

**Minutes of the Fort Lowell Restoration Advisory Committee Meeting**  
**5230 E. Fort Lowell Road, Tucson, Arizona 85712**  
**November 12, 2008 5:00 p.m.**

1. **Call to Order**

Meeting called to order at 5:07 p.m. Roll call was taken and a quorum declared. Those in attendance were:

Larry Hecker, Committee Chair  
Elaine Hill, Committee Member  
Peggy Sackheim, Committee Member  
Patsy Waterfall, Committee Member  
David Yubeta, Committee Member  
Frank McClure, Committee Member  
Lynne Birkinbine, City of Tucson  
Jim Conroy, City of Tucson  
Jonathan Mabry, City of Tucson  
Norma Stevens, City of Tucson  
Simon Herbert, Pima County  
Loy Neff, Pima County  
Linda Mayro, Pima County  
Drew Gorski, Poster Frost Assoc.  
Corky Poster, Poster Frost Assoc.  
Bruce Hilpert, Consultant to Poster Frost Assoc.  
David Faust, Arizona Historical Society  
Lynn Ratener, OFLNA  
Robert Jones, Neighborhood Resident  
Tamiyo Morishita, Neighborhood Resident  
A. Forte, Community Renaissance

2. **Review of the October 8, 2008 minutes (ACTION)**

Patsy Waterfall moved that the minutes of the October 8, 2008 meeting be accepted; seconded by Elaine Hill and passed unanimously.

3. **Work Plan: Project Status Reports**

**b. County, Project Status Updates (taken out of order)**

**ii. Adobe Repair Workshop at Fort Lowell Day Celebration, February 14, 2009**

Simon Herbert distributed copies of the "Preliminary Outline of the Public Demonstration and following Adobe Repair Workshop." The public demonstration is the first part of a five day adobe repair workshop, headed up by David Yubeta, National Park Service. This will give an insight into what kind of repair work is going to be done on the premises and provide an opportunity for public participation. The bricks will most likely be pre-made due to the amount of drying time required and transported to the site where they will be used.

Lynne Birkinbine, City of Tucson, expressed concern with using dirt from the contaminated site to make the bricks. Birkinbine distributed a hand-out containing the latest soil sample findings, indicating that the contamination is concentrated in areas throughout the site, except for one small pocket on the northwest side. Contaminants identified include lead, arsenic, and hydrocarbons (petroleum products). The concern is allowing individuals on the site with this amount of contaminants. Additionally, the grant application stated that the site is secured (not allowing the public onto the site). This also has to be consistent with all of the other sites where fencing is used to protect the public. Jim Conroy, City of Tucson, added that a meeting is scheduled in two weeks (November 25) with Joel Peterson of the City's Risk Management Department for final say whether this public demonstration can be held. Prior to the next meeting Conroy wants to meet with committee members to discuss what can be done to minimize hazards.

Herbert continued his report on the Adobe Repair Workshop, adding that there is room for six additional participants from the city and/or county who are interested in learning about historic buildings repair. This could be a great media opportunity both on Saturday and the five day workshop, highlighting the entire Fort Lowell Master Plan. Certain emergency repairs, funded by the county as part of the necessary ongoing repairs, may have to be done prior to the February 14<sup>th</sup> workshop. One new item for consideration involves removing the porches on the north, south, and east facades of officer's quarters #3. Poster Frost wants to first get an opinion from a structural engineer. Consultation with SHPO will be necessary before any action is taken.

**a. COT, Project Status Updates**

**i. Environmental Cleanup – Brownfields Cleanup Grant**

Lynne Birkinbine reported that the grant is going in Thursday, November 13 and feels confident that it will be approved. Until the money is received, the cesspool near the main officer's quarters has to be removed in order to do an assessment. This was included in the costs for the clean-up. The cost estimate will be \$200,000-\$340,000, depending on the method of the clean-up. The cheapest process involves a crew of 10 people, wearing protective gear, and hand digging six inches down. Final confirmation is expected to be received in the Spring of 2010 with money received in October, 2010.

**ii. Adkins parcels – COT Rezoning**

Jonathan Mabry, City of Tucson, announced that the public meeting has been scheduled for December 11 before Peter Gavin, the zoning examiner.

**Donaldson House update (with PFA)**

Jim Conroy, City of Tucson Parks and Recreation, received an estimate of \$51,619.00 from Environmental Strategies for stabilization and repair work of the Donaldson House. Once the costs are assigned to the various city departments, work with Environmental Strategies will begin, probably in the next couple of weeks. A copy of the cost breakdown – stabilization and repair work – was distributed.

**iv. Other COT updates – there were none.**

**b. County, Project Status Reports**

**i. Officer's Quarters condition update**

Loy Neff, Pima County, referred back to pages 6-9 of the "Preliminary Outline of the Public Demonstration and following Adobe Repair Workshop." Removing the large amounts of dirt within the buildings needs to be done as part of the master plan process. The State Historic Preservation Office (SHPO) will be consulted prior to doing these emergency repairs. Referring to page 9, Herbert added that the porches are not original to 1873. They were added in the 1880s and were gone by 1904. The existing north and south porches were erected after 1904.

**ii. Adobe Repair Workshop at Fort Lowell Day Celebration, February 14, 2009 -- covered at the beginning of the meeting.**

**iii. Fort Lowell Sessions at Arizona Historic Preservation Conference, June 18-20, 2009**

Simon Herbert has no new updates. However, he said that both Canoa Ranch and Fort Lowell have been approved by SHPO to be scheduled for that conference. Herbert has been advised that there should be no more than four or five presenters with Poster Frost playing a large part in those presentations.

**iv. Other County updates – Loy Neff announced that the invitations and notices for the November 19<sup>th</sup> public meeting have been posted on the county and Fort Lowell Neighborhood Association websites.**

**c. Poster Frost Associates (PFA), Master Plan Status Updates**

**i. Master Plan update – Corky Poster reported that they are busy preparing for the November 19<sup>th</sup> public meeting. Handouts included:**

- Outline of presentation
- Comments from the September 3, 2008 meeting
- Project variables
- The three alternative project concepts

Poster solicited guidance from the committee on the evaluation criteria as the diversity of opinions from the first meeting gave little or no direction on how to work. As a result, the evaluation criteria may be postponed, letting the discussion from the upcoming public meeting give Poster Frost the evaluation criteria. The heart of the meeting includes the project variables, identifying them from a series of topics such as:

- Eras of history to be represented
- Preservation treatment approaches to be used
- Era of interpretation and how much
- What to do about Craycroft Road
- Landscaping (natural, cultural, etc.)
- Management alternatives
- Capital Investments and Costs

What needs to be emphasized is that there are not just these three alternative concepts. The purpose of the three alternatives is the basis for discussion and the final concept will be some hybrid. Once the three concepts are unveiled, animated during the presentation in layers to correspond to the variables listed, consultants will come in and do an

economic assessment of each of the alternatives. Then will come more discussion and questions, encouraging the participants to focus on the pieces of each alternative they prefer.

**ii. Other PFA updates** – Drew Gorski announced that a survey of the property boundaries was completed.

4. **New Business**

**a. Master Plan Public Meeting No. 2**

**i. Schedule & venue – November 19, 2008, 6-8 pm, Udall Park, Carol W. West Senior Addition** – no additional information.

**ii. Meeting overview** -- already covered under 3.c.ii.

**b. Action item: Advisory Committee Comments on criteria for evaluating preliminary alternative design concepts for the Fort Lowell Master Plan**

Corky Poster requested this be deleted as an action item and to email any comments to him.

5. **Call to the public** — no one spoke.

6. **Items for next meeting** — Next meeting is December 10 at which time an update from the November 19<sup>th</sup> public meeting will be given.

7. **Adjournment**

Meeting adjourned at 6:03 p.m.