# **BOARD OF SUPERVISORS AGENDA ITEM REPORT**



Requested Board Meeting Date: August 16, 2021

# Title: P21RZ00002 BIKLEN - N. SUNROCK LANE REZONING

# Introduction/Background:

The owner, John Biklen, represented by the Tucson Historic Preservation Foundation requests a rezoning of approximately 4.0 acres from the SR (BZ) (Suburban Ranch - Buffer Overlay) to the SR (BZ)(HL) (Suburban Ranch - Buffer Overlay - Historic Landmark) zone for the existing residential lot.

## **Discussion:**

Current SR (BZ) zoning allows for one single-family residence on the existing 4.0 acre lot which currently exists on the property. The rezoning will add the Historic Landmark (HL) overlay protections designed to preserve the retained historic integrity of the property.

## Conclusion:

The proposed rezoning conforms to the LIU-0.3 Comprehensive Plan designation.

# **Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL of the rezoning subject to standard and special conditions.

# Fiscal Impact:

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Board of Supervisor District:						
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Department	t: Development S	ervices - Planning	T	elephone: 520-724	-8800	
Contact:	Donna Spicola,	Planner	n/T	elephone: 520-724	-9513	
Department	t Director Signatu	ıre/Date:	$b \downarrow O$	7/16/21		
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TO: Honorable Adelita Grijalva, Supervisor, District 5 Uprazsowski (cn) FROM: Chris Poirier, Deputy Director Public Works-Development Services Department-Planning Div

**DATE:** July 26, 2021

## SUBJECT: P21RZ00002 BIKLEN - N. SUNROCK LANE REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **MONDAY, August 16, 2021** hearing.

- **REQUEST:** For a **rezoning** of approximately 4.0 acres from the SR (BZ) (Suburban Ranch Buffer Overlay) to the SR (BZ)(HL) (Suburban Ranch – Buffer Overlay – Historic Landmark) zone, located on the east side of N. Sunrock Lane, approximately 1,500 feet north of the T-intersection of W. Crestview Road and N. Sunrock Lane, addressed as **2840 N. Sunrock Lane**.
- <u>OWNER</u>: John Biklen 2840 N. Sunrock Lane Tucson, AZ 85745

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AGENT: Tucson Historic Preservation Foundation % Demion Clinco P.O. Box 40008 Tucson, AZ 85717

#### DISTRICT:

**<u>STAFF CONTACT</u>**: Donna Spicola, Planner

**<u>PUBLIC COMMENT TO DATE</u>**: As of August 2, 2021, staff has not received any written public comment.

PLANNING & ZONING COMMISSION RECOMMENDATION: APPROVAL SUBJECT TO A CONDITION (6 – 0, Commissioners Bain, Hook, Maese and Membrila were absent.)

STAFF RECOMMENDATION: APPROVAL SUBJECT TO A CONDITION.

**MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM DESIGNATIONS:** The subject property is located outside the Maeveen Marie Behan Conservation Lands System (CLS).

TD/DS Attachments



## **BOARD OF SUPERVISORS MEMORANDUM**

#### SUBJECT: P21RZ00002

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### FOR AUGUST 16, 2021 MEETING OF THE BOARD OF SUPERVISORS

TO: HONORABLE BOARD OF SUPERVISORS

FROM: Chris Poirier, Deputy Director Com DRA

**DATE:** July 26, 2021

### ADVERTISED ITEM FOR PUBLIC HEARING

#### REZONING

#### P21RZ00002 BIKLEN – N. SUNROCK LANE REZONING

John Biklen, represented by the Tucson Historic Preservation Foundation, requests a **rezoning** of approximately 4.0 acres from the SR (BZ) (Suburban Ranch – Buffer Overlay) to the SR (BZ)(HL) (Suburban Ranch – Buffer Overlay – Historic Landmark) zone for a historical designation on the property located on the east side of N. Sunrock Lane, approximately 1,500 feet north of the T-intersection of W. Crestview Road and N. Sunrock Lane, addressed as **2840 N. Sunrock Lane**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 0.3. On motion, the Planning and Zoning Commission voted 6-0 to recommend **APPROVAL SUBJECT TO A CONDITION** (Commissioners Bain, Hook, Maese and Membrila were absent). Staff recommends **APPROVAL SUBJECT TO A CONDITION**. (District 5)

#### Planning and Zoning Commission Public Hearing Summary (May 26, 2021)

The public hearing was held virtually and telephonically. The commission and staff members were present virtually. The applicant presented virtually.

Staff presented information from the staff report to the commission with a recommendation of approval subject to a condition.

A commissioner asked about the history of the home site and the architect. Cultural Resources/Office of Sustainability and Conservation staff stated that this is the third site within Pima County since 2018 to request the Historic Overlay Zone. This request began with a Natural Register Nomination along with the association of the architect, Judith Chaffee. Ms. Chaffee is considered a master architect and practiced in the modernist movement. This home was designed in 1972 for Mr. Chaffee's mother and built in 1974. Demion Clinco, Director of the Tucson Historic Preservation Foundation, provided additional background on the property, known

### P21RZ00002

as ViewPoint (The Johnson House), by Judith Chaffee. Judith Chaffee is a significant figure in architecture in our community. This Mid-Century Modernist home is considered one of her major works in Tucson.

The hearing was opened to the public.

Staff stated that a phone call was received and staff explained this is a request to self-impose on the property owners own property. There are no rights or rule changes on neighboring properties. The owner of this property wants to make sure this property is preserved

Speaker one stated that he was informed that the property tax will be a flat \$350 per year for the historic property. Sunrock Road is a private road and there is a concern that the historic property will have an opening every year which will increase traffic. The speaker does not see the benefit of the designation on the home in their area.

Speaker two stated Sunrock Road is an easement on private property and that he is responsible for the upkeep. Also, the neighborhood is horse property and people ride horses on the road, which could cause a safety issue, as the speaker assumes there will be increased traffic and a parking lot for the historic home, which would create a displacement of wildlife. The speaker feels the designation will be a detriment to surrounding property values and a bad idea.

The applicant responded to the concerns stated by the speakers, stating that there may be a misunderstanding about what the historic landmark designation does or doesn't do: the designation does not create a public accessible site nor a museum, and therefore does not increase traffic. The historic landmark simply places protections on properties to help with long term management in the future as it remains a private residence; the use of the properties will not be modified; current and future owners have a right of future ingress and egress; and, the volume of residential traffic is not intended to change. This is a protective overlay to manage and maintain the historic integrity of the property into the future. There is no benefit or relief from taxes with the historic landmark designation.

The applicant stated that when this property was reviewed by the Historic Commission a request had been made to allow an additional access point to the guest house as a possible change in the future. Staff responded that a condition does not need to be added that will have to be fulfilled but is captured for the record to allow an additional access point to the guest house.

The public hearing was closed.

Commissioner Gungle made a motion to recommend **APPROVAL WITH A CONDITION**, Commissioner Cook gave second.

The commission voted to recommend **APPROVAL** of the rezoning (6 - 0, Commissioners Bain, Hook, Maese and Membrila were absent) subject to the following condition:

Completion of the following requirement within five years from the date the rezoning request is approved by the Board of Supervisors:

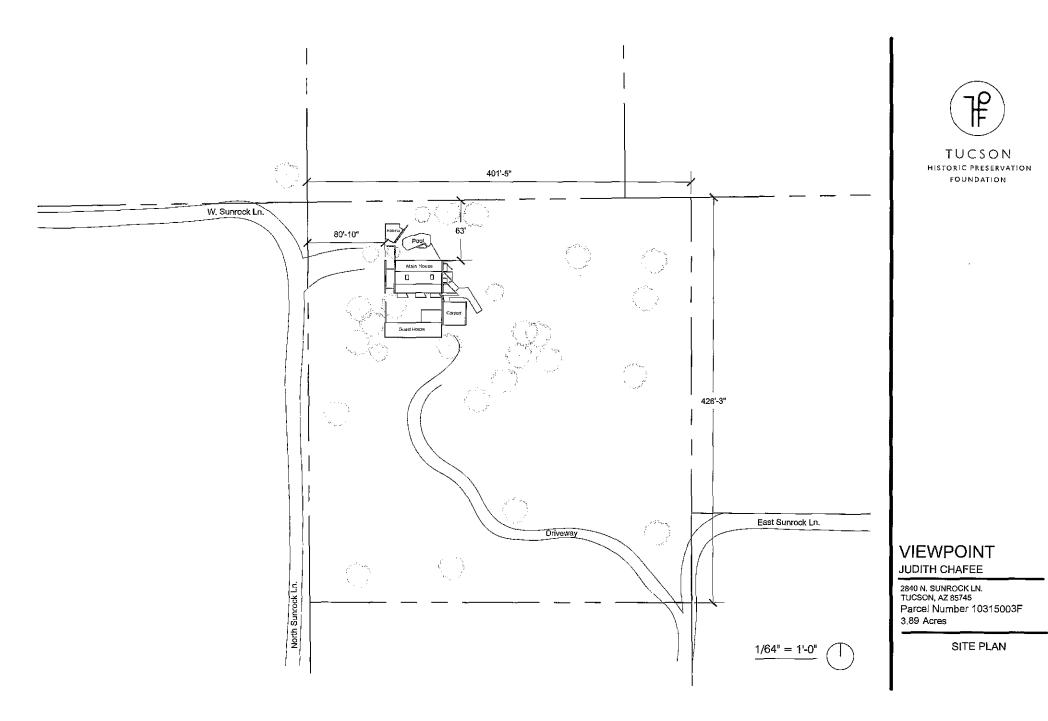
The property owner shall execute the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to

# P21RZ00002

give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134."

TD/DS Attachments

c: Tucson Historic Preservation Foundation, % Demion Clinco, P.O. Box 40008, Tucson, AZ 85717



5 D morrer Ş Ş ছ্ৰ ç RAMADA POOL 60'-4" 50'-9" 9'-8" 34'-7" ORIGINAL HOUSE  $\rightarrow$ NN 23'-11" GARAGE D V 25'-6" 15'¥ ADDITION 13 59'-4" H ma  $1/16^{\circ} = 1^{\circ}$ <sup>'</sup>'-0"

TUCSON HISTORIC PRESERVATION FOUNDATION

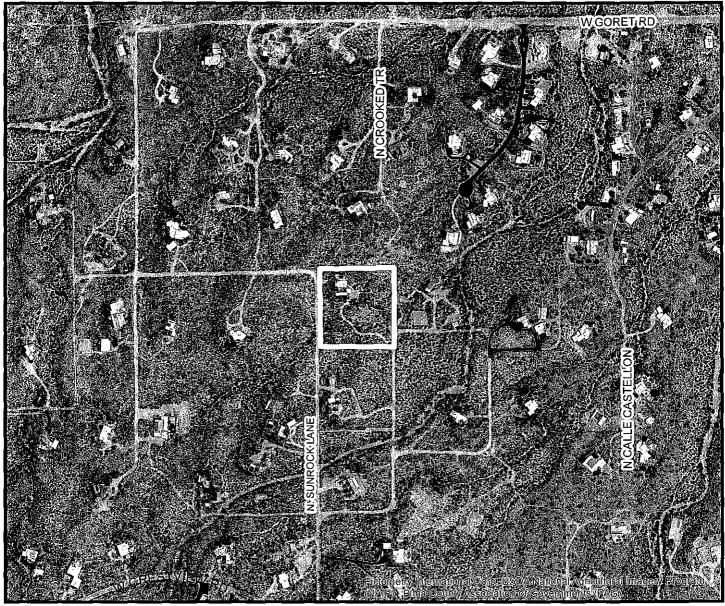
VIEWPOINT JUDITH CHAFEE

2840 N. SUNROCK LN. TUCSON, AZ 85745

DIMENSION PLAN

# Case #: P21RZ00002 Case Name: BIKLEN - N. SUNROCK LANE REZONING Tax Code(s):103-15-003F

# **Aerial Exhibit**



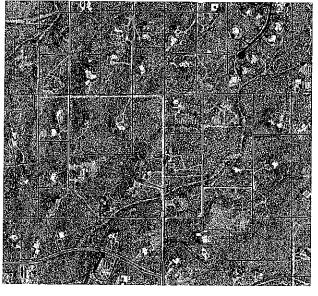
0 220 440 880 Feet

# PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT PLANNING DIVISION

<u> </u>	Notes:	N
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PIMA COUNTY		V S
DEVELOPMENT SERVICES	Map Scale: 1:6,000 Map Date: 4/21/2021 - ds	3

# PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT - PLANNING DIVISION & OFFICE OF SUSTAINABILITY AND CONSERVATION - CULTURAL RESOURCES STAFF REPORT TO THE PLANNING AND ZONING COMMISSION

- HEARING May 26, 2021
- DISTRICT 5
- CASE P21RZ00002 Biklen N. Sunrock Lane Rezoning
- **<u>REQUEST</u>** Rezone from SR (BZ) (Suburban Ranch - Buffer Overlay) to SR (BZ) (HL) (Suburban Ranch - Buffer Overlay - Historic Landmark) zone (4.0 acres)
- OWNER John Biklen 2840 N. Sunrock Lane Tucson, AZ 85745
- APPLICANT Foundation % Demion Clinco P.O. Box 40008 Tucson, AZ 85717



#### APPLICANT'S PROPOSAL

"Historic Landmark Zone for the Viewpoint (Johnson House)"

### APPLICANT'S STATED REASON

"This historic property and home meet the Pima County Historic Landmark Zone (Ch. 18.63) Application Criteria."

### COMPREHENSIVE PLAN DESIGNATION

The Pima County Comprehensive Plan designates the subject property as Low Intensity Urban 0.3 (LIU-0.3), which designates areas for low-density residential and other compatible uses at a maximum density of 0.3 residences per acre (RAC).

The site falls within the area covered by Special Area Policy S-8 Tucson Mountains North. This policy limits building height to a maximum of 24 feet, and shall be sited and landscaped to minimize negative visual impacts. All structures shall be a color which is in context with the surrounding environment.

### SURROUNDING LAND USES/GENERAL CHARACTER

North:	SR/CR-1	Single Family Residential
South:	SR	Single Family Residential
East:	SR/CR-1	Single Family Residential
West:	SR	Single Family Residential

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STAFF REPORT Page 1 The site and surrounding properties are acreage properties produced by unregulated division of lands which provides no additional infrastructure. Nearby roads are dirt easements and the closest sewer pipeline is over 1000 feet north of the site. There are CR-1 subdivisions located to the north and east of the subject site, the closest being within approximately 400 feet.

Natural desert vegetation is contained within the subject site and immediate surrounding area.

# PREVIOUS REZONING CASES ON PROPERTY

None.

# PREVIOUS REZONING CASES IN GENERAL AREA

Multiple rezonings approved from 1979 to 1985 from SR to CR-1, CR-2 and CR-3.

Four rezonings from 1963 - 1978 from SR to CR-1, CR-4 and CR-5 were closed or denied.

### STAFF RECOMMENDATION AND SUMMARY

Staff recommends APPROVAL of the Historic Landmark (overlay zone) with the following condition:

The property owner shall execute the following disclaimer regarding Proposition 207 rights: "Property Owner acknowledges that neither the rezoning of the Property nor the conditions of rezoning give Property Owner any rights, claims or causes of action under the Private Property Rights Protection Act (Arizona Revised Statutes Title 12, chapter 8, article 2.1). To the extent that the rezoning or conditions of rezoning may be construed to give Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner any rights or claims under the Private Property Rights Protection Act, Property Owner hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134."

Staff supports the request because the SR-zoned property meets Zoning Code requirements for overlay designation as a Historic Landmark (HL), including one or more of the criteria of subsections 18.63.040(A) and (B) (all are met), the property was listed in the National Register of Historic Places as of February 1, 2021, and the application has been reviewed and recommended as a Historic Landmark by the Tucson-Pima County Historic Commission (TPCHC) Plans Review Subcommittee on March 25, 2021. The overlay zoning will be superimposed over the existing SR zoning and provides additional regulations designed to preserve the historic integrity of the property. The overlay zoning will not regulate property outside of the bounds of the subject property.

The listing of the property in the National Register of Historic Places satisfies part of the application requirements (18.63.050.B.4.e.). While the national listing lends to its prestige and community awareness, it does not, according to the Arizona State Parks and Trails website, prevent the owner of a listed property from remodeling, repairing, altering, selling, or even demolishing a building listed in the National Register with other than federal or state funds. It also does not obligate an owner to make any repairs or improvements to the property. In addition to obligation to preserve, the Historic Landmark designation will require review and approval of new construction, alterations, and demolition to the historically significant elements in accordance with Chapter 18.63 Historic Zone.

This Historic Landmark designation will require preservation of the historically significant main residence, accessory structures and buildings, and man-made and/or surrounding native landscape (if landscape elements contribute to the property's significance). At the time of

application review and recommended approval of the rezoning by the Pima County Office of Sustainability and Conservation (OSC) and the TPCHC Plans Review Subcommittee, the property owner asked for future flexibility in pursuing the addition of secondary access points to the southerly located guest house. It was agreed upon that, following a design review by OSC and TPCHC, these modifications could be considered and were allowable under Chapter 18.63, assuming design review was undertaken and approved.

The applicant has provided extensive documentation supporting the application, and the cover letter effectively summarizes how the criteria for designation of the property as a Historic Landmark are met. The documentation also provides a baseline of information necessary for informing future developmental reviews of the site or preservation enforcement.

The Cultural Resources Report (below) provides a brief description of the historical nature and attributes of the property and also provides information on the National Register of Historic Places status of the property and the TPCHC Plans Review Subcommittee's recommendation of approval of the Historic Landmark designation. The TPCHC advises the governing bodies of the county, city and town concerning various existing historical structures, sites, areas, and districts in the community.

The recommended condition to waive Proposition 207 rights and claims is a precaution relative to the additional regulatory burden associated with the Historic Landmark overlay.

### CULTURAL RESOURCES REPORT

The Office of Sustainability and Conservation-Cultural Resources Division has reviewed the request and recommends approval of the Historic Landmark (overlay zone) designation for the Viewpoint (Johnson House).

### Pima County Historic Landmark Zone (Chapter 18.63) Application Criteria

The property and home both meet the Historic Landmark Application Criteria (see below).

18.63.040 - Criteria.

- A. Criteria for Historic Designation. A site, building, structure, object, man-made landscape, archaeological resource, or space is subject to designation as historic, if it can:
  - 1. Be authenticated as dating from a particular significant period in Pima County's history; or
  - 2. Be associated with the lives of outstanding historical personages; or
  - 3. Be associated with significant events or occurrences; or
  - 4. Be a good example of the architectural period in which it was built and have distinguishing characteristics of an architectural style, method of construction, or be the notable work of a master builder, designer or architect; or
  - 5. Contribute information of archaeological, historical, cultural, or social importance relating to the heritage of the community; or
  - 6. Relate to events, personages or architectural styles which are at least fifty years old. However, outstanding examples less than fifty years should be evaluated on their own merits.
- B. Criteria for Establishing Historic District Zones.
  - 1. In determining whether an area or district shall be established as an historic district zone, the criteria of this subsection shall be applied.
  - 2. Not all of the criteria need to be satisfied; however, a sufficient number of the criteria should be satisfied to comply with the purpose and intent of this chapter:

- a. An historic district zone should include historic sites, buildings, structures, objects, man-made landscapes, or spaces.
- b. An historic district zone should include sites, buildings, structures, objects, manmade landscapes, or spaces in their original setting which contribute to an understanding of the heritage of the community.
- c. The sites, buildings, structures, objects, man-made landscapes, or spaces should provide the area with a sense of uniqueness, so that it is readily distinguishable from other areas of the community.
- d. The collection of sites, buildings, structures, objects, man-made landscapes, or spaces should possess integrity of location, design, setting, materials, workmanship, feeling, and association, thus constituting a recognizable entity.
- C. Criteria for Establishing Historic Landmark Zones. In determining whether a single property or site shall be established as a historic landmark zone, the criteria shall include archaeological sites, historic sites, historic buildings, or historic structures which are individually listed or individually determined to be eligible for listing in the National Register of Historic Places at the local, state, or national level of significance and meet one or more of the criteria of subsections 18.63.040(A) and (B).

#### Ch. 18.63 Application Criteria Relevant to Viewpoint (Johnson House)

The historic property and home meet the Pima County Historic Landmark Zone (Ch. 18.63) Application Criteria (see above). The historic house, carport and guest house are a collection of historic resources within a human-made landscapes or spaces, which are individually determined to be eligible for listing in the National Register of Historic Places at the local level of significance (individually listed February 2021) and meets eight application criteria: 1. It is authenticated as dating from a particular significant period in Pima County's history (1974-1977). 2. Is associated with the lives of outstanding historical personages: Judith Chafee. 3. Is associated with significant events or occurrences: The architectural work of Judith Chafee and Architecture of the Modern Movement in Tucson. 4. Is a significant example of the architectural period in which it was built and has distinguishing characteristics of an architectural style, method of construction; is a surviving example of Judith Chafee single-family residential building. 5. Is the notable work of architect Judith Chafee, FAIA. 6. Contributes information of historical, cultural, and social importance relating to the heritage of the community. 7. Is in its original setting which contributes to an understanding of the heritage of the community and provides the area with a sense of uniqueness, 8. Is readily distinguishable from other areas of the community, 9. Possess integrity of location, design, setting, materials, workmanship, feeling, and association, thus constituting a recognizable entity (Tucson Preservation Foundation).

#### Property Description

Viewpoint (Johnson House) is located on the eastern edge of the Tucson Mountain Range on North Sunrock Lane. The lot lies west of the Tucson city limits in unincorporated Pima County, Arizona. The single-family residential house and carport, designed in 1972 and built in 1974 and guest house designed in 1977, are an important example of the work of master architect Judith Chafee, FAIA (1932-1998) and an example of Tucson's Modern architectural movement. The primary character-defining feature of Viewpoint is the material and form, a geometric stepped design with sliding glass doors and picture windows, ribbon clerestory windows, mortar-washed block and projections, sitewalls, planters and downspouts of cast concrete. In addition to the main house and guest house, a non-Chafee designed swimming pool and ramada constructed after the period of significance are located in the north yard and a wrought iron gate has been added to the house courtyard. Apart from these additions there have been almost no modifications to

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STAFF REPORT Page 4 the property since construction. As a result, the building retains a high level of integrity sufficient for listing on the National Register of Historic Places.

Viewpoint (Johnson House) is located on the sloping desert valley on the eastern edge of the Tucson Mountains in unincorporated Pima County, west of Tucson, Arizona, at 2840 North Sunrock Lane. Tucson is situated in the southeast portion of the state, 60 miles north of the Mexican border in the Sonoran Desert uplands. The house is located on a 3.89-acre unsubdivided parcel of land. The area is characterized by large desert lots, native vegetation, and post-1960 construction. The house, carport and guest house combined to create a single-family residence built between 1974-1977. The geometric rectangular plan house is set in the middle of the northwest quadrant of the lot, east of the unpaved North Sunrock Lane and north of West Ironwood Hill Drive. The lot features native Sonoran Desert vegetation, with non-native plants immediately surrounding the house. A long dirt driveway runs from the southeast corner of the lot and winds northwesterly to the house and parking area, carport, and east-facing stepped entrance. Few modifications have been made to the property and landscape since completion of construction except for a non-contributing swimming pool, shade structure and gate added in 1978 (2020 National Register of Historic Places Nomination Form p. 3).

#### National Register of Historic Places Status

Mr. Demion Clinco, Tucson Historic Preservation Foundation, prepared the National Register of Historic Places Registration application on behalf of the property owner and submitted the application to the State Historic Sites Review Committee (HSRC). Information for the HSRC can be found at <a href="https://azstateparks.com/historic-sites-review-committee-hsrc">https://azstateparks.com/historic-sites-review-committee</a>

The HSRC is Arizona's official National Register of Historic Places Review Board as mandated by the National Historic Preservation Act of 1966, as amended (36 CFE § 60.3) and is a statutory standing committee of the Arizona Historical Advisory Commission (AHAC) as mandated by the Arizona State Historic Preservation Act of 1982, as amended (A.R.S. §41-151.20 sub. D). The HSRC consists of nine committee members appointed by the State Historic Preservation Officer. The HSRC assists the State Historic Preservation Officer (SHPO) in reviewing National Register Nominations and provides recommendations for nominating properties to the State and National Register of Historic Places.

The application was presented at the HSRC meeting in Phoenix on July 26, 2019 and again on November 13, 2020. The Committee voted against recommending that the State Historic Preservation Officer place Viewpoint (Johnson House) on the National Register of Historic Places under Criterion C at the local level of significance citing technicalities that divided opinions and resulted in the committee's inability to vote unanimously.

The HSRC is not an agency or land manager in the state of Arizona, therefore, their recommendations are not regulatory, rather they are advisory. Due to the committee's inability to reach a consensus, the nomination was accepted by the SHPO and the SHPO recommended it be forwarded to the Keeper of the National Register so the property could be listed in the National Register of Historic Places. The property was individually listed on February 1, 2021 in the National Register of Historic Places as a single family residence that consists of 2 buildings and 1 structure designed by a master architect. Viewpoint (Johnson House) is significant under Criterion C as an example of the Modernist Movement, specifically a phenomenon described as Critical Regionalism which was heralded by Master Architect, Judith Chafee, FAIA.

National Register Criteria for Evaluation: (https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15\_2.htm)

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The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

### Tucson Pima County Historic Commission (TPCHC) Plans Review Subcommittee

Following review and approval by the Pima County Office of Sustainability and Conservation, the application was submitted to the Tucson Pima County Historic Commission (TPCHC) Plans Review Subcommittee for their review and recommendation. On August 25, 2021, Demion Clinco and Pima County staff (Cannon Daughtrey) gave presentations to the Subcommittee and received a positive recommendation on the Pima County Historic Landmark designation request. The case was moved by Commissioner Sauer and duly seconded by Commissioner Riojas to recommend approval of the nomination proposal as a Historic Landmark as presented. The motion was passed unanimously 3-0.

### **CONSERVATION LANDS SYSTEM**

The site and surroundings are located outside of the Maeveen Marie Behan Conservation Lands System.

#### PUBLIC COMMENT

As of May 3, 2021, staff has received no written public comment.

Respectfully Submitted Cannon Daughtrey

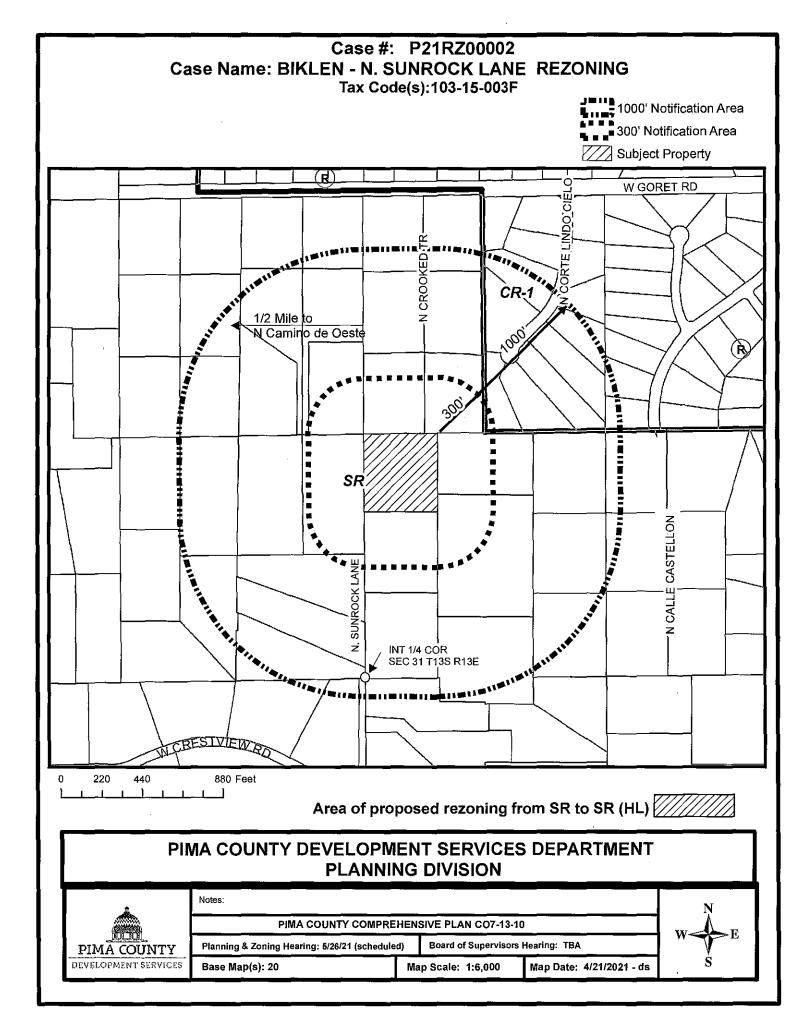
Program Manager

D. Spicola

Donna Spicola Planner

cc: Tucson Historic Preservation Foundation, % Demion Clinco, P.O. Box 40008, Tucson, AZ 85717

Tom Drzazgowski, Chief Zoning Inspector P21RZ00003 File





Land Use Legend and Map

# Low Intensity Urban (LIU)

Low Intensity Urban includes four land use categories designations ranging from a maximum of 3 RAC stepped down to 0.3 RAC. The Low Intensity Urban categories are LIU3.0, LIU1.2, LIU0.5, and LIU-0.3.

Objective: To designate areas for low density residential and other compatible uses and to provide incentives for residential conservation subdivisions to provide more natural open space. Density bonuses are offered in exchange for the provision of natural and/or functional open space. Natural open space must be set aside, where applicable, to preserve land with the highest resource value and be contiguous with other dedicated natural open space and public preserves.

# Low Intensity Urban 0.3 (LIU-0.3)

• Residential Gross Density: Minimum- none; Maximum- 0.3 RAC; 0.7 RAC with 50 percent open space; or 1.2 RAC with 65 percent open space

• Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 0.3 RAC; 0.7 RAC with 60 percent open space

# S-8 Tucson Mountains North (TM)

# **General location**

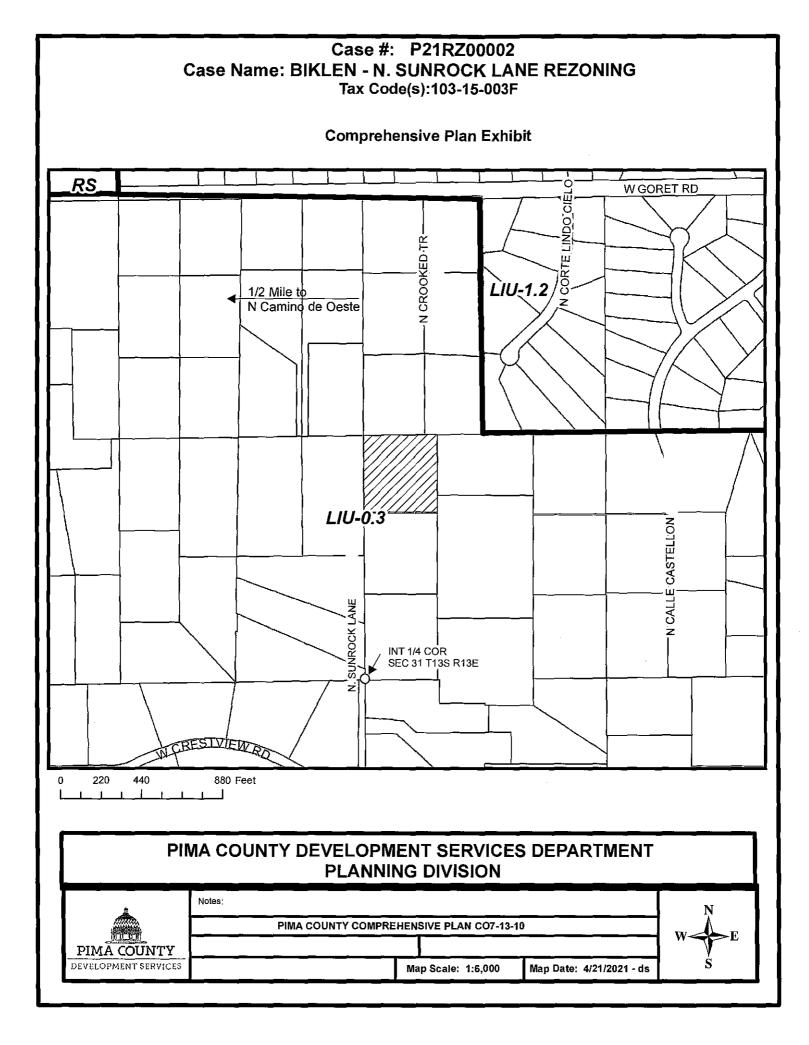
Within portions of Township 13 South, Range 12 East; Township 13 South, Range 13 East, Township 14 South, Range 13 East.

# Description

The northern portion of the planning area is located between urbanizing areas in the City of Tucson and the public reserves of Tucson Mountain Park and Saguaro National Park, and is distinguished by rugged terrain, highly diverse vegetation, significant wildlife habitat, and many riparian areas. The purpose of the Tucson Mountains North Special Area is to protect this special environment while planning for expected growth. To achieve this purpose, planning strategies include: 1) declining westward land use intensities; and 2) a low-density conservation area and buffer to Tucson Mountain Park and Saguaro National Park.

# **Policies**

- A. <u>Structures.</u> All structures west of Silverbell Road shall be limited to a maximum height of 24 feet, and shall be sited and landscaped to minimize negative visual impacts. All structures shall be of a color which is in context with the surrounding environment.
- B. <u>Open Space Dedication</u>. Natural area designations not dedicated to and accepted by Pima County for restricted use as a perpetual open space at the time of an exchange for an allowed density increase on a given portion shall, for those parcels, provide that the property owners within 660 feet and the Tucson Mountains Association are nominal beneficiaries of the natural open space created.
- C. Notwithstanding the zoning districts permitted under the Comprehensive Plan Land Use Plan Legend, SH (Suburban Homestead Zone) and RH (Rural Homestead Zone) shall not be permitted.
- D. Notwithstanding the zoning districts permitted in accordance with the Major Resort Community provisions, CPI (Campus Park Industrial Zone) or TR (Transitional Zone) shall not be permitted.





February 5, 2021

David Petersen, AICP Senior Planner Planning Division Pima County Development Services Department (520) 724-9000

Tucson-Pima County Historical Commission Plans Review Subcommittee % Roger Randolph City of Tucson Clerk

Re: Historic Landmark Zone for 2840 North Sunrock Lane, Tucson, Arizona 85745 Viewpoint, Johnson House, (Architect: Judith Chafee, FAIA) Tax ID: 103-15-003F; Legal description: W401.43' N434.05' SW4 NE4 4 AC SEC 31-13-13

On behalf of owner John Biklen the Tucson Historic Preservation Foundation is pleased to submit the third Pima County Historic Landmark Zone application for the Judith Chafee desinged Viewpoint.

This historic property and home meet the Pima County Historic Landmark Zone (Ch. 18.63) Application Criteria. The historic house, car-prot and guest house are a collection of historic resources within a human-made landscapes or spaces, which are individually determined to be eligible for listing in the National Register of Historic Places at the local level of significance (individually listed January 2021) and meets eight application criteria: 1. It is authenticated as dating from a particular significant period in Pima County's history (1974-1977). 2. Is associated with the lives of outstanding historical personages Judith Chafee. 3. Is associated with significant events or occurrences: The architectural work of Judith Chafee and Architecture of the Modern Movement in Tucson. 4. is a significant example of the architectural period in which it was built and has distinguishing characteristics of an architectural style, method of construction: is a surviving example of Judith Chafee single-family residential building. 5. Is the notable work of architect Judith Chafee, FAIA. 6. Contributes information of historical, cultural, and social importance relating to the heritage of the community. 6 Is in its original setting which

> CLERK'S NOTE: COPY TO SUPERVISORS COUNTY ADMINISTRATOR CC: Development Services DATE

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contributes to an understanding of the heritage of the community and provides the area with a sense of uniqueness. 7. Is readily distinguishable from other areas of the community. 8. Possess integrity of location, design, setting, materials, workmanship, feeling, and association, thus constituting a recognizable entity.

In addition to meeting the application criteria the submission packet include the following seven requirements:

A. Legal description of the property: W401.43' N434.05' SW4 NE4 4 AC SEC 31-13-13

B. A list by name and title, of all ownership interests in the property: John Biklen, owner.

C. Letter of authorization for an agent: See Attached.

D. Site plan: Dimensional Plan, See Attached.

E. A completed National Register of Historic Places form: See Attached.

F. Other supporting evidence: See the completed National Register of Historic Places form. Letters of Support.

G. Most recent (available) aerial and elevation photos: See Attached.

We look forward to working with Pima County and the T-PCHC committee and office on the successful designation of this important property as the first Pima County Historic Landmark.

Demion Clinco Tucson Historic Preservation Foundation PO Box 40008 Tucson, Arizona 85717 demion.clinco@gmail.com cell 520-247-8969

CC: Linda Mayro, Director, Sustainability & Conservation, Pima County Cannon Daughtrey, Pima County Office of Sustainability and Conservation Cultural Resources & Historic Preservation Division



**Building & Site Development** 201 N. Stone Avenue, 1<sup>st</sup> Floor Tucson, AZ 85701-1207

# LETTER OF AUTHORIZATION

As required by Arizona Revised Statues I herby certify that I am the owner of the property referenced below and that the party whose name is listed below is authorized to take out Development Services permits in my name:

2840 North Sunrock Lane, Tucson, Arizona 85745 Viewpoint, Johnson House, (Architect: Judith Chafee, FAIA)

**Property Address** 

Historic Landmark Zone

Type of Permit Applied for: (SFR/MF/Remodel/Addition/Fence or Wall/Home Occupation/Child Care/Secondary Dwelling/Assisted Living Home/Group Home)

June 17, 2019

Date

Signature of Applicant

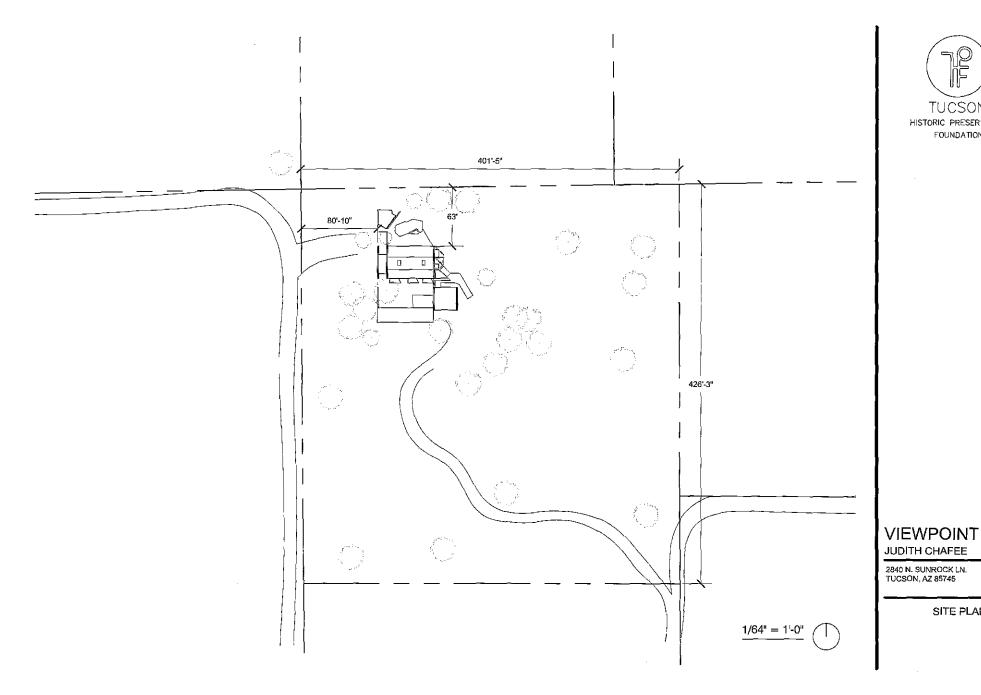
Demion Clinco for Tucson Historic Preservation Foundation

**AUTHORIZED BY:** 

Signature of Property Owner

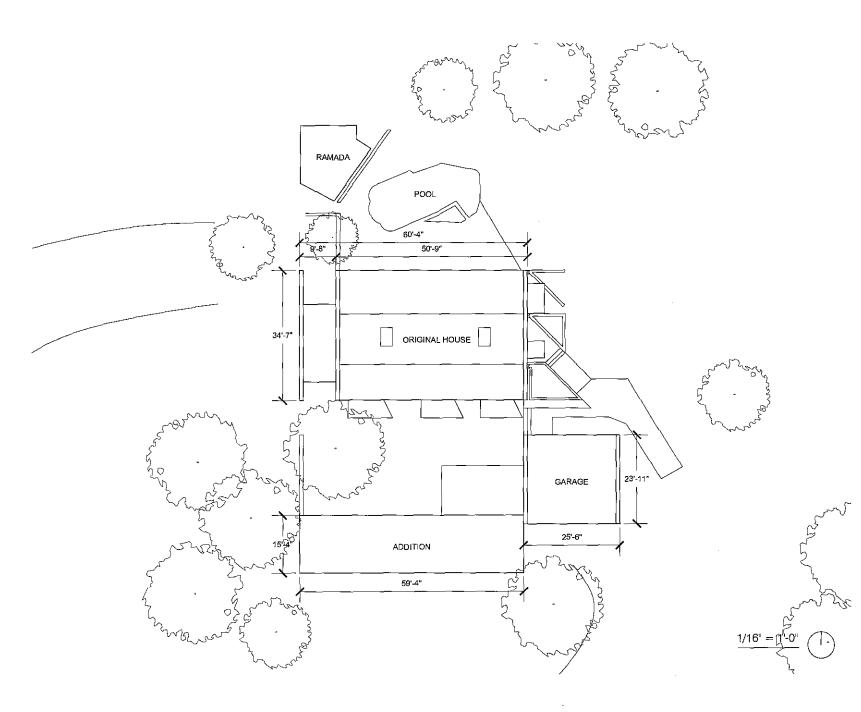
June 17 2019 Date

Per Board of Technical Registration and Registrar of Contractors regulation, Registrants and Licensed Contractors may apply for building permits without use of this form.





SITE PLAN





VIEWPOINT

2840 N. SUNROCK LN. TUCSON, AZ 85745

DIMENSION PLAN

# United States Department of the Interior National Park Service National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, How to Complete the National Register of Historic Places Registration Form. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

### 1. Name of Property

### Historic name: Viewpoint

Other names/site number: Johnson House

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing

# 2. Location

Street & number: 2840 North Sunrock Lane				
City or town: <b>Tucson</b>	State: Arizona	County: Pir	na	
Not For Publication:	Vicinity:			

# 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination \_\_\_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_\_\_ meets \_\_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following

level(s) of significance:					
national	st	atewide		x local	
Applicable National Register Criteria:					
A	В	х	С	D	

Signature of certifying official/Title:DateState or Federal agency/bureau or Tribal Government

In my opinion, the property	meets	does not meet the National Register criteria.
– Signature of commenting c	official:	Date
Title :		State or Federal agency/bureau or Tribal Government

United States Department of the Interior National Park Service / National Register of Historic Places Registration Form NPS Form 10 -900

## Viewpoint

Name of Property

OMB No. 1024 -0018

Pima, Arizona County and State

<ul> <li>National Park Service Certification         <ul> <li>I hereby certify that this property is:</li> <li>entered in the National Register</li> <li>determined eligible for the National Register</li> <li>determined not eligible for the National Register</li> <li>removed from the National Register</li> <li>other (explain:)</li> </ul> </li> </ul>				
Signature of the	Keeper	Date of Action		
5. Classific				
Ownership of F		Category of Property		
	v boxes as apply.)	(Check only one box.)		
Private:		Building(s)		
Public – Local		District 🛛		
Public – State		Site 🗆		
Public – Federa	!	Structure 🛛		
		Object 🛛		
	ources within Property	- 4		
(Do not include	previously listed resources	In the count)		
Contributing	Noncontributing			
Contributing 2	Noncontributing	buildings		
2		buildings		
		sites		
	1	structures		
		objects		
2	1	Total		
Number of contr	ibuting resources previous	y listed in the National Register	0	
6. Function	n or Use			
Historic Functi	ons: DOMESTIC: single d	welling		

Current Functions: DOMESTIC: single dwelling

# 7. Description

Architectural Classification: MODERN MOVEMENT.

Name of Property

**Materials:** Principal exterior materials of the property: painted concrete block, cast concrete; walls: concrete block and cast concrete, glass; roof: concrete and synthetics.

#### **Narrative Description**

(Describe the historic and current physical appearance and condition of the property. Describe contributing and non-contributing resources if applicable. Begin with a summary paragraph that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

#### Summary Paragraph

Viewpoint is located on the eastern edge of the Tucson Mountain Range on North Sunrock Lane. The lot lies west of the Tucson city limits in unincorporated Pima County, Arizona. The single-family residential house and carport designed in 1972 and built-in 1974 and guest house designed in 1977 are an important example of the work of master architect Judith Chafee, FAIA (1932-1998) and an example of Tucson's Modern architectural movement. The primary character-defining feature of Viewpoint is the material and form, a geometric stepped design with sliding glass doors and picture windows, ribbon clerestory windows, mortar-washed block and projections, sitewalls, planters and downspouts of cast concrete. In addition to the main house and guest house, a non-Chafee designed swimming pool and ramada constructed after the period of significance are located in the north yard and a wrought iron gate has been added to the house courtyard. Apart from these additions, there have been almost no modifications to the property since construction. As a result, the building retains a high level of integrity sufficient for listing on the National Register of Historic Places.

#### **Narrative Description**

#### Location and Setting

Viewpoint is located on the sloping desert valley on the eastern edge of the Tucson Mountains in unincorporated Pima County, west of Tucson, Arizona, at 2840 North Sunrock Lane. Tucson is situated in the southeast portion of the state, 60 miles north of the Mexican border in the Sonoran Desert uplands. The house is located on a 3.89 acre unsubdivided parcel of land. The area is characterized by large desert lots, native vegetation, and post-1960 construction. The house, carport and guest house combined to create a single-family residence built between 1974-1977. The geometric rectangular plan house is set in the middle of the northwest quadrant of the lot: east of the unpaved North Sunrock Lane and north of West Ironwood Hill Drive. The lot features native Sonoran desert vegetation, with non-native plants immediately surrounding the house. A long dirt driveway runs from the southeast corner of the lot and winds northwesterly to the house and parking area, carport, and east-facing stepped entrance. (Fig. 1) Few modifications have been made to the property and landscape since completion of construction except for a non-contributing swimming pool, shade structure and gate added in 1978.

Name of Property

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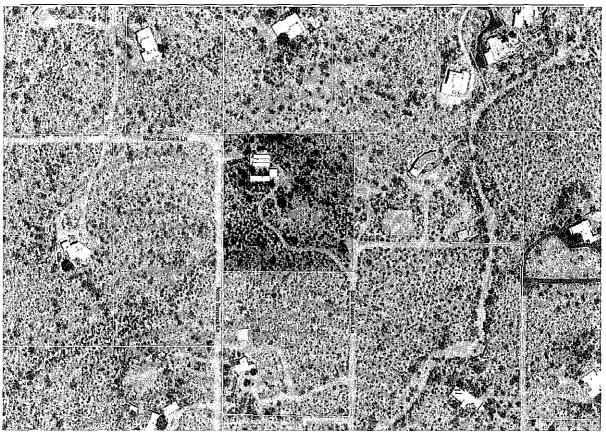


Fig. 1, The area in the vicinity to Viewpoint. City of Tucson GIS Map Guide

#### Exterior

The primary character-defining feature of Viewpoint is the strong rectilinear geometry that creates the physical form of the house and defines the interior spatial arrangement. The stepped geometric exterior shape translates to corresponding internal spaces that create a series of private and public rooms within the house. (Fig. 2) The building is built from mortar washed concrete blocks, which have been painted, aluminum windows and sliding glass door window walls, ribbon clerestory windows, and cast-in-place concrete that combine to create a unique residential design. The rectangular shaped plan of the house is 50.1 ft long; 34.1 ft wide. The house is divided into three steps, the north most is 11.5 ft wide and 10 ft tall, the middle 10.7 ft wide and 14 ft tall and the south most 11.9 ft wide and 19 ft tall.

The north elevation (Fig. 3) features a system of window and sliding glass doors that form a strong relationship between the interior and exterior. The ribbon clerestory windows above correspond to the stepped form of the building and run the length of the house. The clerestory

Name of Property

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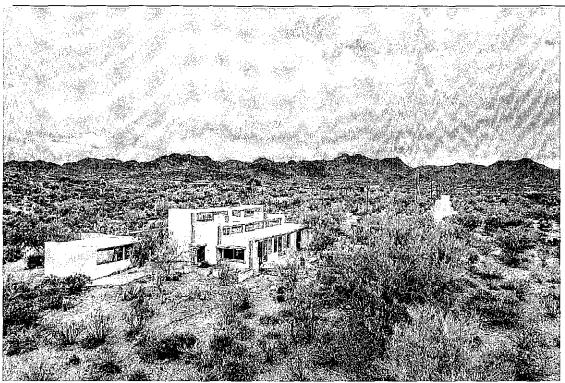


Fig. 2, The front elevation with, stepped massing, clearstory windows and carport.



Fig. 3, North Elevation, window system and clearstory windows.

windows let diffused light spill into the house which reduces the sharp visual contrast between the interior and exterior, and allows the occupants to easily look out to the desert. United States Department of the Interior National Park Service / National Register of Historic Places Registration Form NPS Form 10 -900

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The east-facing entry sequence (Fig. 4) leads from the parking area to a series of steps and angular cast in place concrete planters that front the stark mortar-washed concrete block stepped façade. The elevation is punctuated by an aluminum frame window and custom wood plank entry door both shaded by large cast-in-place concrete projections. An exposed open concrete downspout systems, planters and the wood door are the only exterior embellishments.

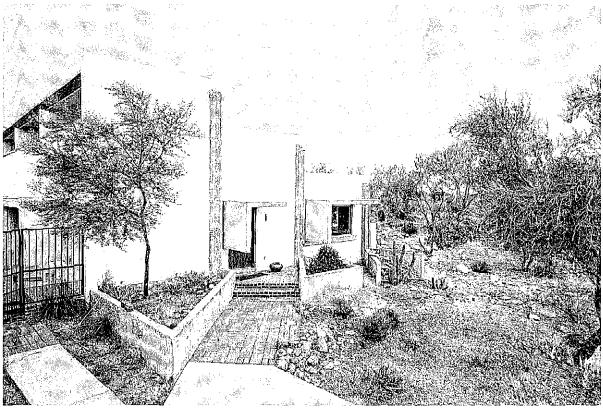


Fig. 4, East Elevation, entry sequence.

The south façade (Fig. 5) also features cast-in-place projecting planters and concrete shading devices for the windows and side door which open onto a rectangular courtyard that is enclosed on the south by the guesthouse aligned in parallel with the main house. The elevation also includes a recessed clearstory window running the length of the house.

The interior spaces of the house (Fig. 7) connect to the exterior both spatially and visually. The north-facing rooms of the house can be seen through the window and sliding glass doors. Each of the rooms along the north elevation connect to the outside. The bedrooms, library, dining room, kitchen and entryway are arranged to interact with the desert environment and have a strong relationship with the exterior through these windows. (Fig. 8) The interior is characterized by distinctive spatial volumes, exposed wood, concrete, sheet metal

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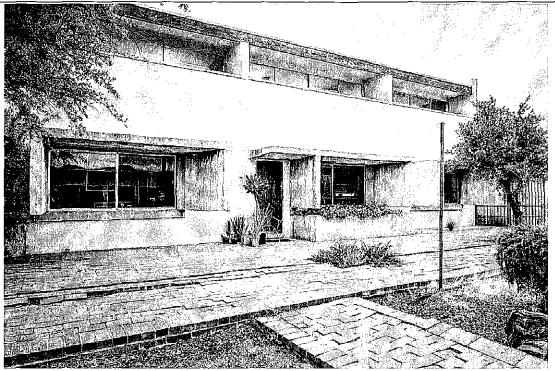


Fig. 5, South Elevation, protected windows, clearstory and side door.

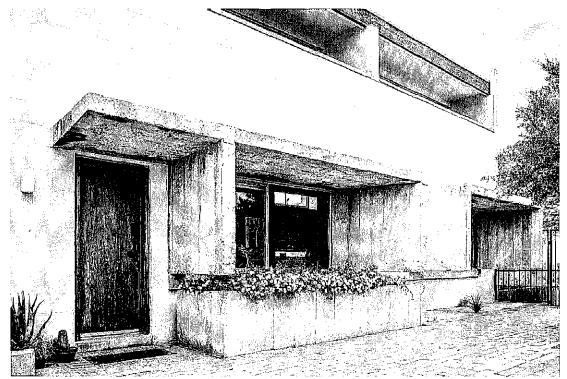


Fig 6, South Elevation, door and window detail with cast concrete projection and planter.

Name of Property

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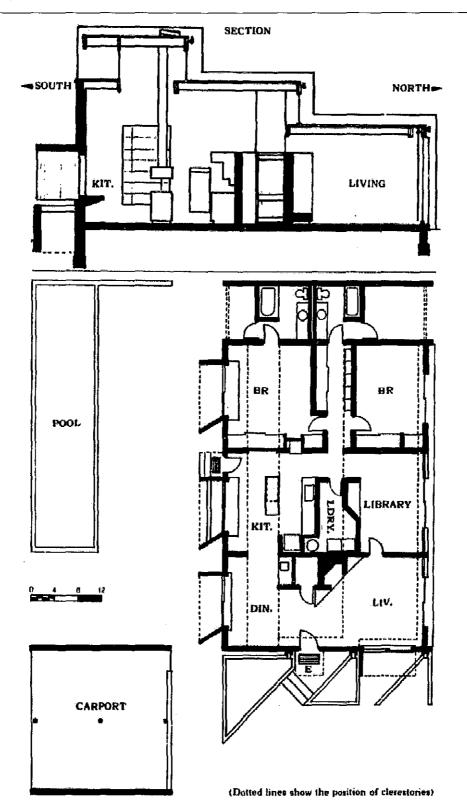


Fig. 7, Viewpoint, floor plan and section. Published Los Angeles Times, Homes 1975. Unrealized pool.

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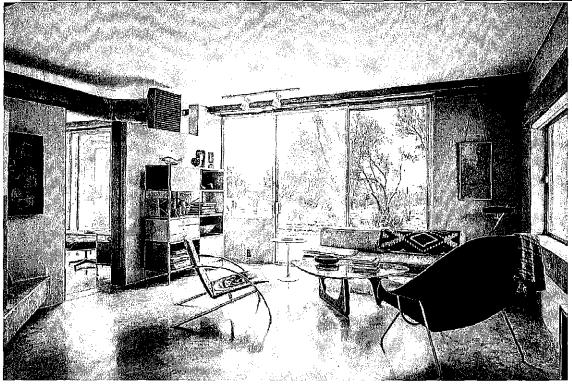
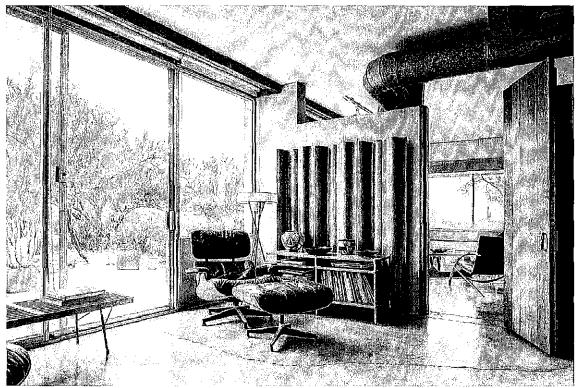


Fig. 8, Living Room, with north facing widows.



*Fig* 9, *Library, exposed ductwork, woodwork and north facing windows.* ductwork, woodwork and custom cabinetry (Fig. 9).

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Throughout, Viewpoint utilizes windows and sliding glass doors to frame the outdoor landscape and expansive views of the Sonoran environs and mountains. (Fig. 11) All the original Viewpoint design features, elevations and visual approach to the house remain intact.

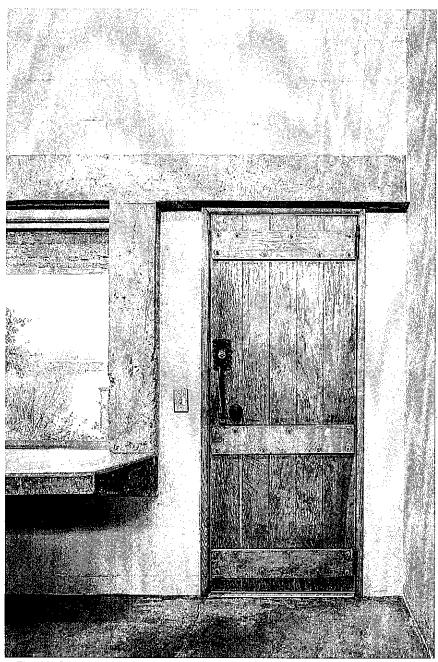


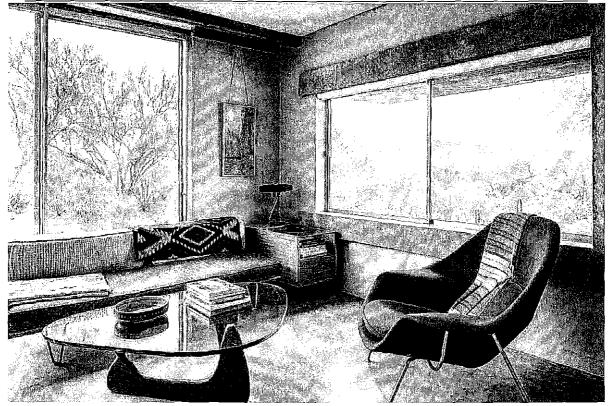
Fig. 10, South door with exposed structural concrete and painted concrete block.

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Fig, 11, Living room windows looking north and east to the desert.

Viewpoint, an important example from Judith Chafee's design portfolio and was the first home she designed and built after returning to Tucson. The construction materials are left exposed to highlight both structure and form. (Fig 10) The limited material palette showcases Chafee's austere style. The work is informed by and in response to the environment. The combination of mortar washed/painted concrete block, cast-in-place concrete, integrated concrete shade systems, responsiveness to light and environmental conditions, unique interior space created by the overarching conceptual vision and site utilization produces a distinct architecture that expresses a minimalist approach emphasizing the geometry of space and light. The result is an original work both set into and in response to the desert and an expression which is distinctively associated with the Modern Movement.

#### Interior

The architectural configuration creates a series of geometric, rectilinear shaped rooms with a total of 1708.41 sq ft. of interior space (Pima County Assessor). The public living spaces: entryway, living room kitchen/dining room, and library are located in the eastern half of the house. (Fig. 12) Each is connected to exterior patios and outdoor environments. The private space: bedrooms and bathrooms are located in the western half of the house off a central hall that runs east-west. These private spaces are also connected to the exterior with windows and doors.

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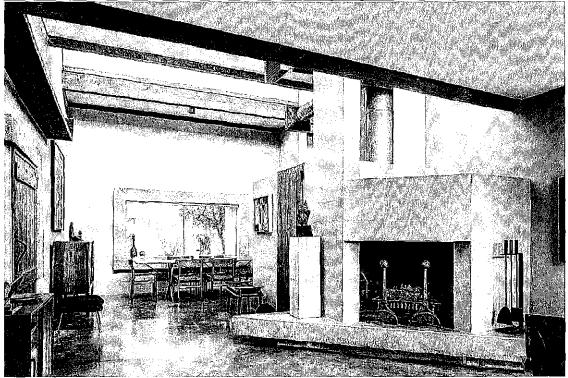


Fig. 12, Living room looking south to dining room, Eastern public rooms.

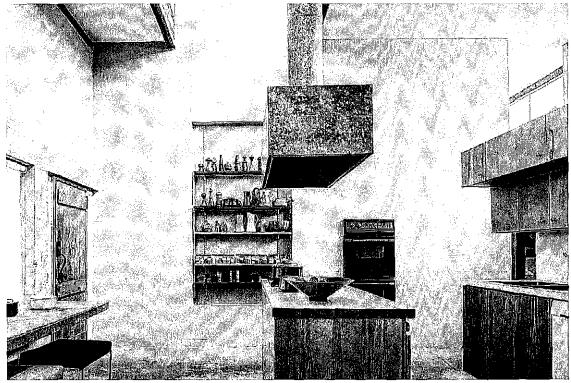


Fig. 13, Kitchen, custom cabinetry, exposed sheet metal exhaust duct.

The entryway is located on the east elevation. When entering the house, the dining room is to the left and the living room, with a cast-in-place concrete and block built-in fireplace is to the

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right. Glass doors lead from the living room to the north yard and swimming pool. The kitchen (Fig. 13) is west beyond the dining room which includes custom cabinetry, a kitchen island with stove and large custom exposed aluminum ventilation hood. The interior employ a limited material palette that produces a modernist sensibility, while at the same time functional spaces (i.e. mechanical room) fit into the constraints of the structural form. The carefully -framed views of the surrounding arid landscape celebrate the natural environment and create a juxtaposition between the stark modern interior and the Sonoran desert.

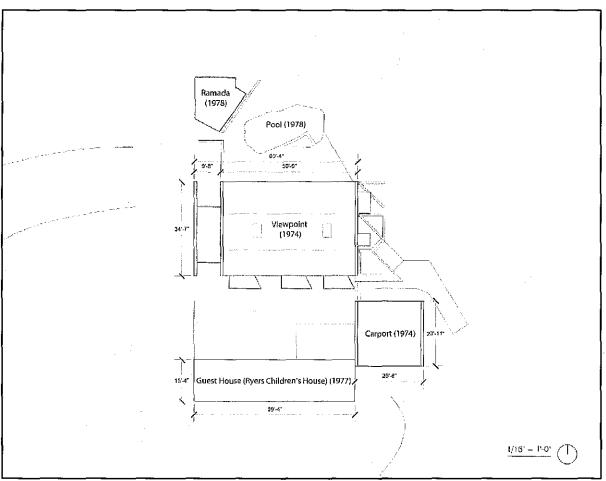


Fig. 14, Viewpoint, site plan, 2019.

# Carport (1974)

The carport, (Fig. 15) southeast of the main house, was part of the original design and continues the use of the same material palette. The structure has a square footprint with the automotive entrance on the south and is aprovimety 614 square feet.

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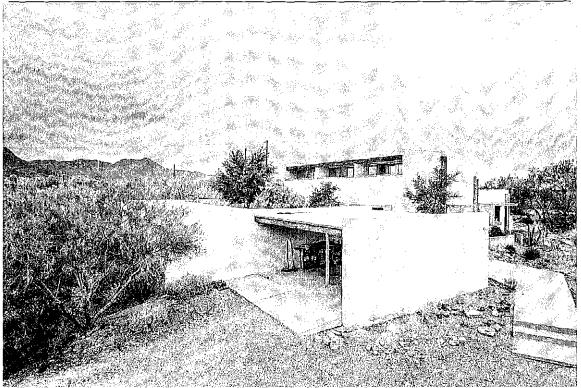


Fig. 15, Carport looking northwest.

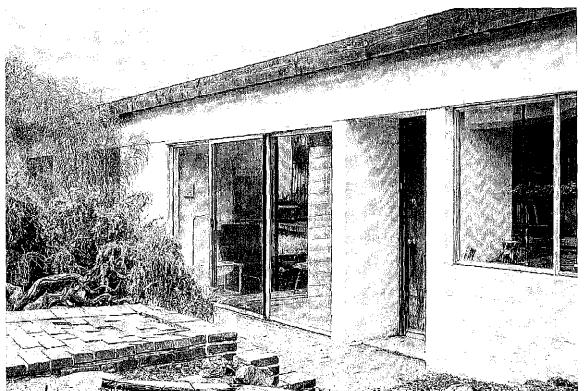


Fig. 16, Guest House, north elevation. Guest House (Ryers Children's House) (1977)

Name of Property

The guesthouse (Fig. 16) designed by Chafee for the Ryers as a wing for their children in 1977 was connected to the original carport, and included a wall extending along the western edge to the main house creating a courtyard. The guesthouse features a series of four rooms with windows that look both into the courtyard and out to the desert. The rectangular building faces south. The original concept (*Viewpoint, floor plan and section*) had envisioned an unbuilt rectangular pool south of and parallel to the house. The guest house floor plan and shape recall the placement of this element and create a southern edge to the livable outdoor area. The guest house is approximately 922 square feet.

### Pool and Ramada (1978)

The irregularly oval-shaped pool and ramada are the focal point of the north yard and were built after the period of significance. They were not designed by Chafee and are considered non-contributing structures.

#### Alterations

The only alteration to the original design was the addition of the Chafee-designed guest house in 1977. The non-Chafee-designed swimming pool and sun ramada were constructed in 1978, and the addition of a wrought iron gate between the garage and main house that is used to keep out desert animals was added sometime after.

### Integrity

The residence retains sufficient integrity to convey its significance. The footprint and envelope of the house is unchanged. The property conveys its original stylistic expression. The property retains its original use of materials and workmanship. The property retains its original design details, including: the cast in place concrete, windows, interior cabinetry, exposed ductwork, fireplaces, original bathrooms, casework and exterior elevations. The massing of the house is retained and is unchanged from the period of significance. The limited addition of the swimming pool, ramada and garden gate have almost no impact on the original design. The house retains its original spatial qualities. The intact details in combination with the intact design create an example of modern architecture.

#### **Geographic Information**

Viewpoint is in an unincorporated portion of Pima County on a site that gently slopes from west to east. The area features large lot sizes, native landscaping, and native vegetation. The original lot is intact. The isolated desert location of the house reflects a sensibility of desert design established during the post-WWII era.

#### **Boundaries**

The boundaries are consistent with the unsubdivided lot. The original viewshed, both of and from the property is preserved.

### 8. Statement of Significance

**Applicable National Register Criteria** 

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations (Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- □ F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

### Areas of Significance

(Enter categories from instructions.) architecture

Period of Significance 1974 -1977

Significant Dates 1974 main house completed construction. 1977 guest house completed construction.

#### Significant Person

(Complete only if Criterion B is marked above.)

**Cultural Affiliation** 

Architect/Builder: Judith Chafee, FAIA (1932-1998)

Period of Significance (justification) The Period of Significance is 1974-1977 the period of construction.

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)



Fig. 17, Viewpoint east elevation, photo by Glen Allison, courtesy of the Chafee/Bloom Family Archive, 1975.

Viewpoint (Fig. 17) is eligible for listing on the National Register of Historic Places under Criterion C, at the local level of significance. The property is an important example of the work of master architect Judith Chafee, FAIA (1932-1998). Designed for her mother, Christina Johnson and new husband Earl J. Johnson, the project provided Chafee the freedom to fully explore her architectural and design theory. The building is part of Chafee's foundational work in Tucson that boldly and clearly expresses the tenets of her design philosophy. During and after construction, Viewpoint was recognized locally and nationally for its design including being featured on the cover of the Los Angeles Times Homes Magazine, March 30, 1975; the cover of House and Garden Building Guide, Spring Summer 1975; featured in Architectural Record, Mid-May 1975 and in the 1979 Architectural Record book Houses of the West. The house was included as part of the Classic Buildings of the Society of Architectural Historians Archipedia featuring the most important buildings in Arizona. In 2016 Viewpoint was featured in the Arizona Public Media PBS produced documentary The Architect: Judith Chafee and was highlighted in the Summer 2019 edition of Canadian global affairs and lifestyle magazine Monocle. In 2019 the book Powerhouse The Life and Work of Judith Chafee by Christopher Domin and Kathryn McGuire with an introduction by Willim J. R. Curtis was published by Princeton Architectural Press and funded in part by the Graham Foundation provided contextual scholarship examining Chafee's life and work and extensively features Viewpoint and its importance within Chafee's architectural development.

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The period of significance is tied directly with the years of the building's construction. Due to its age, Criterion Consideration G is applied to Viewpoint, as a building that has achieved significance within the past 50 years and is an outstanding example of the Architecture of the Modern Movement in Tucson.

**Narrative Statement of Significance** (Provide at least one paragraph for each area of significance.)

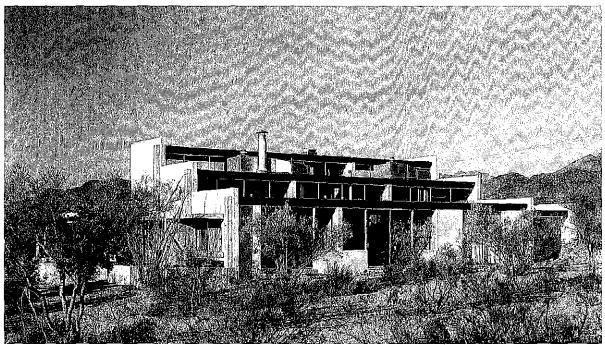


Fig. 18, Viewpoint, photo by Glen Allison, courtesy of the Chafee/Bloom Family Archive, 1975.

Viewpoint is eligible under Criterion C at the local level of significance as an example of the work of master architect Judith Chafee, FAIA (1932-1998). As noted by William J. R. Curtis in the introductory essay of Powerhouse The Life and Work of Judith Chafee, "When one looks back over Judith Chafee's entire oeuvre, one is struck by the uniqueness of each work but also by her consistent ways of thinking, imagining and designing. She did not possess an obvious signature style, but she did have deeply embedded patterns of visual and spatial organization that informed her overall production even as she invented contrasting designs. The recurrent mental structures and spatial types were rethought in each case so as to solve the unique problems of each site, program, climate and landscape. [...] To realize her house designs, Judith Chafee needed clients who were willing to take some aesthetic risks, as her work departed dramatically from the Pueblo Revival style dwellings that were often built in and around Tucson. Viewpoint, constructed in 1973, was for relatives of Chafee and in a sense was midway in its expression between the Merrill House and the Ramada. It was a compact plan under horizontal roofs, which were suspended between stepping wall planes at the ends. While the north side admitted light through wide windows and horizontal skylight, the south and east sides were protected by overhanging rectangular "eyebrows" made of concrete. [Fig. 18] What no photograph can capture is the variety of interior spaces and the harmonic rhythms between

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horizontal elements at different scales including steps, window ledges, and shelves. Chafee was able to make a small house into an entire world with an aura of its own. It was as if she captured a piece of the desert landscape and then released it here and there between abstract planes. The setting is perceived through a series of carefully framed apertures as in a camera, The experience is nature intensified."

Chafee was born in Chicago in 1932 and was brought to Tucson. Her mother oversaw the modern furnishings department of a prominent Chicago department store and her stepfather was an internal medicine and pathology specialist.

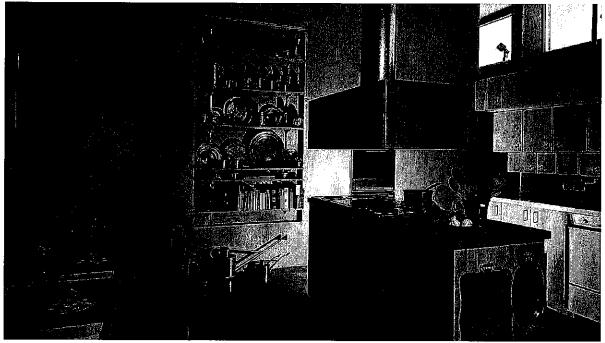


Fig. 19, Viewpoint, photo by Glen Allison, courtesy of the Chafee/Bloom Family Archive, 1975.

Chafee attended Francis W. Parker School, before matriculating into Bennington College graduating with a major in visual arts. In 1956 she enrolled in Yale University's Graduate School of Arts and Architecture and was the only woman to graduate from her class. After graduating in 1960 with a Master's degree she worked for Paul Rudolph on the development of projects including the Yale University Art and Architecture Building and Married Student Housing and later job captain for a residential projects in Baltimore. In 1962 she accepted a position with Walter Gropius' The Architects Collaborative (TAC) and worked on education projects for Brandeis and Radcliffe. After a year in Cambridge, she accepted a position with Eero Saarinen and Associates in Connecticut she worked on projects including Cummings Diesal in Darlington England and the international terminal for the TWM Flight Center at JFK. She then worked for five years at the Edward Larrabee Barnes Office in New Haven and ran a small private practice. (Domin: 35-36)

Accepting private clients, in 1967 - 1969, Chafee designed the Merrill Residence on a waterfront property in Guilford Connecticut. The 7,500 square foot, site-specific project, connected and

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celebrated the natural beauty of the site with a geometric construction, that was set in and in response to the environment. The project was awarded a Record House Award and featured on the covers of the Record House edition of Architectural Record in 1970. Chafee was the first women architect to be featured on the cover. (Domin: 54-56)

In 1969 Chafee returned to Tucson and opened an architectural practice. From her home and office in a Sonoran adobe row house in the El Presidio Neighborhood, she continued work on the Merrill Residence and the Funking House (1972) in the Northeast. The awards and recognition for the Merrill project brought her noted recognition. Throughout this period she explored the southwest and northern Mexico. (Domin: 40-42)



Fig. 20, Viewpoint, photo by Glen Allison, courtesy of the Chafee/Bloom Family Archive, 1975.

Viewpoint was Chafee's stand alone first residential commission after returning to Southern Arizona. Designed in 1969 for her mother, the project gave Chafee the freedom to explore her architectural language and theory. Although early in her private practice, the project presented fully developed and mature design concepts that were clearly executed. The design was the first of many projects in Southern Arizona that established Chafee as a significant American architect.

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Fig. 21, Viewpoint, photo by Glen Allison, courtesy of the Chafee/Bloom Family Archive, 1975.

Christopher Domin and Kathryn McGuire extensively feature Viewpoint in the book *Powerhouse The Life and Work of Judith Chafee*. The authors state:

In 1969 Christina and her new husband, Earl J. Johnson, relocated to Tucson shortly after both retired from careers in Chicago. The couple chose a multi-acre desert site on the west side of Tucson with unobstructed views of both the Catalina and Tucson mountain ranges surrounded by undisturbed desert and acres of ranch property. Memories of uncomfortable glare created by the robust Sonoran Desert sun in the Martin Avenue home of Chafee's childhood prompted the couple to prioritize spaces filled with balanced natural lighting and no glare. Additionally, they directed that the house should graciously hold the loves of its inhabitants, embrace their love of cooking, and provide a safe shelter for their collection of furniture, textiles, pottery, jewelry and Paintings. Despite this broadly worded but demanding program, Chafee was given a budget that required restraint.

[...]

To respond to the harshness of the desert site, Chafee specified a light-colored mortar wash over standard 8x8x16-inch concrete block walls to reduce heat gain, which also presents a monolithic appearance from a distance and subtle modularity upon close inspection. The cast-in-place concrete solar shades limit direct entry of light, and exposed concrete rain leaders divert water into triangulated platere on either side of the main entry.

[...]

During the early development of the project and incoordination with Richard Kesterson, the builder, Chafee was vetting options for sand-casting the "shade units." or brise soleil,

Name of Property

on-site as an homage to the sculptor Costantino "Tino" Nivola, whom she held in high regard for his own work and for his collaborations with Le Corbusier.

Viewpoint was designed in response to the Sonoran desert setting and is a combination of modern artistry and architecture. Shortly after construction, the house received national critical acclaim. On March 30, 1975 Viewpoint was featured on the cover of the Los Angeles Times Homes magazine. The piece examined the relationship of the house with the environment and presented an insightful contemporary first-hand account. Chafee in the interview was quoted, "The traditional houses in this area - the adobe pueblo-style homes - were pleasant, cool caves to enter, but once inside these dark spaces, the glare from the punched windows is so intense that one's eyes struggle in constant flux, adjusting to the interior and to the view outside. Consequently, much of the interior is viewed in shadow or silhouette, and the outside is unpleasantly bright and the color of vegetation is bleached out."



Fig. 22, Viewpoint, photo by Glen Allison, courtesy of the Chafee/Bloom Family Archive, 1975.

Chafee continued with a perspective on her relationship to the object within the space. "Since I had grown up with many of the things, I knew something of the kinds of places they needed. The furnishings, simply a lifetime collection of good friends, fall into three categories. First, a few things from grandmother's house in Chicago, such as the Paisley shawl in the dining area. Then the Early American furniture that my mother first collected - the dining table, Shaker chairs and bannister-back chair - along with antique pewter, copper and brass. Later, while living in the Southwest, she added the Navajo rugs, Pueblo pots, baskets and Kachina dolls. And when she was a home fashions coordinator in Chicago, modern Scandinavian furniture and crystal joined that collection. On returning to the desert for retirement, my mother added a few old Mexican friends, such as the pigskin chairs."

For her mother and these eclectic narrative possessions, she developed a construction pallet with material choices to be expressed in the design. Chafee: "The walls inside and out are mortar-washed concrete block. The floors are a natural-colour steel-troweled concrete. The architectural sunshades and lintels are poured-in-place concrete as are the cantilevered kitchen

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table and a dressing table. This was the contractor's choice, though they were detailed so they could also be sandcast, a process that should be developed on the desert where wood is not really an indigenous material. The doors were made by the contractor of two-inch-thick fir planks. I find standard -size hollow-core doors one of the most stifling pressures an architect has to bear today." The Concrete "raindowns," which empty into the planters on the eastside, are a device taken from the Mission San Xavier del Bac. And the raised planters provide small areas for cultivation of herbs and vegetables at a comfortable working height. "

As stated by Domin and McGuire, "In her work at Viewpoint, Chafee united some of the most powerful influences in her life with a building program that held her developing, but already distinctive, signature. In fact, the house graciously communicated its historic and personal lineage from exterior to interior, each detail crafted from a unique narrative thread."



Fig. 23, Judith Chafee, c. 1970

Chafee's major works include the Viewpoint - Johnson Residence, the Ramada Residence (1975) NRHP listed, the Jacobsen Residence (1977), the Blackwell House (1979; demolished 1998), the Hydeman House (1982), the Centrum House (1984), the Finkel House (1984) and the Rieveschl House (1988). Her work was published in Architectural Record, Sunset, Progressive Architecture, Los Angeles Times, *Art Space, and House and Garden*. Donald Watson and Kenneth Lab's *Climatic Design*; *Energy-Efficient Building Principles and Practices* and William J.R. Curtis, *Modern Architecture Since 1900*, Udo Kultermann's *Architecture in the 20th Century*, Brett Matthew Miller's *Building an Experience of Place*, and the 2019 monograph by Christopher Domin and Kathryn McGuire *Powerhouse The Life and Work of Judith Chafee*.

From 1973 until her death in 1998 Chafee taught in the College of Architecture at the University of Arizona. In 1977 Chafee received a mid-career fellowship from the National Endowment for the Arts to attend the American Academy in Rome. In 1983 Chafee was the first woman in Arizona to be named a fellow by the American Institute of Architects. She was nominated by Ronald Gourley, dean of the University of Arizona College of Architecture. Chafee died of emphysema in November 1998 at the age of 66.

Name of Property

Pima, Arizona County and State

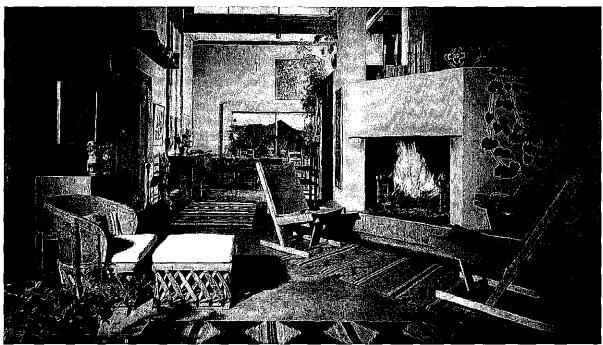


Fig. 24 Viewpoint, photo by Glen Allison, courtesy of the Chafee/Bloom Family Archive, 1975.

Throughout the late 20th and early 21st Century, Judith Chafee and her architectural work has continued to gain prominence and recognition. Her work was broadly recognized during her lifetime through publication and inclusion in pominate national magazines and newspapers. Continued scholarship and research has provided a more detailed exploration of Chafee's contribution to American architecture.

Viewpoint, is one of a small number of Chafee projects and directly contributes to understanding her design development, design theory and her place in American Architecture.

Name of Property

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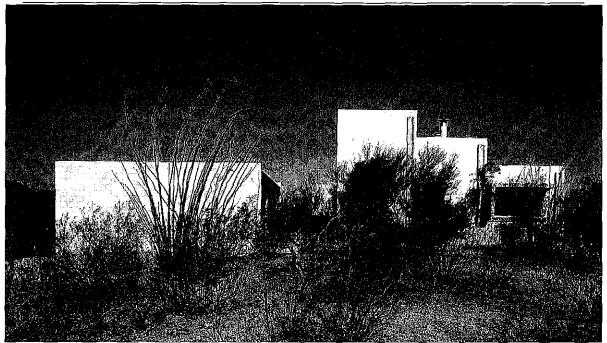


Fig. 25, Viewpoint, photo by Glen Allison, courtesy of the Chafee/Bloom Family Archive, 1975.

### Criteria Consideration G

Constructed 1974-1977, Viewpoint is eligible because of its exceptional importance having achieved significance within the past fifty years. Viewpoint is nominated under Criterion C for its association with architect Judith Chafee, FAIA (1932-1998), considered a master for her contributions to architecture nationally. As outlined in the nomination Viewpoint is considered an exceptional example of the tenets of Chafee's work and has been featured in numerous publications and journals including the cover of the *Los Angeles Times Homes Magazine* (3/30/1975), the cover of *House and Garden Building Guide* (Spring Summer 1975), featured in *Architectural Record* (Mid-May 1975) and in *Architectural Record Houses of the West*, (1979). The property was included in the Classic Buildings of the Society of Architectural Historians Archipedia project to document the 100 most important buildings in Arizona and was highlighted in the Canadian global affairs and lifestyle magazine Monocle (Summer 2019). Additionally, Viewpoint is extensively featured in the 2019 monograph by Christopher Domin and Kathryn McGuire *Powerhouse The Life and Work of Judith Chafee*, which contextualized the exceptional significance of the property within Chafee architectural work. More broadly Chafee is also noted in William J.R.Curtis' Modern Architecture Since 1900 (1987).

Additionally, per Arizona State Historic Preservation Office guidance, five letters from scholars and professional organizations including AIA Southern Arizona are included with this nomination that support Criteria Consideration G. In view of the significant scholarship and publication devoted to Chafee's work, there has been sufficient historical perspective given to Viewpoint to assess its significance and exceptional importance thus qualifying it for the National Register of Historic Places.

Name of Property

#### 9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Architectural Record "Architectural Record Houses of 1975," Mid-May 1975.

Arizona Daily Star, Architect's Office Distinctive, June 21, 1981.

Arizona Daily Star, Tucson Architect is Honored, March 20, 1983.

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Chafee, Judith, Artspace, "The Region of the Mindful Heart." Spring 1982.

Cheek, Lawrence W., Judith Chafee, Civitas Sonoran, 1999.

Curtis, William J.R., Modern Architecture Since 1900, 1987.

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Huber, Melissa and Moreno, Aleiandra with assistance from R. Brooks Jeffery, Ramada House National Register of Historic Places Nomination, 2006.

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Los Angeles Times: Home Magazine, "A Study in the Use of Light." cover, March 30, 1975.

Nequette, Anne M. and R. Brooks Jeffery. A Guide to Tucson Architecture. Tucson, Arizona: University of Arizona Press, 2000.

Sortore, Nancy, Arizona Daily Star, Rescuing the Old, March 21, 1971.

Sunset Magazine, "Outdoor Showering," June 1975.

Sunset Magazine, "Door Pull is Float Handle." August, 1975.

Sunset Magazine, "Tree-to-Tree Canal System." March 1977.

Sunset Magazine, "Cabinets Step Down the Wall, Add Storage Space." April 1980.

### Viewpoint

Name of Property

Pima, Arizona County and State

Watson, Donald. Climatic Design for Home Building. McGraw Hill, 1983

Previous documentation on file (NPS):	
preliminary determination of individual listing (36 CF	R 67) has been requested
previously listed in the National Register	
previously determined eligible by the National Regis	ter
designated a National Historic Landmark	
recorded by Historic American Buildings Survey #_	
recorded by Historic American Engineering Record #	ŧ
recorded by Historic American Landscape Survey #	
Primary location of additional data:	
State Historic Preservation Office	
Other State agency	
Federal agency	
Local government	
University	
Other	
Name of repository:	
Historic Resources Survey Number (if assigned):	
10. Geographical Data	
Acreage of Property 3.89 acres Pima Co GIS	
Use either the UTM system or latitude/longitude coordinate	es
UTM References	
Datum (indicated on USGS map):	
Zone: Easting:	Northing:
Use either the UTM system or latitude/longitude coordir	nates
Latitude/Longitude Coordinates (decimal degrees)	
Datum if other than WGS84:	
(enter coordinates to 6 decimal places)	

Pima, Arizona County and State

#### Viewpoint

Name of Property

1. Latitude: 32.154095° N

Longitude: -110.031495° W

**Verbal Boundary Description** (Describe the boundaries of the property.) Major cross streets are Orange Grove and Oracle Roads with the property to the north of Orange Grove and west of Oracle Road.

The legal description for 2840 North Sunrock Lane in Pima County GIS is:

W401.43' N434.05' SW4 NE4 4 AC SEC 31-13-13

The boundary is the lot shown on the attached site map.

**Boundary Justification** (Explain why the boundaries were selected.) The Boundary matches those if the subject lot as described.

#### 11. Form Prepared By

name/title:

nonno aco.			
organization:	Tucson Historic Preservation Foundation		
street & number:	PO Box 40008		
city or town:	Tucson	state: Arizona	zip code: 85717
e-mail	info@preservetucson.org		
telephone:	(520) 247-8969		
date:	May 20, 2019 (Revised June 2020)		

#### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- Sketch map for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- Additional items: (Check with the SHPO, TPO, or FPO for any additional items.)

### Viewpoint

Name of Property

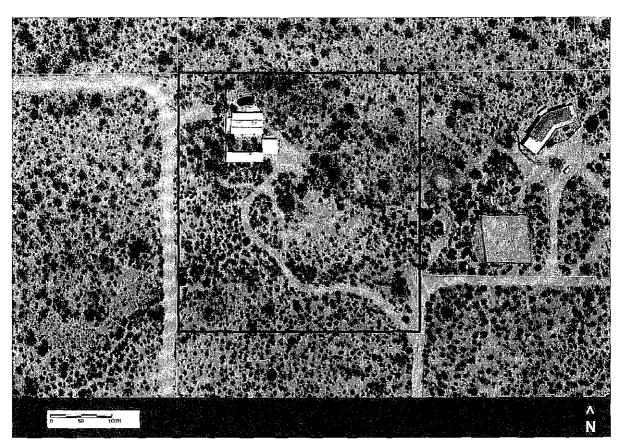
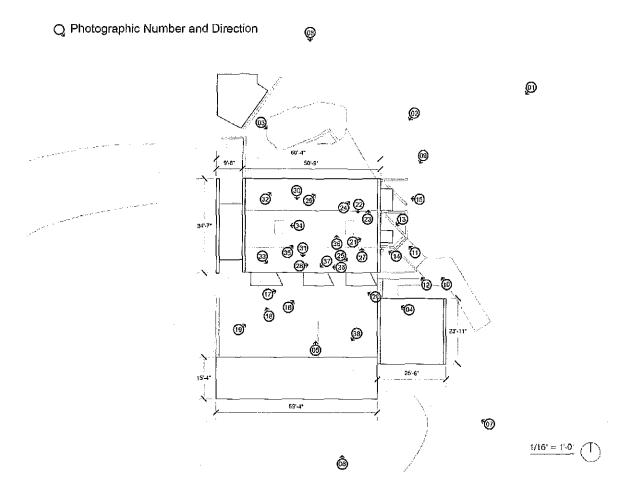


Figure 11. Boundary map of Viewpoint . Pima Maps GIS, 2019.

#### Viewpoint

Name of Property

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### **Viewpoint Photographic Key Map**

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property:	Viewpoint	
City or Vicinity:	Tucson	
County:	Pima	State: Arizona
Photographer:	Jude Ignacio and Garadene Vargas	
Date Photographed:	2017	

Name of Property

Pima, Arizona County and State

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 38. Aerial view, looking southwest, site, east and north facade and carport.

2 of 38. Aerial view, looking southwest, east and north facade.

3 of 38. Looking southeast, north facade.

4 of 38. Looking northwest, main house south and east facade.

5 of 38. Looking north, main house south facade.

6 of 38. Looking north, guest house south facade in foreground, main house south facade behind.

7 of 38. Looking northwest, carport in the foreground main house south and east facade behind.

8 of 38. Aerial view, looking south, north facade and pool.

9 of 38. Looking southwest, north and east facade.

10 of 38. Looking northwest, east facade.

11 of 38. Looking northwest, east facade, closeup.

12 of 38. Looking northwest, entry sequence, concrete detailing and steps.

13 of 38. Looking southwest, front door and concrete shade system.

14 of 38. Looking northwest, concrete shade system and concrete downspout.

15 of 38. Looking west, east facade, window detail and concrete shade system.

16 of 38. Looking northeast, south facade, kitchen door, windows, concrete shade system.

17 of 38. Looking northeast, south facade, concrete shade system details.

18 of 38. Looking northwest, south facade, bedroom widow and concrete shade systems.

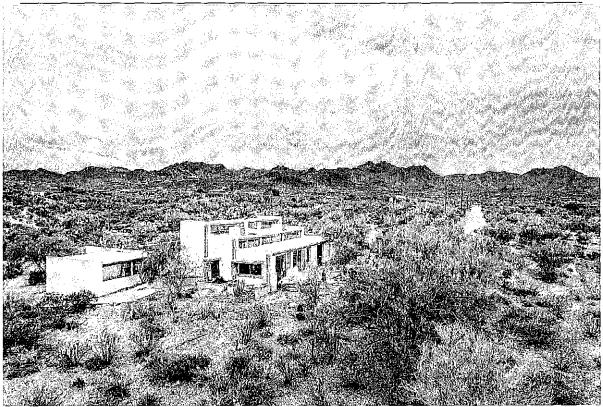
19 of 38. Looking northeast, south facade.

20 of 38. Looking northwest, south facade and concrete details.

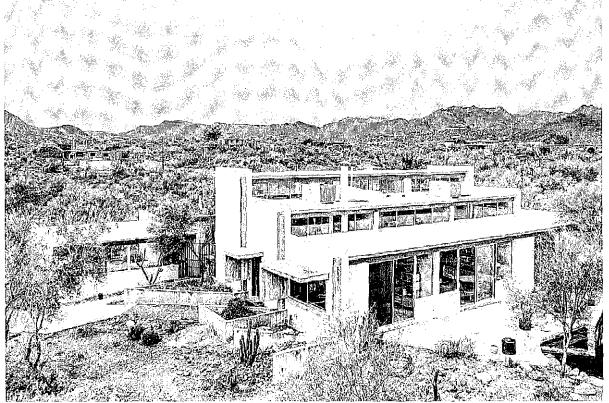
Name of Property

- 21 of 38. Looking northeast, interior, main entry and door.
- 22 of 38. Looking west, fireplace, entryway and dining room.
- 23 of 38. Looking northwest, interior, living room.
- 24 of 38. Looking northeast, interior, living room.
- 25 of 38. Looking southeast, interior, dining room.
- 26 of 38. Looking west, interior, kirchen.
- 27 of 38. Looking north, interior, wet bar, entryway into living room.
- 28 of 38. Looking east, interior, from kitchen into dining room.
- 29 of 38. Looking northeast, interior, library.
- 30 of 38. Looking northwest, interior, library.
- 31 of 38. Looking south, interior, kitchen door.
- 32 of 38. Looking northeast, interior, bedroom.
- 33 of 38. Looking southwest, interior, bedroom.
- 34 of 38. Looking west, interior, hallway.
- 35 of 38. Looking northeast, interior, kitchen.
- 36 of 38. Looking north, interior, wetbar.
- 37 of 38. Looking southwest, interior, kitchen window detail and door.
- 38 of 38. Looking southeast, exterior, guest house.

### Viewpoint Name of Property



Photograph 1. Aerial view, looking southwest, site, east and north facade and carport.

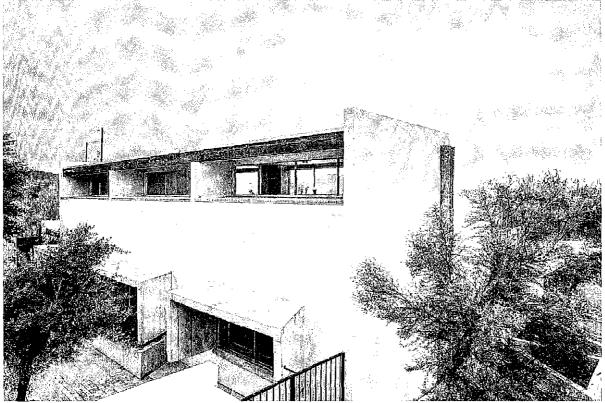


Photograph 2. Aerial view, looking southwest, east and north facade.

Name of Property



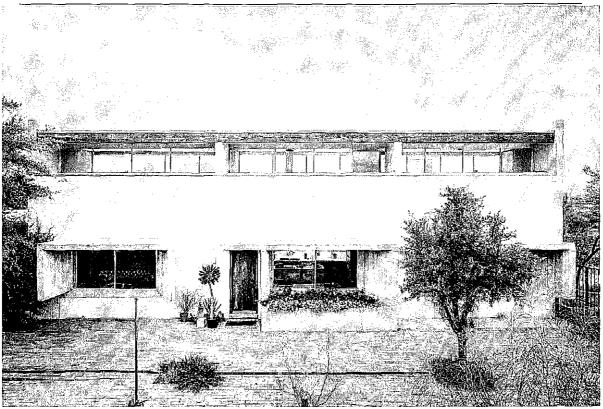
Photograph 3. Looking southeast, north facade.



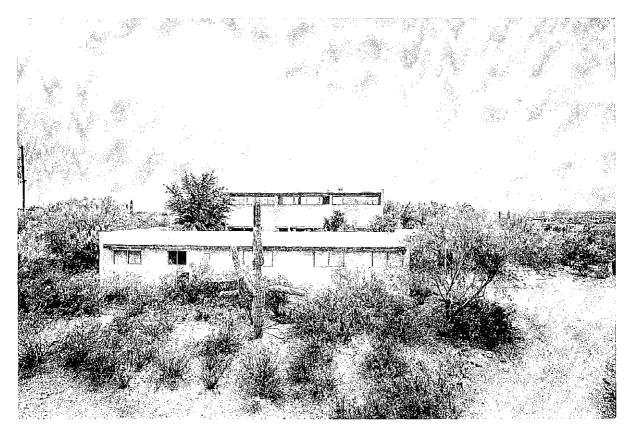
Photograph 4. Looking northwest, main house south and east facade.

#### Viewpoint Name of Property

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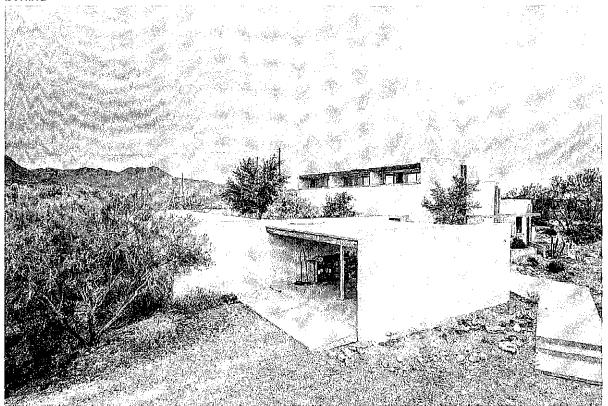
Photograph 5. Looking north, main house south facade.



Name of Property

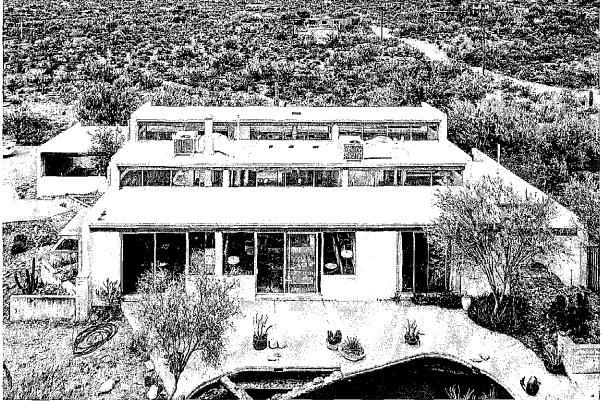
Pima, Arizona County and State

Photograph 6. Looking north, guest house south facade in foreground, main house south facade behind.

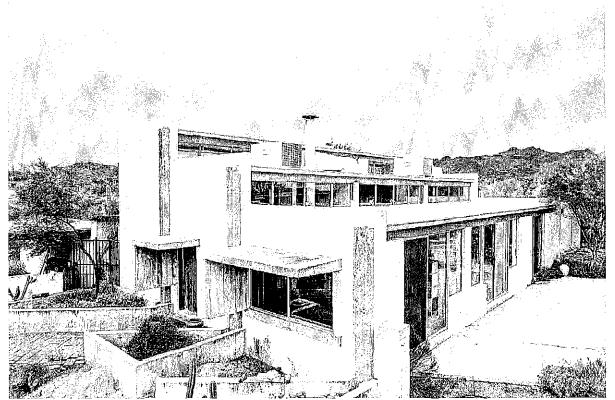


Photograph 7. Looking northwest, carport in the foreground main house south and east facade behind.

Name of Property

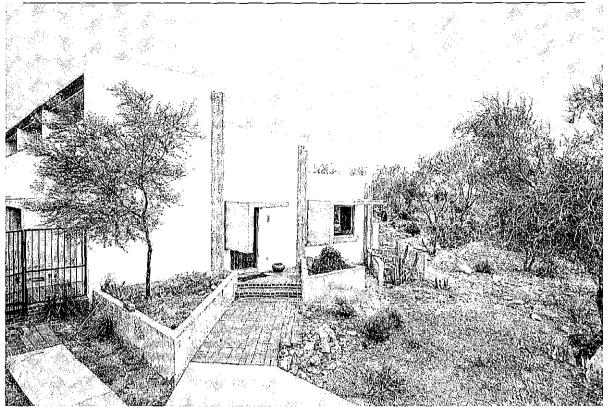


Photograph 8. Aerial view, looking south, north facade and pool.

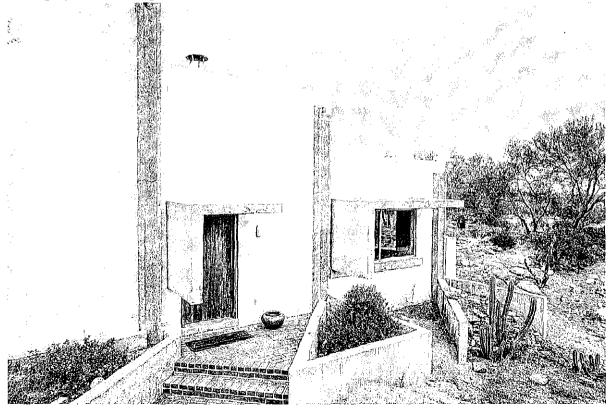


Photograph 9. Looking southwest, north and east facade.

## Viewpoint Name of Property



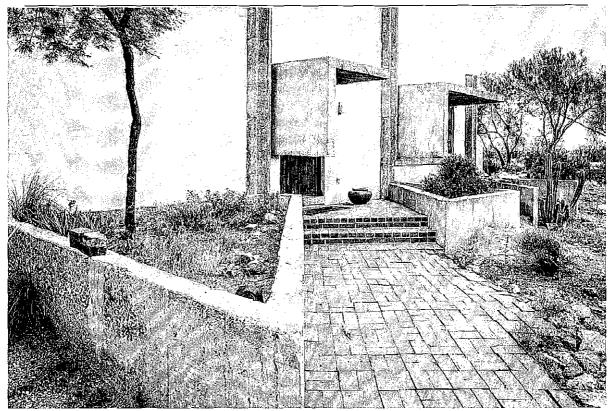
Photograph 10. Looking northwest, east facade.



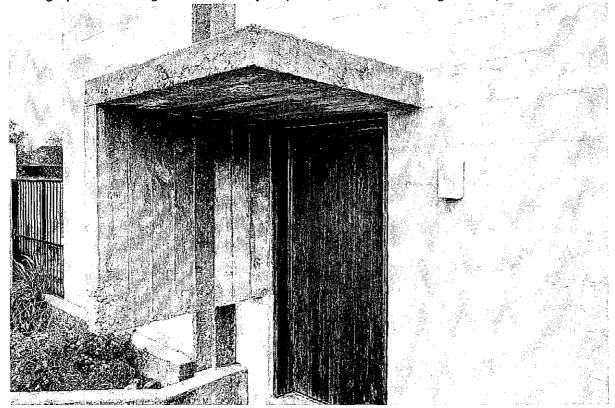
Photograph 11. Looking northwest, east facade, closeup.

Name of Property

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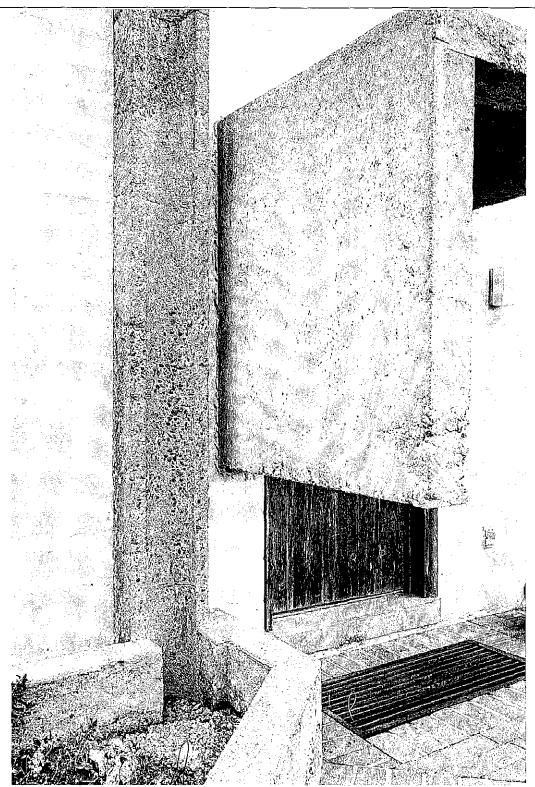
Photograph 12. Looking northwest, entry sequence, concrete detailing and steps.



Photograph 13. Looking southwest, front door and concrete shade system.

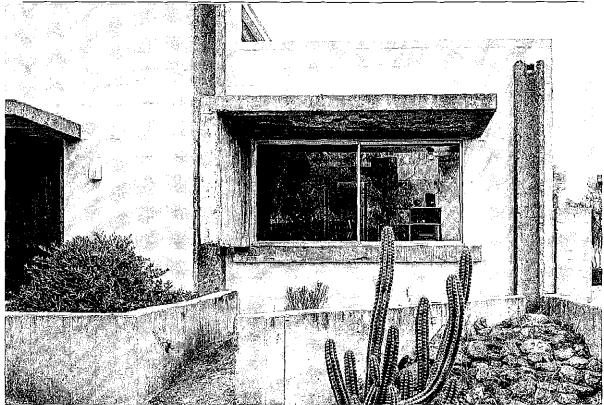
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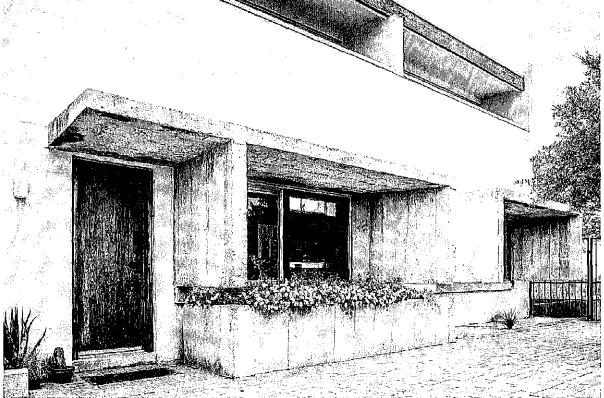


Photograph 14. Looking northwest, concrete shade system and concrete downspout.

### Viewpoint Name of Property



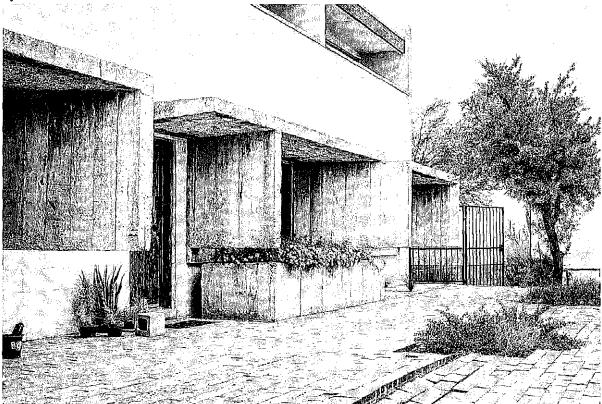
Photograph 15. Looking west, east facade, window detail and concrete shade system.



Name of Property

Pima, Arizona County and State

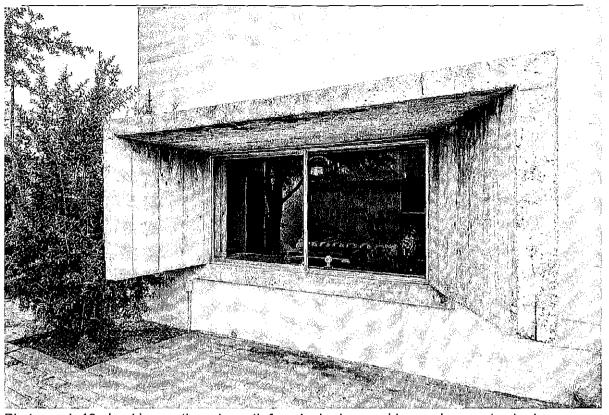
Photograph 16. Looking northeast, south facade, kitchen door, windows, concrete shade system.



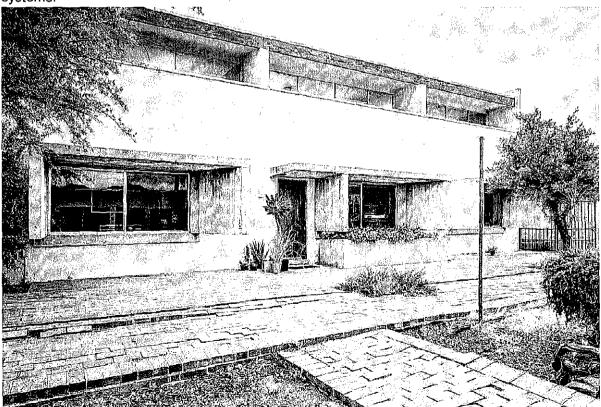
Photograph 17. Looking northeast, south facade, concrete shade system details.

Name of Property

Pima, Arizona County and State

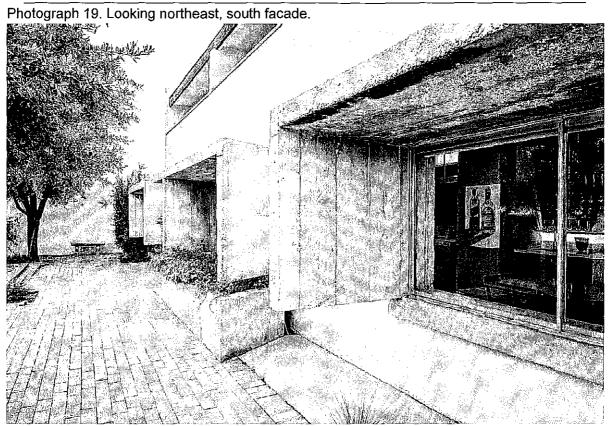


Photograph 18. Looking northwest, south facade, bedroom widow and concrete shade systems.

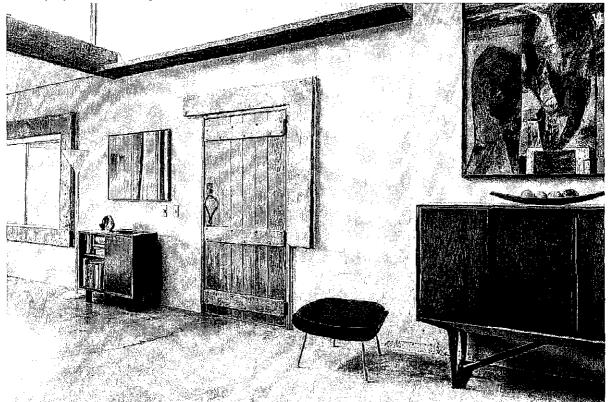


Name of Property

Pima, Arizona County and State



Photograph 20. Looking northwest, south facade and concrete details.



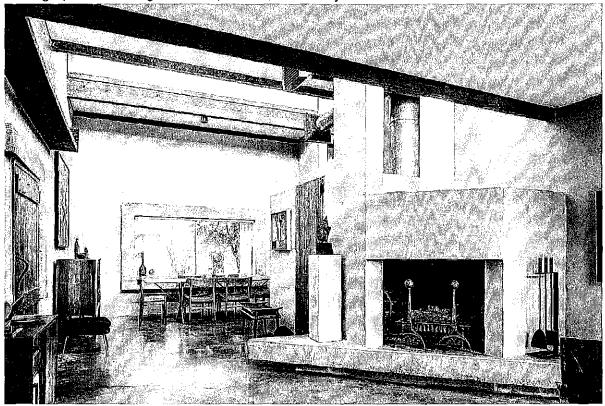
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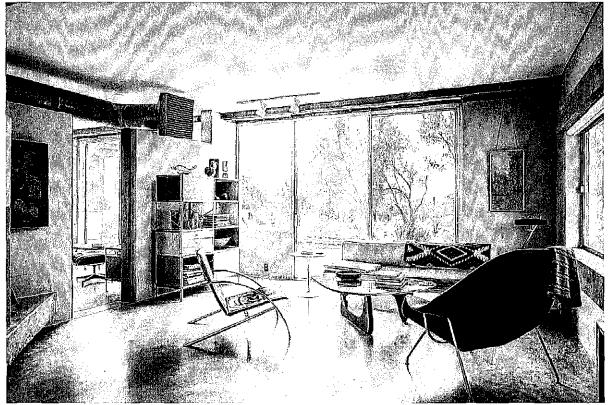
OMB No. 1024 -0018

Pima, Arizona County and State

Photograph 21. Looking northeast, interior, main entry and door.



Photograph 22. Looking west, fireplace, entryway and dining room.

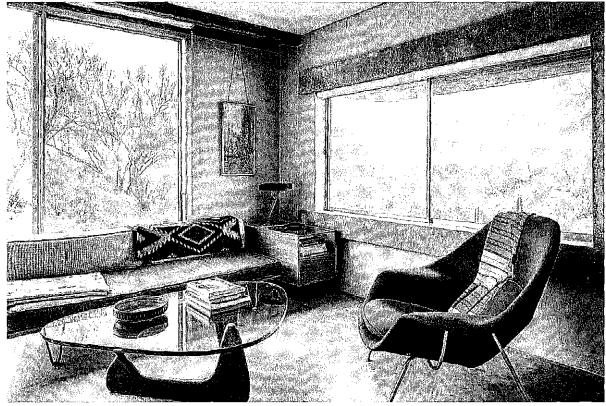


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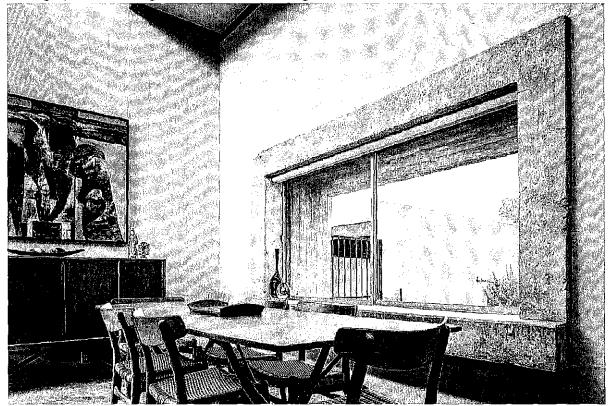
Name of Property

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Photograph 23. Looking northwest, interior, living room.



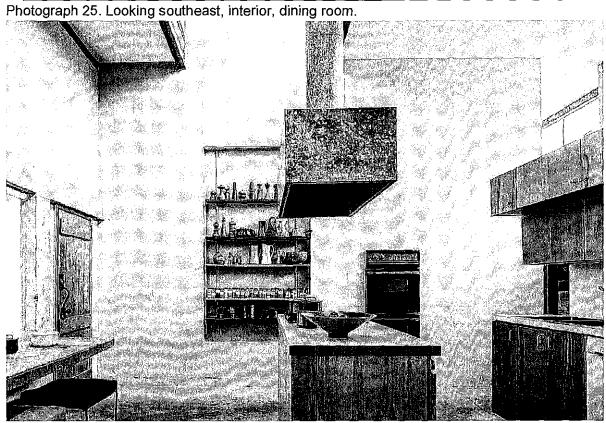
Photograph 24. Looking northeast, interior, living room.



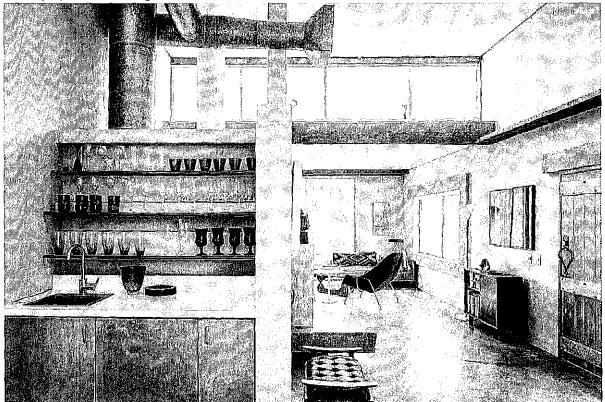
Viewpoint

Name of Property

Pima, Arizona County and State

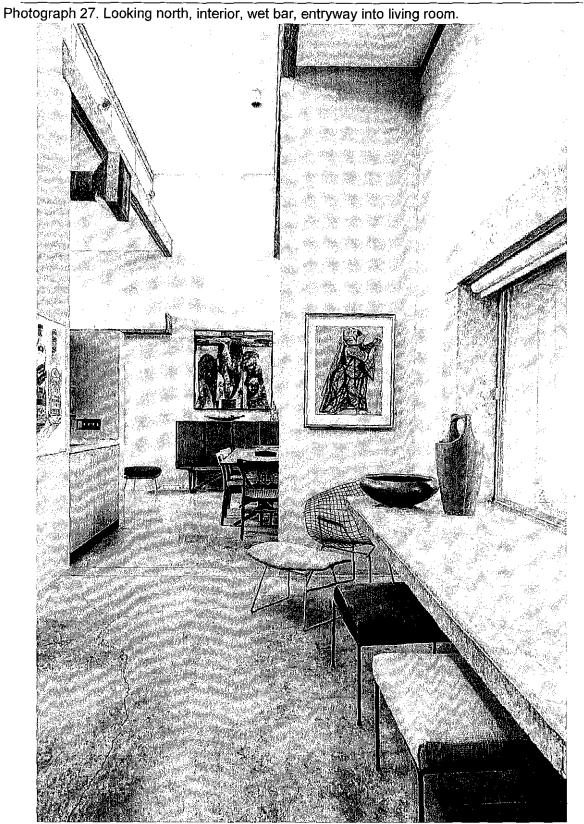


Photograph 26. Looking west, interior, kirchen.



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Name of Property

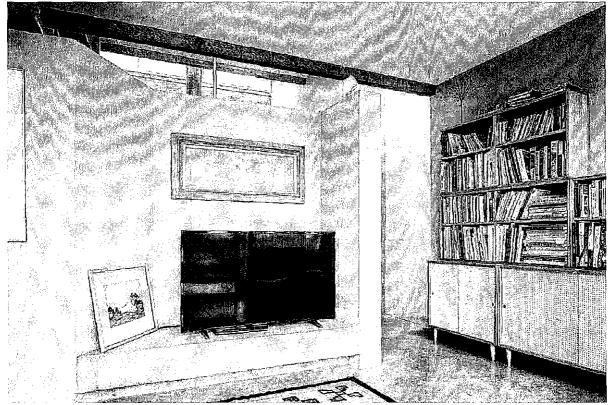


Photograph 28. Looking east, interior, from kitchen into dining room.

Name of Property



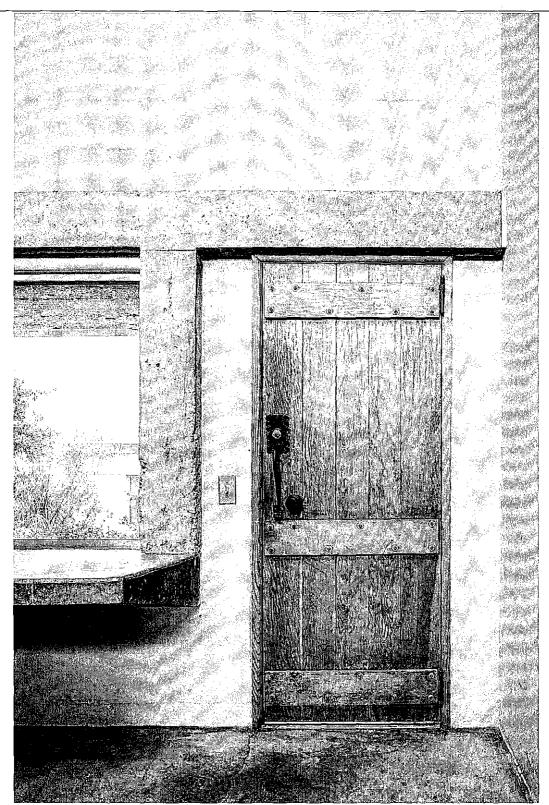
Photograph 29. Looking northeast, interior, library.



Photograph 30. Looking northwest, interior, library.

Name of Property

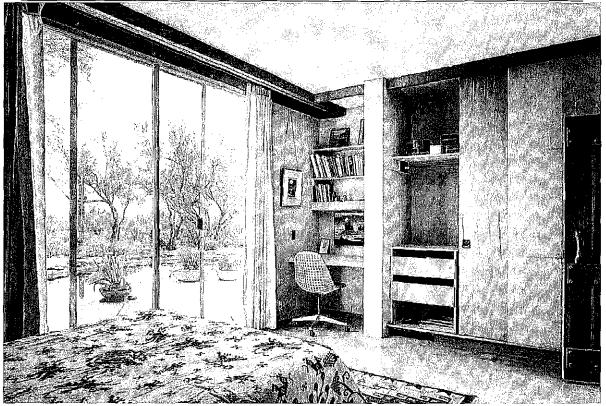
Pima, Arizona County and State



Photograph 31. Looking south, interior, kitchen door.

Name of Property

Pima, Arizona County and State



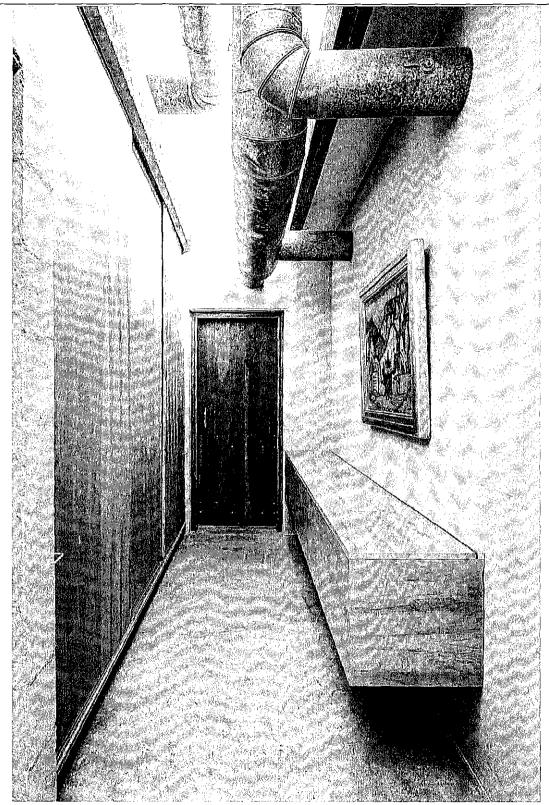
Photograph 32. Looking northeast, interior, bedroom.



Photograph 33. Looking southwest, interior, bedroom.

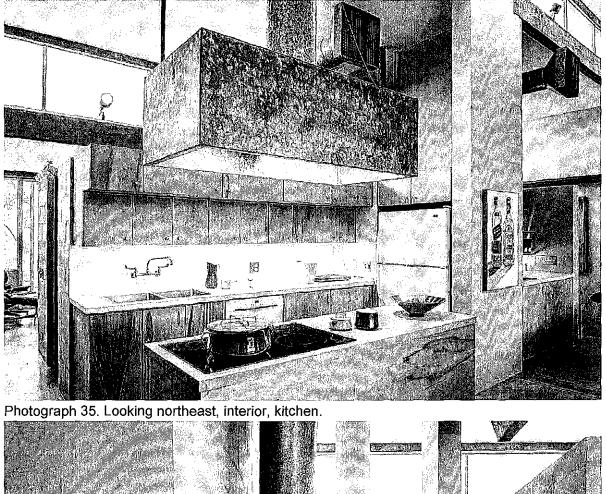
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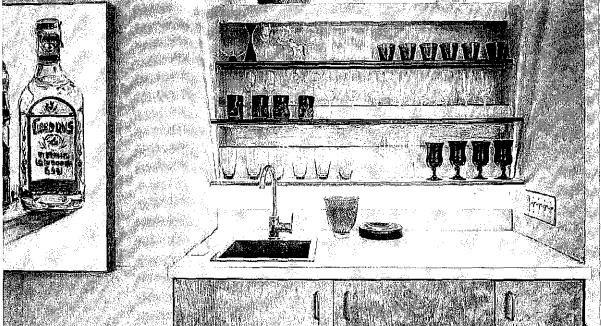
#### Pima, Arizona County and State



Photograph 34. Looking west, interior, hallway.

Pima, Arizona County and State

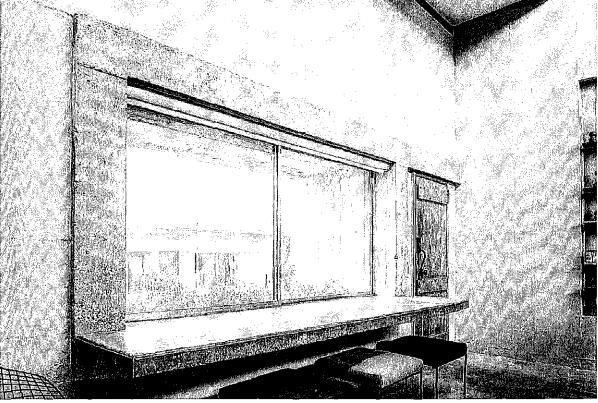




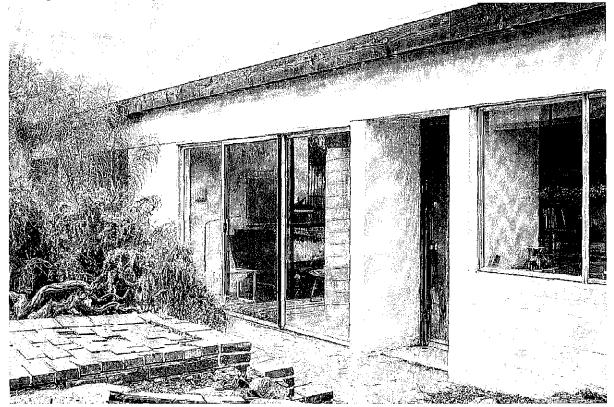
Photograph 36. Looking north, interior, wetbar.

Name of Property

Pima, Arizona County and State



Photograph 37. Looking southwest, interior, kitchen window detail and door.



Photograph 38. Looking southeast, exterior, guest house.

Name of Property

# Pima, Arizona

County and State

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement**: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Name of Property

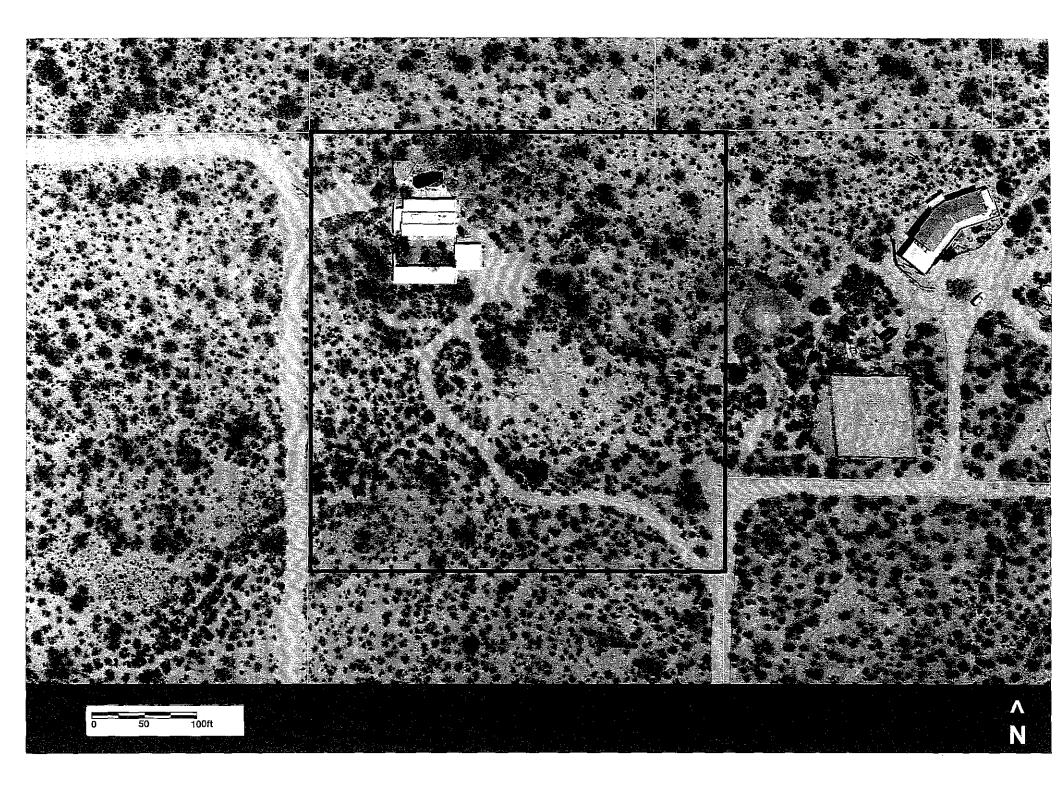
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Pima, Arizona County and State

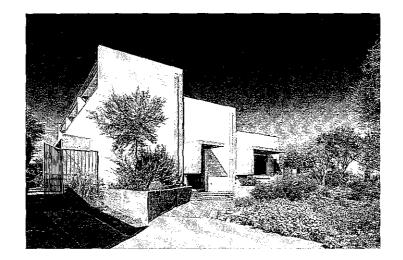
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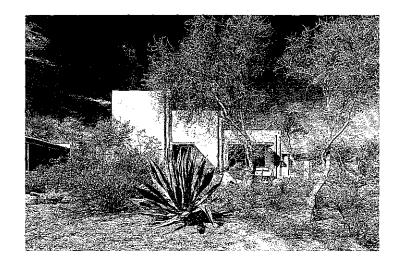
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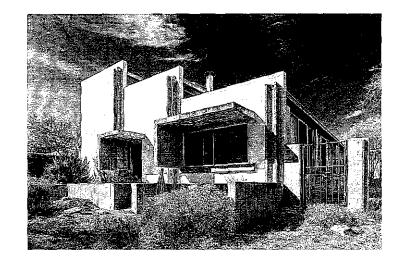
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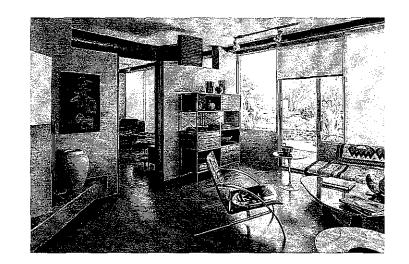


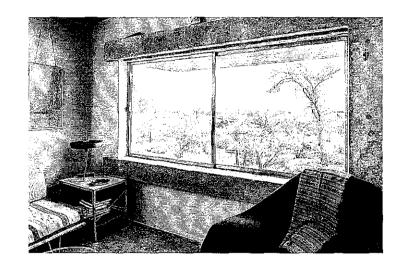


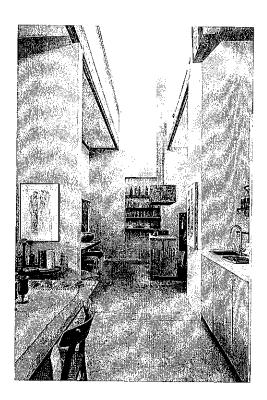


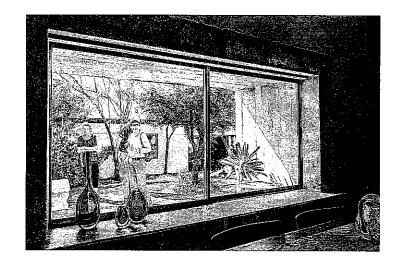


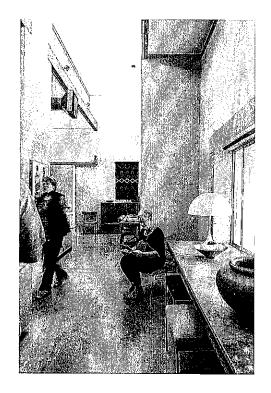


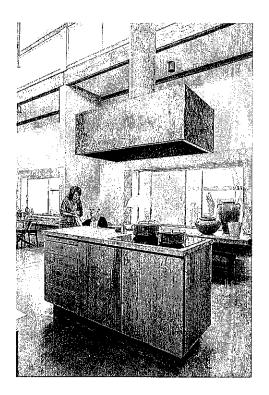




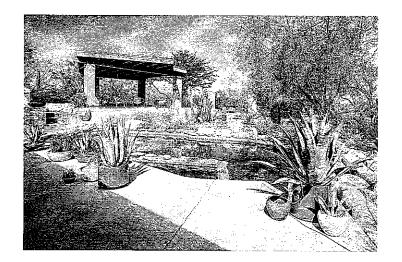


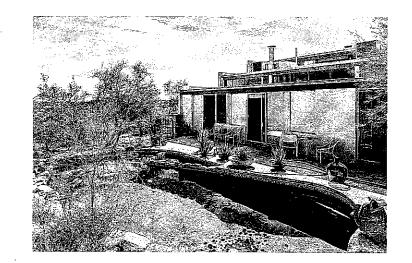


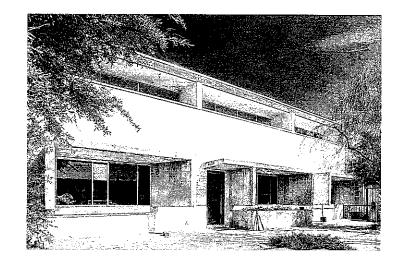


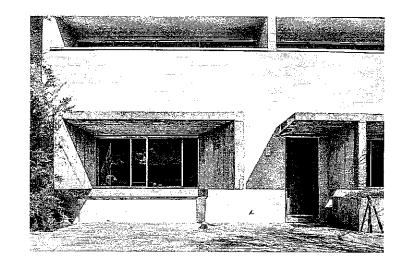




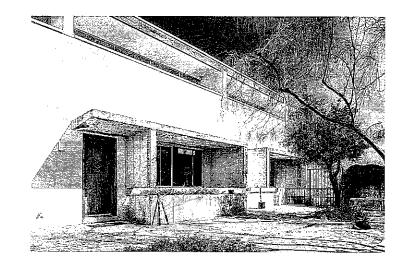


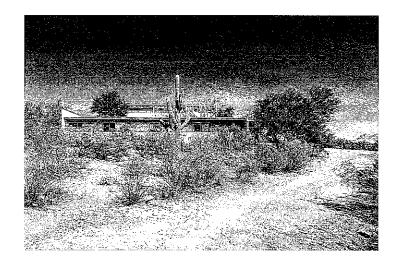






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A Local Chapter of the American Institute of Arci

June 24, 2019

Kathryn Leonard, State Historic Preservation Officer State Historic Preservation Office 1100 W Washington St Phoenix, AZ 85007 kleonard@azstateparks.gov (602) 542-4009

#### RE: Viewpoint (Tucson, Arizona) National Register Nomination

To SHPO Leonard, Arizona Historic Sites Review Committee, and Keeper of the National Register of Historic Places,

On behalf of the approximately 200 members of and board of the Southern Arizona Chapter of the American Institute of Architects (AIA), we are writing to expresses our strong support for the designation of Viewpoint as an individually-eligible property for listing in the National Register of Historic Places (NRHP). Viewpoint, designed by Judith Chafee in 1972 and constructed in 1974 (including a Chafee-designed guesthouse built in 1977), is a true landmark of modern American architecture.

During her career, Judith Chafee was recognized by the AIA as a member of the College of Fellows. Fellows are AIA's highest membership honor and are individuals recognized for their exceptional work and contributions to American architecture and society. Only 3 percent of the AIA members have this distinction.

Chafee's small body of work has had significant influence on both regional architecture in the American Southwest and across the United States. Viewpoint, as part of Chafee's canon, and on its own, is an important work that has achieved exceptional significance within the last 50 years.

We strongly urge the State Historic Preservation Office, the Arizona Historic Sites Review Committee, and Keeper of the National Register of Historic Places to recognize the significance of this exceptional property and list Viewpoint in the NRHP. We believe that Chafee's design is both regionally and nationally significant, and the listing would help insure the preservation of one of the most noteworthy modern residential buildings and interiors in Southern Arizona.

Sincerely,

Peter Dourlein, AIA, LEED AP President, Southern Arizona Chapter of AIA

 1830 East Broadway, #124-210

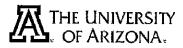
 Tueson, AZ 85719

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June 18, 2019

Kathryn Leonard, State Historic Preservation Officer State Historic Preservation Office 1100 W Washington Street Phoenix, AZ 85007 kleonard@azstateparks.gov (602) 542-4009

RE: Viewpoint (Tucson, Arizona) National Register Nomination

To SHPO, Kathryn Leonard, Arizona Historic Sites Review Committee and Keeper of the National Register of Historic Places,

l understand that the Viewpoint Residence, designed by master 20th century American architect Judith Chafee, FAIA (1932-1998), is nominated to the National Register of Historic Places and wish to express my strong support as it makes its way through the process— leading to the Arizona Historic Sites Review Committee on July 26<sup>th</sup>, 2019.

As the co-author, with Kathryn McGuire, of the Princeton Architectural Press book Powerhouse: The Life and Work of Judith Chafee (October 2019 release) and Associate Professor at the University of Arizona: College of Architecture, Landscape Architecture, and Planning, I am grateful that Viewpoint is poised to attain national prominence as an outstanding example of twentieth-century modern design.

Viewpoint is of exceptional importance within the Judith Chafee design portfolio and although not yet 50 years old has achieved significance. It is the first freestanding project that Chafee created in the Sonoran Desert and is a concrete repository of design principles that she would build upon for the rest of her career. Each year, I lead a tour of the house for lighting design students. We discuss and analyze the subtle modulation of roof planes and south openings as the daylight changes through the morning, revealing the beautiful practicality of the composition. Most certainly, generations of students have learned from the prescient example set by the architect and building. I strongly support inclusion of this property in the National Register and would encourage your office to consider future designation of Chafee buildings as National Historic Landmarks.

Thank you for considering this property. Sincerely,

Christop Ner Vormin

Christopher Domin Architect + Associate Professor cdomin@u.arizona.edu



College of Architecture, Planning & Landscape Architecture

June 17, 2019

Kathryn Leonard, State Historic Preservation Officer State Historic Preservation Office 1100 W Washington St Phoenix, AZ 85007 kleonard@azstateparks.gov (602) 542-4009

RE: Viewpoint (Tucson, Arizona) National Register Nomination

# TO: SHPO Kathryn Leonard Arizona Historic Sites Review Committee Keeper of the National Register of Historic Places

As an advocate for the preservation of cultural and historic resources of the recent past, I would like to express strong support for the preservation and listing of Viewpoint in the National Register of Historic Places and for designation as a Pima County Historic Landmark.

Viewpoint was designed by Judith Chafee, FAIA, in two phases, in 1974 and 1977. One of Tucson's most iconic late 20th century residential buildings, it has been nationally recognized in publications, from its construction up until today, as an important example of modern American architecture. Chafee's work, already understood as significant during her lifetime, has made a lasting impact on Arizona architecture and design.

I strongly encourage SHPO and the Keeper of the National Register to list this exceptionally significant historic resource.

Sincerely,

ober Erickson

Helen Erickson, MLA, Adjunct Lecturer Historic Preservation Planning College of Architecture, Landscape Architecture and Planning University of Arizona P.O. Box 57247 Tucson, Arizona 85732 520-909-9921 hbe@email.arizona.edu



# TUCSON HISTORIC PRESERVATION FOUNDATION

June 17, 2019

Kathryn Leonard, State Historic Preservation Officer State Historic Preservation Office 1100 W Washington St Phoenix, AZ 85007 kleonard@azstateparks.gov (602) 542-4009

#### RE: Viewpoint (Tucson, Arizona) National Register Nomination

Dear SHPO Leonard, Arizona Historic Sites Review Committee and Keeper of the National Register of Historic Places,

On behalf of the Officers, Board, general members and supporters of the Tucson Historic Preservation Foundation (THPF), I write this letter in support of the nomination of Judith Chafee's Viewpoint for inclusion on the National Register of Historic Places. Over the last decade THPF has worked to promote and celebrate the mid-twentieth century architectural heritage of Tucson and Southern Arizona. Each year the foundation presents Tucson Modernism Week with annual attendance in excess of 7000. This participation demonstrates broad interest in the unique 20th century architectural heritage of our region.

Judith Chafee is a key figure in our community's design history and we strongly believe all of her work should receive formal recognition and designation. Viewpoint is an icon synonymous with the mid-20th Century architectural history of our region. We feel it is crucial to see it preserved.

Thank you for considering this property.

Sincerely,

Dr. Michael Fassett, President Tucson Historic Preservation Foundation



School of Architecture

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June 17, 2019

Kathryn Leonard, State Historic Preservation Officer State Historic Preservation Office 1100 W Washington St Phoenix, AZ 85007 kleonard@azstateparks.gov (602) 542-4009

### RE: Viewpoint (Tucson, Arizona) National Register Nomination

Dear Kathryn Leonard, Arizona Historic Sites Review Committee, and those concerned with the National Register of Historic Places,

I enthusiastically write in support of the nomination of Viewpoint to the National Register of Historic Places. Viewpoint is a significant, exemplary piece of twentieth century modern architecture designed by distinguished master female architect Judith Chafee, FAIA.

The Viewpoint house uniquely represents Chafee's critical regionalism, a term popularized by the historian Kenneth Frampton. Chafee's approach to critical regionalism is unique. The project's design – comprised of modern materials – responds to the Sonoran desert through its massive walls, window shading, courtyard, and placement on the property. Although the project has been widely published in professional journals and scholarly works, and featured on numerous local architectural tours, its designation as a historic place assures its continued significance in the history of modern architecture. More important, its conservation would acknowledge a nationally known female architect who practiced in Arizona and would bolster the community's interest and pride in her work.

As an instructor of courses in modern architectural history and theory I strongly encourage the National Park Service to list Viewpoint in the register and to acknowledge its important historic and preservation value. Few women architects make it into the canonical architectural history text books and few projects exist within reach of student study and elevation. Viewpoint and the other Chafee designed projects are part of the historic fabric of Tucson and Pima County, monuments to critically regional modern architecture, and are deserving of formal national recognition.

Thank you for considering this property.

Sincerely,

Claue Bolison,

Clare Robinson, Ph.D. Associate Professor and Chair MS Arch Heritage Conservation Email: clarerobinson@email.arizona.edu