

**Minutes of the Fort Lowell Restoration Advisory Committee Meeting**  
**5230 E. Fort Lowell Road, Tucson, Arizona 85712**  
**July 11, 2012, 5:00 P.M.**

**1. Call to Order**

Meeting called to order at 5:08 p.m. A quorum of the Committee was present. Those in attendance (and signed in) were:

Larry Hecker (Committee Chair)  
Elaine Hill (Committee Member)  
Frank McClure (Committee Member)  
Patsy Waterfall (Committee Member)  
Midge Irwin (City of Tucson)  
Jonathan Mabry (City of Tucson)  
Lynne Birkinbine (City of Tucson)  
Peg Weber (City of Tucson)  
Pat Hartshorne (SCS Engineers)  
Linda Mayro, (Pima County)  
Gary Campbell (Pima County)  
Simon Herbert (Pima County)  
Loy Neff (Pima County)  
Jon Mirto (Poster Frost Mirto)  
Janet Marcus (OFLNA)  
John Donovan (OFLNA)  
Bill Anderson (OFLNA)  
Jon Dorschner (OFLNA)

**2. (Action) Review of meeting minutes: April 11, 2012 meeting.**

Frank McClure moved to approve the minutes of the April 11 meeting. Elaine Hill seconded the motion. Motion passed unanimously.

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

**a. COT, Project Status Updates**

**i. EPA Grant Environmental Clean Up Project** – Lynne Birkinbine and Pat Hartshorne presented a summary of the status of the environmental clean up project. The clean up is complete and a field inspection has been done by the Arizona Department of Environmental Quality (ADEQ; this is the regulatory agency delegated by the U.S. Environmental Protection Agency to assess compliance requirements). Pat Hartshorne is preparing the project technical report for submittal to ADEQ by the end of July. ADEQ will review and, hopefully, approve the report, but might request revisions. During the ADEQ review, there will be a 30-day period required to provide public notice of the project completion, but there is no legal time limit for the ADEQ review. In the interest of moving the over all project forward, COT will track the progress of the review and request a response if one is not received by the end of August. COT needs to have a No Further Action (NFA) letter from ADEQ (also approved by EPA) before COT Risk Management will clear the property for access for the County project, which initially requires land survey to determine starting elevations for construction and identify the required quantity of fill for the COT excavations.

Six areas were excavated during the clean up and soil removal, mostly ranging in depth from 6 to 18 inches, with a few areas excavated to 3.5-feet deep. The total area remediated was .57 acre, with 1,372 tons of soil removed. An estimate of cubic yards of material removed will be provided to assist planning for introducing fill in the County project. An estimate of the quantity of soil removed by the

archaeological project also is needed. Six septic systems were thought to be present within the Adkins property. The soil remediation project identified and removed five, but did not locate the sixth. Three groundwater wells were closed and abandoned on the property. Through the years of Adkins Family activity, these originated as hand-dug wells excavated to about 40-feet. As they went dry in following years, two were machine drilled to 100-feet and the third well (with the windmill) was drilled to 140-feet (currently, wells in the neighborhood are 200+ feet deep). All wells were dry at the time of abandonment; records show they were dry by the 1970s and Tucson Water connected to the Adkins property in 1974.

**ii. Cultural Resources Update** – Jonathan Mabry presented information about the archaeological results of the COT clean up project. A total of 73 archaeological features were identified during the soil removal, including 55 prehistoric features and 18 historic features. The prehistoric features and artifacts represent the ancient Hohokam village that archaeologists have named the Hardy Site, which underlies the area. The historic features and artifacts represent the Fort Lowell period and post-fort activities. It is important to note that no human burial remains, or associated grave goods or objects, were identified during the archaeological excavations. The recovered artifacts and the maps and other documentation of the identified features will contribute important information to future interpretive exhibits at the expanded Historic Fort Lowell Park.

The prehistoric features date to approximately A.D. 950. Nine were residential pit structures, or pithouses, and all were well preserved and quite shallow, with preserved remains as shallow as 6 to 12-inches below ground surface. Six pithouses had burned and contained intact assemblages of artifacts on the floors reflecting daily lives and activities of the prehistoric residents, such as pottery fragments (sherds), ground-stone tools, chipped-stone tools, and in one house, a modeled-clay spindle whorl for textile weaving using native cotton. Three “pot-breaks” were also identified, representing concentrated clusters of pottery sherds from single vessels that had been dropped on the floor and broken, most likely by accident. Such concentrations are very informative as they can be fully or partially reconstructed to the original vessel for detailed analysis. One pithouse revealed artifacts typically used in pottery manufacture, which is very interesting because most pottery manufactured in the Tucson Basin is known to have been made in villages along the Santa Cruz River, quite a distance from the Hardy Site. In addition to the pithouses, one large, low-mounded feature comprised of discarded domestic debris and trash was identified, providing valuable information about the daily lives of the prehistoric residents.

The remaining prehistoric features include 30 small pit features, and 5 large pit features, all located outside the pithouses and probably used for storage, and 5 roasting pit features, used for processing and cooking foods. One storage pit contained an interesting cluster of ground stone implements thought to represent a tool cache stored for later use by the prehistoric residents. The cache included food processing implements, like hand grinding stones, or manos, and larger grinding slabs, or metates, as well as mortars and pestles, all used to process food plants, such as corn and mesquite pods, into meal or flour for cooking.

The archaeological excavations identified 15 historic features dating to the fort period, from the 1870s-1880s, including adobe porch foundations of Officers

Quarters (OQ) 1 and 2, and the remains of an adobe wall between them. Other fort features included a garden area between OQ 1 and 2, with regularly-spaced planting pits, and remains of Cottonwood Row, with two flanking irrigation ditches. Regularly-spaced planting pits for cottonwood trees also were identified, as were post holes spaced at eight-foot intervals representing the white picket fence along Cottonwood Lane that can be seen in historic photographs. Another irrigation ditch was identified on the south side of the Parade Grounds as were the remains of several structures forming the western and northwestern boundary of the Parade grounds. These included the eastern portion of the fort Bakery and the southeast portion of the stone foundation of the fort Guardhouse. Fort-period artifacts were sparse, but a systematic metal-detector survey identified several brass cartridge shell casings and lead bullets and a small metal flag pole tip.

Finally, three historic features were identified representing post-fort activities, dating between 1930 and 1950; these probably represent Adkins Family activities. One of these features was a filled pit from a privy, or outhouse, that was not excavated because it was not part of the soil remediation project, but which appears to be a deep feature that could contain deposits of artifacts from this time period.

Jonathan reported that the archaeological report is in preparation. After he reviews and approves it, the report will be submitted to ADEQ as part of the soil remediation documentation. Jonathan will explore the possibility of a short booklet or pamphlet written for the public, but this will depend on the availability of funding. If this is possible, it could be posted on the County project website for public access.

**iii. Other COT updates & plans** – Midge Irwin made two announcements: 1.) the roof tiles from the Adkins Residence that had been removed during repair work were relocated for long-term storage inside the Adkins Residence (in the back porch area); and, 2.) the long-time caretaker of the Adkins Property, José Alvarez, a University of Arizona student who has served as Caretaker since 2007, has moved away and will no longer be watching the property. Committee and staff express sincere thanks to José for his excellent service and wish him well. Jonathan stated he is reviewing potential caretakers and is considering current university students to replace José.

**b. County & Poster Frost Mirto (joint presentation).**

**i. & ii. Adkins Parcel Preservation Plan Design & Implementation Update** – Jon Mirto summarized the current status of the Adkins Parcels Preservation Plan Project. Design is at 100 percent and submitted to COT for required permits. Discussions are on-going about changes in the project, primarily concerned with prioritizing bid alternates and phasing parts of construction. At the request of COT staff, the parking lot was redesigned to a smaller facility with 19 spaces, including 4 spaces compliant with the Americans with Disabilities Act. The new design, which exceeds the minimum number of spaces required, was provided to COT. The redesign reduced the estimated costs by nearly half in the hope that additional funds could be identified.

Linda Mayro provided a summary of the County project priorities and available funding. The County has completed analyzing its design and construction

budgets, known as “budget scrubbing,” to identify all possible funds available for the construction phases. No other County funds are available for this project. Unfortunately, there are insufficient funds to construct all desired components of the project, so the County re-prioritized the planned facilities and tasks to focus on the historic preservation mandate of the 2004 County Bond.

Project priorities are: Base Bid (OQ 3 exterior rehabilitation, OQ 2 adobe rehabilitation, OQ 2 protective structure, site infrastructure and landscape), Alt #1 (OQ 1 protective structure), Alt #2 (OQ 3 interior rehabilitation), Alt #3 (cottonwood trees), Alt #4 (parking lot), Alt #5 (wrought iron fencing).

Available Bond funds will support the Base Bid and Alt #1, with enough funding for approximately half of Alt #2. These projections are based on the cost estimates provided by PFM, but it is hoped the actual bids will be competitive and come in lower, which will allow additional project components to be completed. Gary Campbell reported that County Procurement will allow all bid alts to be included when the project goes to bid, so the bidding process will provide actual costs for all project components. Linda noted that it is impossible to precisely estimate how much of the project can be funded with the County Bond monies until the bids are in and true costs are known, but she is hopeful that low bids will allow more of the project to be completed using the available Bond funds.

Linda expressed concern that the Advisory Committee members are informed and understand the current funding issues and project priorities. She noted that bidding cannot occur until the project goes to County Procurement, and that cannot occur until 1.) PFM and its surveyor is allowed access to the Adkins Property to conduct land survey to determine starting elevations for site infrastructure, other construction, and landscaping, and 2.) the required COT permits are obtained for the project. This makes the ADEQ approval of the COT soil remediation and project permitting the critical path for the County project. The soil remediation and project permitting must be completed before the County project can proceed and go to bid so that true costs can be identified and as much of the project can be completed as possible. She noted that phasing has always been part of the over all project, as outlined in the Fort Lowell Master Plan approved in 2009, and a strong Fort Lowell project is currently among the approved projects for a future County Bond election. If a future Bond election occurs and is approved by the voters, the project components that could not be completed with current Bond funds can be completed with future Bond monies.

In the event the parking lot cannot be constructed in the current County project, Simon Herbert asked whether COT will issue a Certificate of Occupancy (CO) for public access, and if the public could be allowed on the property without a CO. Jon indicated his understanding of COT code was that at least six parking spaces would be required for the CO. He noted success in past projects obtaining a waiver, but acknowledged that the lack of parking could affect public access. He will discuss with COT.

Linda repeated her concern that the current funding issues be made clear to the Advisory Committee. The Advisory Committee members present expressed support for the focus on historic preservation and agreed with the prioritized Bid Alts outlined previously. In an earlier email communication with Simon Herbert, committee member David Yubeta, who was unable to attend the meeting, agreed that the focus should be on historic preservation.

**iii. Cultural Resources Update** – Loy Neff summarized the status of the cultural resources compliance actions necessary for implementation of the Adkins Parcels Preservation Plan Project. Desert Archaeology is under contract to provide cultural resources services to ensure continuity and consistency with previous compliance work. Desert has completed a Historic Properties Treatment Plan that has been reviewed and approved by the County. SHPO consultation has been conducted, resulting in approval to proceed with implementing the plan when construction proceeds. Loy noted that the County plan benefitted from the plan developed for the COT soil remediation and was in part based on that plan. Jonathan noted this as an example of the synergy between COT and the County as they have worked together on this project over the years.

**iv. Other County updates** – No updates

**4. New business.**

**a. 2013 Fort Lowell Day Celebration, La Reunion De El Fuerte.** Janet Marcus (OFLNA) asked to speak to the committee on this issue. She emphasized the importance of Fort Lowell's cultural and historic resources, especially the Officers Quarters, to contributing to public knowledge and understanding of the Fort's history and asked for an estimate of the timeline to reach the ultimate goal of public access to the rehabilitated and interpreted OQs. Gary Campbell responded with a timeline of the County project based on a start date in September, which assumes ADEQ and EPA approval of the COT soil remediation and successful project permitting. The County procurement process and contract negotiations could be completed by January 2013, and construction is estimated to take 9 - 12 months, so the project could be completed and the resources open to the public by January 2014. Lynne Birkinbine reminded the group that this schedule is contingent upon the ADEQ review; everything depends on completion of the ADEQ and EPA approval.

**5. Call to the public** – No response from the public in attendance.

**6. (Action) Schedule for next quarterly meeting at San Pedro Chapel: October 10, 2012.**

After discussion among staff and Advisory Committee, Frank McClure moved that the next quarterly meeting be scheduled for October 10, 2012. Patsy Waterfall seconded the motion. Motion passed unanimously.

**7. Meeting adjourned at 5:54pm**