



Fort Lowell Historic Zone Advisory Board
Tuesday, November 16 at 4:00PM
Virtual Meeting

Meeting Minutes/Legal Action Report

1. Call to Order/Roll Call

Members Present: Michael Bell, Elaine Hill, Carol Maywood.

City Staff Present: Jodie Brown, Christopher Minniti, Greg Jackson, and Bryan Celius

Guests Present: Debra Lazar, Stephen Bohn

A quorum was established, and the meeting was called to order at 4:04 PM.

2. Approval of Minutes/LAR: August 24, 2021

A Motion to approve the Minutes was made by Maywood and seconded by Bell. The motion passed with a vote of 3-0.

3. Reviews

a. HPZ 21-076, 5345 E Fort Lowell Road (T21SA00467/T21CM08142)

Construction of a bathroom addition

Full Review/Contributing-Nonhistoric Resource

The project was presented by Steve Bohn (Architect) on behalf of Rick Nuttall and Mary Lou Fragomeni (Property Owners).

A motion was made by Bell and seconded by Maywood to approve the project as presented. The motion passed with a vote of 3-0.

b. HPZ 21-061, 5440 E Presidio Road (T21SA00466/T21CM07764)

Construction of a detached guest house and remodel of the main house.

Full Review/Contributing-Nonhistoric Resource

The project was presented by Steve Bohn (Architect) on behalf of Debra Lazar (Property Owner).

Board members discussed certain aspects of the proposed project with the applicant and provided the following comments/recommendations.

- The shade sails are not consistent with the historic district design guidelines and adjacent historic properties.
- The proposed glass block element around the front door is not consistent with historic district design guidelines. The Board recommends revisiting the design or removal of this element.

- The proposed 6-inch steel posts at the guest house without a top or bottom element is inconsistent with the historic guidelines. The Board recommends revisiting/revising the design of this component to include a bottom pedestal.
- The design of the security gate and front door is to be finalized at a future date and will require a separate minor review thereof as and when possible.

A Motion was made by Maywood and seconded by Bell to approve the project as presented, subject to the conditions/recommendations noted.

c. HPZ 21-077, 2900 N Craycroft Road (T21CM06468)

Construction of a splash pad and remodel of the restroom building
Full Review/Contributing Resource

The project was presented by Bryan Celius (Project Manager, COT Parks Staff) on behalf of City of Tucson, Parks and Recreation (Property Owner).

Board members discussed certain aspects of the proposed project with the Applicant and provided the following comments/recommendations:

- Use steel colored corrugated metal for the roofing for the new dugouts.
- Concern about adding field lighting and impacts to the residential properties nearby.
- Incorporate trees that are consistent with the Fort Lowell Historic Zone Design Guidelines.
- Use an exterior paint color on the Bathhouse that matches or complements the existing structures and neighborhood.
- The shade sails are not consistent with historic design guidelines. Consider lattice or if there are no other options, the color of the proposed shade sails to be of natural, earth tones to blend in with the park, historic ruins and surroundings, and the posts to be rusticated or painted dark brown.
- The water toys selected for use in the splash pad to complement the context in the park as well as the surrounding historic neighborhood (i.e., a palm tree design or large bright flowers would not be a consistent or appropriate as there are no palm trees in Fort Lowell).
- Plant trees in the bare areas near the splash pad to buffer it from the historic features and improve the surroundings.

A motion was made by Hill and seconded by Bell to approve the project as presented and per the recommendations and comments by the Board. The motion passed with a vote of 3-0.

4. 407 Bond and Fort Lowell Park Update

Greg Jackson of the Parks and Rec Department provided a status update on 407 Bond priorities for Fort Lowell Park Projects.

- Concern expressed about adding field lighting, impacts to the residential properties nearby and impact to historic programming.

5. Minor Review Update

Staff provided an update on Minor Reviews held since last meeting.

6. Call to the Audience

None.

7. Staff Updates

Staff updated the board members on the Historical Commission separation and code update.

8. Future Agenda Items—Information Only

Hill requested that Board nominations be docketed for the next FLHZAB Meeting.

9. Adjournment

The meeting was adjourned at 6:20 PM.