member of the Tucson-Pima County Historical Commission Plans Review Subcommittee shall review the information for applicants in the special qualifications category and make recommendations prior to the nomination being forwarded to the Mayor and Council for consideration. Members serve without compensation.

FLHZAB MEMBERSHIP: (UDC Section 2.2.8.A.3.)

Each HPZ advisory board shall consist of at least six, but not more than 15, members. Members may be either voting or non-voting advisory members.

Member	Role	Classification
Clinco Briggs	Member	Property Owner
Mary Lou Fragomeni-Nuttall	Co-Chairperson	Property Owner
David Pietz	Co-Chairperson	Property Owner
Daniel Hill	Member	Resident
Margo Sackheim	Member	Resident

FLHZAB POWERS & DUTIES: (UDC Section 2.2.8.C.1. - Section 2.2.8.C.4)

Each HPZ advisory board shall perform the following duties.

1. Establishment of Historic Preservation Zone

Upon receipt of a request to establish an HPZ, the Mayor and Council may establish an HPZ advisory board for the proposed historic zone to evaluate and make recommendations on the proposed establishment of the HPZ in accordance with Section [5.8.3](#), *Establishment and Amendment to Historic Preservation Zones*. As part of

the review, the HPZ advisory board makes recommendations on the boundaries of the HPZ, and which sites or structures are to be designated “Contributing Properties” and “Noncontributing Properties.”

2. Historic District Amendments

Each HPZ advisory board shall make written recommendations to the PDSO Director and to the Mayor and Council concerning amendments to the boundaries of its HPZ and the addition or deletion of designated sites and structures by Section [5.8.3](#), *Establishment and Amendment to Historic Preservation Zones*.

3. Historic Preservation

Each HPZ advisory board shall review and make written recommendations to the PDSO Director on applications involving new construction, additions, alterations, and moving or demolition of existing structures located within its HPZ for compliance with the purpose and intent of the HPZ and all applicable provisions and standards.

4. Permitted Uses

The HPZ advisory board shall review applications for resident artisan uses and make recommendations to the PDSO Director.

2025 ACCOMPLISHMENTS:

12 Total Meetings. 0 Total Cancellations

#	<u>Meeting Date</u>	<u>Agenda Item(s)</u>	<u>EPHZAB Attendees</u>
1	01/06/2025	<ul style="list-style-type: none"> ➤ FLHZAB Design Guidelines and Technical Standards Manual Update Discussion ➤ Discussion of Road Changes in Fort Lowell Historic District 	<ul style="list-style-type: none"> ➤ Briggs Clinco ➤ Mary Lou Fragomeni ➤ David Pietz ➤ Margo Sackheim
2	01/27/2025	<ul style="list-style-type: none"> ➤ Discussion of Road Changes in Fort Lowell Historic District ➤ FLHZAB Design Guidelines and Technical Standards Manual Update Discussion 	<ul style="list-style-type: none"> ➤ Briggs Clinco ➤ Daniel Hill ➤ David Pietz ➤ Margo Sackheim
3	02/24/2025	<ul style="list-style-type: none"> ➤ Nomination of Elaine Hill to Fort Lowell Historic Zone Advisory Board (FLHZAB) ➤ Discussion regarding building code issues and the role of the FLHZAB in the process ➤ Discussion regarding landscaping practices within the FLHZAB 	<ul style="list-style-type: none"> ➤ Mary Lou Fragomeni ➤ Daniel Hill ➤ Margo Sackheim
4	03/24/2025	<ul style="list-style-type: none"> ➤ Replanting of Cottonwood Trees along Cottonwood Lane (Parks and Recreation) 	<ul style="list-style-type: none"> ➤ Mary Lou Fragomeni ➤ Daniel Hill ➤ Margo Sackheim

		<ul style="list-style-type: none"> ➤ Discussion on Corbett Ditch and the Mesquite Bosque ➤ Discussion of La Reunion and Fort Lowell Day 	
5	04/28/2025	<ul style="list-style-type: none"> ➤ Discussion of Procedures for Minor and Courtesy Reviews ➤ Discussion of Landscaping Practices in Ft. Lowell and Considerations for Minor and Courtesy Reviews ➤ Update on Mesquite Bosque ➤ Nomination of New Members 	<ul style="list-style-type: none"> ➤ Mary Lou Fragomeni ➤ David Pietz ➤ Daniel Hill ➤ Margo Sackheim
6	06/02/2025	<ul style="list-style-type: none"> ➤ San Pedro Chapel Repairs ➤ Fort Lowell Historic Zone Design Guidelines ➤ Enhancing Community Engagement with Historic Preservation 	<ul style="list-style-type: none"> ➤ Mary Lou Fragomeni ➤ David Pietz ➤ Daniel Hill ➤ Margo Sackheim ➤ Briggs Clinco
7	07/28/2025	<ul style="list-style-type: none"> ➤ SD-0525-00072/TC-RES-0125-00386, 5259 E Fort Lowell Road ➤ SD-0824-00071/CIP-0324-00003, 5479 E Fort Lowell Road ➤ SD-0824-00072/CIP-0324-00003, 5531 E Fort Lowell Road 	<ul style="list-style-type: none"> ➤ Mary Lou Fragomeni ➤ David Pietz ➤ Daniel Hill ➤ Margo Sackheim ➤ Briggs Clinco
8	08/25/2025	<ul style="list-style-type: none"> ➤ Enhancing Community Engagement with Historic Preservation 	<ul style="list-style-type: none"> ➤ Mary Lou Fragomeni ➤ David Pietz ➤ Daniel Hill ➤ Margo Sackheim
9	09/29/2025	<ul style="list-style-type: none"> ➤ Meeting Rubric ➤ Design Review Guidelines ➤ Selection and Election of Officers for the Board 	<ul style="list-style-type: none"> ➤ Mary Lou Fragomeni ➤ David Pietz ➤ Daniel Hill ➤ Briggs Clinco
10	10/27/2025	<ul style="list-style-type: none"> ➤ Nominees for FLHZAB ➤ HZAB Training for 2026 ➤ Minor Reviews ➤ Fort Lowell HZAB Design Review Guidelines Photograph Exhibits 	<ul style="list-style-type: none"> ➤ Mary Lou Fragomeni ➤ David Pietz ➤ Daniel Hill ➤ Margo Sackheim
11	12/01/2025	<ul style="list-style-type: none"> ➤ Minor Reviews ➤ Fort Lowell HZAB Design Review Guidelines 	<ul style="list-style-type: none"> ➤ Mary Lou Fragomeni ➤ Daniel Hill ➤ Margo Sackheim

			➤ Briggs Clinco
12	12/16/2025	➤ SD-1125-0183/TC-RES-0725-03480, 3070 N Binghamton Pl ➤ Minor Reviews	➤ Mary Lou Fragomeni ➤ David Pietz ➤ Daniel Hill ➤ Margo Sackheim ➤ Briggs Clinco

AN ONGOING BOARD:

FLHZAB membership and activities remain important to the Tucson Community and will continue to operate indefinitely under UDC pursuant to the powers granted by the Arizona Revised Statutes (A.R.S.).