



HISTORIC PRESERVATION REVIEW APPLICATION

Date Submitted: _____

PDS Activity Number: _____

HPZ Case Number: _____

Property Development Name: Fort Lowell Commissary

Property Address: 5481 E. Fort Lowell Rd. - Tucson, AZ 85712

Pima County Assessor Parcel Number(s): 11009006L

HPZ: Armory Park Barrio Historico El Presidio Fort Lowell West University

Applicant Name: Corky Poster Owner Architect/Designer Other

Applicant Address: 317 N. Court Ave.

City/State/Zip: Tucson, AZ 85701

Phone: 520-861-3620 Email: cposter@pmm.design

Property Owner Name: City of Tucson Real Estate Division

Property Owner Phone: 520-349-1393 - Attention : Art Villegas

Property Owner Email: Art.Villegas@tucsonaz.gov

Description of Use (if Resident Artisan): _____

Signature of Owner: 

Signature of Applicant (if not owner): _____

PROPOSED NEW CONSTRUCTION or ALTERATION

Removal of failing plaster, patching of damaged plaster, new plaster skim coat of entire building.

Removal of failed roofing systems, repair of existing roof systems. Painting and oiling of windows, doors and lental.

By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.

Historic Application Cover Sheet and Checklist

Planning & Development Services Department, City of Tucson

HPZ Case No. _____ Date Accepted: _____

Activity No. _____ Site Address: _____

HPZ: Armory Park Barrio Historico El Presidio Fort Lowell West University

Historic Status: Contributing Non-Contributing Vacant

Applicant Name: _____ Owner Architect/Designer Other:

Owner (if different): _____

Brief Description of Proposed Work: _____

Type of Review: Full Minor Rio Nuevo Area Infill Incentive District

Development Zone: Interior Lot Corner Lot Historic District Boundary Lot

HZAB and/or PRS courtesy review(s) conducted prior to application submission? Yes No

HZAB Review Date(s): _____

PRS Review Date(s): _____

Minor/Full	Required Materials
<input type="checkbox"/>	Fee
<input type="checkbox"/>	Completed and signed Historic Design Review Application form
<input type="checkbox"/>	City of Tucson Permit Application
<input type="checkbox"/>	Final UDC Compliance Review Zoning comments as issued by PDSD staff
<input type="checkbox"/>	Description and photographs* of type, color and texture of proposed materials
<input type="checkbox"/>	Brief statement of proposal on separate 8½" x 11" pages, outlining scope of work subject to design guidelines in UDC 5.8.9
<input type="checkbox"/>	Dated site plan and elevations at 11" x 17"
<input type="checkbox"/>	Aerial photograph* of property with development zone drawn and labeled, printed on 8½" x 11" page. All buildings footprints within the development zone must be shown and labeled to indicate contributing/non-contributing historic status.
<input type="checkbox"/>	Arizona Historic Property Inventory Form (if available)
<input type="checkbox"/>	Photographs* of the project site and surrounding area
<input type="checkbox"/>	Photographs* of building elevations (north, south, east, west) <input type="checkbox"/> Not applicable

Incomplete or illegible applications will not be accepted.

Completed Applications must be submitted at: <https://www.tucsonaz.gov/file-upload-pdsd>



DATE: April 11, 2022

TO: Jodie Brown, City of Tucson Historic Preservation Officer
Michael Taku, City of Tucson, Lead Planner, TPCHC Coordinator

FROM: Corky Poster, Architect/Planner

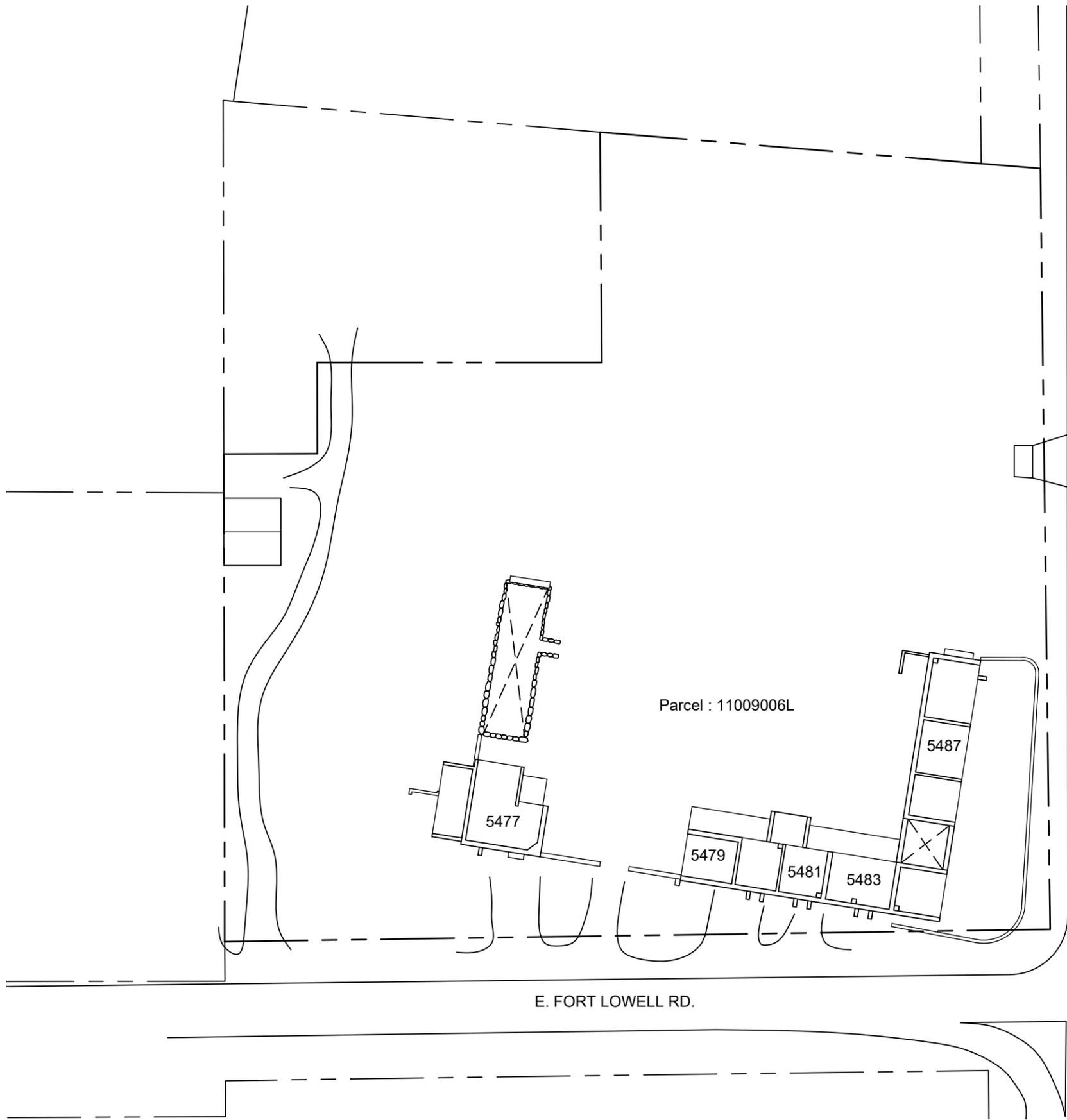
RE: Statement of proposed rehab scope of work, 5477-5487 E Fort Lowell Rd.
As per UDC 5.8.9. 2. Fort Lowell HPZ Historic Review process.

PMM has been contracted by the City of Tucson to provide the architectural/preservation services for the exterior preservation of the Fort Lowell Commissary. The building will remain as a historical building in the City of Tucson Parks and Recreation inventory. The scope of work to be provided will include replacement of the roof membrane, extensive exterior plaster repair, cosmetic attention to the doors and windows. No interior work will be performed.

The Fort Lowell Commissary was originally constructed 1873 by the U.S. Army and abandoned in 1891. The building sat un-plastered and deteriorating until 1942, when the Bolsius Family purchased the building and transformed it into the living quarters similar to what is present today. The building was refinished by the Bolsius family in a reminiscent Santa Fe style, an embellishment to the original Fort Lowell military commissary.

The exterior of the structure will be preserved as shown on the submitted drawings. The existing plaster is of a mixture of products; in some cases, there is high-Portland cement plaster; in other locations, a high-lime plaster mix. In general, the damaged and loose cement-plaster will be removed and refinished. New stucco of the same composition as the existing will be applied feathered back to the undamaged plaster. A new skim surface finish coat will be applied to match the existing plaster finish and smooth out the transitions. There will be special attention paid to waterproofing the parapet tops, but with no non-plaster material visible.

All doors and exposed wood members will be sealed with oil. Painted windows and corresponding trim will be scraped, caulked, and repainted to match existing color.



1 FORT LOWELL COMMISSARY - SITE PLAN
 SCALE : 1" = 50'

PMM

317 N. COURT AVE. TUCSON, AZ 85701
 PH 520.882.6310 | WWW.PMM.DESIGN

**FORT LOWELL COMMISSARY
 EXTERIOR REHABILITATION**

5481 E. FORT LOWELL RD.
 TUCSON, ARIZONA 85712

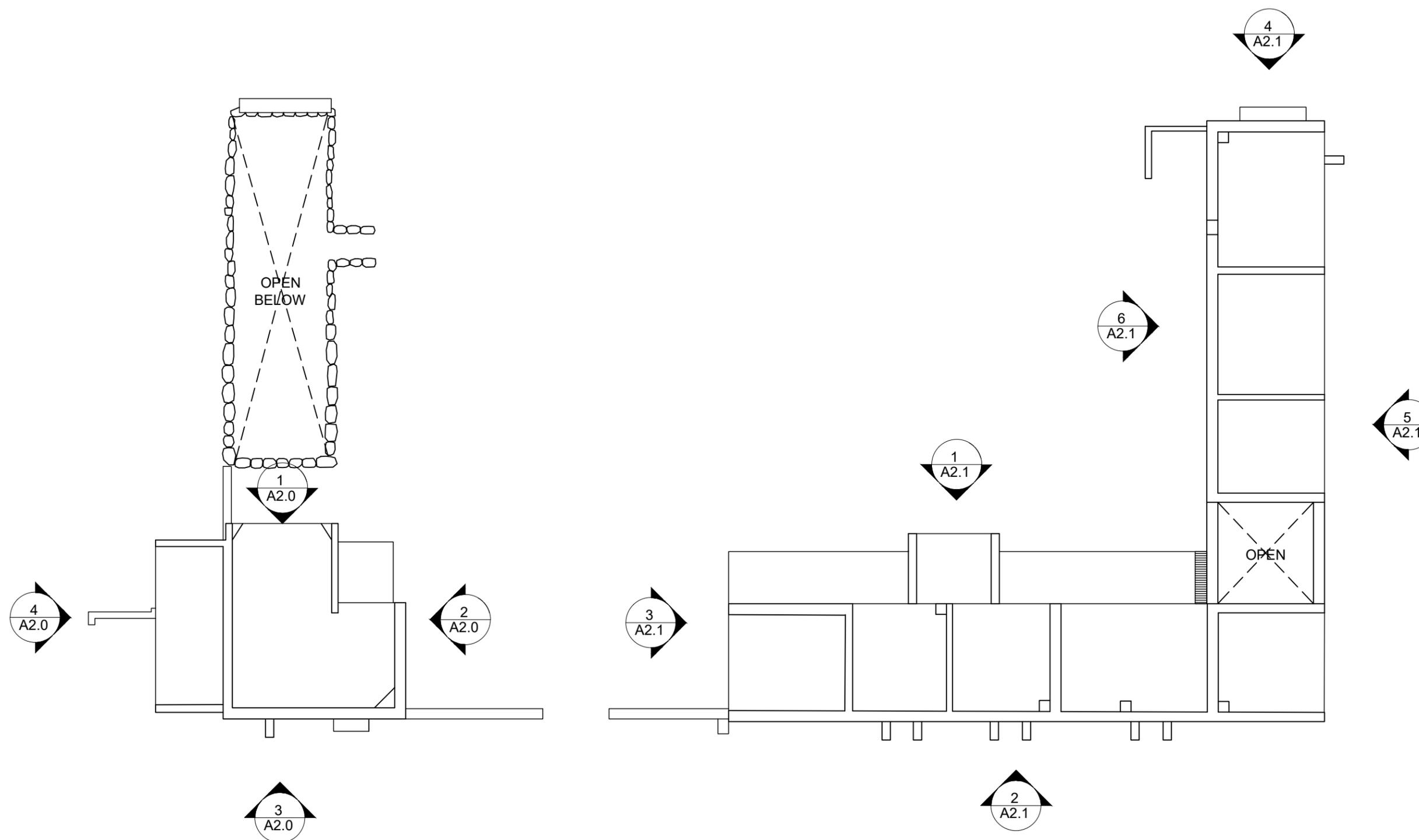
HPZ1.0
 SITE PLAN

© DATE: 03.29.2022
 PROJECT NO: A-1672

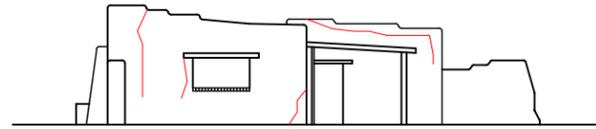
FORT LOWELL COMMISSARY
EXTERIOR REHABILITATION

5481 E. FORT LOWELL RD.
TUCSON, ARIZONA 85712

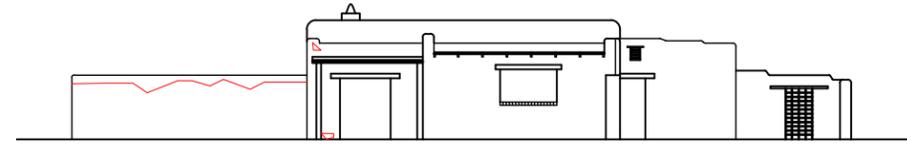
HPZ1.0
SITE PLAN



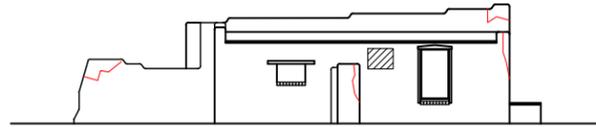
1 FORT LOWELL COMMISSARY - ROOF PLAN
SCALE : 1" = 20'



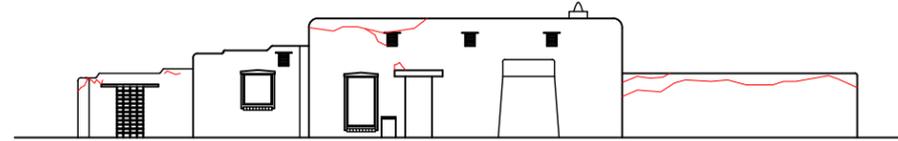
2 SINGLE UNIT - EAST ELEVATION
SCALE : 1" = 20'



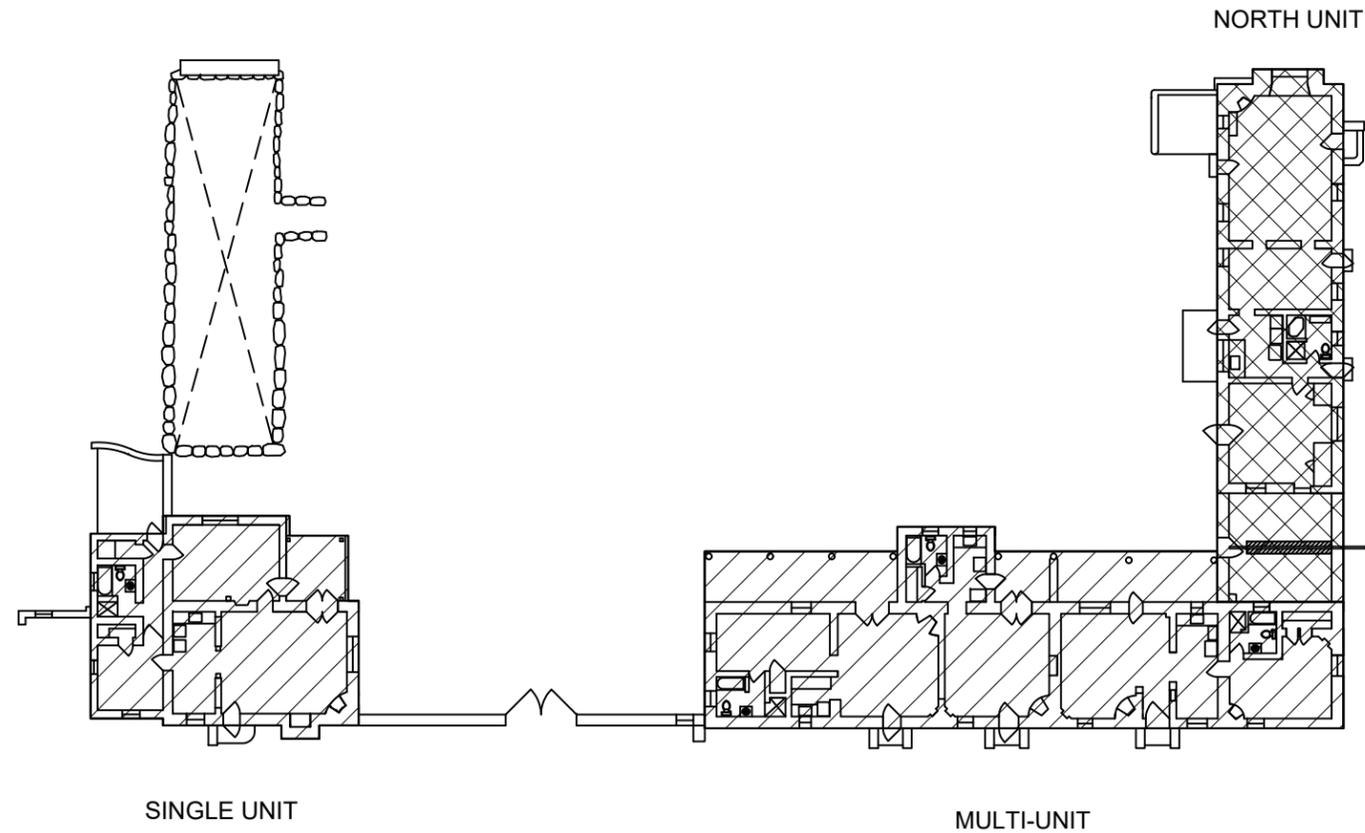
1 SINGLE UNIT - NORTH ELEVATION
SCALE : 1" = 20'



4 SINGLE UNIT - WEST ELEVATION
SCALE : 1" = 20'



3 SINGLE UNIT - SOUTH ELEVATION
SCALE : 1" = 20'



X BUILDING KEY PLAN
SCALE : 1" = 1/8"

PMM

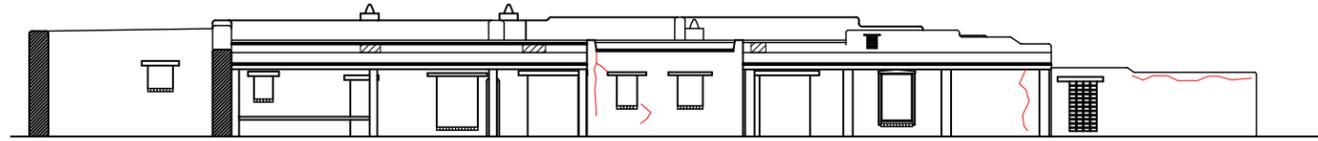
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FORT LOWELL COMMISSARY
EXTERIOR REHABILITATION

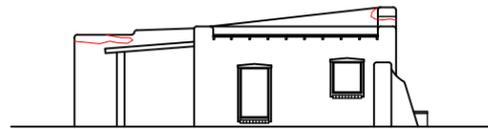
5481 E. FORT LOWELL RD.
TUCSON, ARIZONA 85712

HPZ2.0
SINGLE UNIT
ELEVATION

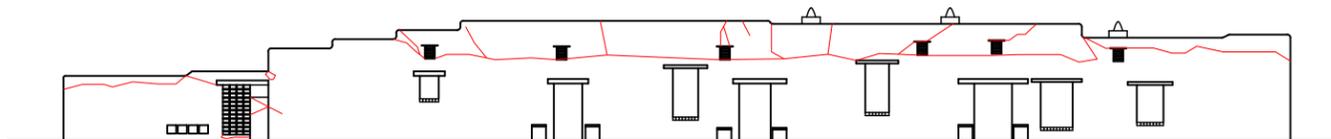
© DATE: 03.29.2022
PROJECT NO: A-1672



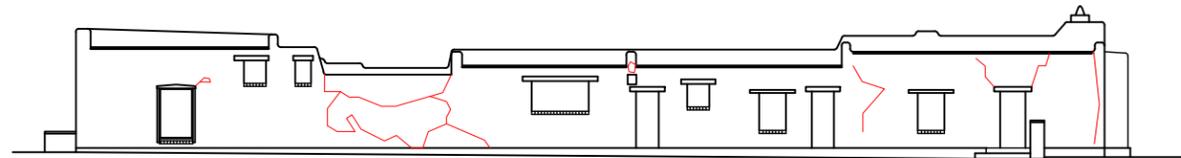
1 MULTI-UNIT - NORTH ELEVATION
SCALE : 1" = 20'



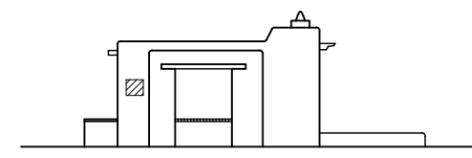
3 MULTI-UNIT - WEST ELEVATION
SCALE : 1" = 20'



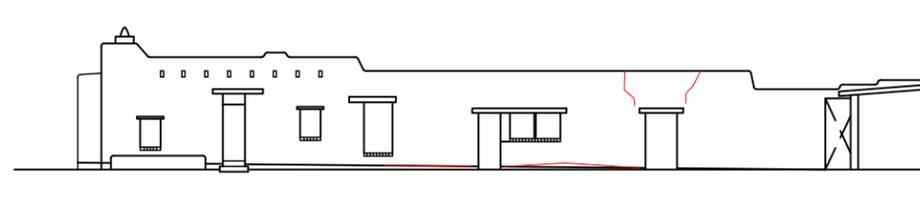
2 MULTI UNIT - SOUTH ELEVATION
SCALE : 1" = 20'



5 MULTI-UNIT & NORTH UNIT - EAST ELEVATION
SCALE : 1" = 20'



4 NORTH UNIT - NORTH ELEVATION
SCALE : 1" = 20'



6 NORTH UNIT - WEST ELEVATION
SCALE : 1" = 20'

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FORT LOWELL COMMISSARY
EXTERIOR REHABILITATION

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HPZ2.1
MULTI-UNIT
ELEVATION

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ARIZONA STATE HISTORIC PROPERTY INVENTORY

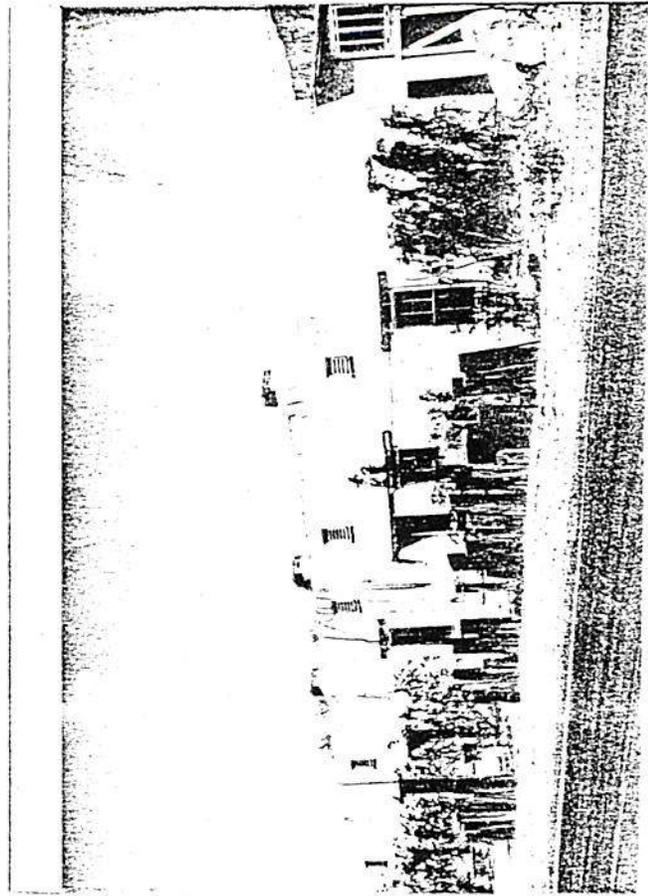
PART OF: Fort Lowell MRA

PROPERTY NAME Quartermaster Storehouse	
LOCATION 5479 East Fort Lowell Road	
CITY/TOWN/VICINITY Tucson	COUNTY Pima
OWNER Mark & Ulla Bahti/ Judith Margolis	
OWNER'S ADDRESS 1706 East Speedway Tucson, Arizona, 85719	
FORM COMPLETED BY John S. Jones	
ADDRESS 625 N. Norton Ave. Tucson, Arizona, 85719	
PHOTO BY Roz Spicer	DATE 1977
VIEW Looking North West from Fort Lowell Rd.	
PRESENT USE Apartments	ACREAGE 2.28
STYLE OR CULTURAL PERIOD Sonoran	
SIGNIFICANT DATES 1873/1948/1953	

HD 6-15

H-37, 18, 19

CURRENT PHOTOGRAPH



PHYSICAL DESCRIPTION

Materials: Adobe/Stucco Wood lintels and doorframes
 Color: natural cement Open courtyard
 Dimensions: 110x160 Rock wall cellar
 Plan: U shape/ one story Grounds: landscaped adjacent to roads
 Roof: flat w/ parapets Native vegetation of mesquite/ creosote and caucti
 Exterior: Ventilation louvers
 Chimneys/ brick

STATEMENT OF SIGNIFICANCE

Fort Lowell was a distribution point for supplies destined for the outlying Forts and Camps during the late 1880's. The cellar used for perishable goods is visible in the NW corner of the U shaped building.

This property lies with the boundaries of Arizona BB; 9:14.

VERBAL BOUNDARY DESCRIPTION

Parcel Code:110-09-006L
 Legal: Irregular Parcel in the SE 4 of NE 4 of NE 4 and Part of N 45' of the E 355' of SE 4 of NE 4 Sec 35-13S-14E GSRB&M

FINAL
 JUNE 2011
 FROM SHPO



Hokokam Site
900-1250 A.P.

Gravity Ditches

FT. LOWELL PARK

CRAWFORD ROAD

FRANCISCO

10C

10

11C

11D

11A

6D

6E

6F

6A

6H

6I

6J

6K

6L

6M

6N

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SOUTH ELEVATION - SINGLE UNIT



WEST ELEVATION - SINGLE UNIT



NORTH ELEVATION - SINGLE UNIT



NORTH ELEVATION - SINGLE UNIT



EAST ELEVATION - SINGLE UNIT



NORTH-EAST ELEVATION - SINGLE UNIT, HISTORIC BLUE PLASTER

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SINGLE UNIT
ELEVATION
PHOTOS

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SOUTH ELEVATION - MULTI-UNIT



SOUTH ELEVATION - MULTI-UNIT



WEST ELEVATION - MULTI-UNIT



NORTH ELEVATION - MULTI-UNIT



NORTH ELEVATION - MULTI-UNIT, HISTORIC BLUE PLASTER



NORTH ELEVATION - MULTI-UNIT, HISTORIC BLUE PLASTER

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MULTI-UNIT
ELEVATION
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WEST ELEVATION - NORTH-UNIT



WEST ELEVATION - NORTH-UNIT



WEST ELEVATION - NORTH-UNIT



NORTH ELEVATION - NORTH-UNIT



EAST ELEVATION - NORTH-UNIT



EAST ELEVATION - NORTH-UNIT, COURT YARD WALL

PMM

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NORTH-UNIT
ELEVATION
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