

**Minutes of the Fort Lowell Restoration Advisory Committee Meeting**  
**5230 E. Fort Lowell Road, Tucson, Arizona 85712**  
**April 8, 2009 5:00 p.m.**

**1. Call to Order**

Meeting called to order at 5:05 p.m. Those in attendance were:

Elaine Hill, Committee Member (in Larry Hecker's absence, Ms. Hill acted as Chair)  
Frank McClure, Committee Member  
Peggy Sackheim, Committee Member  
Patsy Waterfall, Committee Member (arrived at 5:12 p.m.)  
Anne Woosley, Committee Member  
Lisa Cuestas, City of Tucson  
Jim Conroy, City of Tucson  
Midge Irwin, City of Tucson  
Jonathan Mabry, City of Tucson  
Simon Herbert, Pima County  
Loy Neff, Pima County  
Linda Mayro, Pima County  
Drew Gorski, Poster Frost Assoc.  
Rebecca Field, SAGE (sub-consultant to PFA)  
Bruce Hilpert (sub-consultant to PFA)  
John Welch, (sub-consultant to PFA)  
Michael Darrow, Fort Sill Apache Tribe  
Robert Cooke, Neighborhood Resident  
Bob Jones, Neighborhood Resident  
Tamiyo Morishita, Neighborhood Resident  
Barry Spicer, Neighborhood Resident  
John Meaney, Neighborhood Resident  
Bill Anderson, OFLNA Council

**2. Review of the March 11 2009 minutes (ACTION)**

Anne Woosley moved to append the written public commentary to the minutes of the March 11, 2009 meeting; seconded by Peggy Sackheim and passed unanimously.

Peggy Sackheim moved to accept the March 11, 2009 minutes as corrected; seconded by Frank McClure and passed unanimously.

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

**a. COT, Project Status Updates**

**i. Environmental cleanup update**

Lisa Cuestas, Environmental Services, reported that no news has yet been received from EPA on the \$200,000 clean-up grant that has been submitted. EPA is continuing to look at the timeframe with the stimulus money to get it awarded by June 15, 2009.

**ii. COT-DOT presents on road safety & Fort Lowell left (north) turn issue**

Craycroft Road safety issues will be addressed by Drew Gorski, Poster Frost and Associates, in his report.

**iii. Other COT updates** – Jim Conroy, Parks and Recreation, announced that the Donaldson House has been secured; nothing additional to add.

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

**i. Background Information Report update**

Drew Gorski referred to a revised draft document that has not been reviewed by the county. Loy Neff added that once the review has been completed, it will be distributed to the committee. Drew responded that the report can be distributed on a CD.

**ii. Other PFA project updates** – there were none.

**c. County, Project Status Updates**

**i. Fort Lowell: Proposed Project Flow and Schedule (hand out)**

Simon Herbert distributed an updated project flow chart and schedule. He reported that the Master Plan project has reached a critical stage and the Advisory Committee will be faced with making decisions about the master plan in order to meet the project schedule. The State Historic Preservation Office (SHPO) has been invited to visit the site in May and review the preferred concept plan. It is hoped that SHPO can visit prior to the May 13<sup>th</sup> meeting of the Tucson-Pima County Historical Commission. Once the committee has voted on the final Preferred Alternative Master Plan, a letter of recommendation will be sent with the plan for review and approval by the City of Tucson Mayor and Council (July 2009), and by the Pima County Board of Supervisors (August 2009). The contract with Poster Frost for this portion of the work has been extended until December 2009 in order to coordinate the final development of the Master Plan and the work being done by sub-consultants. Following the approval of the Preferred Alternative Master Plan, the design phase will begin of the Restoration Plan that will be implemented on the Adkins parcel. The restoration phase will be done under a separate contract through the county's Qualified Consultant's List. Construction is tentatively scheduled to begin in August 2010. An additional \$5 million for implementation of the Master Plan throughout Fort Lowell Park is currently approved for inclusion in the next County Bond cycle, which could be in 2010.

**ii. Emergency Repairs and Stabilization: OQ2 and OQ3**

Herbert continued that following the National Park Service workshop in February, the remaining emergency repair needs were met by a county contractor and completed satisfactorily. Some of the repairs included new shoring, repairs to existing shoring, mud-capping, and slight drainage work on OQ2. Loy Neff added that in keeping with the agreement with SHPO an archaeology monitor was present during these emergency repairs.

**iii. Other County updates** – there were none.

**4. New Business**

**a. Master Plan and Restoration Plan: Schedule review**

Herbert referred to the handout titled, "Context Statement, HISTORIC FORT LOWELL PARK MASTER PLAN: PRIMARY INTERPRETIVE THEME," dated

April 3, 2009. He explained how this document listed the issues and discussed the context of the decisions that need to be made as well as finding the right balance in replacing lost elements of the fort-period and removing post-fort changes and additions to the landscape.

**b. Master Plan Discussion and Action Items**

Drew Gorski, Poster Frost, presented and discussed a structural report on the Adkins Steel Shed. Two options were offered to stabilize the building and make it suitable for occupation, costing \$500,000-\$750,000 (Option 1) and \$400,000-\$600,000 (Option 2). Gorski distributed a graphic of what the Adkins property would look like if the house is brought up to code (estimated cost \$150-\$200,000) and if the steel shed is stabilized as described in the structural report. Gorski also displayed:

- An aerial of the Steel Shed and Adkins house on the parade ground, and
- The Steel Shed removed and interpreted as a footprint and ghost structure and keeping the Adkins house.

**i. Adkins-era buildings and structures: Interpretive treatment (ACTION)**

Discussion, with opinions given on whether or not to preserve or remove the Adkins-era structures, i.e. the Steel Shed and Adkins house. The question was raised: “Is the military history of Fort Lowell the primary interpretive theme of the Fort Lowell Master Plan?”

Peggy Sackheim moved to take down the Adkins Steel Shed; seconded by Anne Woosley. Discussion. Vote was initially deferred until the arrival of Larry Hecker; however, in Hecker’s absence vote on the removal of the Adkins steel building and residence was deferred.

Anne Woosley moved that the principal interpretive theme of the Fort Lowell Master Plan be the historic fort era with all the other historic stories fully interpreted, but as secondary interpretive elements of the area’s history. **Seconded and passed unanimously.**

**ii. Access and Circulation: Craycroft/Fort Lowell Road intersection and Craycroft Rd. crossing (ACTION)**

Elaine Hill moved to go forward with the idea of a “HAWK” signal at Cottonwood Lane and leaving the intersection of Fort Lowell and Craycroft as is (upon additional clarification by the City of Tucson’s Department of Transportation); **seconded and passed unanimously.**

**iii. Adaptive Re-use of Donaldson-Hardy House: Community center and garden east of the house (ACTION)**

Anne Woosley moved that the Donaldson House be reused for community space with possible partnerships and functions to be determined; **seconded and passed unanimously.**

**iv. Preservation Treatments: Historic resources of the Adkins Property and Historic Fort Lowell Park (ACTION)**

Gorski summarized current restoration plans:

- Officers quarters 1, 2, and 3 are currently funded
- Officers quarters 3 -- restored to the Fort Period, possibly adding porches, replacing doors and windows and minor changes to the floor plan

- Officers quarters 2 – addition of a protective roof and stabilization of the adobe walls
- Officers quarters 1 – preserving the walls.

Motion made and seconded to support the proposed treatments as listed for Officers Quarters 1, 2, and 3 and to accept the recommendations made for the east side of Fort Lowell Park (Hospital Ruins, Officer’s Quarters 5, 6 and 7 and the cavalry corral ruins); **seconded and passed unanimously.**

**c. Other Items for Discussion (time permitting)**

**i. Museum location(s) and phasing – not discussed**

**ii. Potential re-use of the Commissary apartments – not discussed**

**iii. Draft business plan**

Gorski distributed a draft memorandum from ConsultEcon, Inc., giving an overview of the operations for the park, including the square footage of additional buildings and park space. One part of the memo addresses potential revenue sources. A summary of the project phasing included:

- Phase 1 includes spending the remaining \$1.2 million
- Phase 2 discusses the future bond election estimated at \$5 million
- Phase 3 covers just the museum.

Gorski solicited feedback and recommendations as the project moves forward.

**5. Call to the public**

- Tamiyo Morshita commented on the lack of context in the posters Gorski exhibited
- Expressed by other members of the public:
  - ◆ Concerns surrounding the inclusion of entire text documents submitted by members of the public. Assurance given by the committee that the full text will be appended to the minutes and a notation added to the minutes that the full text is available
  - ◆ The neighborhood will be impacted/damaged as the area west of Craycroft is incorporated into the park
  - ◆ Tucson’s early social and cultural history is of city-wide importance. The influences of each of the early cultures have been integrated into the neighborhood and have impacted those groups of people who have followed. The steel shed is one example of their subsistence and thus of considerable importance.
  - ◆ The primary theme should be the social and cultural history of the early inhabitants followed by the fort, which had a very important role in that history as well. It is important to keep each of the time periods and cultural periods in that context.

John Welch, a subconsultant to Poster-Frost Associates who is leading consultations with Native American tribes on the Master Plan, reported that information regarding the Apache bronze statue had gone out to 31 different representatives of 11 different tribes. A consultation meeting is planned outside of Sells at the new cultural center later this month to determine what stories are the most important and need telling

**6. Items for next meeting** — scheduled for May 13. Two items relate to the status of the Advisory Committee with regard to the master planning process because the Intergovernmental Agreement between the City of Tucson and Pima County only charges the Advisory Committee with the responsibility for development and approval of the Master Plan.

1. The Advisory Committee was asked to consider and discuss its status after the approval of the Master Plan.

2. The Advisory Committee was asked to consider and discuss its future role (if any) in the implementation phases of the project.

The restoration plan will be more developed by the May 13<sup>th</sup> meeting.

**7. Adjournment**

Meeting adjourned at 7:05 p.m.