



# BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 12/7/2021

\*= Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

**\*Title:**

P21RZ00014 BIKLEN – N. SUNROCK LANE #2 REZONING

**\*Introduction/Background:**

The owner 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 lot.

**\*Discussion:**

The 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 and retain the historic integrity of the property.

**\*Conclusion:**

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

**\*Recommendation:**

Staff and the Planning and Zoning Commission recommend APPROVAL of the rezoning subject to a condition.

**\*Fiscal Impact:**

0

**\*Board of Supervisor District:**

1    2    3    4    5    All

Department: Development Services - Planning

Telephone: 520-724-8800

Contact: Donna Spicola, Planner

Telephone: 520-724-9513

Department Director Signature: \_\_\_\_\_

Date: \_\_\_\_\_

11/17/21

Deputy County Administrator Signature: \_\_\_\_\_

Date: \_\_\_\_\_

11/17/2021

County Administrator Signature: \_\_\_\_\_

Date: \_\_\_\_\_

11/17/2021



**PIMA COUNTY**  
DEVELOPMENT SERVICES

**TO:** Honorable Adelita Grijalva, Supervisor, District 5  
**FROM:** Chris Poirier, Deputy Director *Tom Drongowski*  
Public Works-Development Services-Department-Planning Division  
**DATE:** November 16, 2021  
**SUBJECT:** **P21RZ00014 BIKLEN – N. SUNROCK LANE #2 REZONING**

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY, December 7, 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 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**.

**OWNER:** John Biklen  
2840 N. Sunrock Lane  
Tucson, AZ 85745

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

**DISTRICT:** 5

**STAFF CONTACT:** Donna Spicola, Planner

**PUBLIC COMMENT TO DATE:** As of November 16, 2021, staff received five letters of support with the application submittal. No additional written public comments have been received.

**PLANNING & ZONING COMMISSION RECOMMENDATION:** **APPROVAL SUBJECT TO A CONDITION 7-0** (Commissioners Membrila, Tronsdal and Cook 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



**PIMA COUNTY**

DEVELOPMENT SERVICES

**BOARD OF SUPERVISORS MEMORANDUM**

**SUBJECT: P21RZ00014**

Page 1 of 2

**FOR DECEMBER 7, 2021 MEETING OF THE BOARD OF SUPERVISORS**

**TO:** HONORABLE BOARD OF SUPERVISORS

**FROM:** Chris Poirier, Deputy Director  
Public Works-Development Services Department-Planning Division

**DATE:** November 16, 2021

**ADVERTISED ITEM FOR PUBLIC HEARING**

**REZONING**

**P21RZ00014 BIKLEN – N. SUNROCK LANE #2 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 to recommend **APPROVAL SUBJECT TO A CONDITION 7-0** (Commissioners Membrilla, Tronsdal and Cook were absent). Staff recommends **APPROVAL SUBJECT TO A CONDITION**. (District 5)

**Planning and Zoning Commission Public Hearing Summary (October 27, 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.

Staff stated that this rezoning request was presented at the May Planning and Zoning Commission meeting but had been withdrawn prior to the Board of Supervisors meeting. Due to the withdrawal, rezoning procedures dictate that a new rezoning case be presented to the Commission for review and recommendation.

A commissioner asked why the rezoning was withdrawn and resubmitted. Staff stated that the owner got "cold feet" at the last minute and the applicant, Demion Clinco, can further expand on what happened.

The applicant stated that between the Planning and Zoning Commission meeting and the Board

of Supervisors meeting there was a tremendous monsoon season and floods affected the access to the property which created concerns for the owner about the long-term impacts of the Historic Landmark designation. The applicant worked with the owner and resubmitted the rezoning request and is hopeful that this request and other properties designed by Judith Chaffee, which reflect a significant architectural heritage in our region, will be designated as a county landmark.

A commissioner asked staff about the property rights condition. Staff stated that the standard condition is added to every rezoning and is a liability waiver.

A commissioner stated that they visited this Chaffee house and that it is an amazing house.

The hearing was opened to the public.

No one from the public spoke.

The public hearing was closed.

Commissioner Matter made a motion to recommend **APPROVAL WITH A CONDITION**, Commissioner Becker gave second.

The commission voted to recommend **APPROVAL** of the rezoning 7-0 (Commissioners Membrila, Tronsdal and Cook were absent) subject to the following condition:

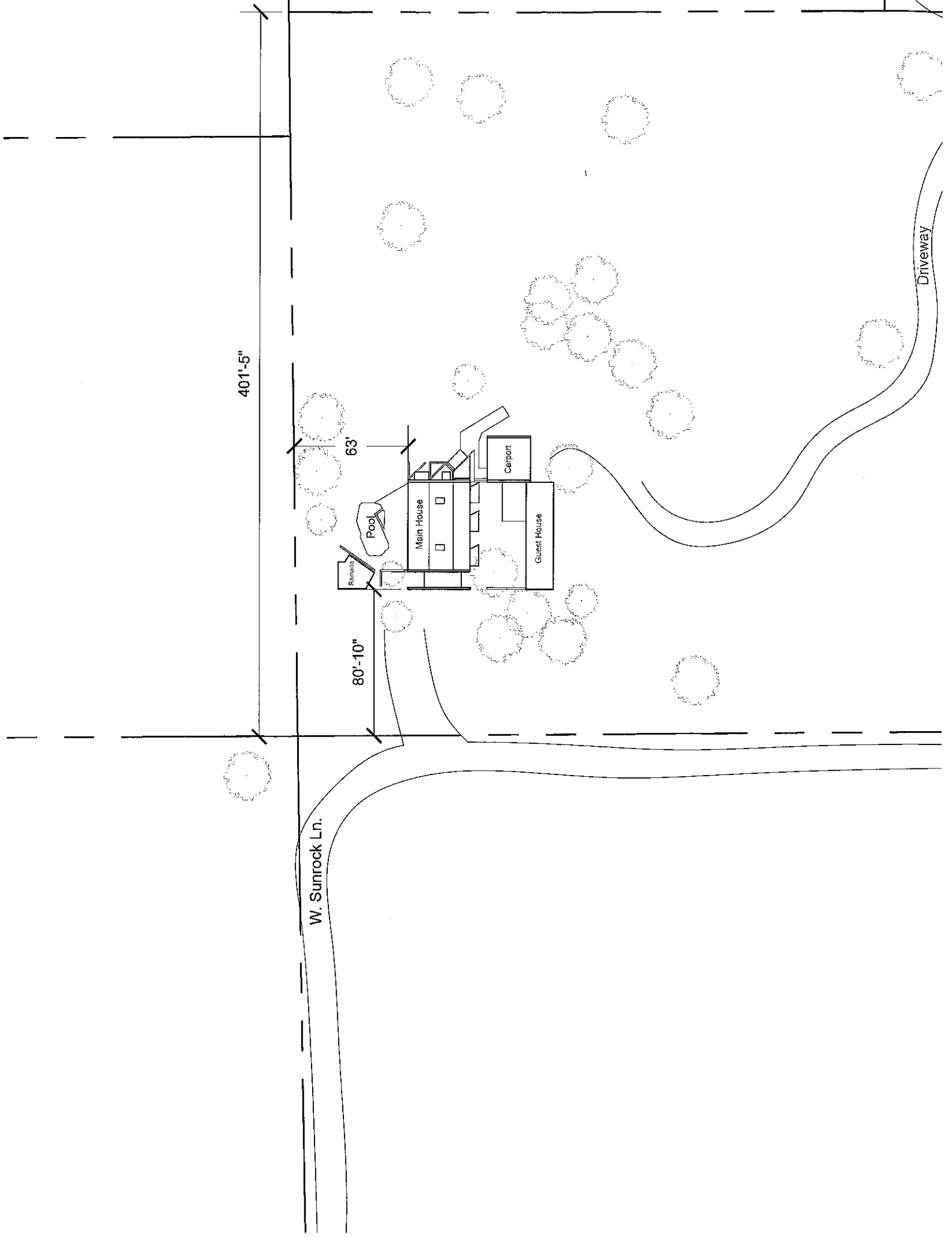
Completion of the following requirement within five years from the date the rezoning request is approved by the Board of Supervisors:

1. The property owner shall execute the following disclaimer regarding the Private Property Rights Protection Act: "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 hereby waives any and all such rights and/or claims pursuant to A.R.S. § 12-1134(I)."

TD/DS

Attachments

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



401'-5"

63'

80'-10"

W. Sunrock Ln.

Driveway

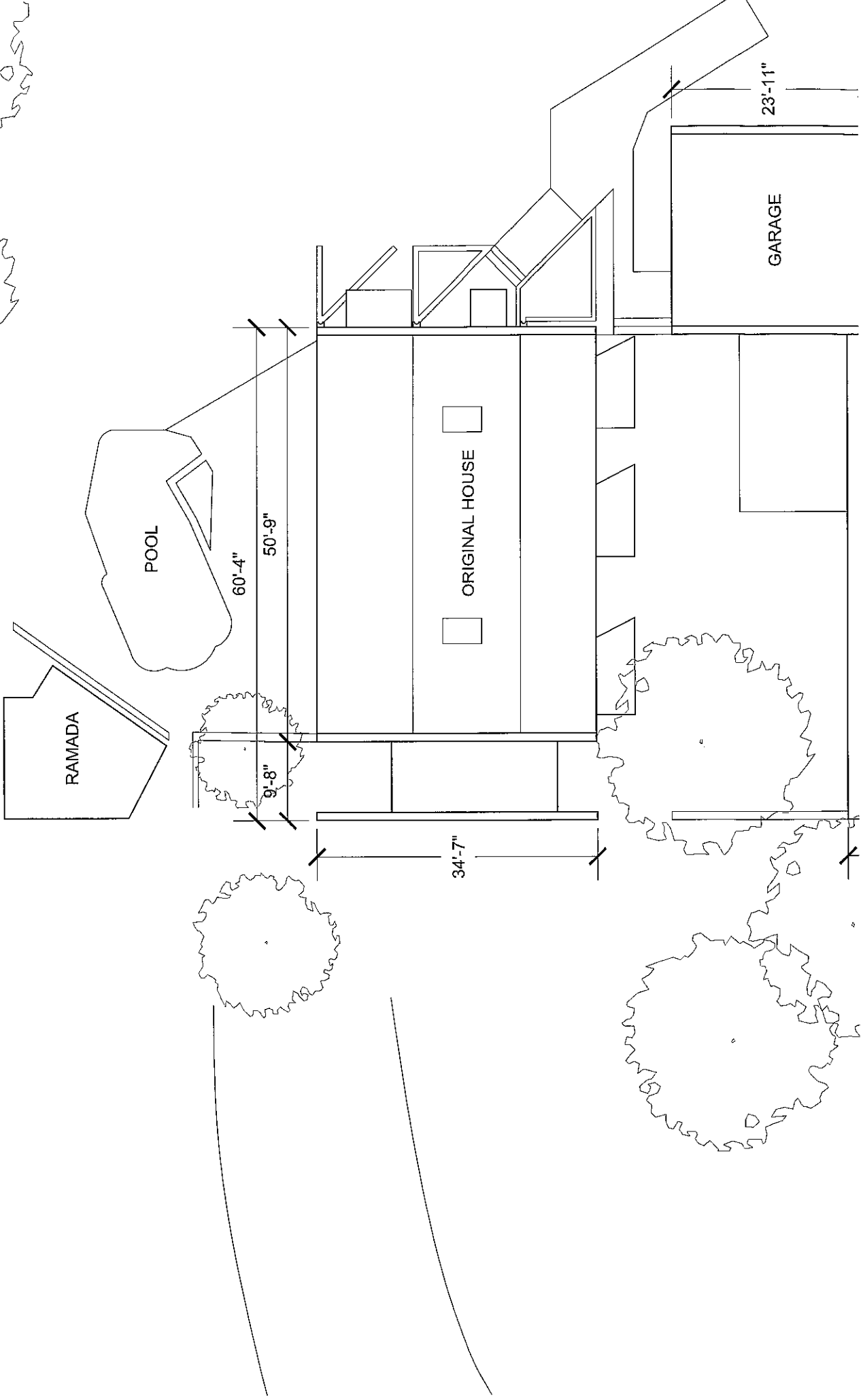
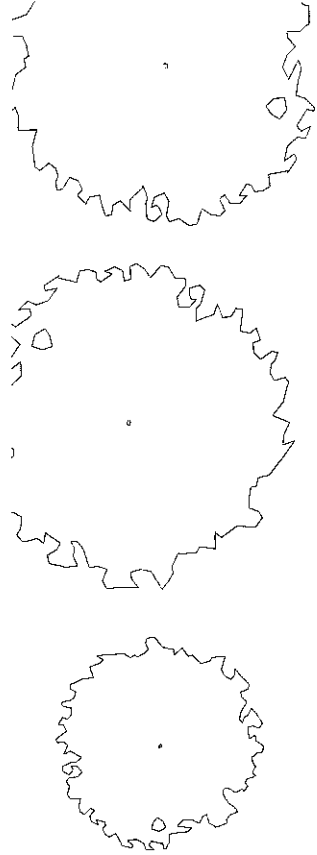
Pool

Main House

Carport

Guest House

Remains



RAMADA

POOL

ORIGINAL HOUSE

GARAGE

60'-4"

50'-9"

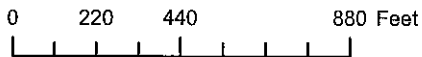
9'-8"

34'-7"

23'-11"

Case #: P21RZ00014  
 Case Name: BIKLEN - N. SUNROCK LANE #2 REZONING  
 Tax Code(s):103-15-003F

Aerial Exhibit



Pictometry International Corp./USDA National Agricultural Imagery Program (NAIP) Pima County/Association of Governments (PAC)

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
 PLANNING DIVISION**



Notes:	
PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10	
Map Scale: 1:6,000	Map Date: 9/20/2021 - ds



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

**HEARING**      October 27, 2021

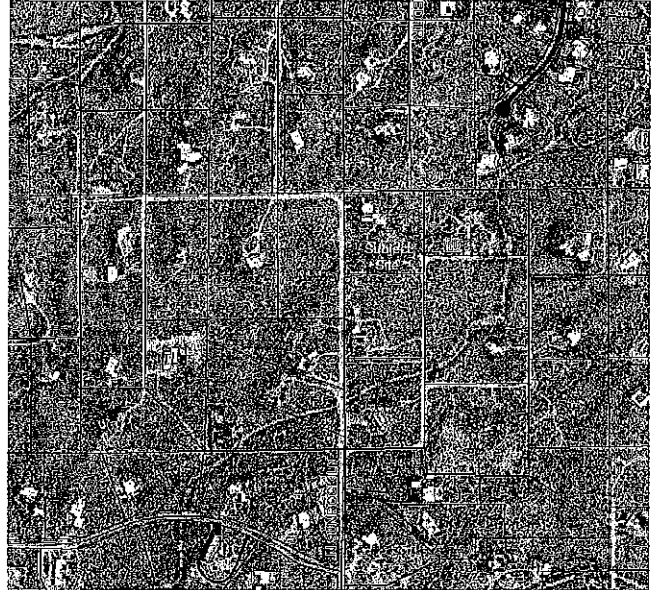
**DISTRICT**      5

**CASE**            P21RZ00014 Biklen – N. Sunrock  
Lane #2 Rezoning

**REQUEST**        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**    Tucson Historic Preservation  
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



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**

Rezoning P21RZ00002 from SR (BZ) to SR (BZ) (HL) is the only previous rezoning case on the subject site, which was withdrawn by the owner prior to being presented to the Board of Supervisor on August 16, 2021. On May 26, 2021, the Planning and Zoning Commission had voted 6-0 on the rezoning recommending Approval Subject to a Condition.

Over the past month, the Tucson Historic Preservation Foundation (THRF) has worked with Mr. Biklen to resume the Historic Landmark Rezoning. Due to the withdrawal of the original rezoning case prior to the Board of Supervisors meeting, rezoning procedures dictate that a new rezoning case, even though it's the same request, be presented to the Planning and Zoning Commission and the Board of Supervisors for review and recommendations.

### **PREVIOUS REZONING CASES IN GENERAL AREA**

Multiple rezonings were approved from 1979 to 1985 from SR to CR-1, CR-2 and CR-3. Additionally, 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 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, man-made 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 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 <https://azstateparks.com/historic-sites-review-committee-hsrc>.

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](https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm))

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**

Staff has received no written public comment.

Respectfully Submitted,



---

Cannon Daughtrey  
Program Manager





*Donna Spicola*

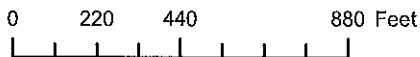
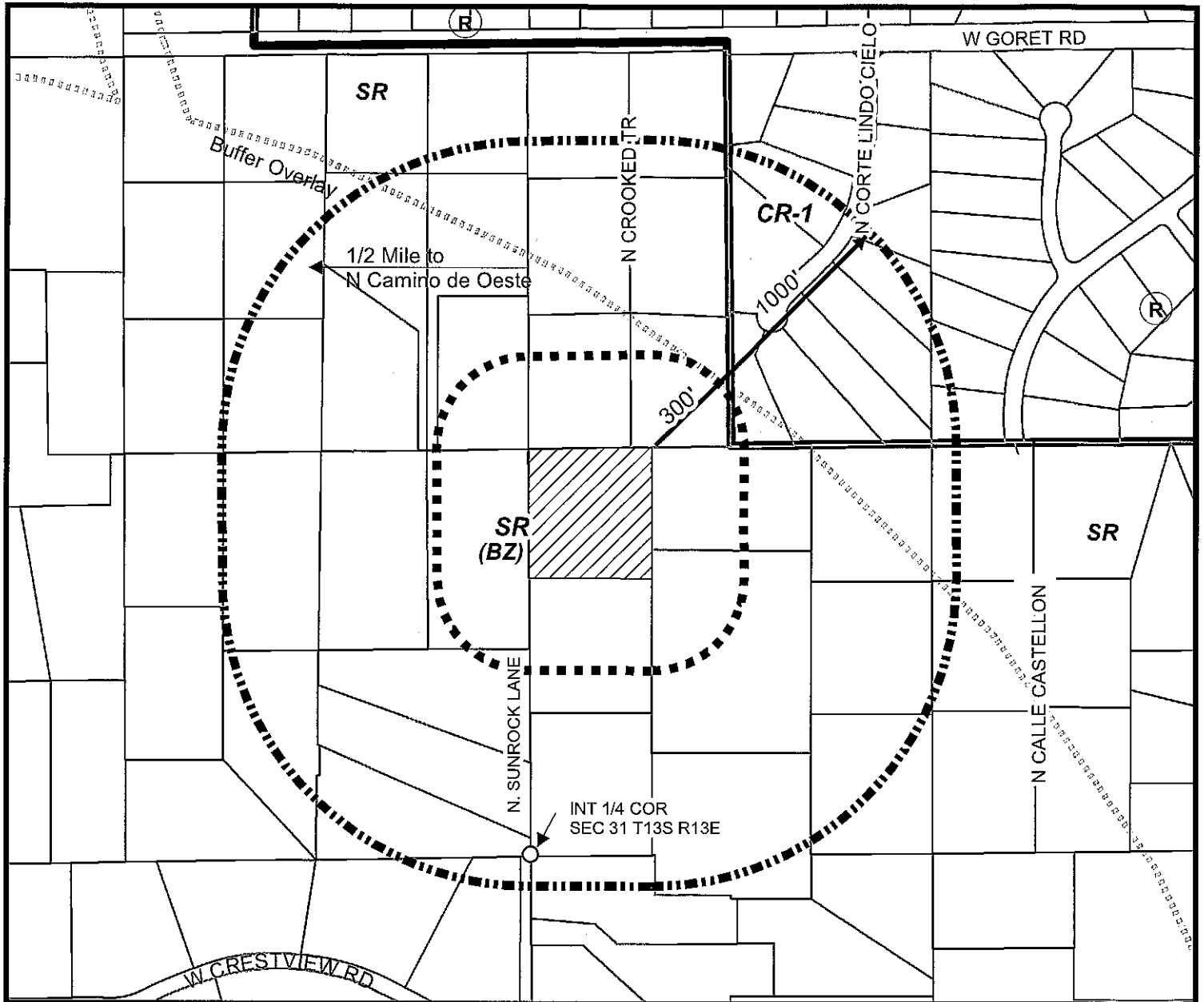
---

Donna Spicola  
Planner

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



**Case #: P21RZ00014**  
**Case Name: BIKLEN - N. SUNROCK LANE #2 REZONING**  
**Tax Code(s): 103-15-003F**

-  1000' Notification Area
-  300' Notification Area
-  Subject Property
-  Buffer Overlay Zone (BZ)



Area of proposed rezoning from SR (BZ) to SR (BZ) (HL) 

**PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT**  
**PLANNING DIVISION**

	Notes:		
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10		
	Planning & Zoning Hearing: 10/27/21 (scheduled)	Board of Supervisors Hearing: TBA	
	Base Map(s): 20	Map Scale: 1:6,000	



## 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.

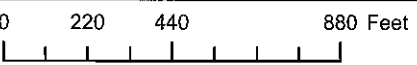
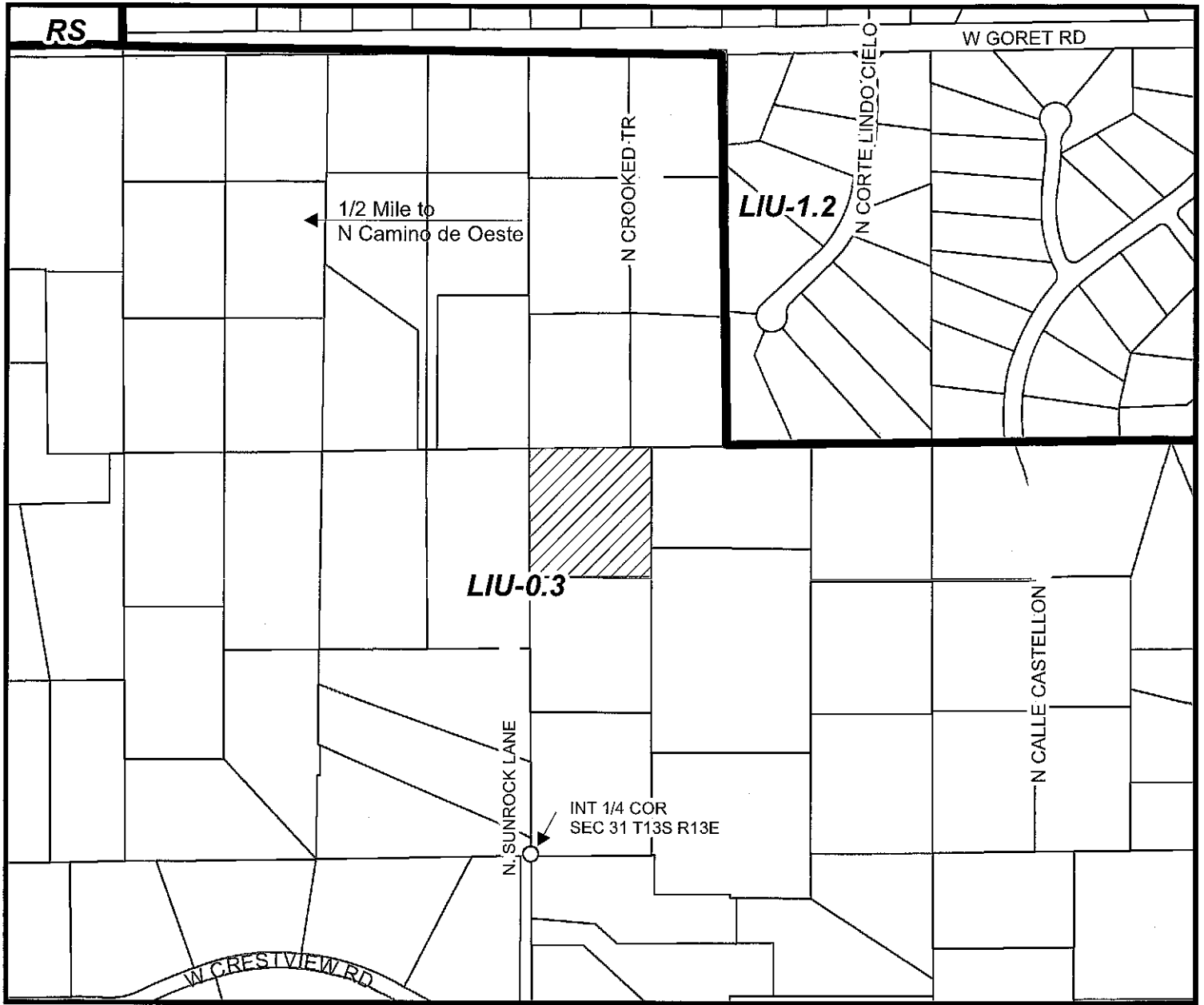
### **Low Intensity Urban 0.3 (LIU-0.3)**

- 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





Case #: P21RZ00014  
 Case Name: BIKLEN - N. SUNROCK LANE #2 REZONING  
 Tax Code(s):103-15-003F

Comprehensive Plan Exhibit



PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT  
 PLANNING DIVISION

	Notes:		
	PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10		
	Map Scale: 1:6,000		Map Date: 9/20/2021 - ds

# Special Area Policy S-8

## 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 12 East and 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. Structures. 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. Open Space Dedication. 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.



TUCSON  
HISTORIC PRESERVATION  
FOUNDATION

September 7, 2021

Attention: Donna Spicola, Planner  
County Development Services  
Pima County Development Services  
201 N Stone Av  
Tucson AZ 85701

**Re: BIKLEN - 2840 N. SUNROCK LANE REZONING**

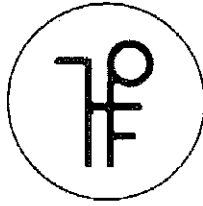
Over the last two weeks, the Tucson Historic Preservation Foundation (THPF) has worked with Mr. Biklen regarding the Pima County Historic Landmark rezoning of 2840 N. Sunrock Lane.

Mr. Biklen has agreed to resume the rezoning process. He reaffirms his prior authorization dated June 17, 2019 for THPF to take out Development Services permits in his name. He wholeheartedly and irrevocably supports the designation of the property as a Historic Landmark and requests that the process proceed with the final public hearing in front of the Pima County Board of Supervisors. Mr. Biklen also delegates THPF with full authority to act on his behalf going forward with the rezoning process.

THPF respectfully requests the rezoning hearing be scheduled at the earliest possible meeting of the Supervisors.

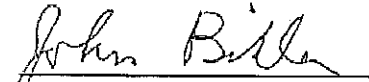
Demion Clinco  
Tucson Historic Preservation Foundation  
PO Box 40008  
Tucson, Arizona 85717

CC: Thomas Drzazgowski      Thomas.Drzazgowski@pima.gov  
Chris Poirier                  Chris.Poirier@pima.gov  
Cannon Daughtrey          Cannon.Daughtrey@pima.gov



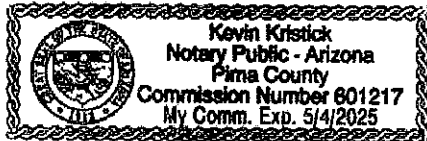
TUCSON  
HISTORIC PRESERVATION  
FOUNDATION

Acknowledged and agreed to by:

  
John Biklen

STATE OF ARIZONA )  
  ) ss.  
COUNTY OF PIMA )

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me this 13<sup>th</sup> day of  
September, 2021, by John Biklen.



  
Notary Public



TUCSON  
HISTORIC PRESERVATION  
FOUNDATION

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**

REC'D PIMA COUNTY CLERK  
FEB 06 21 AM 09:23 PC CLK 6-BD

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 designed Viewpoint.

This historic property and home meet the Pima County Historic Landmark Zone (Ch. 18.63) Application Criteria. The historic house, car-port 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 2/8/21

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



**PIMA COUNTY**

DEVELOPMENT SERVICES

**Building & Site Development**

201 N. Stone Avenue, 1<sup>st</sup> Floor  
Tucson, AZ 85701-1207

**LETTER OF AUTHORIZATION**


As required by Arizona Revised Statutes I hereby 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)*

  
\_\_\_\_\_  
Signature of Applicant

June 17, 2019

\_\_\_\_\_  
Date

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.*

# 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: **Tucson**

State: **Arizona**

County: **Pima**

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      \_\_\_ statewide      **x** local

Applicable National Register Criteria:

\_\_\_ A      \_\_\_ B      **x** C      \_\_\_ D

<b>Signature of certifying official/Title:</b>	<b>Date</b>
<hr/>	
<b>State or Federal agency/bureau or Tribal Government</b>	

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



**Viewpoint**

**Pima, Arizona**

Name of Property

County and State

**4. National Park Service Certification**

I hereby certify that this property is:

- \_\_\_\_\_ entered in the National Register
- \_\_\_\_\_ determined eligible for the National Register
- \_\_\_\_\_ determined not eligible for the National Register
- \_\_\_\_\_ removed from the National Register
- \_\_\_\_\_ other (explain:) \_\_\_\_\_

Signature of the Keeper

Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing

Noncontributing

2

1

2

1

buildings

sites

structures

objects

Total

Number of contributing resources previously listed in the National Register

0

**6. Function or Use**

**Historic Functions: DOMESTIC: single dwelling**

**Current Functions: DOMESTIC: single dwelling**

**7. Description**

**Architectural Classification: MODERN MOVEMENT.**

**Viewpoint**

Name of Property

**Pima, Arizona**

County and State

---

**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.

## Viewpoint

Name of Property

Pima, Arizona

County and State

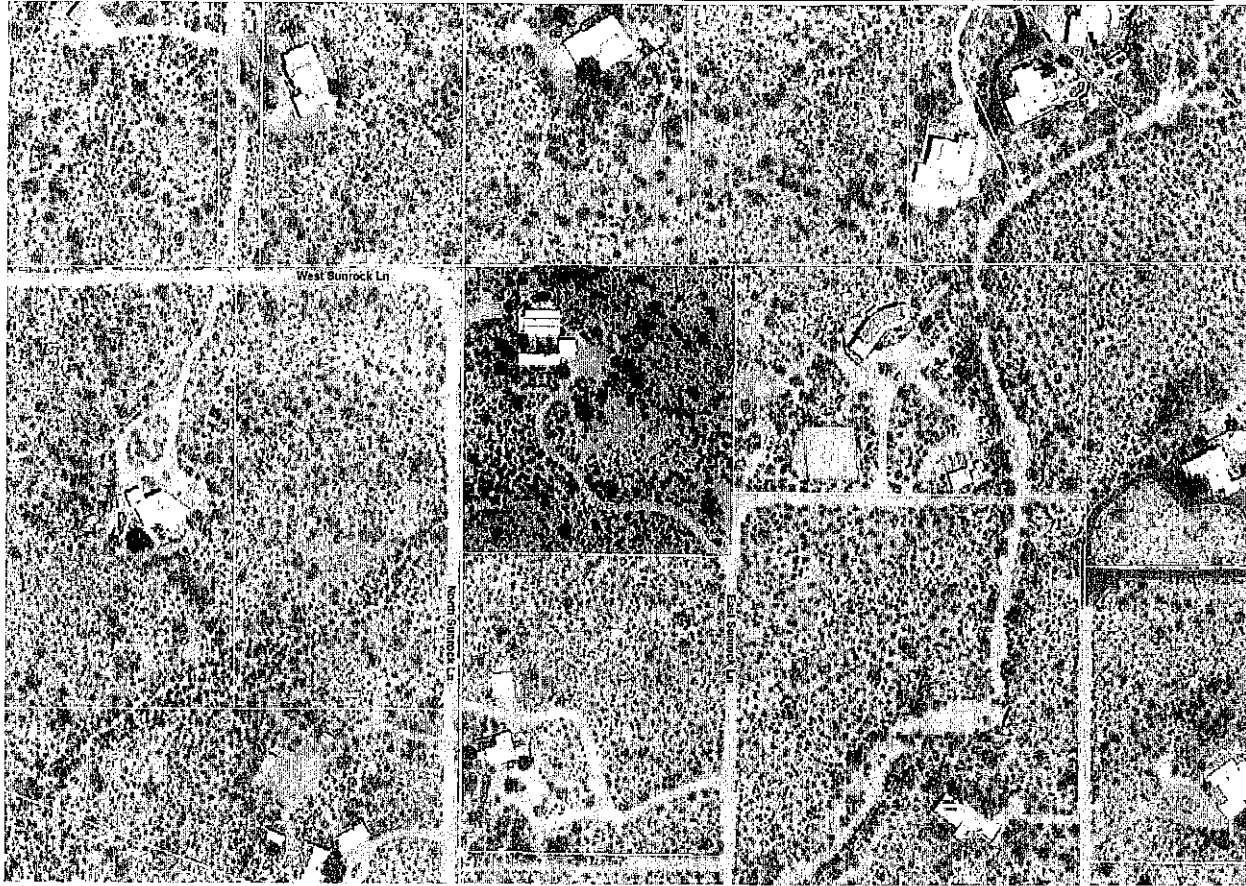


Fig. 1, The area in the vicinity to Viewpoint. City of Tucson GIS Map Guide

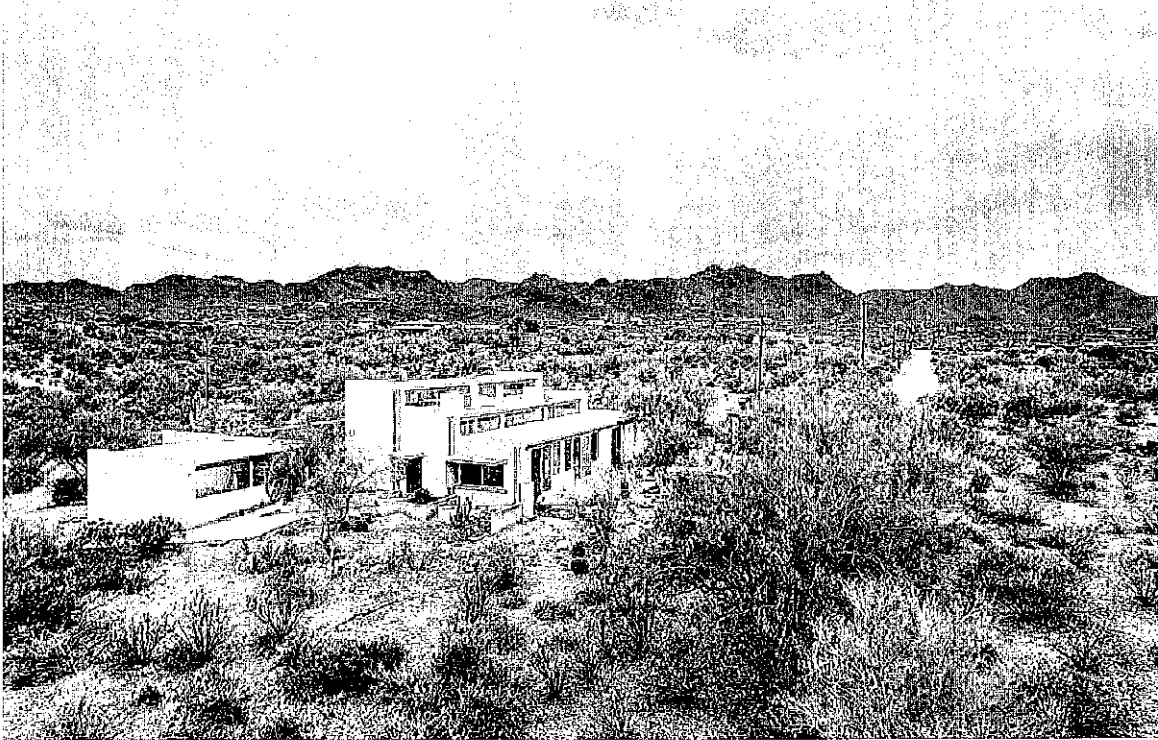
### Exterior

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

**Viewpoint**  
Name of Property

**Pima, Arizona**  
County and State



*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.

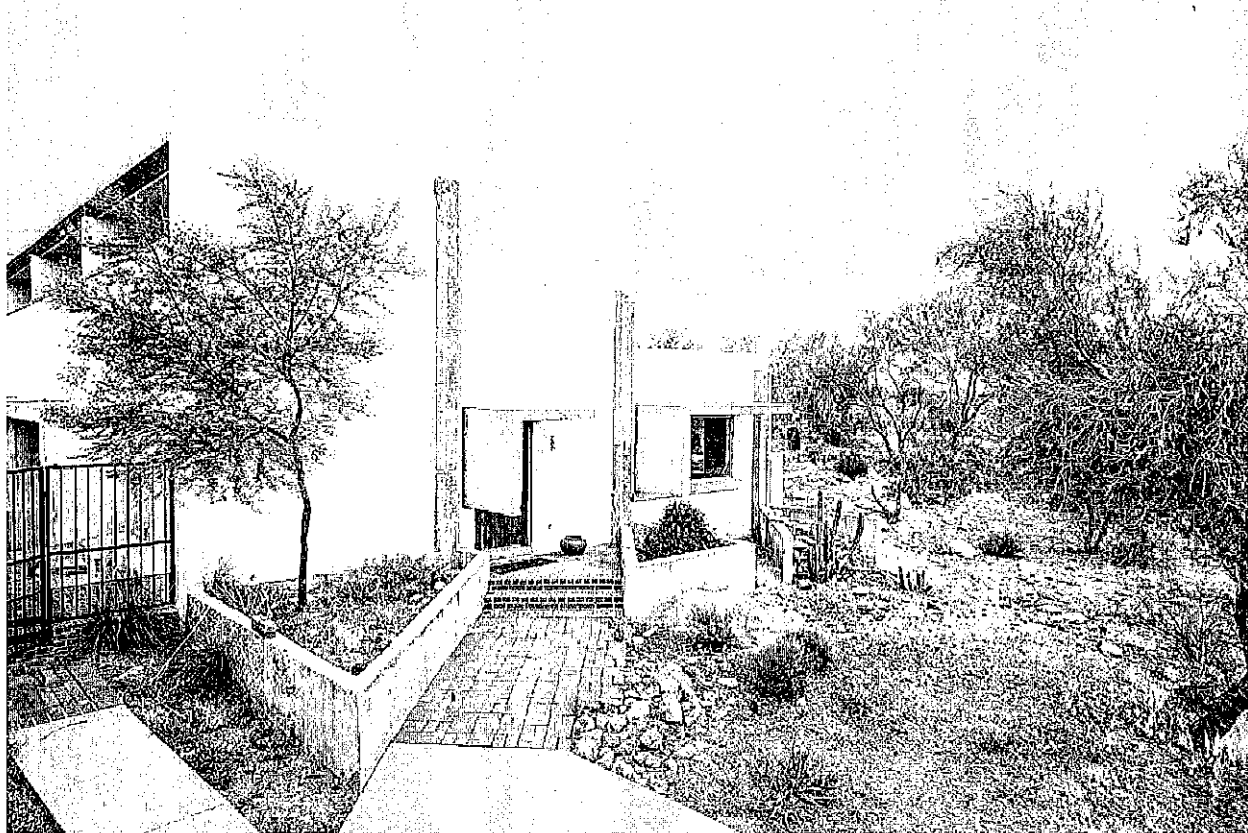
**Viewpoint**

Name of Property

**Pima, Arizona**

County and State

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.



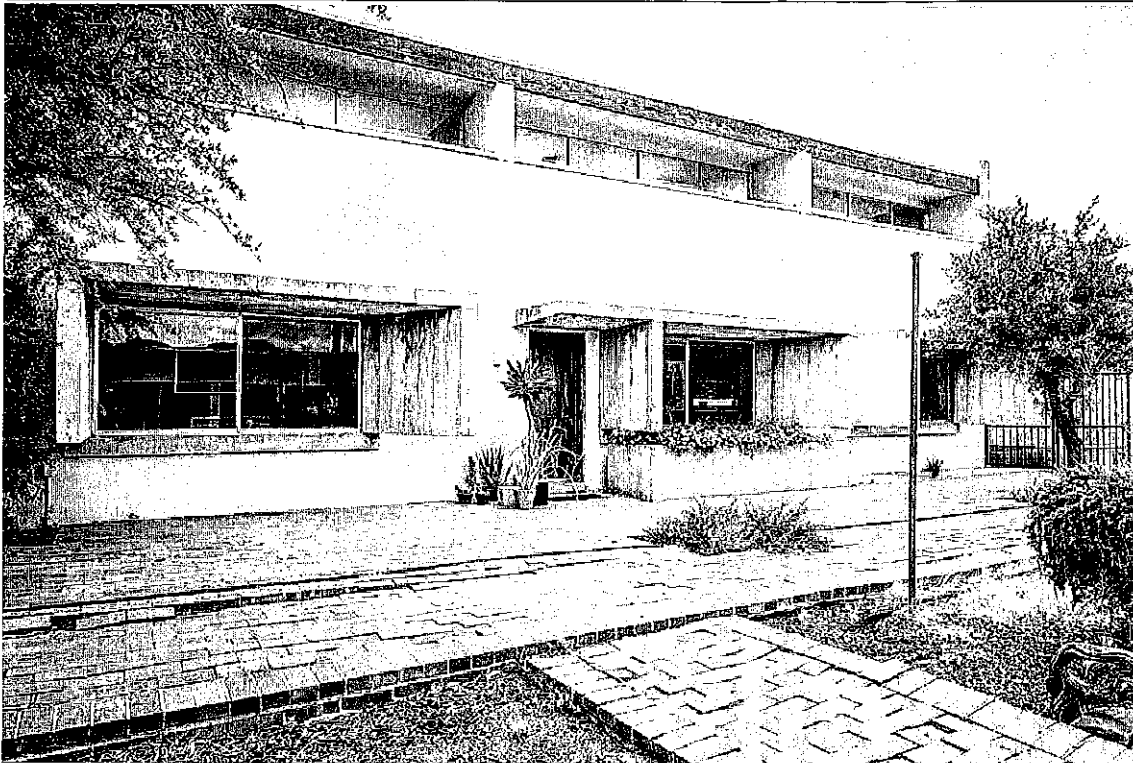
*Fig. 4, East Elevation, entry sequence.*

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.

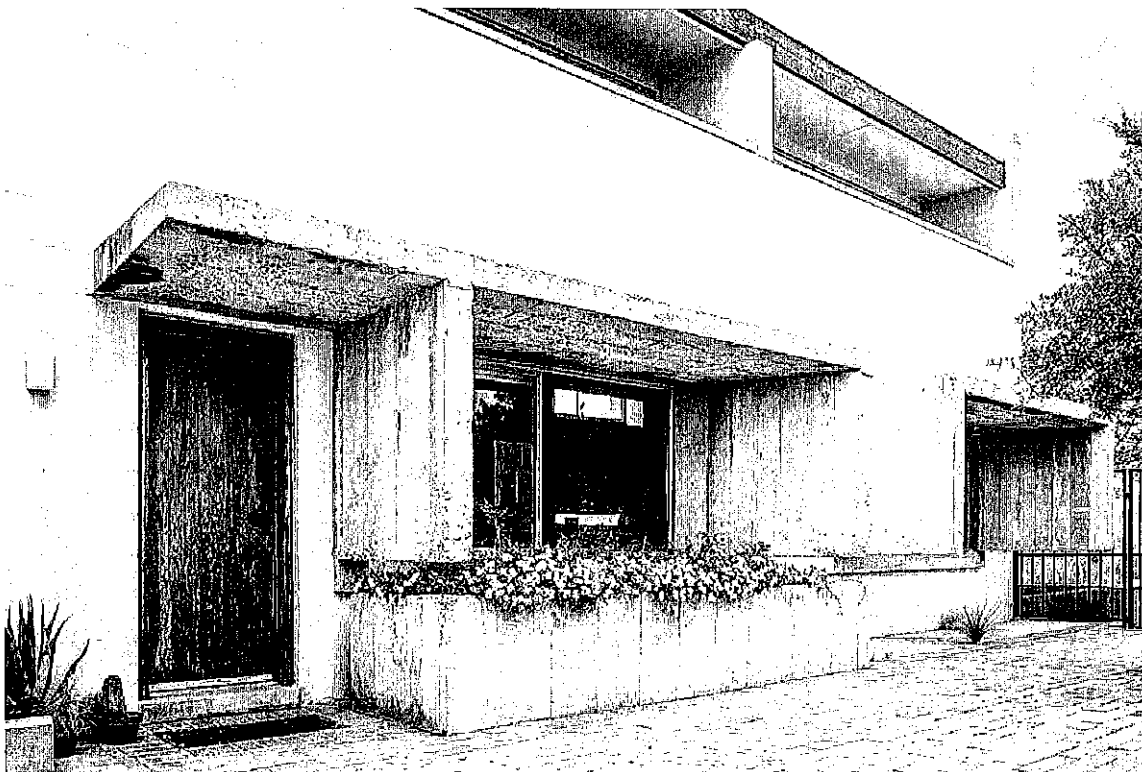
The interior spaces of the house (Fig. 7) connect to the exterior both spatially and visually. The north-facing rooms of the house can be seen through the window and sliding glass doors. Each of the rooms along the north elevation connect to the outside. The bedrooms, library, dining room, kitchen and 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

**Viewpoint**  
Name of Property

**Pima, Arizona**  
County and State



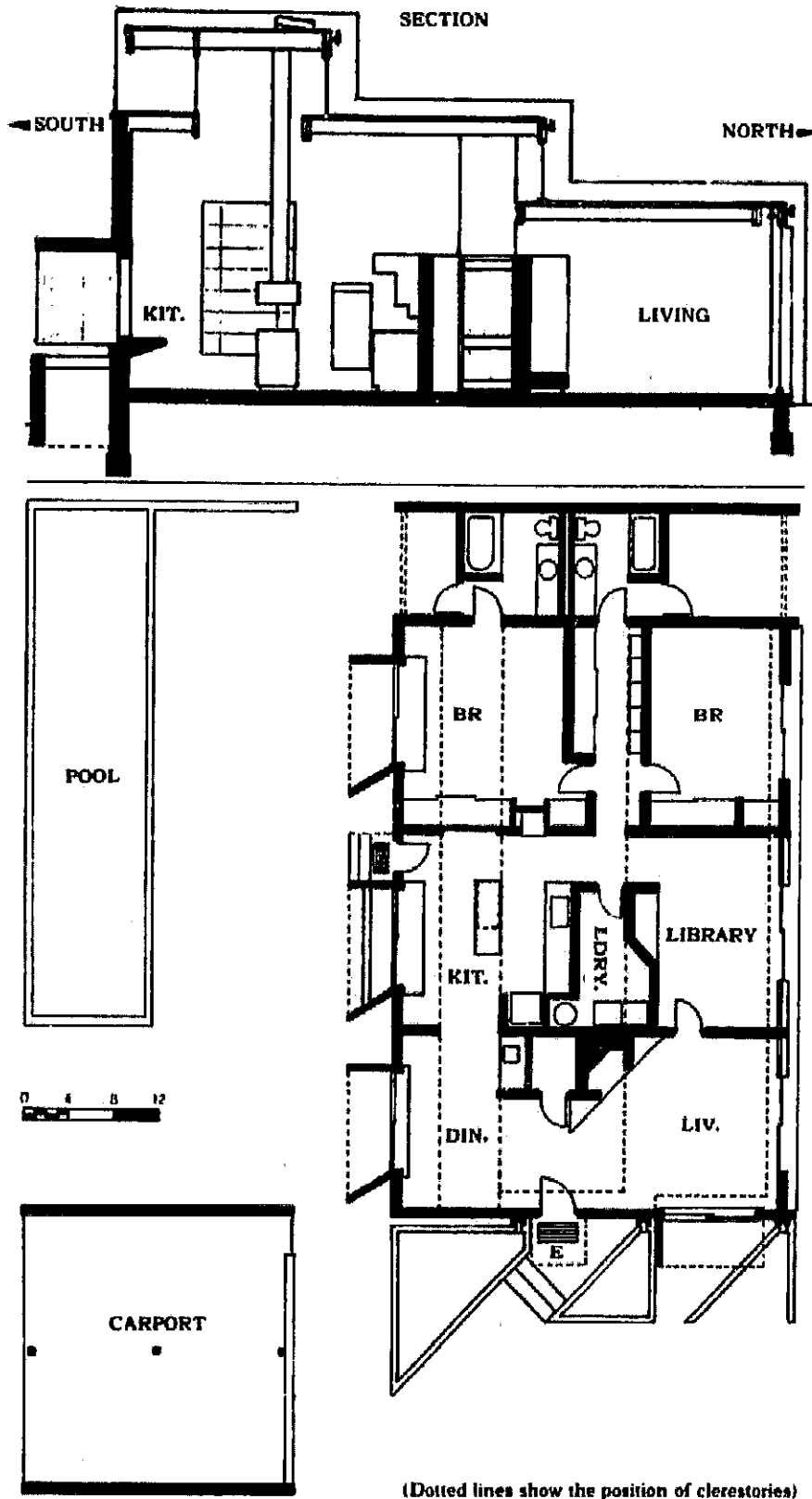
*Fig. 5, South Elevation, protected windows, clearstory and side door.*



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

**Viewpoint**  
Name of Property

**Pima, Arizona**  
County and State



(Dotted lines show the position of clerestories)

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

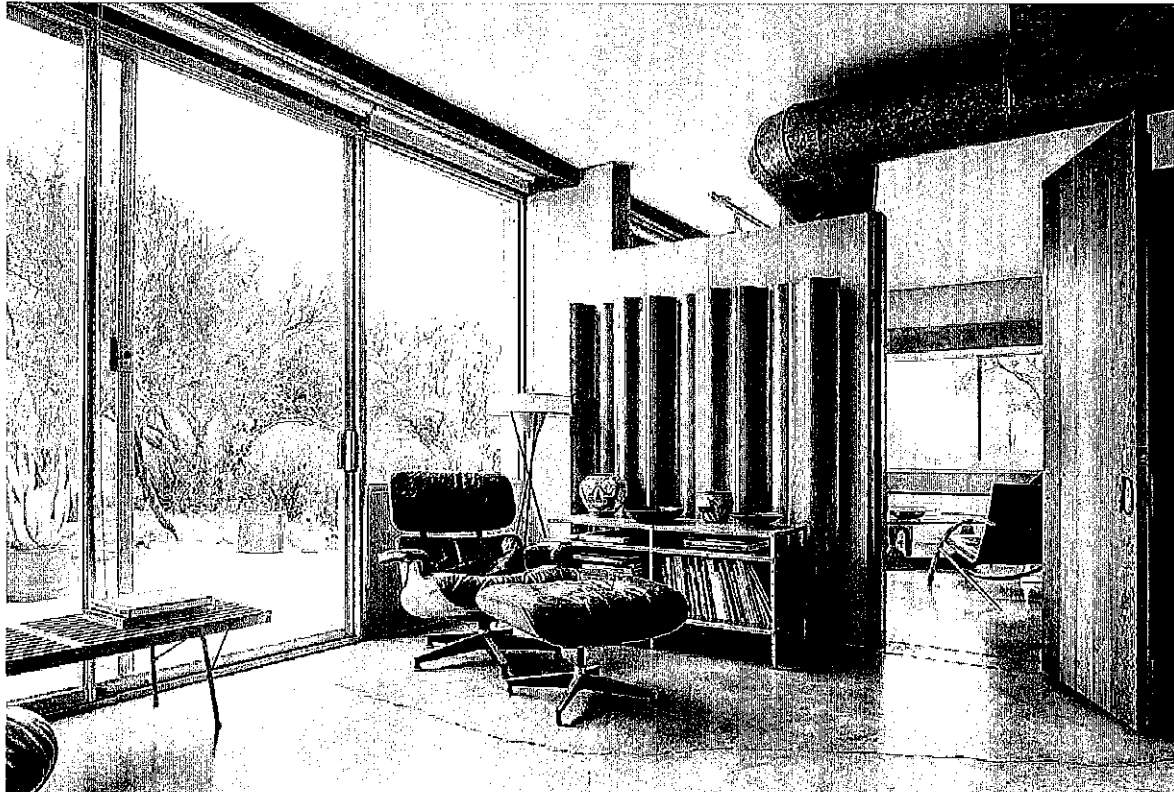


**Viewpoint**  
Name of Property

**Pima, Arizona**  
County and State



*Fig. 8, Living Room, with north facing windows.*



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



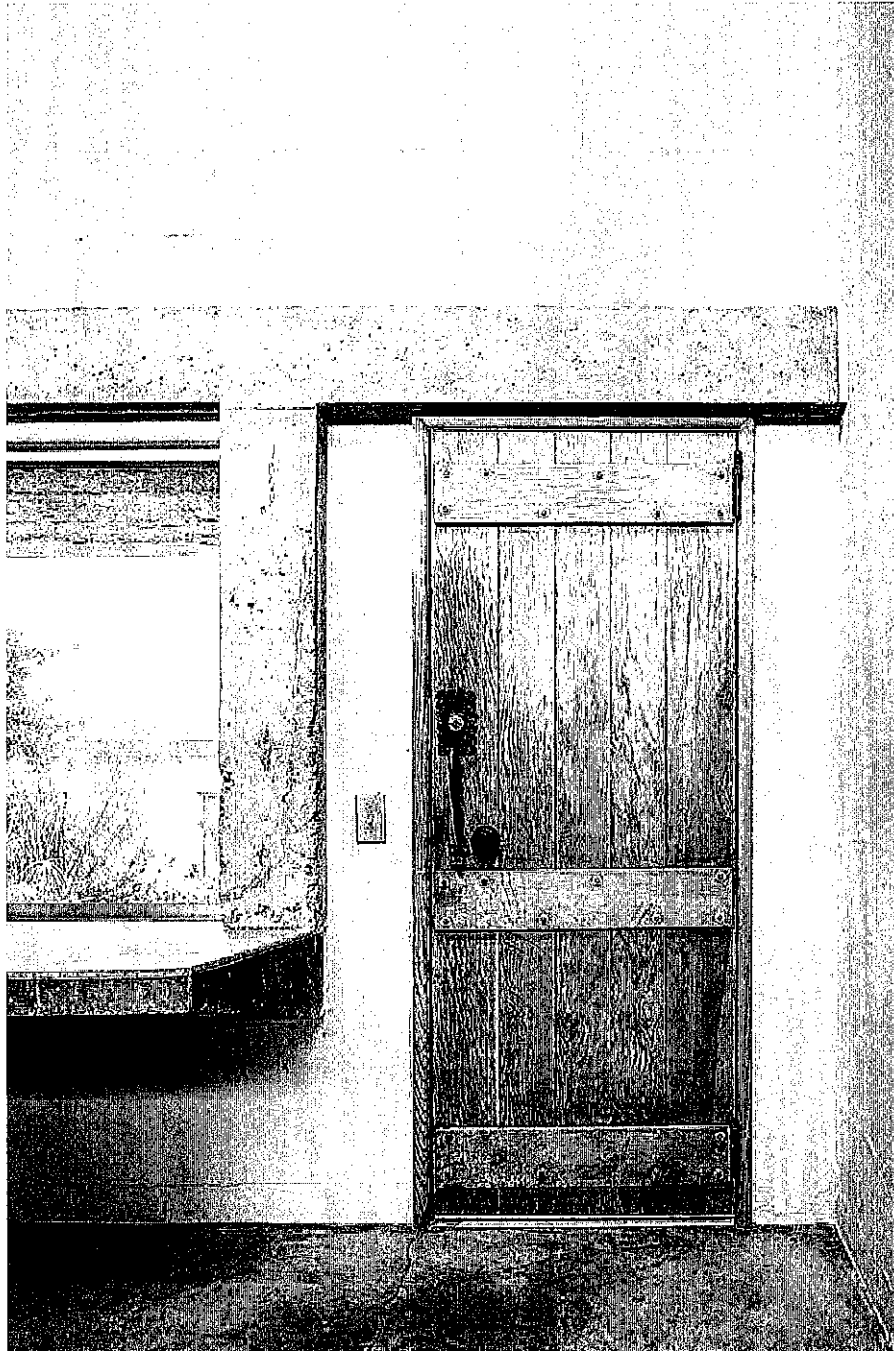
**Viewpoint**

Name of Property

**Pima, Arizona**

County and State

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.



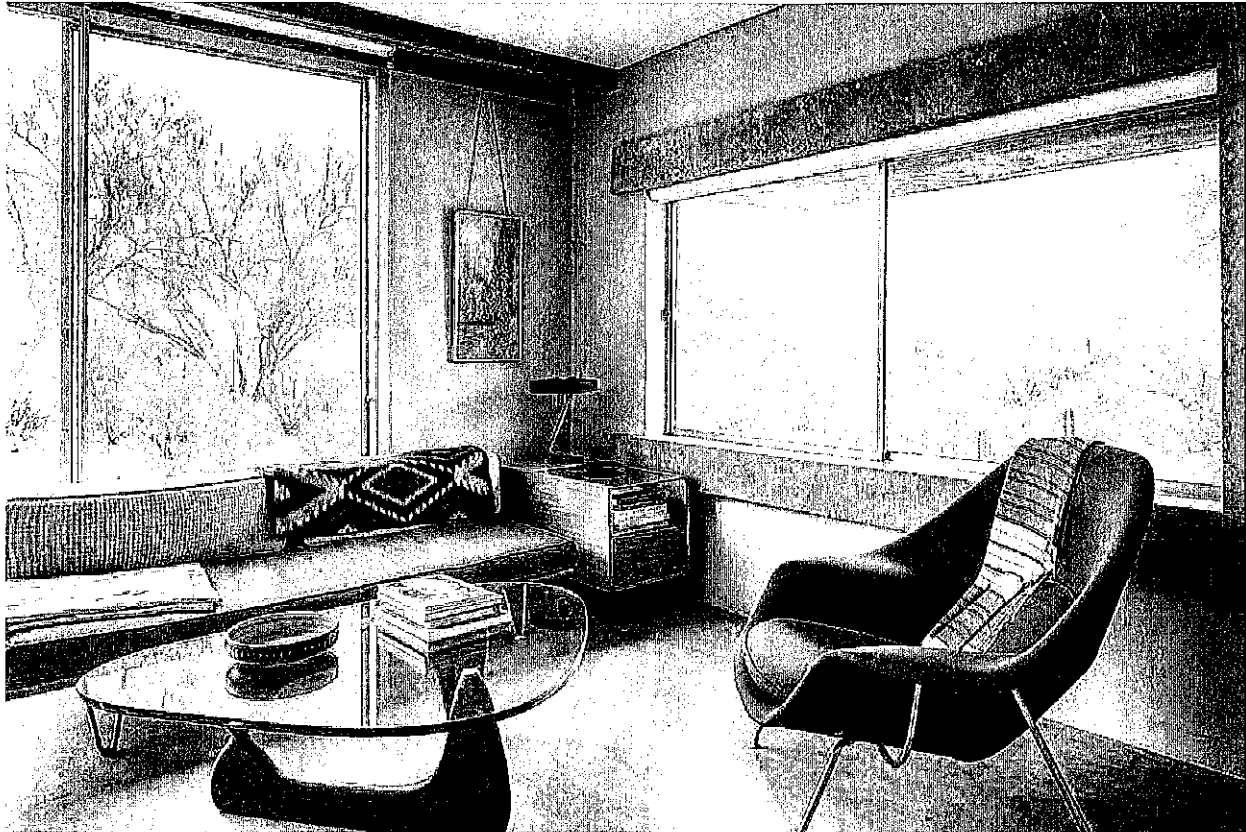
*Fig. 10, South door with exposed structural concrete and painted concrete block.*

**Viewpoint**

Name of Property

**Pima, Arizona**

County and State



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

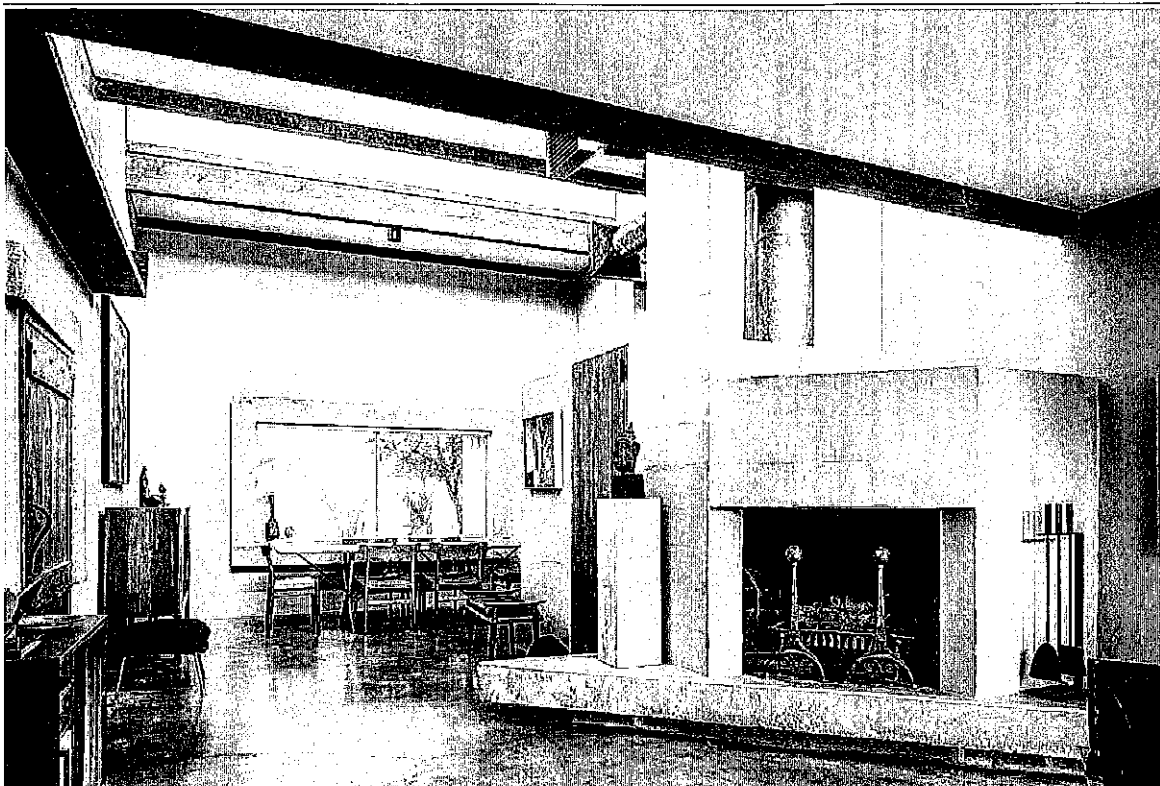
Viewpoint, an important example from Judith Chafee's design portfolio and was the first home she designed and built after returning to Tucson. The construction materials are left exposed to highlight both structure and form. (Fig 10) The limited material palette showcases Chafee's austere style. The 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**

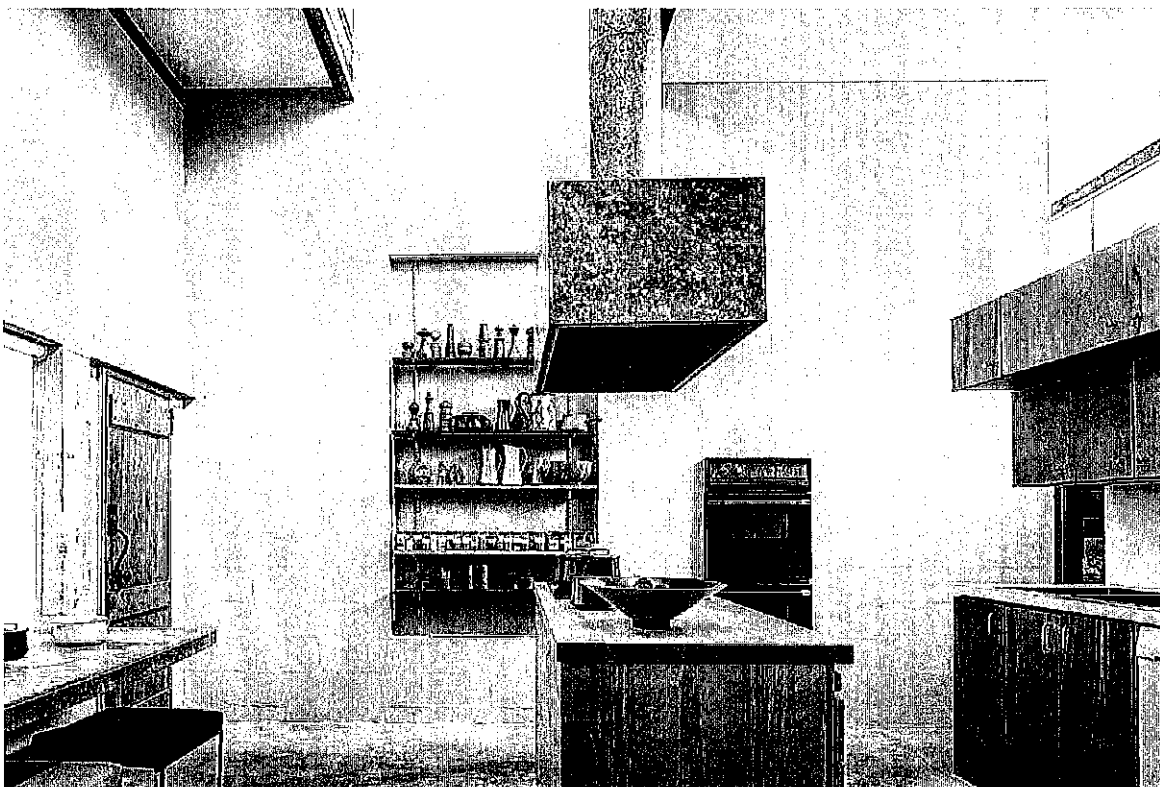
The architectural configuration creates a series of geometric, rectilinear shaped rooms with a total of 1708.41 sq ft. of interior space (Pima County Assessor). The public living spaces: entryway, living room kitchen/dining room, and library are located in the eastern half of the house. (Fig. 12) Each 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.

**Viewpoint**  
Name of Property

**Pima, Arizona**  
County and State



*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

**Viewpoint**

Name of Property

**Pima, Arizona**

County and State

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 view of the surrounding arid landscape celebrate the natural environment and create a juxtaposition between the stark modern interior and the Sonoran desert.

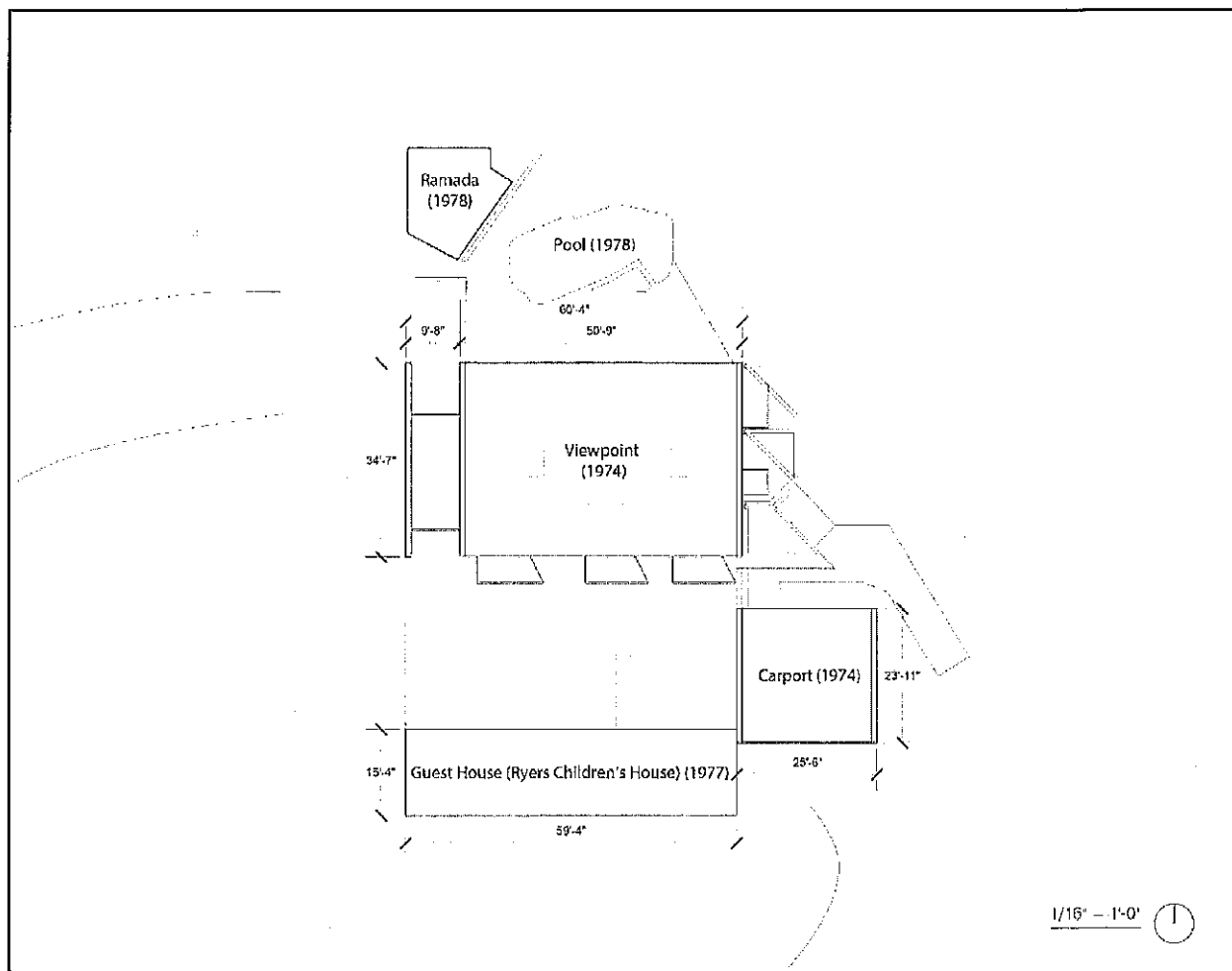


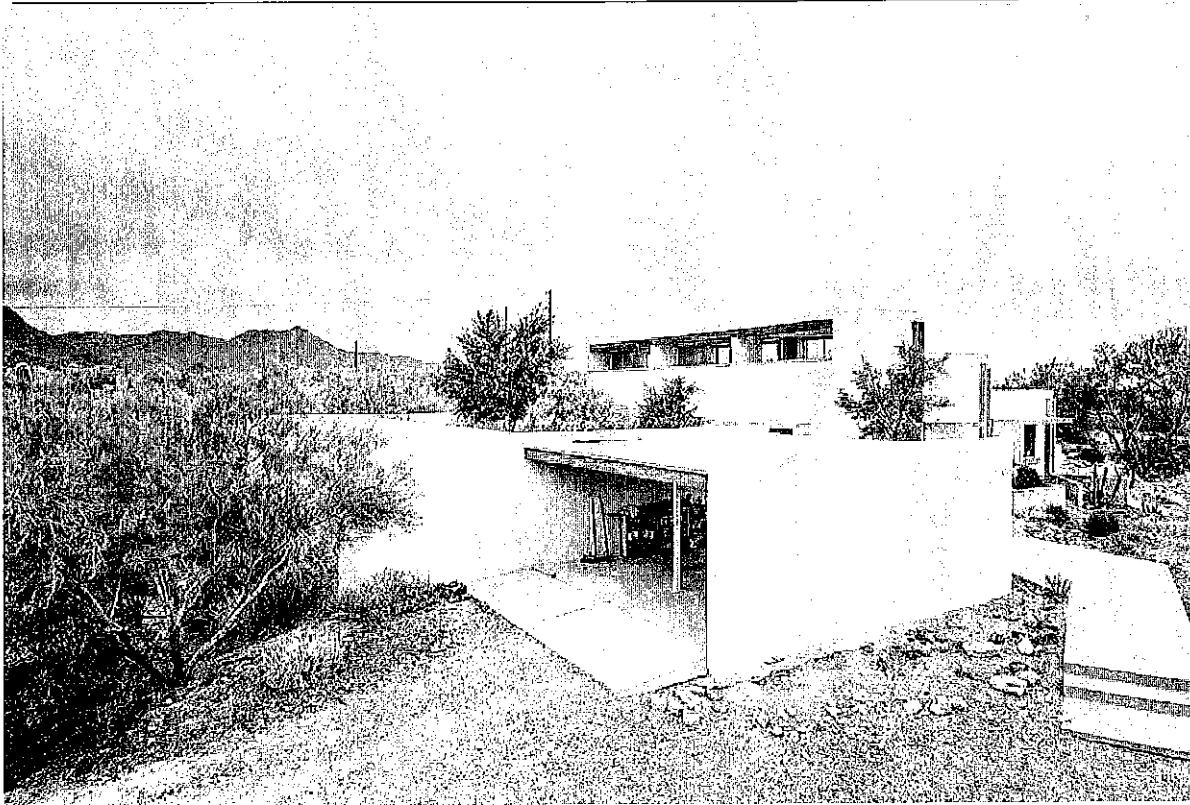
Fig. 14, Viewpoint, site plan, 2019.

**Carport (1974)**

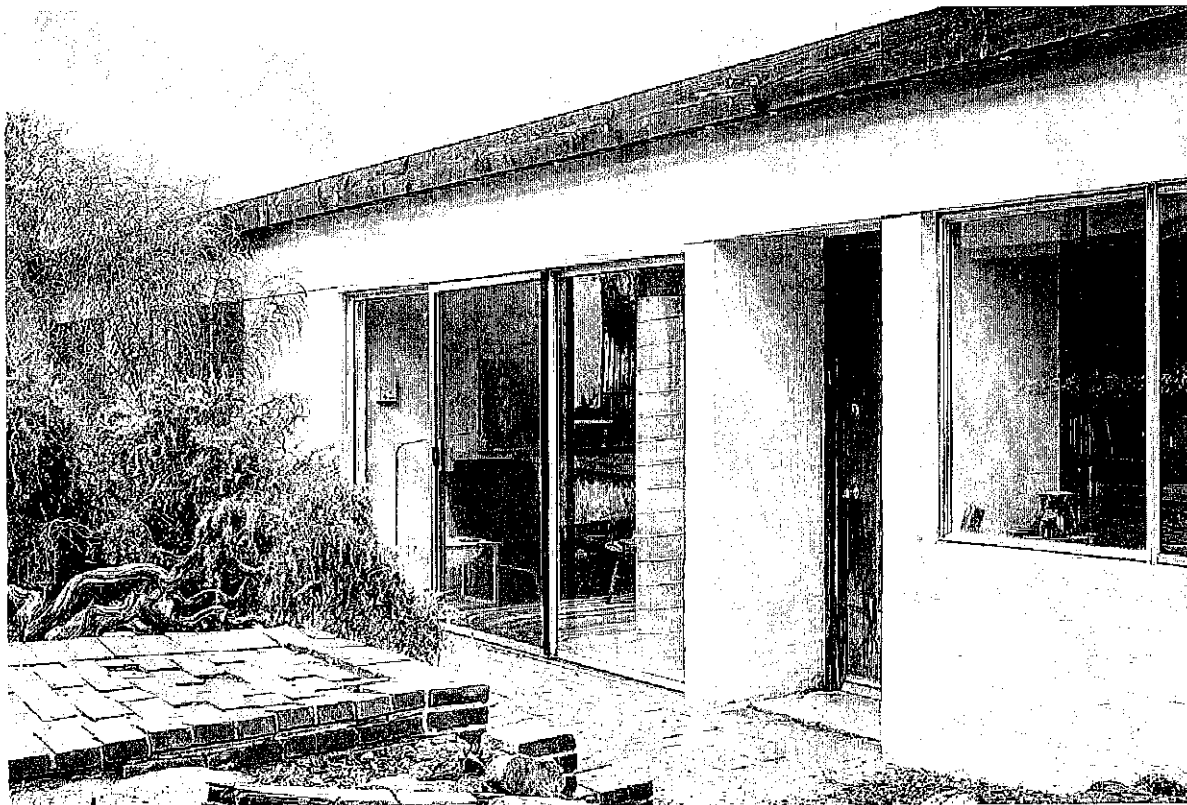
The carport, (Fig. 15) southeast of the main house, was part of the original design and continues the use of the same material palette. The structure has a square footprint with the automotive entrance on the south and is approximately 614 square feet.

**Viewpoint**  
Name of Property

**Pima, Arizona**  
County and State



*Fig. 15, Carport looking northwest.*



*Fig. 16, Guest House, north elevation.*

**Guest House (Ryers Children's House) (1977)**

**Viewpoint**

Name of Property

**Pima, Arizona**

County and State

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 detailing presents a distinctive architecture and retains a unique "sense of place." 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**

**Viewpoint**

**Pima, Arizona**

Name of Property

County and State

(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.**

**Viewpoint**

Name of Property

**Pima, Arizona**

County and State

**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.



**Viewpoint**

Name of Property

**Pima, Arizona**

County and State

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.)

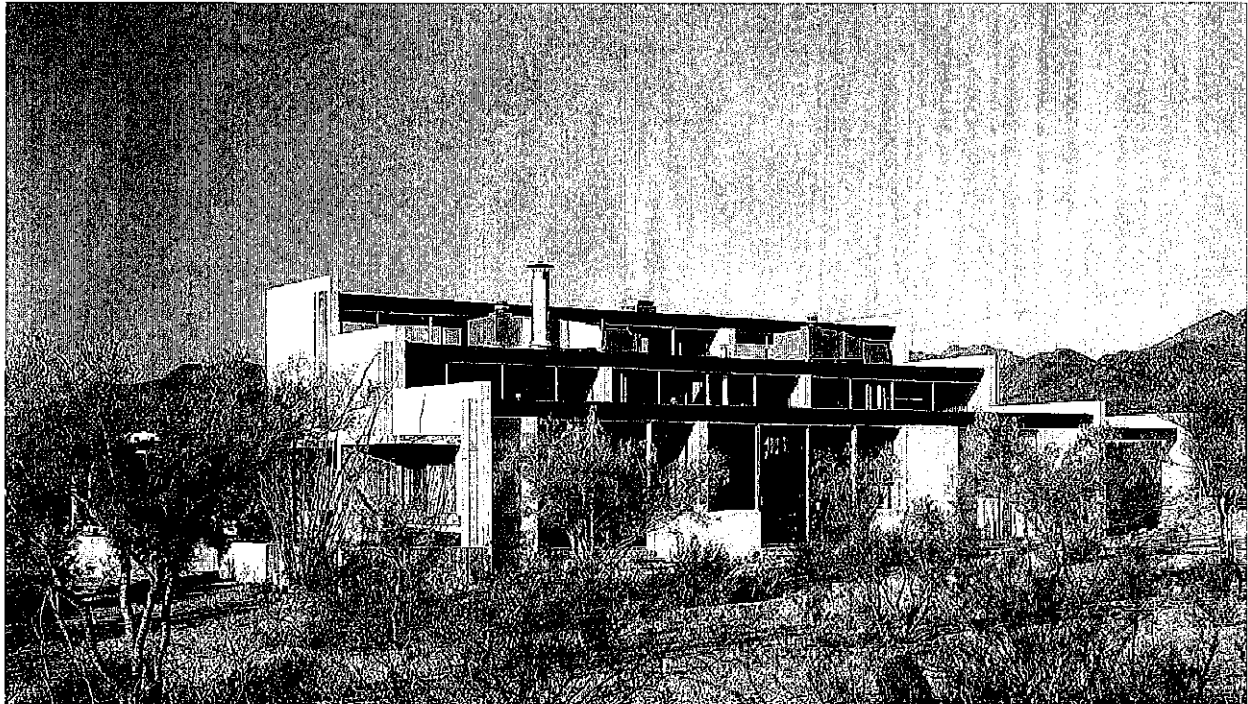


Fig. 18, Viewpoint, photo by Glen Allison, courtesy of the Chafee/Bloom Family Archive, 1975.

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

**Viewpoint**

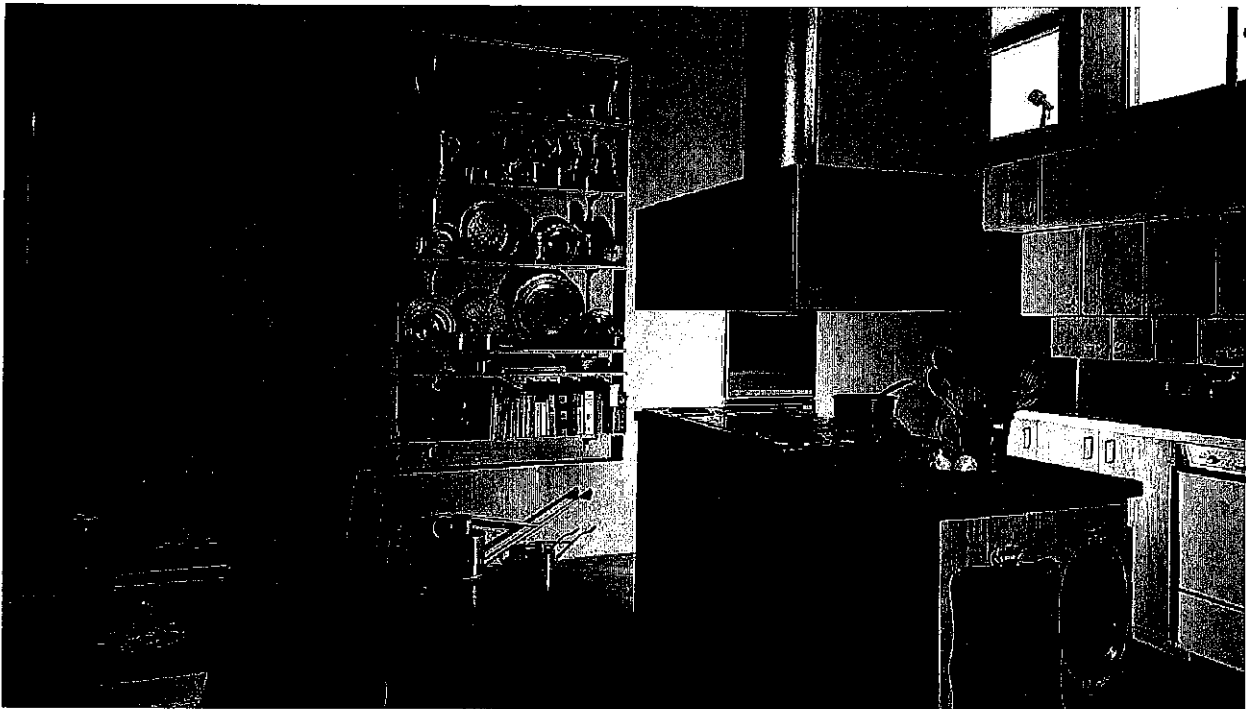
Name of Property

**Pima, Arizona**

County and State

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 Diesel 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

## Viewpoint

Name of Property

Pima, Arizona

County and State

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.

**Viewpoint**

Name of Property

**Pima, Arizona**

County and State



*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,

**Viewpoint**

Name of Property

**Pima, Arizona**

County and State

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

## Viewpoint

Name of Property

Pima, Arizona

County and State

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.

**Viewpoint**

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 prominent 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.

**Viewpoint**

Name of Property

**Pima, Arizona**

County and State



*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.



**Viewpoint**

Name of Property

**Pima, Arizona**

County and State

---

**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.

Arizona Republic, Tucson Architect Again to Break New Ground, March 20, 1983.

Allaback, Ph.D, Sarah. Essays on Modern Architecture, National Park Service, 2003.

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.

Domin, Christopher, Judith Chafee The Influence of Place and Character, Tucson Modernism Week Magazine, Tucson Historic Preservation Foundation, 2017.

Domin, Christopher and McGuire Kathryn, Powerhouse The Life and Work of Judith Chafee, Princeton Architectural Press, 2019.

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

House and Garden Building Guide "House in Southwest," Spring 1975.

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

---

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:

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:

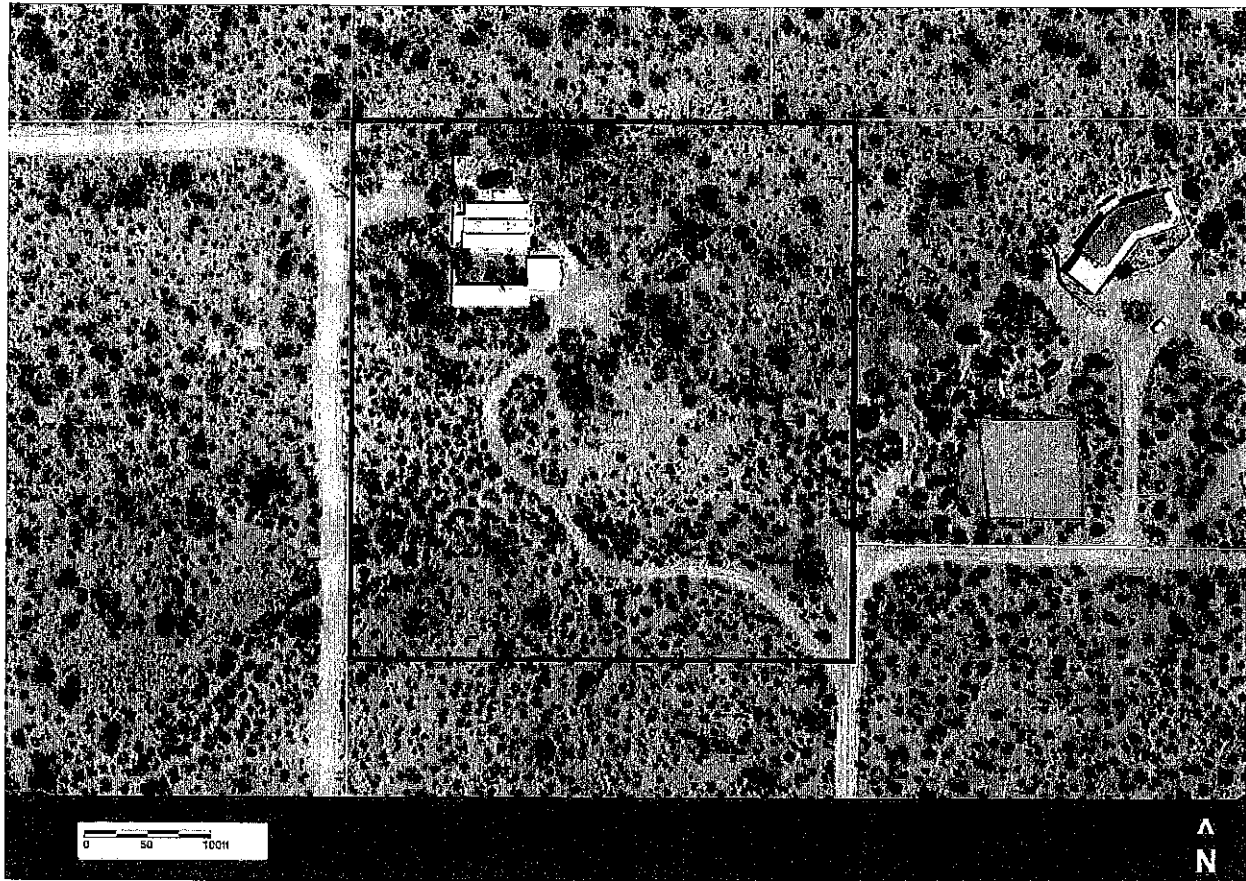
- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any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

**Viewpoint**

Name of Property

**Pima, Arizona**

County and State



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

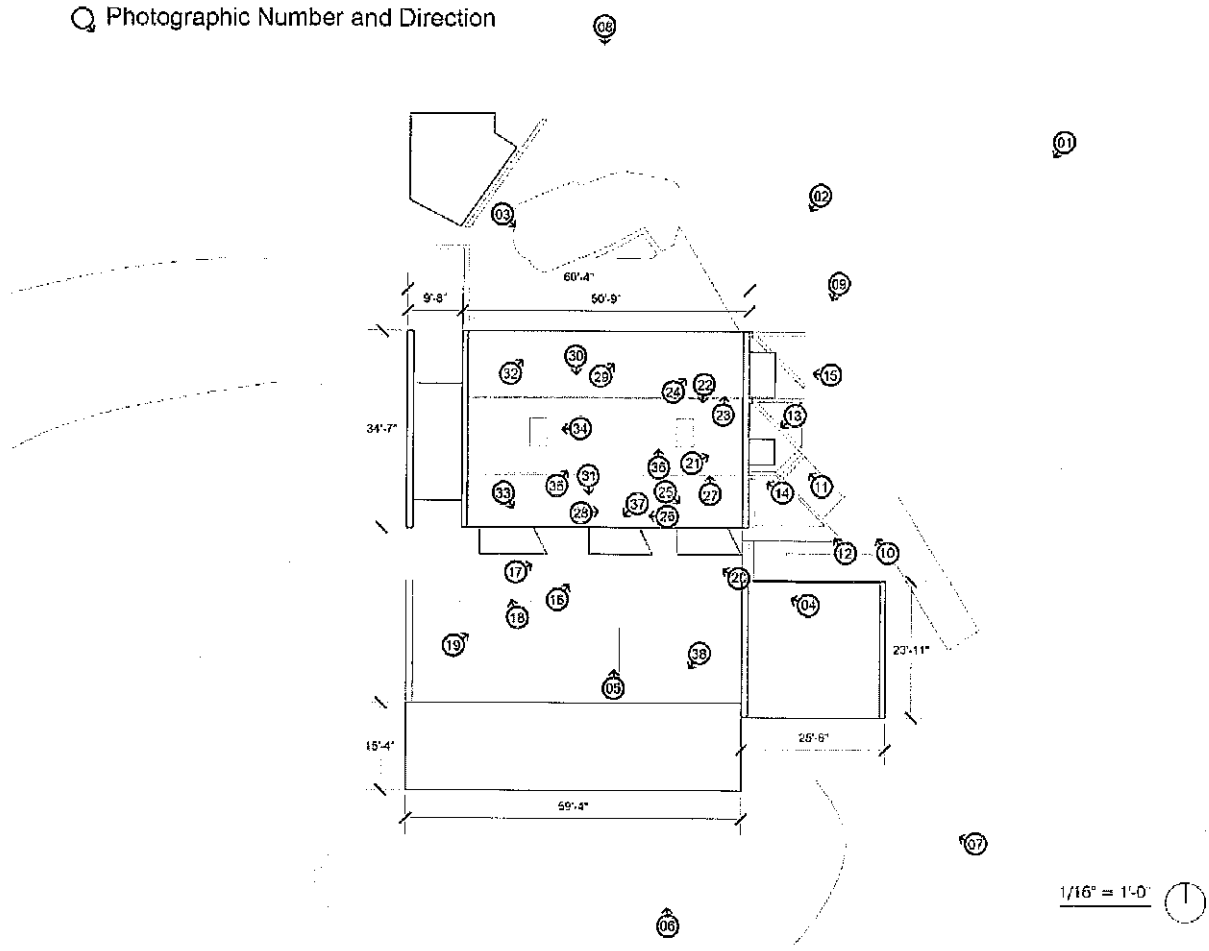
**Viewpoint**

Name of Property

**Pima, Arizona**

County and State

Q Photographic Number and Direction



**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

**Viewpoint**

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.

**Viewpoint**

Name of Property

**Pima, Arizona**

County and State

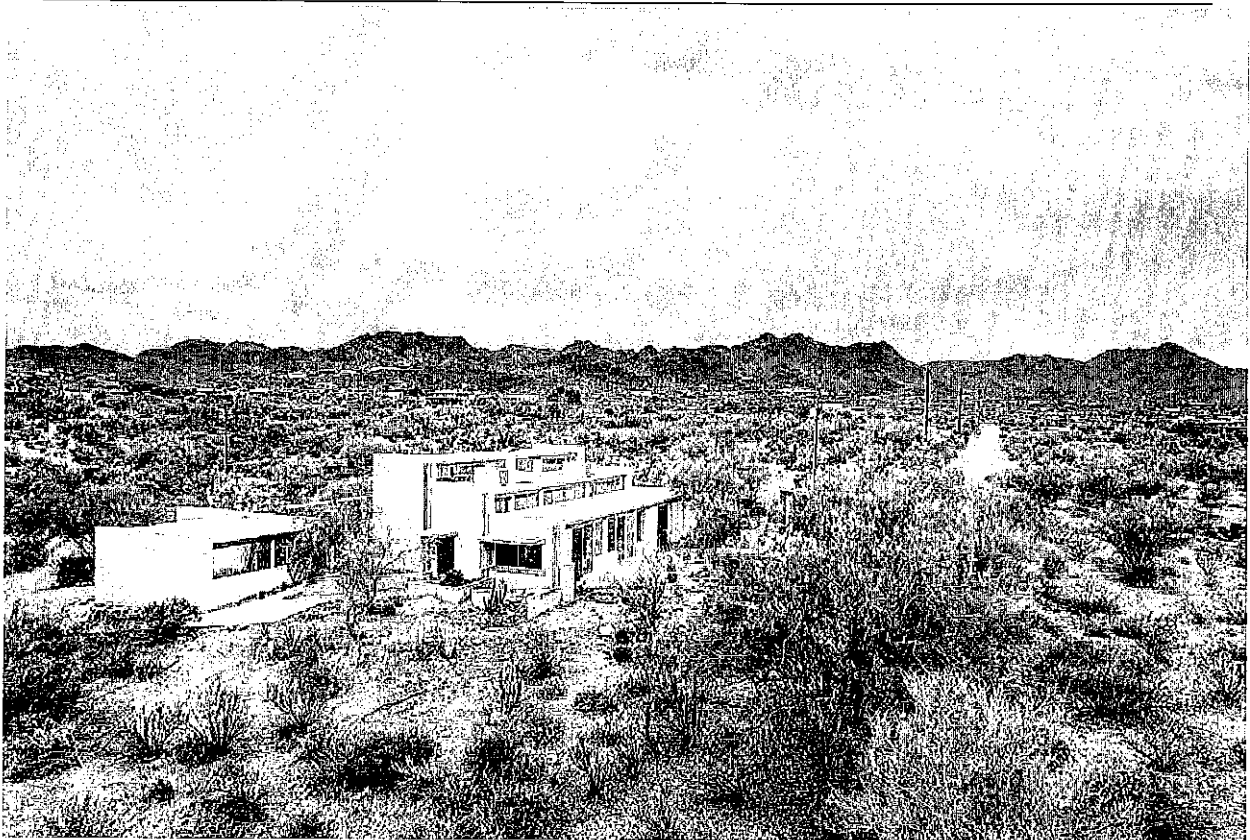
- 
- 21 of 38. Looking northeast, interior, main entry and door.
- 22 of 38. Looking west, fireplace, entryway and dining room.
- 23 of 38. Looking northwest, interior, living room.
- 24 of 38. Looking northeast, interior, living room.
- 25 of 38. Looking southeast, interior, dining room.
- 26 of 38. 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**

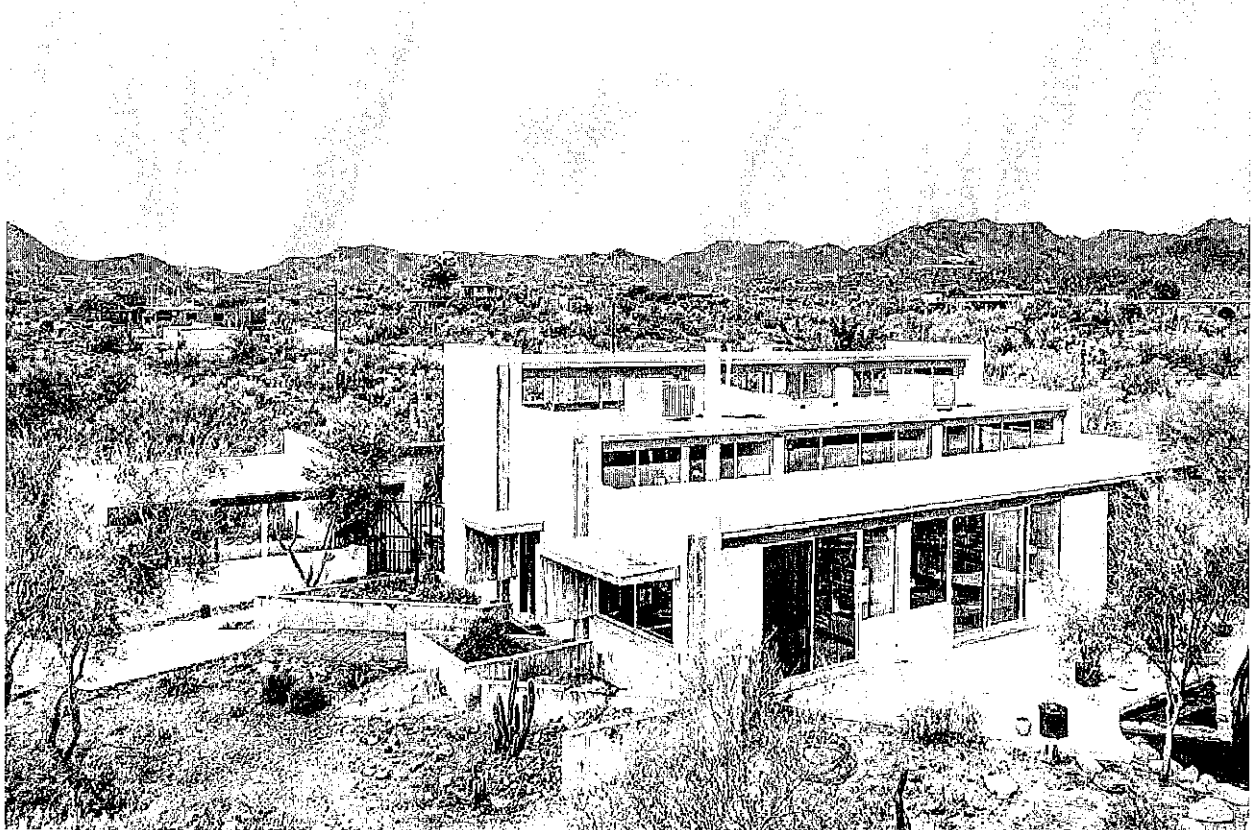
Name of Property

**Pima, Arizona**

County and State



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



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



**Viewpoint**

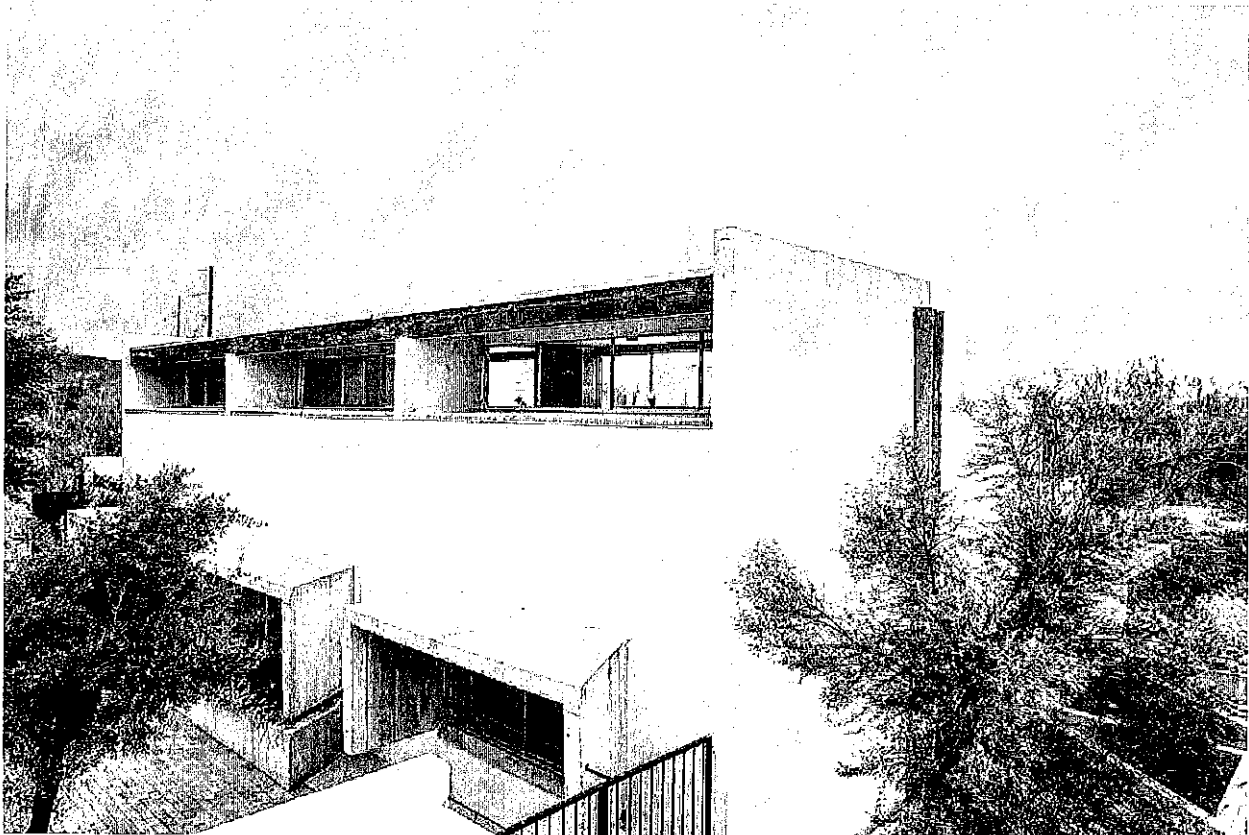
Name of Property

**Pima, Arizona**

County and State



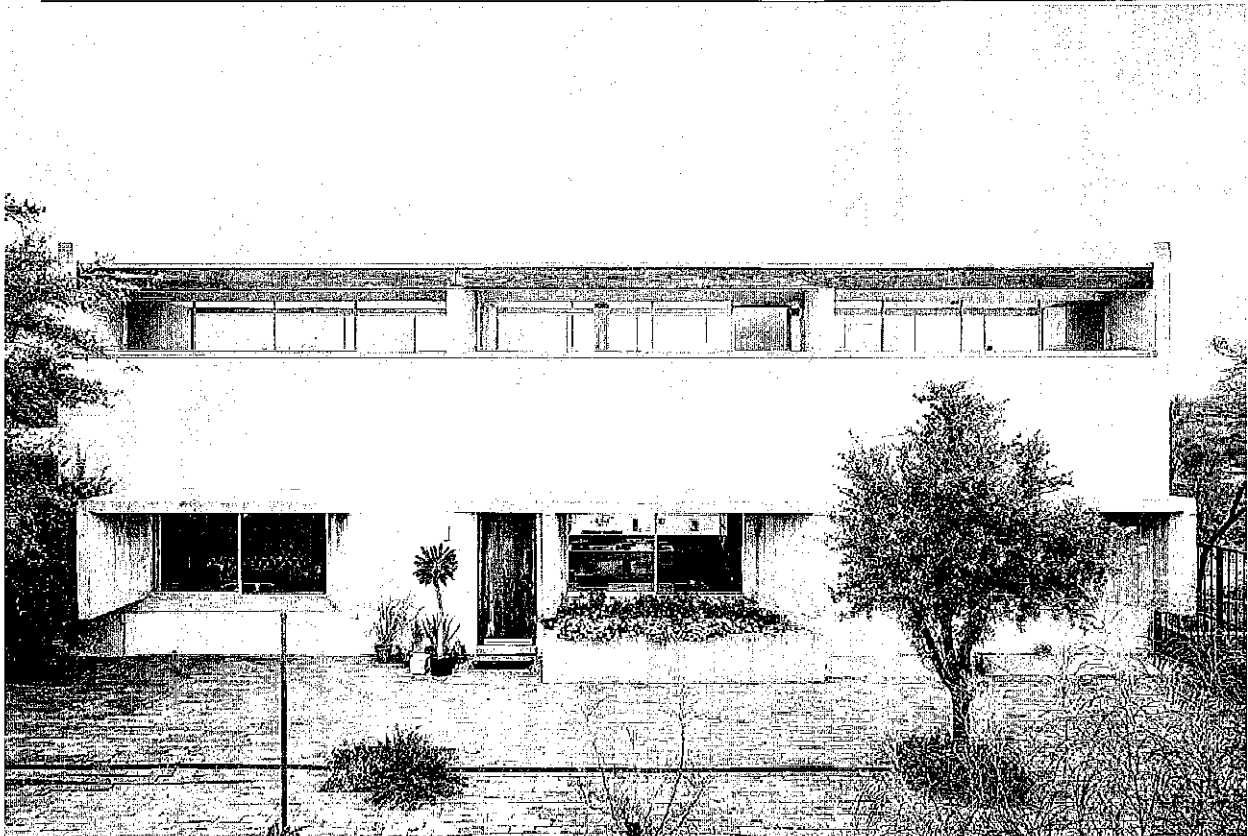
Photograph 3. Looking southeast, north facade.



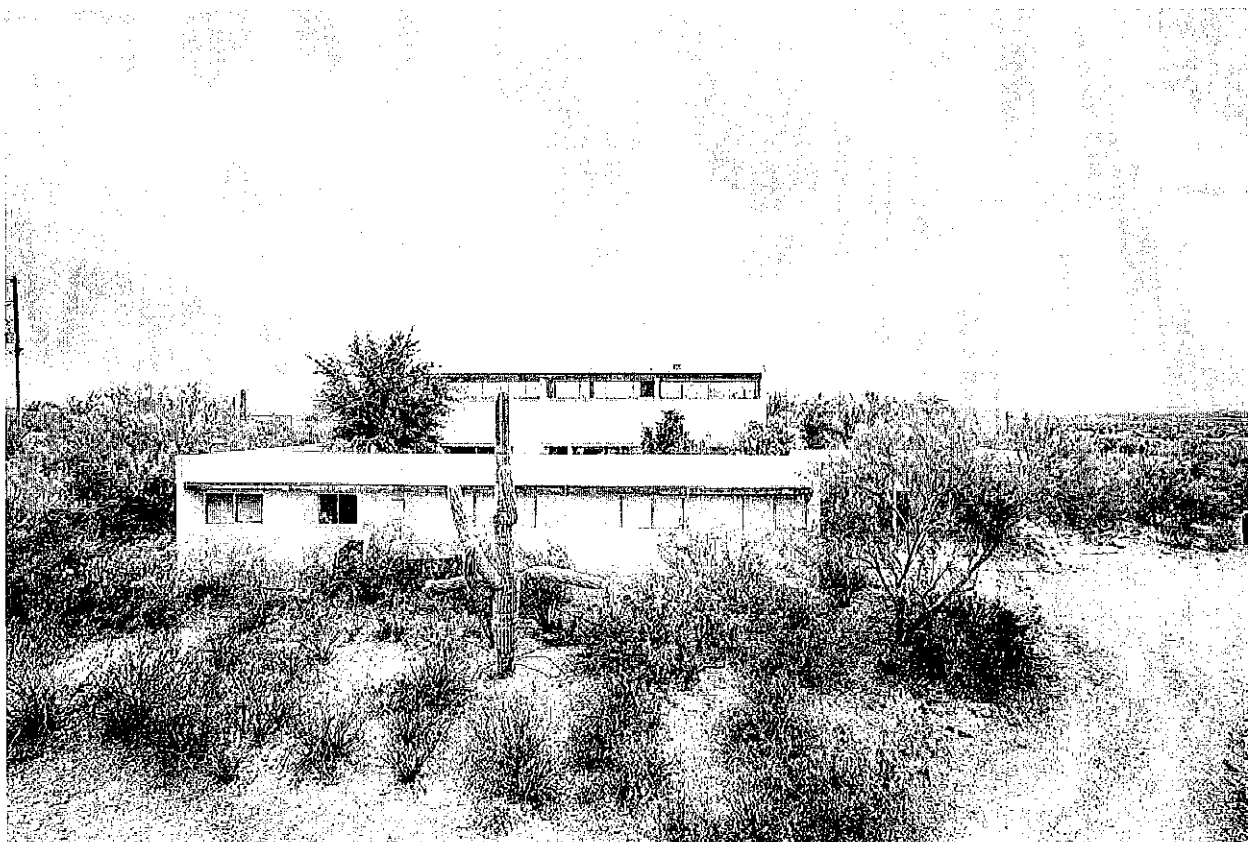
Photograph 4. Looking northwest, main house south and east facade.

**Viewpoint**  
Name of Property

**Pima, Arizona**  
County and State



Photograph 5. Looking north, main house south facade.



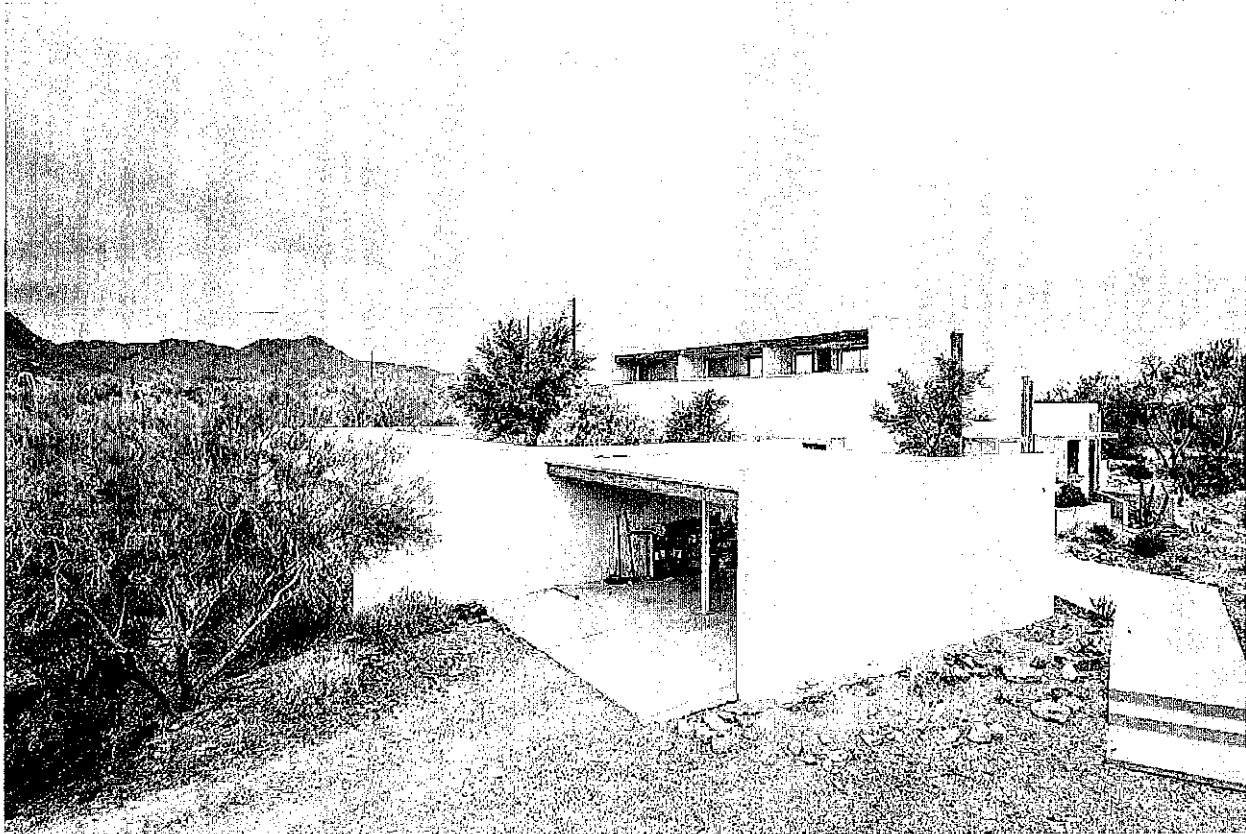
**Viewpoint**

Name of Property

**Pima, Arizona**

County and State

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



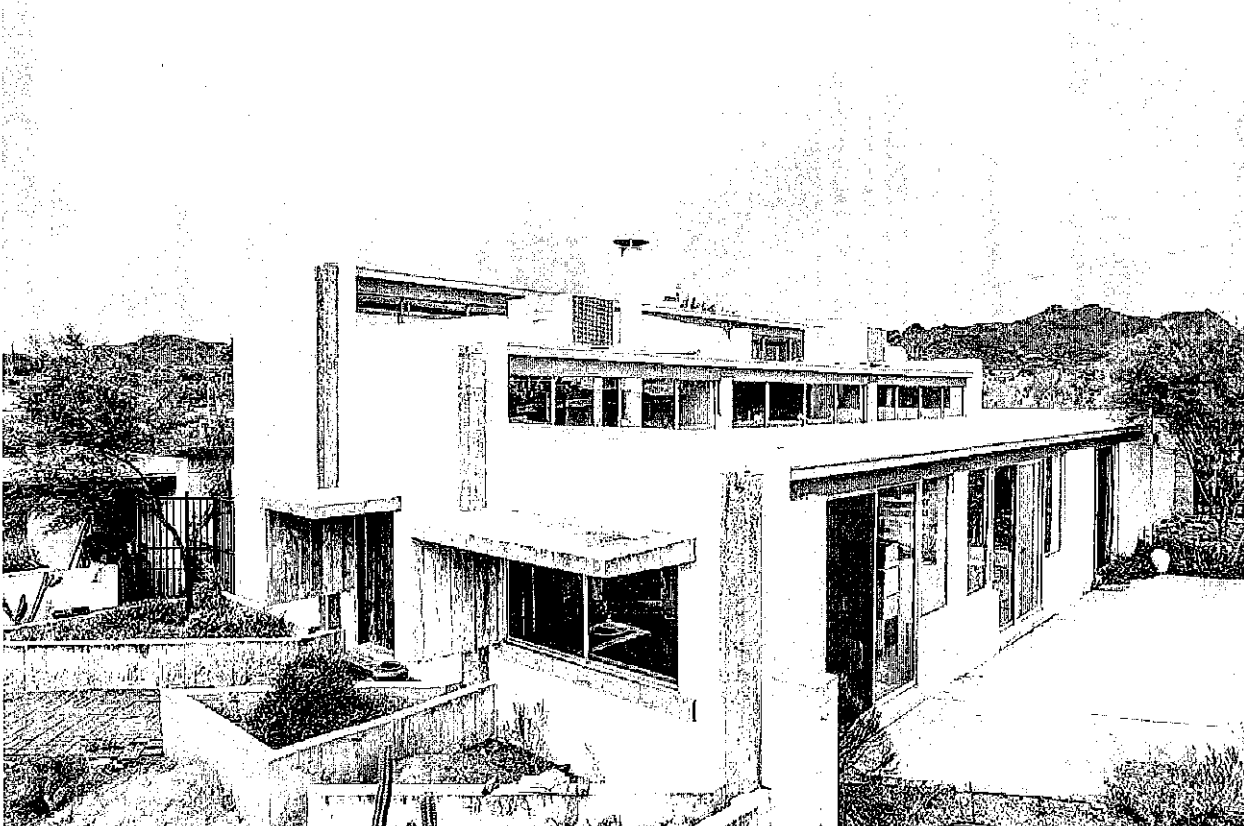
Photograph 7. Looking northwest, carport in the foreground main house south and east facade behind.

**Viewpoint**  
Name of Property

**Pima, Arizona**  
County and State



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



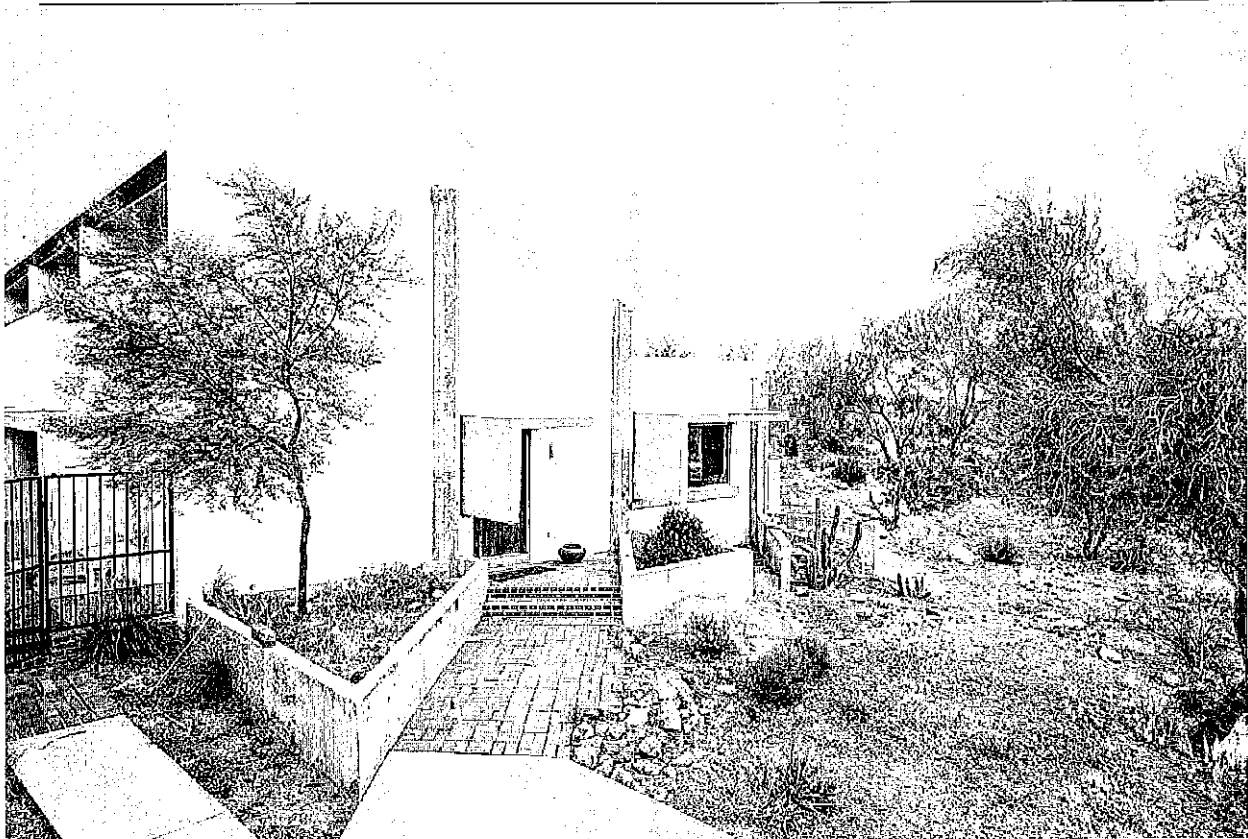
Photograph 9. Looking southwest, north and east facade.

**Viewpoint**

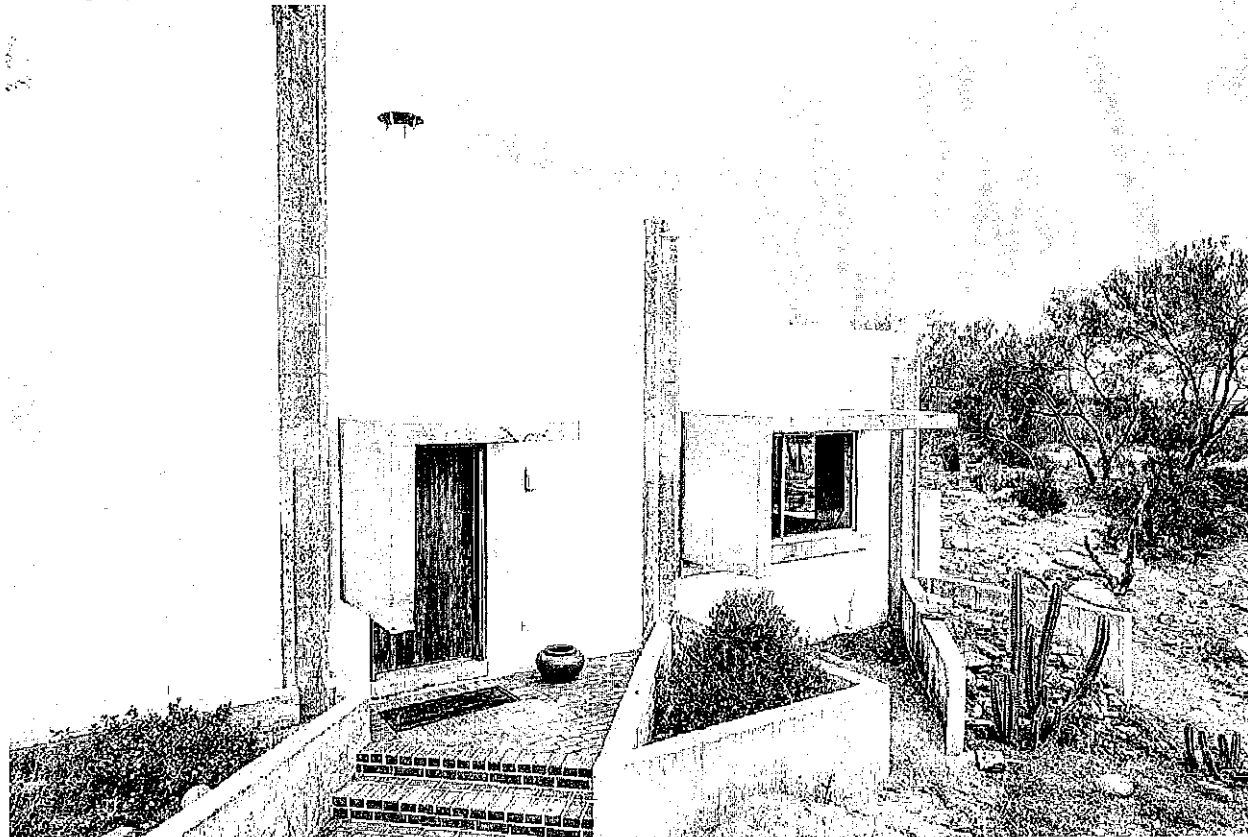
Name of Property

**Pima, Arizona**

County and State



Photograph 10. Looking northwest, east facade.



Photograph 11. Looking northwest, east facade, closeup.

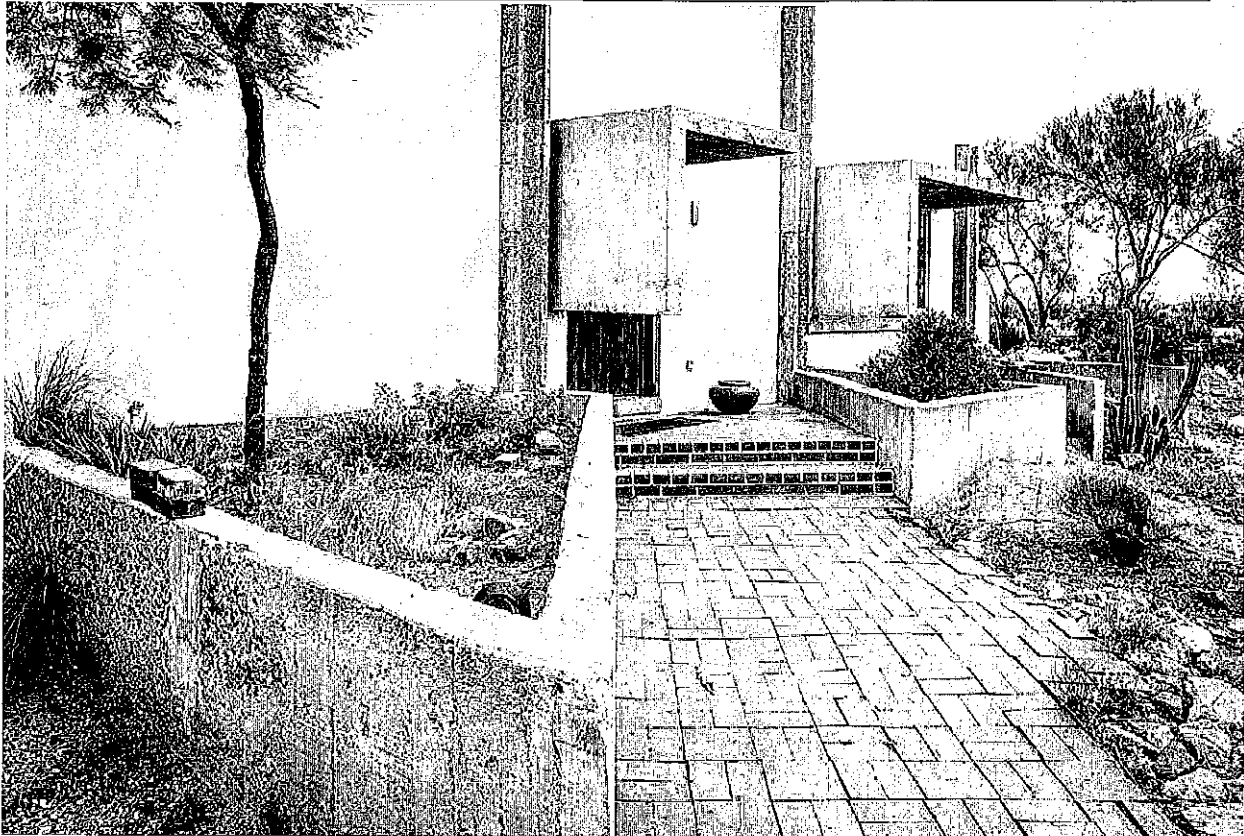


**Viewpoint**

Name of Property

**Pima, Arizona**

County and State



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



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

**Viewpoint**  
Name of Property

**Pima, Arizona**  
County and State



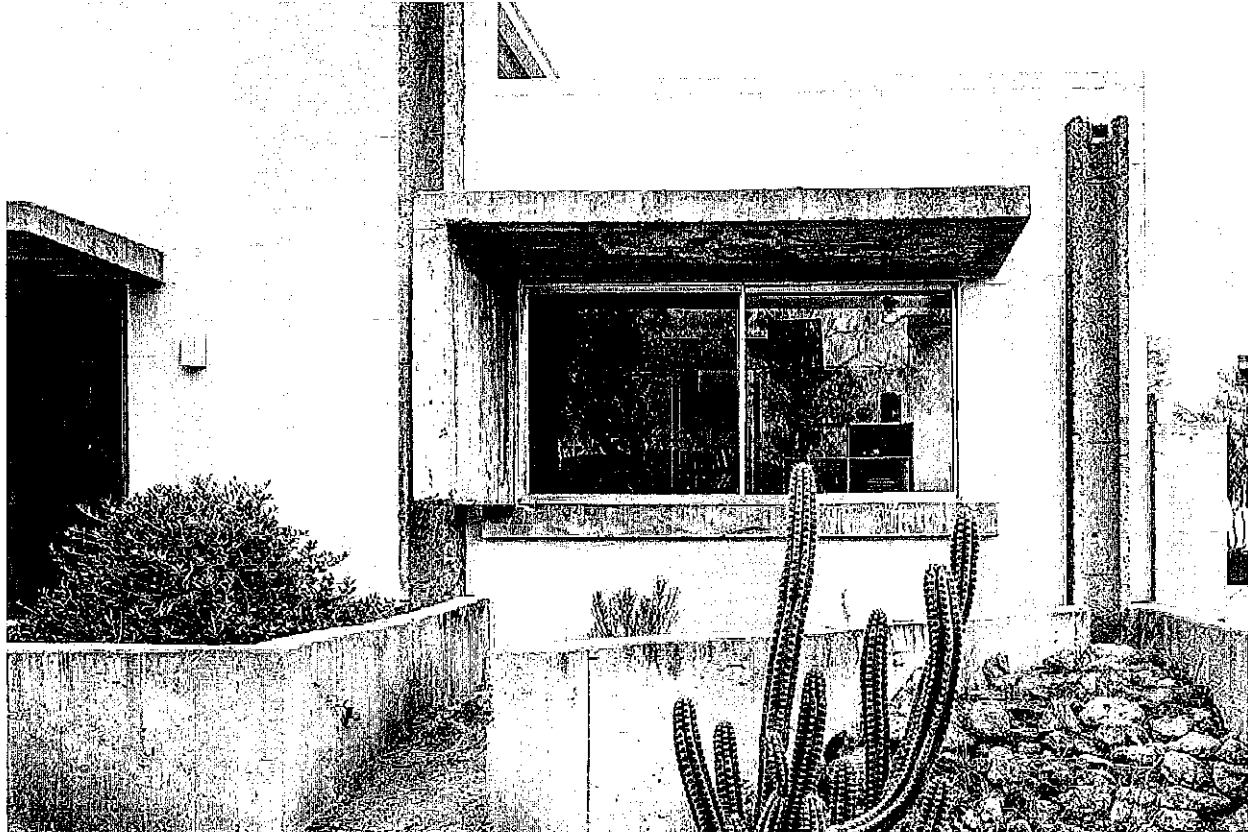
Photograph 14. Looking northwest, concrete shade system and concrete downspout.

**Viewpoint**

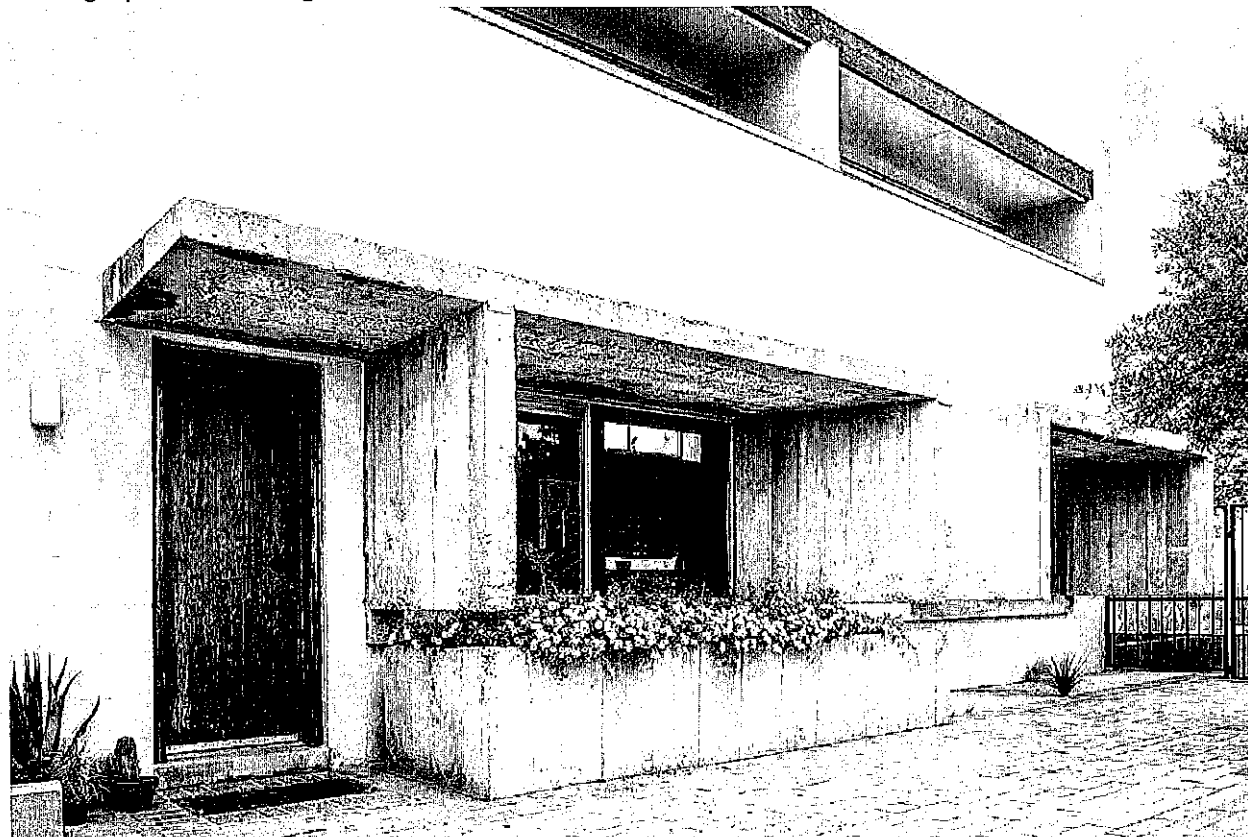
Name of Property

**Pima, Arizona**

County and State



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





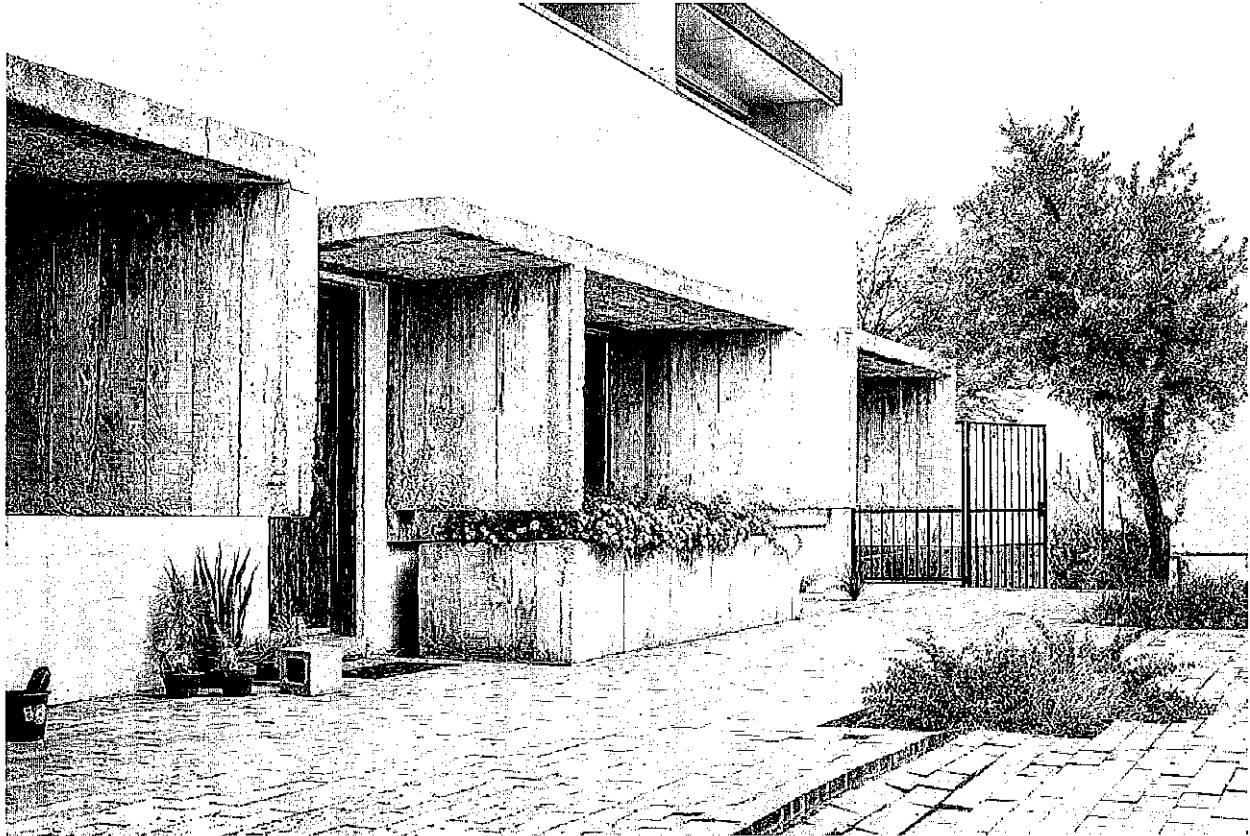
**Viewpoint**

Name of Property

**Pima, Arizona**

County and State

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



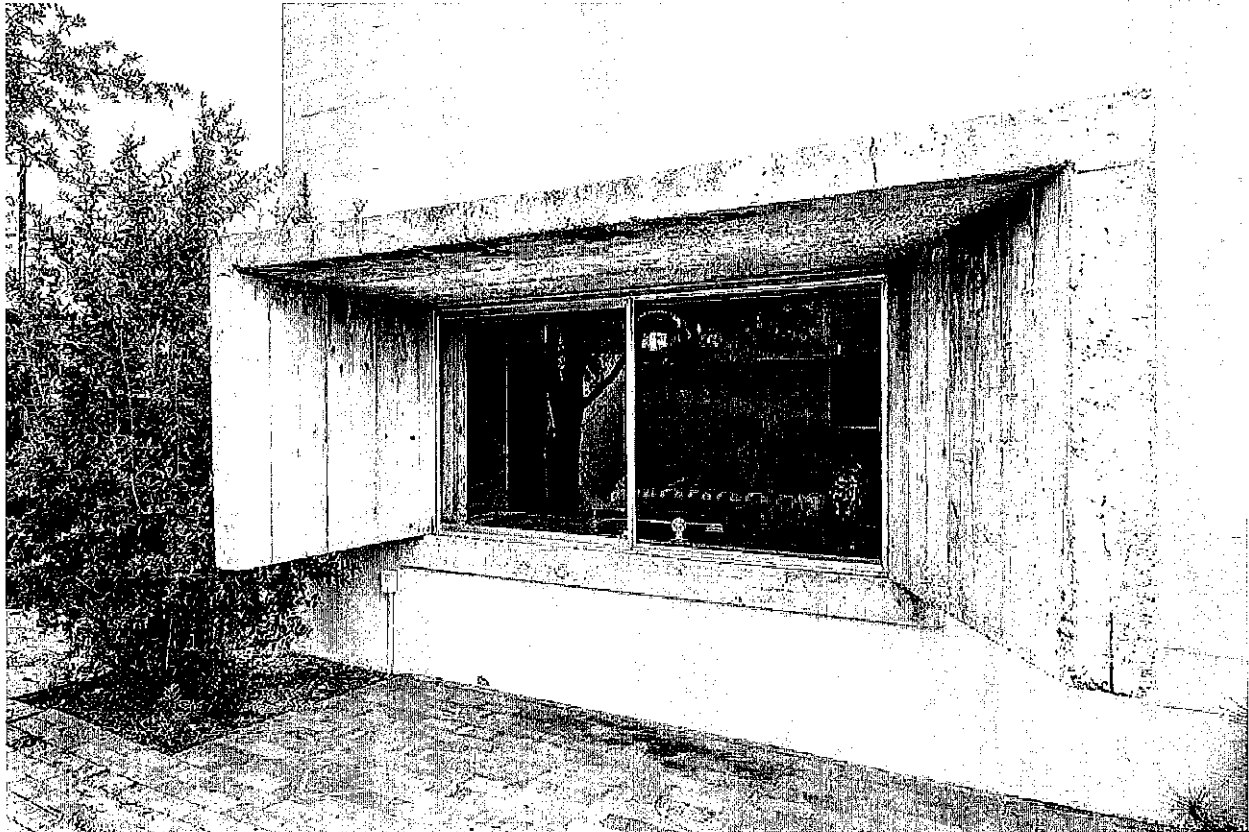
Photograph 17. Looking northeast, south facade, concrete shade system details.

**Viewpoint**

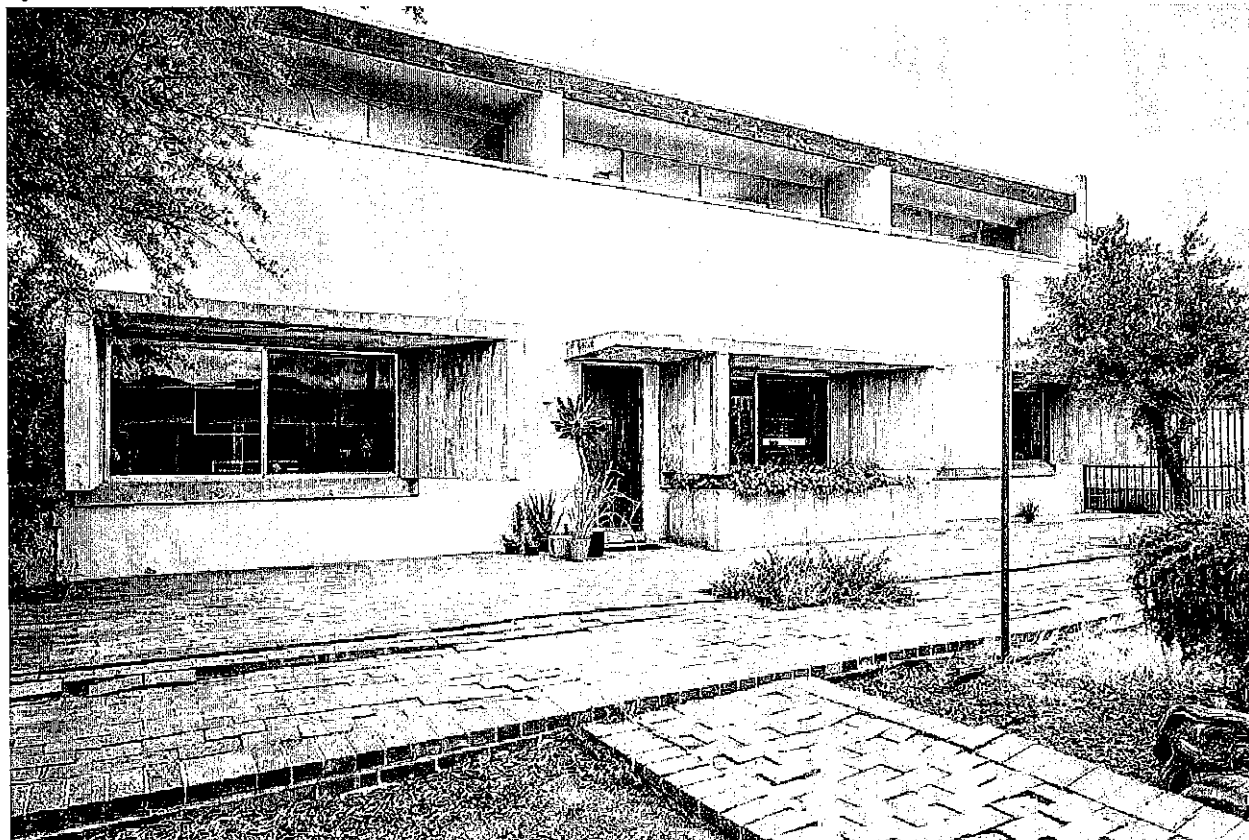
Name of Property

**Pima, Arizona**

County and State



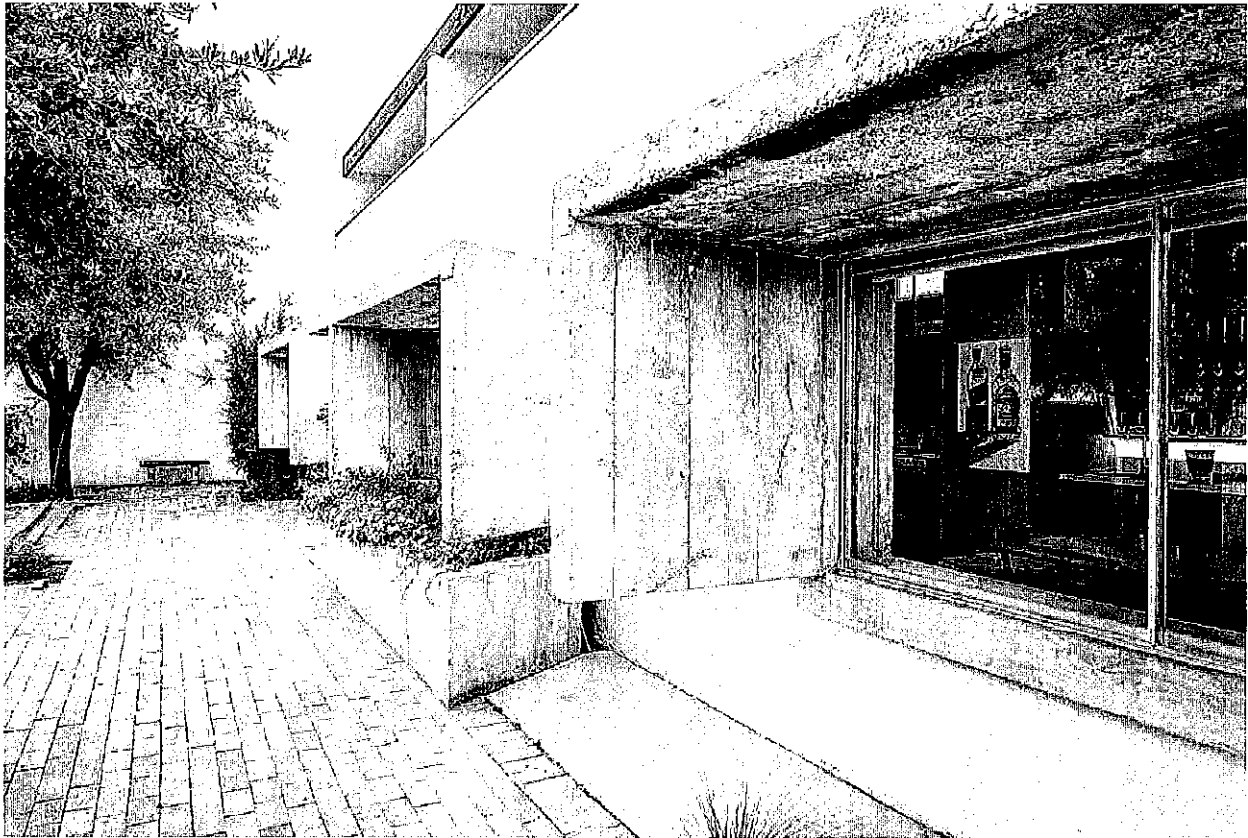
Photograph 18. Looking northwest, south facade, bedroom widow and concrete shade systems.



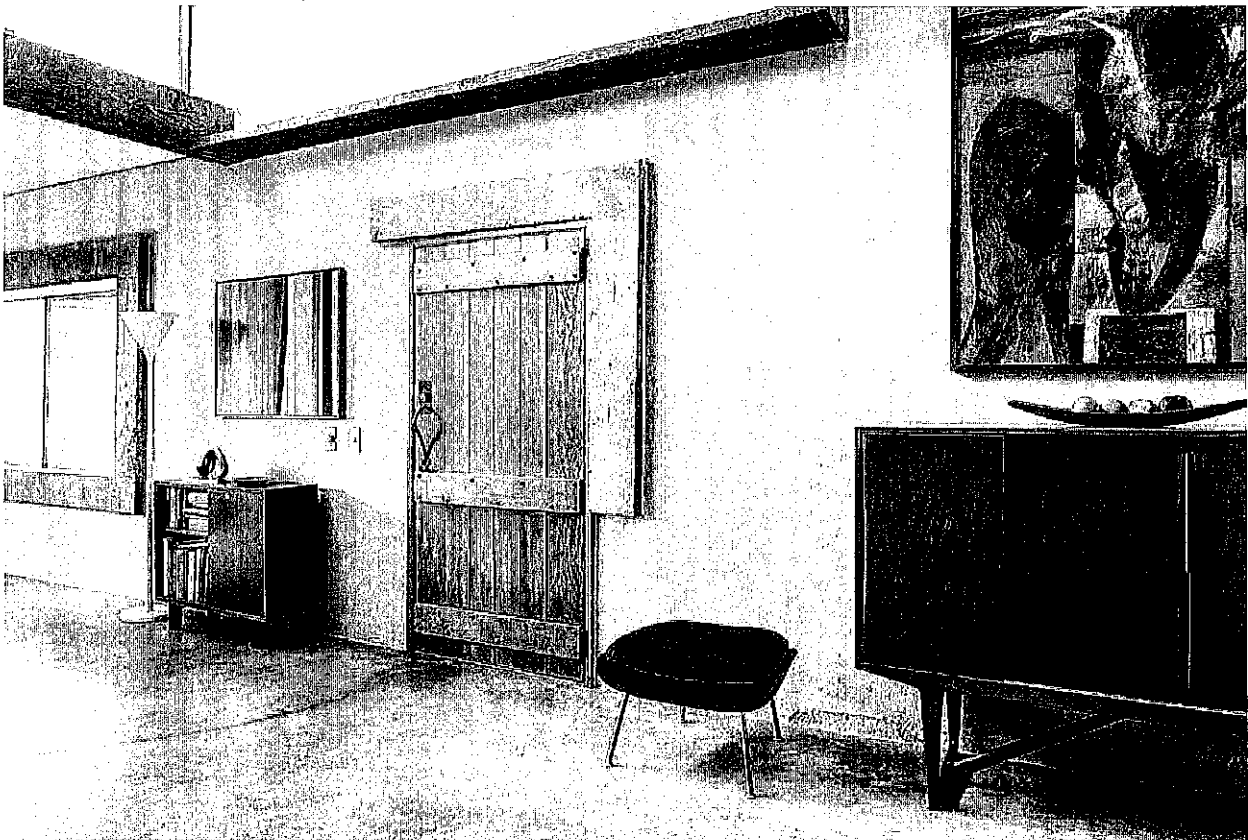
**Viewpoint**  
Name of Property

**Pima, Arizona**  
County and State

Photograph 19. Looking northeast, south facade.



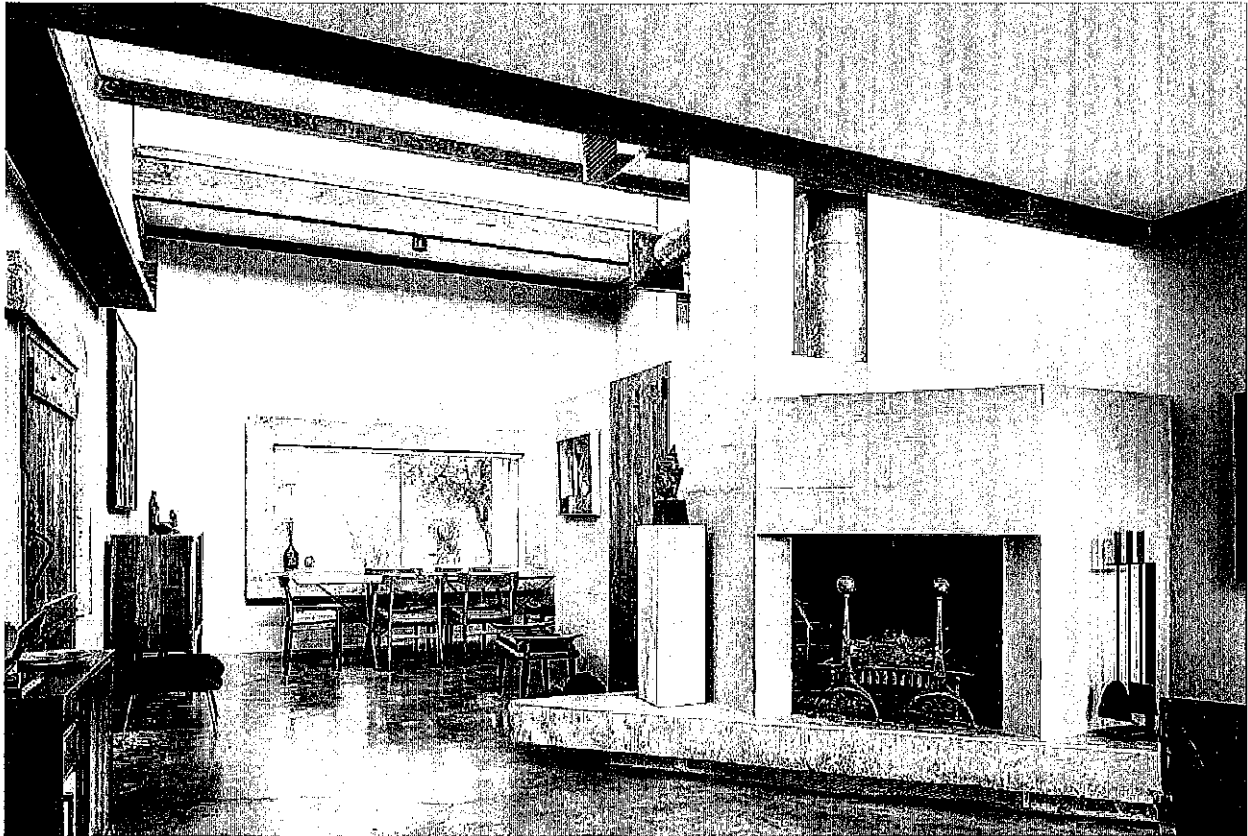
Photograph 20. Looking northwest, south facade and concrete details.



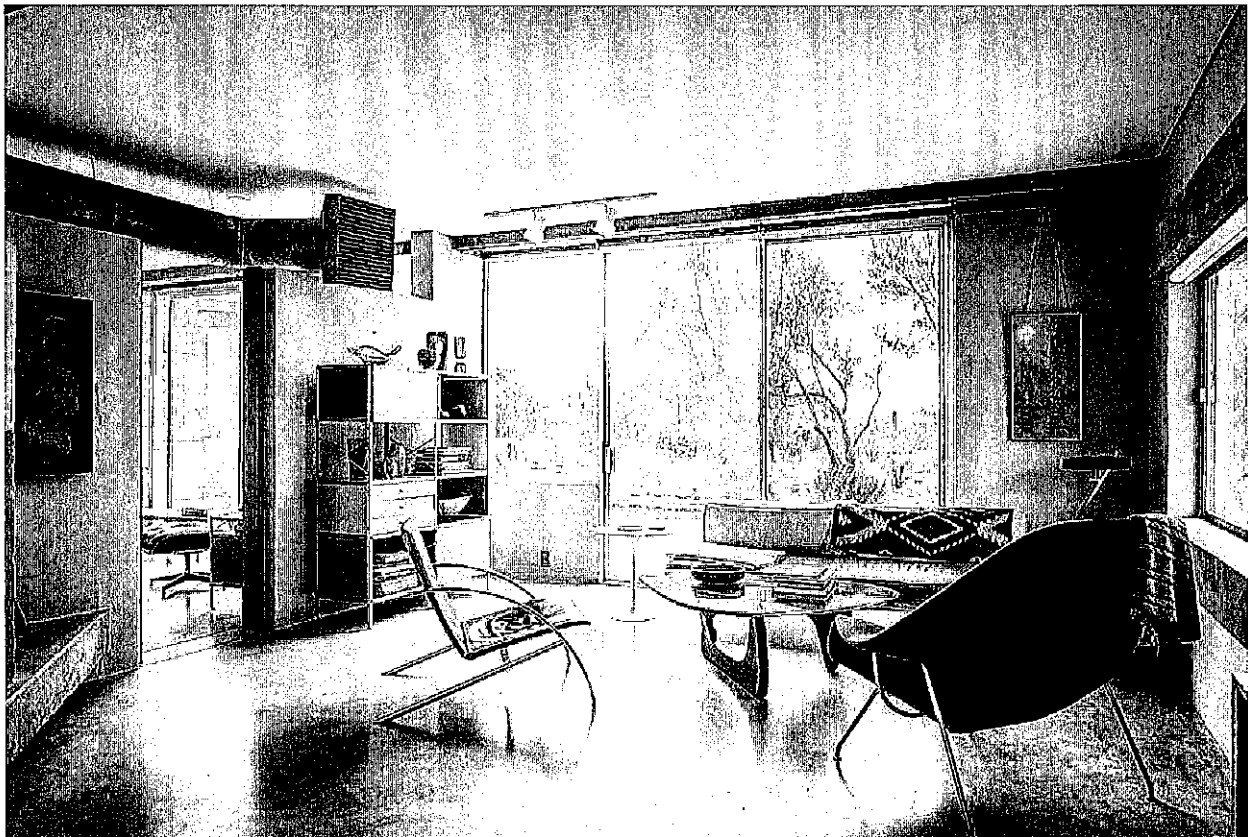
**Viewpoint**  
Name of Property

**Pima, Arizona**  
County and State

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



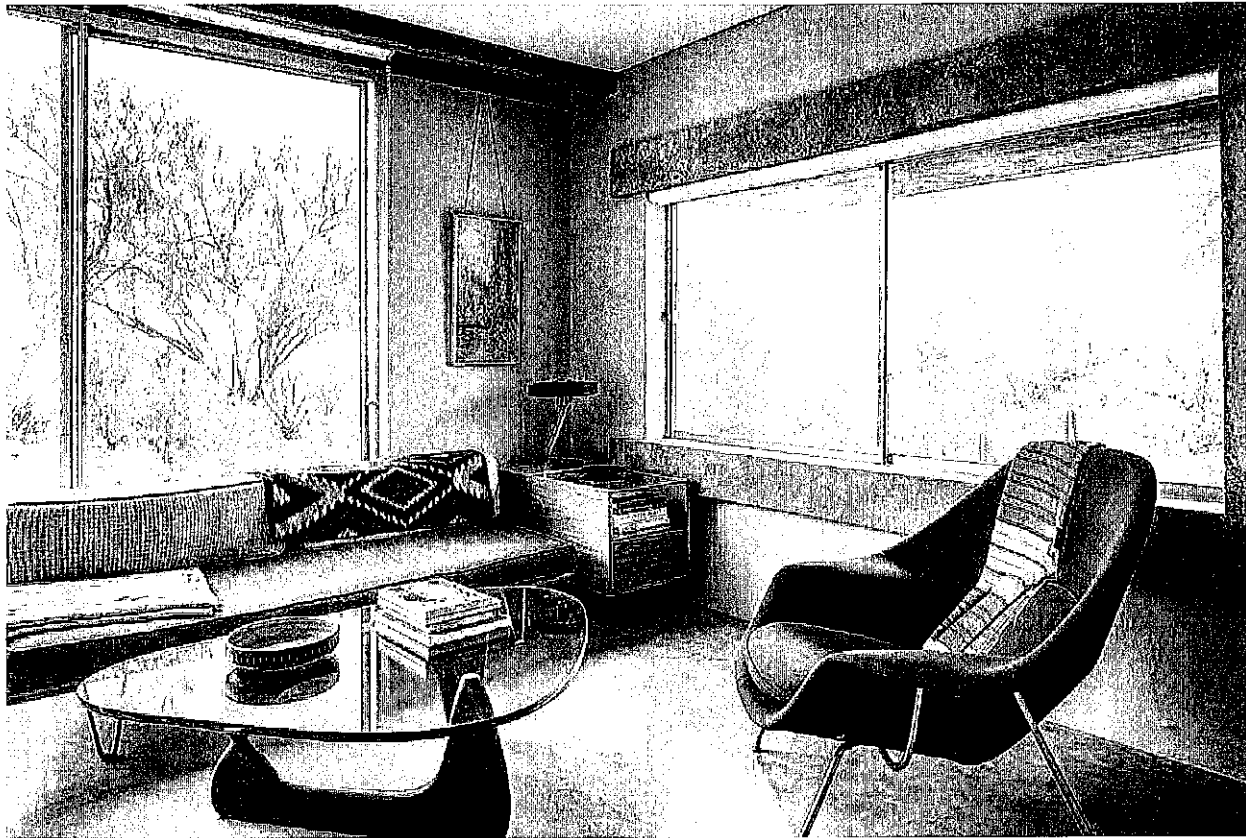
Photograph 22. Looking west, fireplace, entryway and dining room.



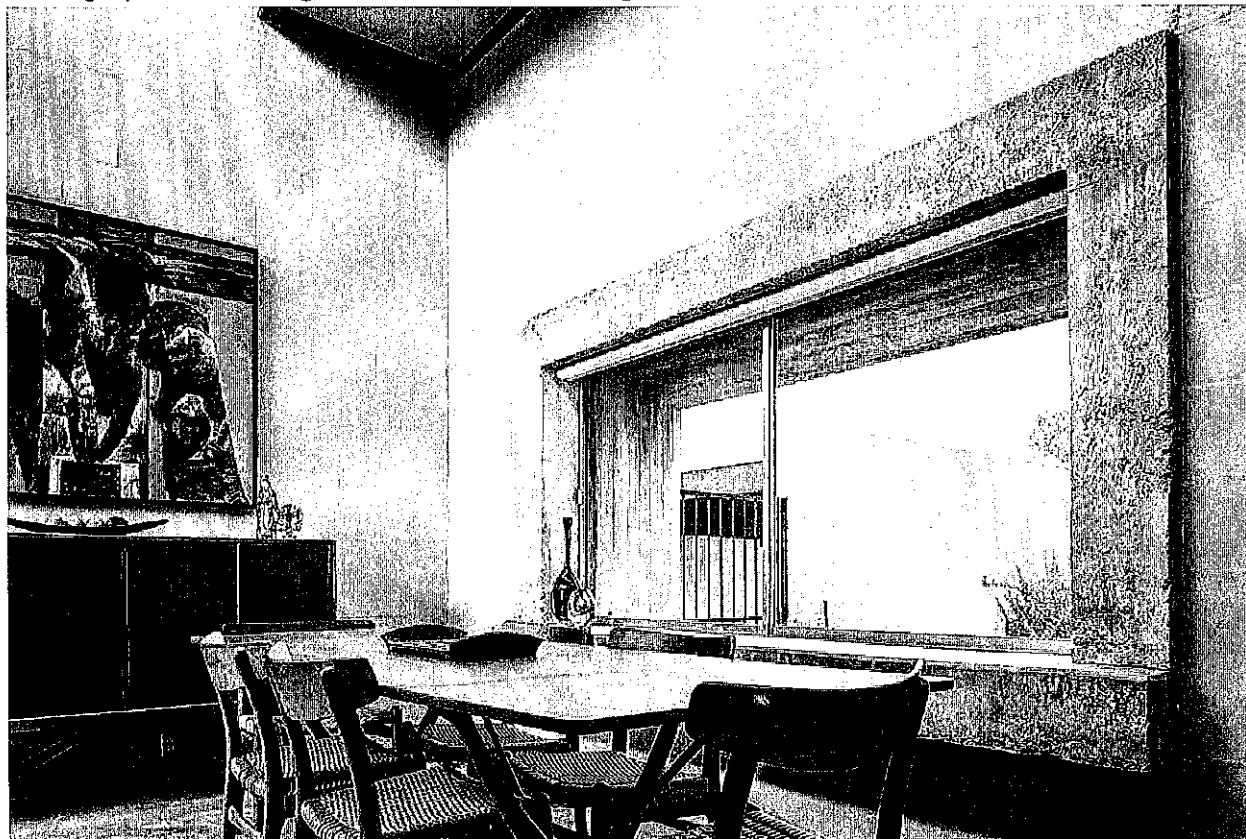
**Viewpoint**  
Name of Property

**Pima, Arizona**  
County and State

Photograph 23. Looking northwest, interior, living room.



Photograph 24. Looking northeast, interior, living room.





**Viewpoint**  
Name of Property

**Pima, Arizona**  
County and State

Photograph 25. Looking southeast, interior, dining room.



Photograph 26. Looking west, interior, kitchen.

