

BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 5/3/2022

*= Mandatory, information must be provided

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

*Title:

P22RZ00002 5645 NORTH CAMPBELL LLC - N. CAMPBELL AVENUE REZONING

*Introduction/Background:

The owner, 5645 North Campbell LLC, represented by Demion Clinco, requests a rezoning of approximately 2.34 acres from the CR-1 (Single Residence) to the CR-1 (HL) (Single Residence – Historic Landmark) zone for the existing lot.

*Discussion:

The current CR-1 zoning allows for two single-family residences on the existing 2.34-acre. Currently one residence 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-1.2 Comprehensive Plan designation.

*Recommendation:

Staff and the Planning and Zoning Commission recommend approval of the rezoning subject to conditions.

*Fiscal Impact:			品く
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*Board of Supervisor District:			S E
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Department: Development Services - Planning	Telephone: 520-724-8800		Ñ
Contact: Donna Spicola, Senior Planner	Telephone: 520-724-9513		Æ
Department Director Signature: Deputy County Administrator Signature: County Administrator Signature:		Date: 4/12/2022 Date: 4/12/2022	<u></u>
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TO:

Honorable Rex Scott, Supervisor, District 1

FROM:

Chris Poirier, Deputy Director Ton Orangowski

Public Works-Development Services Department-Planning Division

DATE:

April 12, 2022

SUBJECT:

P22RZ00002 5645 NORTH CAMPBELL LLC - N. CAMPBELL AVENUE

REZONING

The above referenced Rezoning is within your district and is scheduled for the Board of Supervisors' **TUESDAY**, **May 3**, **2022** hearing.

REQUEST:

For a **rezoning** of approximately 2.34 acres from the CR-1 (Single Residence) to the CR-1 (HL) (Single Residence – Historic Landmark) zone, located approximately 330 feet west of N. Campbell Avenue and 550 feet north of E. Camino Miraval, addressed as **5645 N. Campbell Avenue**.

OWNER:

5645 North Campbell, LLC 1602 E. Fort Lowell Road

Tucson AZ 85719

AGENT:

Demion Clinco

1602 E. Fort Lowell Road

Tucson AZ 85719

DISTRICT:

1

STAFF CONTACT: Donna Spicola, Senior Planner

<u>PUBLIC COMMENT TO DATE</u>: As of April 12, 2022, staff has received no written public comments regarding the rezoning. The applicant supplied five letters of support to nominate the Jacobson House to the National Registry.

<u>PLANNING & ZONING COMMISSION RECOMMENDATION:</u> APPROVAL SUBJECT TO CONDITIONS 8-0 (Commissioners Cook and Matter were absent).

STAFF RECOMMENDATION: APPROVAL SUBJECT TO CONDITIONS

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

TD/DS Attachments



BOARD OF SUPERVISORS MEMORANDUM

SUBJECT: P22RZ00002

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FOR MAY 3, 2022 MEETING OF THE BOARD OF SUPERVISORS

TO:

HONORABLE BOARD OF SUPERVISORS

FROM:

Chris Poirier, Deputy Director Ton Oranganski

Public Works-Development Services Department-Planning Division

DATE:

April 12, 2022

ADVERTISED ITEM FOR PUBLIC HEARING

REZONING

P22RZ00002 5645 NORTH CAMPBELL LLC - N. CAMPBELL AVENUE REZONING

5645 North Campbell LLC, represented by Demion Clinco, requests a **rezoning** of approximately 2.34 acres from the CR-1 (Single Residence) to the CR-1 (HL) (Single Residence – Historic Landmark) zone, located approximately 330 feet west of N. Campbell Avenue and 550 feet north of E. Camino Miraval, addressed as **5645 N. Campbell Avenue**. The proposed rezoning conforms to the Pima County Comprehensive Plan which designates the property for Low Intensity Urban 1.2. On motion, the Planning and Zoning Commission voted to recommend **APPROVAL SUBJECT TO CONDITIONS** 8-0 (Commissioners Cook and Matter were absent). Staff recommends **APPROVAL SUBJECT TO CONDITIONS**.

(District 1)

Planning and Zoning Commission Public Hearing Summary (March 30, 2022)

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 conditions.

The applicant provided additional information regarding the Jacobson House which provides an artistic and cultural resource for this area.

A commissioner asked the applicant if he is one of the owners of the property. The applicant confirmed ownership in the property. The commissioner asked a follow-up question regarding the disrepair of the property and what is planned to repair the home. The applicant stated the National Registry Nomination was prepared prior to the purchase and since then the house has had major repairs which follow the standards applicable to the Historic Landmark zone.

A commissioner asked the date of the photos provided in the report. The applicant stated that professional photos were taken in 2018-2019, along with other historic photos in the report. A commissioner asked if it would be possible to get a tour. The applicant stated "absolutely".

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The commissioner also asked if the bookcase also functions as a set of stairs. The applicant stated the stairs lead to a reading room which looks out to three mountain ranges.

The hearing was opened to the public.

No one from the public spoke.

The public hearing was closed.

A commissioner asked for a translation of the county Historic Landmark designation. Staff stated that these are self-imposed zoning protections on a specific property to preserve the landmark and the site. The designation has no impact on neighborhood property.

A commissioner asked if the rezoning is a requirement for the National Registry. Staff responded no. The applicant, who was instrumental in the Historic Landmark process, stated that this process provides responsible stewardship so the property won't be delisted from the registry.

A commissioner asked how a future owner could reverse this recommendation. Staff stated that the same process that enacted the designation would be required.

Commissioner Gungle made a motion to recommend **APPROVAL WITH CONDITIONS**, Commissioner Becker gave second.

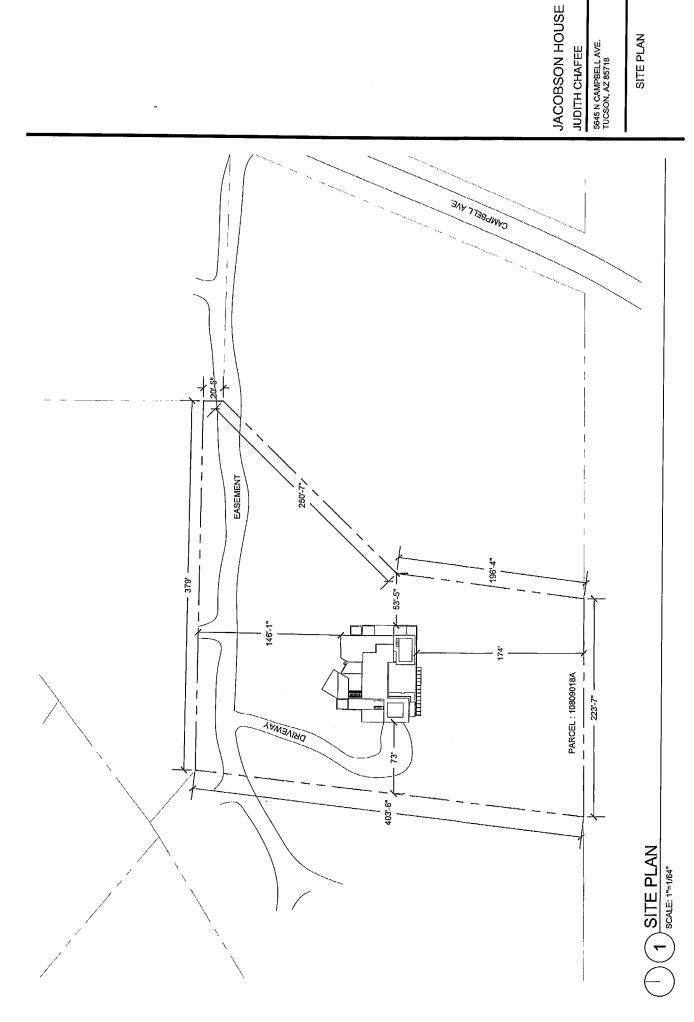
The commission voted to recommend **APPROVAL** of the rezoning 8-0 (Commissioners Cook and Matter were absent) subject to the following conditions:

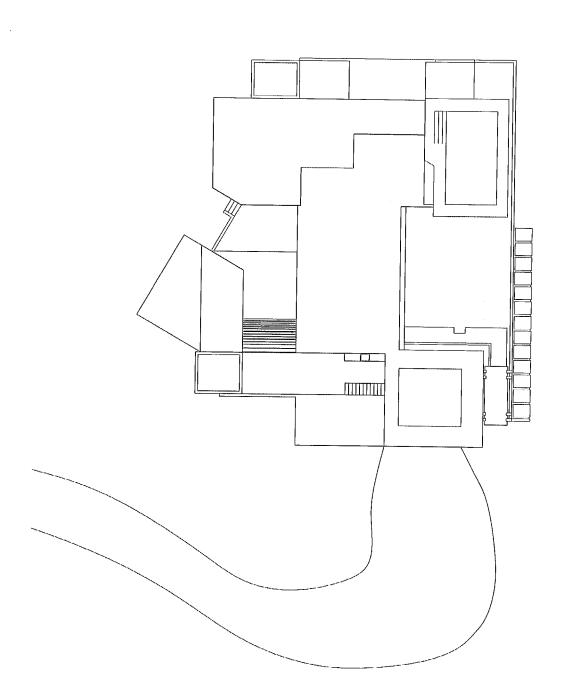
Completion of the following requirement within five years from the date the rezoning request is approved by the Board of Supervisors:

- 1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
- 2. The property owner shall execute the following disclaimer regarding the Private Property 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."

TD/DS Attachments

C: Demion Clinco





ROOF PLAN scale: 1"=3/2"

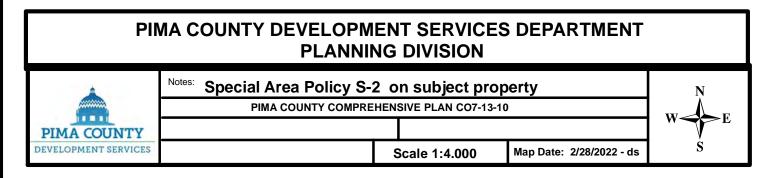
Case #: P22RZ00002

Case Name: 5645 NORTH CAMPBELL, LLC - N. CAMPBELL AVENUE REZONING

Tax Code(s): 108-09-018A

Aerial Exhibit





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

HEARING March 30, 2022

DISTRICT 1

CASE P22RZ00002 5645 North Campbell,

LLC - N. Campbell Avenue

Rezoning

REQUEST Rezone from CR-1 (Single

Residence) to CR-1 (HL) (Single Residence - Historic Landmark)

zone (2.34 acres)

OWNER 5645 North Campbell, LLC

1602 E. Fort Lowell Road

Tucson AZ 85719

APPLICANT Demion Clinco

1602 E. Fort Lowell Road

Tucson AZ 85719



APPLICANT'S PROPOSAL

"Historic Landmark Zone application for the Judith Chafee designed Jacobson 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 1.2 (LIU-1.2), which designates areas for low-density residential and other compatible uses at a maximum density of 1.2 residences per acre (RAC) or 2 RAC with 50 percent open space.

The site falls within the area covered by Special Area Policy S-2 Catalina Foothills. This policy limits building height to a maximum of 24 feet, unless authorized by the Board of Supervisors. The Board of Supervisors reserves the right to limit construction to one-story.

SURROUNDING LAND USES/GENERAL CHARACTER

North: CR-1 Subdivided and Unsubdivided Single Family Residential

South: CR-1 Subdivided Single Family Residential

East: CR-1 Subdivided and Unsubdivided Single Family Residential West: CR-1 Subdivided and Unsubdivided Single Family Residential

From the site and north along N. Campbell Avenue the surrounding properties are acreage properties produced by unregulated division of lands which provides no additional infrastructure,

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while the rest of the surrounding area was produced by platted subdivisions in conjunction with the Catalina Foothills Zoning Plan. The access to the subject site is by a dirt easement from N. Campbell Avenue and the closest sewer pipeline is over 1100 feet east of the site.

Along with the single-family residence, natural desert vegetation is contained within the subject site.

PREVIOUS REZONING CASES ON PROPERTY

No prior rezoning cases.

PREVIOUS REZONING CASES IN GENERAL AREA

The general area is within the Catalina Foothills Zoning Plan with original CR-1 zoning.

STAFF RECOMMENDATION AND SUMMARY

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

- 1. There shall be no further lot splitting or subdividing of residential development without the written approval of the Board of Supervisors.
- 2. The property owner shall execute the following disclaimer regarding the Private Property 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."

Staff supports the request because the CR-1-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) and the property was determined eligible for listing in the National Register of Historic Places (NRHP) as of February 12, 2021. The property will be considered for nomination to the NRHP at the Historic Sites Review Committee (HSRC) on March 18, 2022. The application was reviewed and recommended for the Pima County Historic Landmark designation by the Tucson-Pima County Historic Commission (TPCHC) Plans Review Subcommittee on February 10, 2022. The overlay zoning will be superimposed over the existing CR-1 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 National Register of Historic Places (NRHP) eligibility determination and future nomination for listing satisfies part of the application requirements (18.63.050.B.4.e.). While a national listing lends to its prestige and community awareness, it does not, according to the State Historic Preservation Office (SHPO) 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.

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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).

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 NRHP 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 conditions to waive the Private Property Protection Act (Proposition 207) and claims and to restrict further lot splitting are precautionary 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 Jacobson 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-

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- 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 the Jacobson House.

This historic property and home meet the Pima County Historic Landmark Zone (Ch. 18.63) Application Criteria. The historic house is a historic resource within a human-made landscapes or spaces, which has been individually determined to be eligible for listing in the National Register of Historic Places at the local level of significance and meets eight application criteria: 1. It is authenticated as dating from a particular significant period in Pima County's history (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. 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. 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 (Tucson Preservation Foundation).

Property Description

The Jacobson House is located north of the Tucson city limits in unincorporated Pima County at 5645 North Campbell Avenue. The single-family residential house was designed in 1975 and built in 1977 and is now 45 years old. The complex design of the house includes combining interior rooms with nearby open areas, small interspersed patios that also serve as light wells, and large windows on multiple levels that provide distant views and natural lighting. The primary materials used in construction include exposed concrete, large glass windows, unique features such as a wood stair step library, tiles, and cabinetry. These materials are combined in a powerful and sophisticated way that accents and makes the best use of the natural environment for artistic expression, ventilation, room functionality, passive solar heating, natural lighting, and room spaces with short views into patios and distant mountain and city views. There have been virtually no changes to the residence. With the exception of an enclosed carport at the rear entrance to the house, the integrity of design of the original residential portion of the house is remarkably intact.

The Jacobson House is located on a crest of the southern rolling foothills of the Santa Catalina

P22RZ00002 STAFF REPORT Mountain Range in the Sonoran Desert uplands. The foothills are characterized by large desert lots with single family residences, native vegetation, and twentieth-century construction. The house is centered on a 2.46-acre property with a south-facing entrance overlooking Tucson. It is rectangular and elongated on the east-west axis, typical of passive solar heating designs. The ingress/egress easement is a dirt road (that serves 5 adjacent houses) extending west from North Campbell Avenue, which connects to a dirt driveway south into a parking area, garage, and entry gate. The Jacobson House property includes native Sonoran Desert vegetation and some non-native plants around the building. The building has a unique relationship to its natural area foothills setting, which has been wholly integrated into the design (2021 National Register of Historic Places Form pages 3 and 4).

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 5645 North Campbell Avenue LLC, Clinco Family Trust, the property owner, and submitted the application to the State Historic Sites Review Committee (HSRC).

The State Historic Preservation Office (SHPO) reviewed the documentation provided on the Jacobson House and recommended that it is eligible for listing in the National Register of Historic Places under Criterion C in the area of significance of architecture and under Criterion Consideration G as a property less than 50 years old but possessing exceptional significance. State Historic Preservation Officer Kathryn Leonard concurred with this recommendation on February 12, 2021 (Bill Collins, SHPO 2/12/2021).

Mr. Demion Clinco presented the National Register of Historic Places Registration application to the Tucson-Pima County Historical Commission (TPCHC) Plans Review Subcommittee. On January 13, 2022, the Plans Review Subcommittee unanimously supported the nomination.

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 CFR § 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 National Register of Historic Places nomination for the Jacobson House will be reviewed by the HSRC on March 18, 2022.

National Register Criteria for Evaluation:

(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

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- 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 Historical 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 February 10, 2022, Demion Clinco and Pima County staff presented to the Subcommittee and received a positive recommendation on the Pima County Historic Landmark designation request. The motion was moved by Commissioner Griffith and seconded by Commissioner McDonald and passed unanimously, with a modification by Commissioner Mulder, by a roll call vote of 6-0.

CONSERVATION LANDS SYSTEM

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

3/11/2022

PUBLIC COMMENT

Staff has received no written public comment.

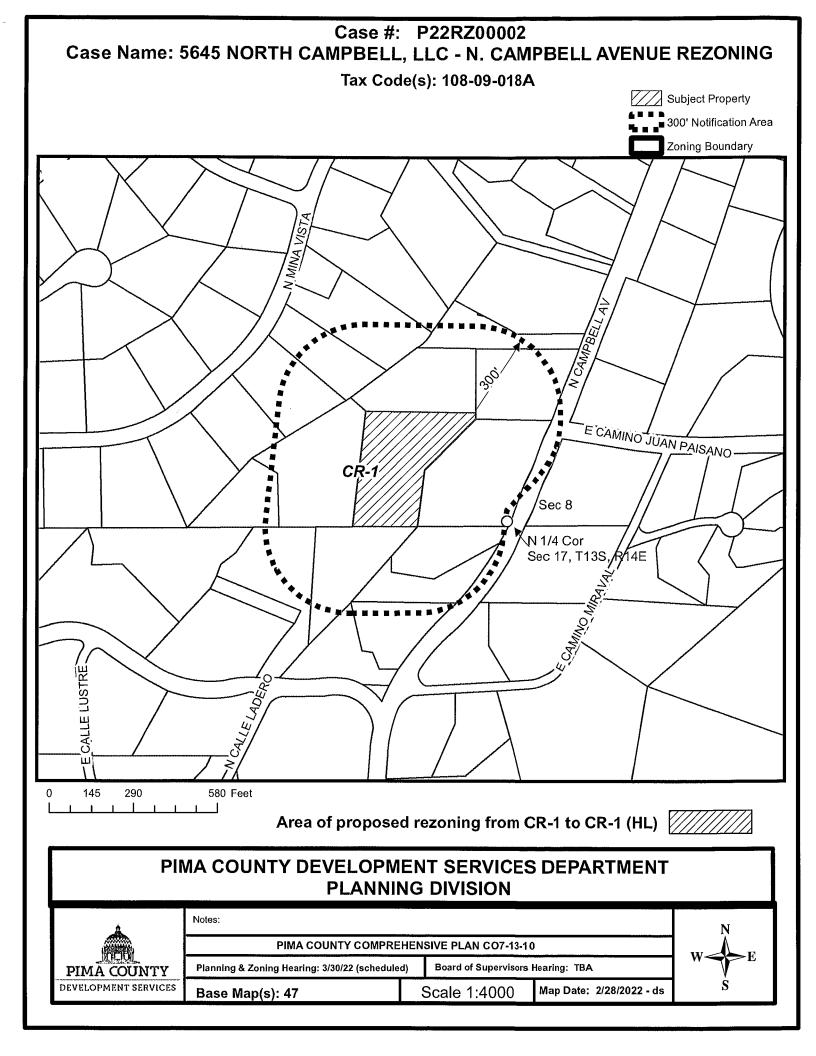
Respectfully Submitted.

Courtney Rose, Ph.D. Program Manager

Donna Spicola

Donna Spicola Senior Planner

c: Demion Clinco





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 1.2 (LIU-1.2)

- Residential Gross Density: Minimum- none; Maximum- 1.2 RAC; 2.5 RAC with 45 percent open space; or 4 RAC with 60 percent open space
- Residential Gross Densities for TDR Receiving Areas: Minimum- none; Maximum- 1.2 RAC;
 2 RAC with 50 percent open space

Special Area Policy

S-2 Catalina Foothills (CF)

General location

North of E. River Road, west of Sabino Creek, south of Coronado National Forest, and east of N. Oracle Road and N. Northern Avenue.

Policy

No construction of building exceeding 24 feet in height shall be permitted without specific authorization from the Board of Supervisors. The Board of Supervisors reserves the right to limit construction to one story.

Case Name: 5645 NORTH CAMPBELL, LLC - N. CAMPBELL AVENUE REZONING Tax Code(s): 108-09-018A Comprehensive Plan Exhibit Subject Property E CAMINO JUAN PAISANO. 145 290 580 Feet PIMA COUNTY DEVELOPMENT SERVICES DEPARTMENT **PLANNING DIVISION** Notes: Special Area Policy S-2 on subject property PIMA COUNTY COMPREHENSIVE PLAN CO7-13-10 PIMA COUNTY DEVELOPMENT SERVICES Scale 1:4.000 Map Date: 2/28/2022 - ds

Case #: P22RZ00002

2022

Tucson-Pima County Historical Commission

Plans Review Subcommittee

LEGAL ACTION REPORT/Minutes

Thursday, February 10, 2022

Pursuant to safe practices during the COVID-19 pandemic, all in-person meetings are cancelled until further notice. This meeting was held virtually to allow for healthy practices and social distancing. The meeting was accessible at provided link to allow for participating virtually and/or calling in.

1. Call to Order / Roll Call

Meeting called to order at 1:01 P.M., and per roll call, a quorum was established.

Commissioners Present: Terry Majewski (Chair), Carel Griffith, Joel Ireland, Savannah McDonald, Jan Mulder, and Rikki Riojas

Commissioners Absent/Excused: None

<u>Applicants/Public Present:</u> Linda Mayro and Courtney Rose from Pima County, and Demion Clinco

Staff Present: Michael Taku and Jodie Brown, PDSD

2. Approval of the Legal Action Report (LAR)/[Minutes] from Meeting of 1-27-2022

Motion: It was moved by Commissioner Griffith to approve the Legal Action Report/Minutes for the meeting of 1-27-2022 as submitted.

Commissioner Riojas seconded the motion.

The motion passed unanimously by a roll call vote of 6-0.

3. <u>Historic Landmark Review Cases</u>

Pima County Code Section 18.63

3a. Jacobson House

5645 N. Campbell Avenue National Register Eligible Criterion C and Criteria Consideration G Period of Significance: 1977

Staff Rose and Staff Mayro (Pima County Office of Sustainability and Conservation, Cultural Resources & Historic Preservation Division) introduced the application for the Jacobson House. Staff Rose noted that the Office of Sustainability and Conservation has reviewed the application and recommends

approval of the Pima County Historic Landmark Zone Designation for the Jacobson House designed by master architect Judith Chafee, with a period of significance of 1977. The property has been determined eligible for listing in the National Register of Historic Places (NRHP), and a formal National Register nomination has been submitted and is pending review by the [Arizona] Historic Sites Review Committee. [At its meeting of 1-13-20022, the Plans Review Subcommittee (PRS) reviewed the latter nomination and expressed support for it.] The building has retained its integrity of location, setting, materials, workmanship, feeling, and association and its ability to convey significance, and there have been virtually no changes to the residence. Linda Mayro noted that the County provided a letter in support of the application, reiterated County support of the designation.

Chair Majewski introduced the applicant/owner, Demion Clinco, and asked him if he would like to present. Mr. Clinco noted that PRS recently reviewed the National Register nomination for this property. The latter was the basis for the Pima County application. Since PRS just recently heard his presentation on the National Register nomination for the property, and a number of commissioners visited the property recently, he said rather than make a presentation, he would be available for questions.

Discussion was held. Action was taken.

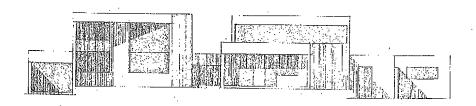
Motion: It was moved by Commissioner Griffith that [the Plans Review Subcommittee] support the nomination of the Jacobson House as a County Historic Landmark under Criterion C and Criterion Consideration G for [the] unique relationship of the house to its natural foothills setting and its wholly integrated design. It is one of the more remarkable modern properties in the region with important local significance. It contributes information of historical, cultural, and social importance related to the heritage of the community. Due to the age of the building, Criterion Consideration G is applied, as an example of architecture that has achieved significance within the last 50 years and is an outstanding residential example of the work of Judith Chaffee and the Modern Movement in Tucson.

Commissioner McDonald seconded the motion. The motion was modified by Commissioner Mulder with the approval of the original mover (Griffith) and the seconder (McDonald).

Modified Motion: In the matter of the Jacobson House at 5645 N. Campbell, it was moved by Commissioner Mulder to recommend approval of the designation [of the property] as a Pima County Historic Landmark Zone based on the finding that the application is complete and includes all the submittal requirements sufficient to justify the Historic Landmark Zone Designation, and that it meets the Pima County Historic Landmark Zone (Ch. 18.63) Application Criteria for this outstanding property.

The modified motion passed unanimously by a roll call vote of 6-0.

4. <u>Task Force on Inclusivity Recommendations</u>



January 17, 2022

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 5645 North Campbell Avenue, Tucson, Arizona 85718 Jacobson House, (Architect: Judith Chafee, FAIA) Tax ID: 108-09-018A; Legal description: IRREG PCL IN S2 SE4 SW4 H 2,34 AC SEC 8-13-14

On behalf of owner 5645 North Campbell Avenue, LLC, I am pleased to submit the fourth Pima County Historic Landmark Zone application for the Judith Chafee designed Jacobson House.

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

Application Criteria. The historic house is a historic resource within a human-made landscapes or spaces, which has been individually determined to be eligible for listing in the National Register of Historic Places at the local level of significance (email from William Collins - February 12, 2021) and meets eight application criteria: 1. It is authenticated as dating from a particular significant period in Pima County's history (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 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: IRREG PCL IN S2 SE4 SW4 H 2.34 AC SEC 8-13-14

B. A list by name and title, of all ownership interests in the property: 5645 North Campbell Avenue LLC, Clinco Family Trust owner.

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

D. Site plan: Roof plan, See Attached.

E. <u>A completed National Register of Historic Places form</u>: See Attached.

F. Other supporting evidence: See the completed NRHP Letters of Support.

G. Most recent (available) aerial, USGS Map, and elevation and interior photos: See Attached.

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

Julie Cen

Demion Clinco 5645 North Campbell Avenue, LLC 1602 East Fort Lowell Road Tucson, Arizona 85719 demion.clinco@gmail.com cell 520-247-8969

CC: Jan Lesher, Acting Pima County Administrator
Linda Mayro, Director, Sustainability & Conservation, Pima County
Chris Poirier, Deputy Director, Development Services, Pima County
Judy Clinco, Officer, 5645 North Campbell Avenue, LLC

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: Jacobson House
Other names/site number: Jacobson House, Art and Joan, Jacobson Residence 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: 5645 North Campbell Avenue
City or town: Tucson State: Arizona County: Pima
Not For Publication:
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 meet 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 recommer that this property be considered significant at the following level(s) of significance: national
Signature of certifying official/Title: State or Federal agency/bureau or Tribal Government Date
In my opinion, the property meets does not meet the National Register criteria.
Signature of commenting official:
Title : State or Federal agency/bureau or Tribal Government

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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		eper	Date of Action			
5.	Classificati	on				
Own	ership of Pro _l	perty	Category of Property			
(Che	ck as many bo	xes as apply.)	(Check only one box.)			
Priva		$ ot \square$	Building(s)			
Publi	c – Local		District			
	c – State		Site			
Publi	c – Federal		Structure □			
			Object			
		es within Property viously listed resources	in the count)			
Contr	ibuting	Noncontributing				
1			buildings			
			sites			
1			structures			
			objects			
2			Total			
Numb	er of contribut	ing resources previous	ly listed in the National Register 0			
ô.	Function or	Use				
		: DOMESTIC: single d : DOMESTIC: single d	<u> </u>			
7.	Description Architectura	al Classification: MOD	DERN MOVEMENT.			

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

The Jacobson House is located on the alluvial fan of the Santa Catalina Mountain Range on the northern edge of the Tucson basin on a short west extension of Campbell Avenue. The lot lies north of the Tucson city limits in unincorporated Pima County, Arizona in an area known as the Catalina Foothills adjacent to the northern edge of the Catalina Foothills Estates Subdivision (1936). The single-family residential house designed in 1975 and built in 1977 is an important example of the foundational work of master architect Judith Chafee, FAIA (1932-1998) and a residential example of Tucson's Modern architectural movement. The primary character-defining features of the Jacobson House are the limited material palette of concrete, painted concrete block, aluminum frame windows and glass which are used to produce an environmentally responsive design expressed through interior and exterior distinctive zonal geometric design. The exposed site-cast concrete structural beams supported on walls of painted reinforced concrete block allow for spans of aluminum frame windows walls, sliding glass doors and clerestory ribbon windows that allow diffused light to enter the space. The physical orientation and bioclimatic site design was a direct response to the desert environment, climate, views, natural setting, and the seasonal location of the sun. The house is designed with an explicit indoor-outdoor relationship and spatial arrangement that creates a floor plan with a series of courtyards that act as outdoor rooms. There have been limited 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

The Jacobson House is located on a crest of the southern rolling foothill of the Santa Catalina Mountain range, centered on a 2.46-acre irregular-shaped property. The house has a rectangular form elongated on the east-west axis, which is typical for a passive solar designed house. The entrance facing south overlooks the City of Tucson, and large windows look north to the peaks of the Santa Catalina Mountains. The property is located in unincorporated Pima County, north of Tucson, Arizona, at 5645 North Campbell Avenue.

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Tucson is situated in the southeast portion of the state, 60 miles north of the Mexican border in the Sonoran Desert uplands. The foothills are characterized by large desert lots with single family residences, native vegetation, and twentieth-century construction. The Jacobson House is a single-family residence built in 1977. The geometric plan is set in the middle of the lot (Fig. 1): south of the paved ingress/egress easement road that serves the adjacent five houses. The property features native Sonoran desert vegetation, with non-native plants immediately surrounding the house. A driveway runs from the northwest corner of the lot along the western edge of the property to a parking area, garage, and entry gate that leads to the north-facing entrance. Few modifications have been made to the property and landscape since the completion of construction.



Fig. 1. The area in the vicinity to Jacobson House. City of Tucson GIS Map Guide

Physical Appearance

The exterior and interior form of the Jacobson House are highly distinctive with volumes, massing, openings for light filtration, and orientations that are both responsive to the environmental conditions of the Sonoran desert and carefully frame vast views of the desert and Santa Catalina Mountains to the north and city-valley views to the south.

The primary character-defining feature of Jacobson House is the strong physical geometry and limited material palette of cast concrete, painted concrete block walls and glass that creates the dynamic physical form of the house. This simple and massive rectilinearity of the exterior belies the complexity and nuances of the interior spaces and their interrelationships, variations in light

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quality, size and character; as well as the additional layer of the indoor/outdoor relationship to the courtyards, mountain and city views, and the sky through the clerestory windows. The monumental geometric exterior form of the north elevation (Fig. 2) translates to corresponding internal spaces and courtyards. (Fig.5) The use of massive exposed site-cast concrete structural beams supported by single corse concrete slump block walls that have been structurally reinforced allows the extensive use of sliding glass window walls, and ribbon clerestory windows. The juxtaposition of concrete and glass imbue the design with an ethereal openness and tension that seem almost a physical contradiction. The design responds to the seasonal orientation of the sun with the windows of the living room and weaving studio recessed, angled, and sheltered to reduce direct solar gain while framing unimpeded dramatic mountain views which seem to heighten the sunrise and sunset light.

The interior is separated into two primary ground-levels which correspond to the geometrically shaped plan, the volume of the house, and a response to the sloping grade of the site. The entry hall, office/bedroom, kitchen, dining room, and master bedroom are on the lower south level are on an east-west axis. The living room and weaving studio are each raised three steps to the upper level at pivot to the northeast. The small reading nook comprises the only space which is a true second story over a textile vault and is located at the top of bookcase stairs overlooking the northwest valley. The exterior north elevations are divided into three primary geometric volumes which can be seen on the architectural drawings and generally correspond to the interior levels.

The west-facing public entry sequence leads from the parking area facing the garage through a covered trabeated gateway. The concrete walkway opens to the large south facing courtyard garden. The north edge of the courtyard is delineated by a low retaining wall that rises a few feet above the courtyard grade which provides uninterrupted expansive sweeping views to the south. The south face of the retaining wall drops approximately six feet and features an array of solar water heaters oriented towards the sky. This system is an important innovation in the overall environmental design. The concrete walkway follows the eastern edge of the garage to the south elevation of the house. Protected by an extended roof, the concrete walkway, embossed with the names of those involved with the construction (Fig. 6), proceeds east to the front door. The courtyard features a large tree in the center and a rectangular swimming pool on the eastern side.

The south elevation which included the garage, entry hall, office, kitchen and eastern portion of the master bedroom is 9' tall from the slab. The central portion of the living room, weaving studio, reading nook and the western portion of the master bedroom is 18'4" from the south elevation slab and 16'4" high from the north slab. The dining room and lower living room space are 12'8" from the south slab and 10'4" from the north slab. The clerestory windows let diffused light spill into the interior spaces which reduce the sharp visual contrast between the interior and exterior and allow the occupants to easily look out to the desert. This massing, volume, and unique fenestration combine to create a distinct architectural signature.

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The landscaping is divided into two zones. Zone one is the native vagative zone. It is located south beyond the courtyard retaining wall, east of the house, west of the driveway and north beyond the courtyards and patios. This landscaping is primary native sonoran desert vegetation that has been supplemented with native palos verde and mesquite tree to crete a stronger sense of isolation on the site. The second zone is an arid landscaping zone which includes, rosemary, aloes, agaves, small, non-native drought tolerant small shrubs and a large african sumac tree located in the center of the south courtyard. In the archival drawings that were part of the Jacobson Collection there were multiple plans which included landscape variations for the multiple courtyards.

Attached to the south courtyard retaining wall is a large thermal solar system which heats the pool and water for the house. The system was original to the design. The system is not visible from any of the primary elevations but can be seen from the desert environs looking north or by leaning over the retaining wall.

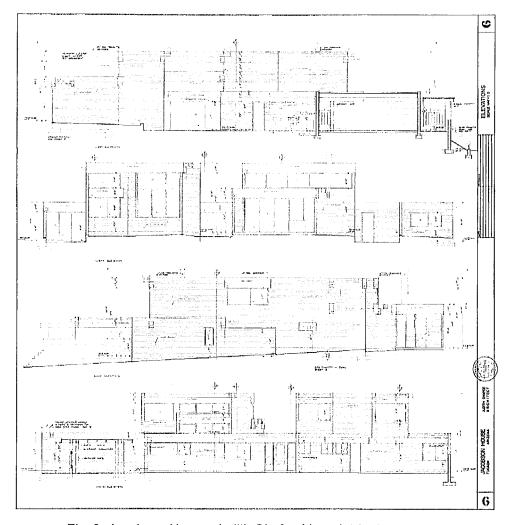


Fig. 2. Jacobson House, Judith Chafee blueprint April 16, 1976.

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Fig. 3. The north elevation with stepped massing, clerestory windows. Photo GMVargas 2019.



Fig. 4. North elevation, Massing, window system and clerestory windows. Photo GMVargas 2019.

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The interior spaces of the house connect to the exterior both spatially and visually. The north-facing rooms can be seen through the window and sliding glass doors which glow at night. The weaving studio, living room, bedroom, reading nook, dining room, kitchen, and entryway are arranged to interact with the desert environment and have a strong relationship with the exterior through the openings.



Fig. 5, North elevation, Aerial View entry. Photo GMVargas 2019.

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Fig. 6. South Elevation, concrete detail with Chafee stamp. Photo GMVargas 2019.



Fig 7. Living room detail with fireplace, cast concrete. Photo GMVargas 2019.

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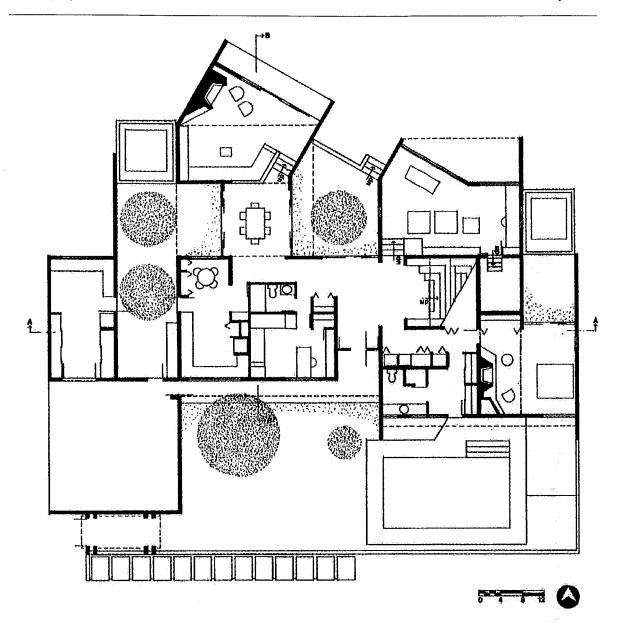


Fig. 8. Jacobson House, floor plan.. Published in Powerhouse, 2019.

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Fig. 9. Library/stairs to the reading room. Photo GMVargas 2019.

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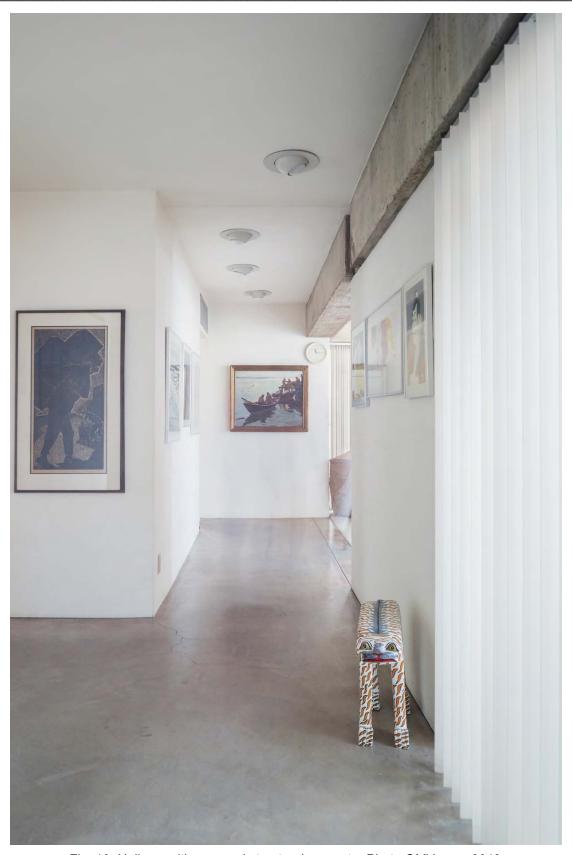


Fig. 10. Hallway with exposed structural concrete. Photo GMVargas 2019.

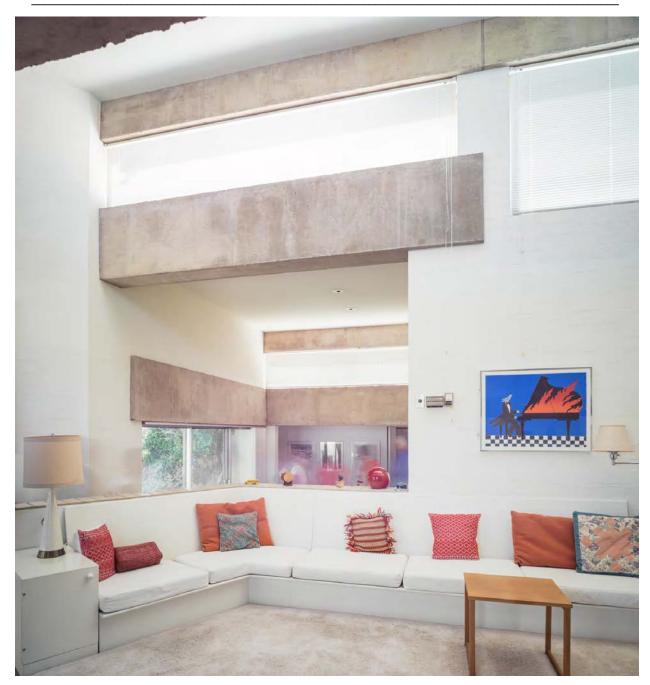
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Fig, 11. Living room, cast concrete lentils. Photo GMVargas 2019.

Jacobson House is an important example from Judith Chafee's design portfolio. It was a major commission and part of her foundational work. As in the other major projects from this period, the construction materials are left exposed to highlight both structure and form. The limited material palette showcases Chafee's austere style. The work is informed by and in response to the environment. The combination of painted concrete slump block, exposed cast concrete beams, environmental responsiveness to light and climatic conditions, unique interior space created by the overarching conceptual vision, and site utilization produces a distinct architecture

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that expresses a minimalist approach emphasizing the geometry of space, light, and nature. The result is an original work both set into and in response to the desert and an expression that is distinctively associated with the Modern Movement.

The architectural configuration creates a series of geometric, irregular-shaped rooms with a total of 2,902 sq ft. of interior space (Pima County Assessor). The house is divided into five interconnected zones: 1. entity hall, 2. weaving room, 3. main bedroom, 4 dining and living room, and 5. kitchen/service rooms each with their own character that combine to create the interior volumes and living spaces. The front door leads to a central entry hall (Fig. 10) delineated on the north by a window wall that includes a sliding door leading to the central courtyard and steps that lead to the weaving room. The eastern edge of the hall is defined by the large dynamic bookcase-stair design (Fig. 9) that leads to the small reading nook. The fine millwork bookcase is formed by multiple levels-steps of varying heights which accommodate books of various sizes. The front of the shelves are protected by sliding glass which gives the structure a delicate almost fragile characteristic which is a juxtaposition to the monumentality of the structural design. The full grandeur of the structure is not perceived upon entering the entry hall but observed as the viewer walks toward the bottom step and the full height and scale is revealed. A secondary corridor south of the bookcase leads east past two service closests to the master bedroom and bath. To the south of the entry hall is an office/bedroom and bathroom and west to the dining room, kitchen and living room. The dining room features window walls with sliding doors on both the east and west and open up three steps to the living room; the east opens to the central courtyard and the west to the western courtyard. The kitchen is through a service door on the southwall of the dining room. The workshop/bedroom and garage is detached on the west side of the west courtyard. The living room and weaving room are only two irregularly shaped rooms, which are extended from the house's rectilinear shape, angled at aprixitly 30 degrees to provide a perpendicular view to the mountains. The living room features a large fireplace and a window wall sliding door system that leads to a northern patio. The master bedroom has a sliding glass door that leads to a private north patio and a large fireplace (Fig. 7) on the west wall. The office/bedroom bathroom and kitchen feature character-defining original hand painted talayera tile with geometric and natural motifs. (Fig. 13). The main bedroom bath has original Dal and Japanese produced tile.

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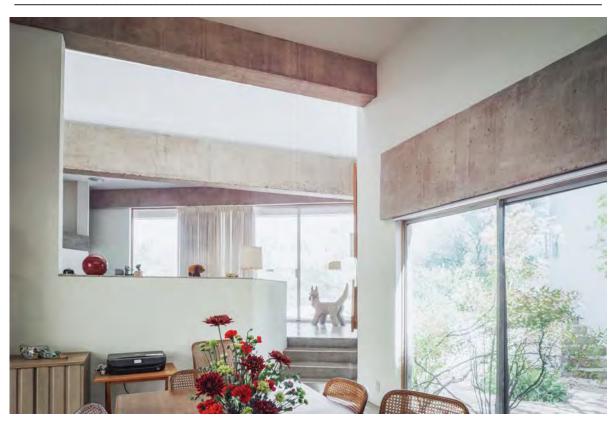


Fig. 12. Dining room interior looking into the living room and out to the courtyard. Photo GMVargas 2019.



Fig. 13. Kitchen, cabinetry, tile and exposed concrete. Photo GMVargas 2019.

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Fig. 14. Dining Room west courtyard with wood sunshade. Photo GMVargas 2019.



Fig. 15. South Elevation. C. 1978

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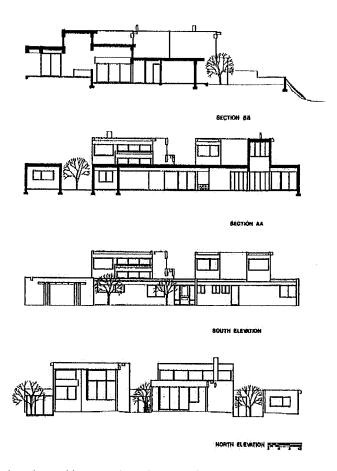


Fig. 16. Jacobson House, elevations, Published in Powerhouse, 2019.

The use of the large, site-cast concrete beams creates a structural system which allows the extensive use of glass window walls and clearstory windows combining to create a light-filled sense of openness which blurs the sense of the line between indoor and outdoor. The interior employs a limited material palette that produces a modernist sensibility. The carefully-framed views of the surrounding arid landscape celebrate the natural environment and create a juxtaposition between the stark modern interior and Sonoran desert.

Pool

The rectangular-shaped pool is the focal point of the eastern side of the south yard and is a contributing structure. Although not designed by Chafee the pool location and size appears in the Chafee site plans.

Alterations

There has been no alteration to the original design with the exception of the addition of a garage door that encloses the carport.

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Condition

The condition of the house is fair. As the original owner aged the house slowly deteriorated and its systems ran their life cycle. The original pool is in disrepair, the decking cracking and systems failing. The HAVC system was modified from the original 4 cooler system in the 1990s and the placement of additional units obscures views from the kitchen courtyard and main bedroom. The HVAC system is only partially operable. The electrical systems and plumbing systems are in need of major intervention and wood detailing throughout the house is delaminating and showing signs of wood rot. Site drainage has created structural cracking and termites have damaged casework. The original solar system was not functional as of October 2021.

Integrity

The House 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 on-site concrete, windows, interior cabinetry, casework millwork, fireplaces, original bathrooms, original tile and exterior elevations. The massing of the house is retained and is unchanged from the period of significance. 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 are an example of modern architecture and an example of the work of Judith Chafee. The most significant alteration to the original design is the enclosure of the car-port into a garage. This reversible change affects the volume of the west-facing elevation but does not significantly detract from the major design elements.

Geographic Information

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

Boundaries

The boundaries are consistent with the original 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

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name	oi Property	County and Stat
		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.
	Criteri	a 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
(Ente	_	nificance ries from instructions.)
Perio	d of Sig	nificance

1977

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 1977, the date of construction.

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.)

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Jacobson House 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 foundational work of master architect Judith Chafee, FAIA (1932-1998). Designed for clients Art and Joan Jacobson, the project provided Chafee an important commission to continue the exploration of her architectural and design theory. The house was completed after two other major Tucson commissions: 1974 Viewpoint, (listed on NRHP 2021) and 1976 Ramada House (listed on NRHP 2006). 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, the Jacobson House was recognized locally, nationally, and internationally for its design including being featured in the in Architectural Record May 1979, A House and Garden Guide BUILDING magazine Spring 1979, the Japanese journal of urban housing Toshi-Jutaku November 1979, Artspace magazine spring 1982, Arizona Daily Star home feature December 26, 1982, and Tucson Citizen focus feature October 8, 1985. In 2016 Jacobson House was featured in the Arizona Public Media PBS produced documentary The Architect: Judith Chafee. In 2019 the book Powerhouse The Life and Work of Judith Chafee by Christopher Domin and Kathryn McGuire with an introduction by William J. R. Curtis was published by Princeton Architectural Press and funded in part by the Graham Foundation providing contextual scholarship examining Chafee's life and work and extensively features Jacobson House and its importance within Chafee's architectural development.

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 Jacobson House, as a building that has achieved significance within the past 50 years and is an outstanding example of Chafee's work and the Architecture of the Modern Movement in Tucson.

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

Jacobson House 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*, "Throughout her life, Judith Chafee extended basic ideas from the modern tradition to adjust them to local circumstances. She rejected facile postmodernism, with its skin-deep historical references, and spurned neomodernist academies with their formalist references. [...] 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. In section, her buildings often combine superimposed zones each with its own character. She refashioned the ground as a domestic landscape of interlocking levels, steps and shelves, which propel the eye to the surrounding landscape through judiciously placed openings.[...] When designing a new project, Judith

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Chafee immersed herself in the topography and microclimate of each site, walking back and forth like a prospector looking for a source of water with a divining rod. [...] 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. [...] Each Chafee house, while unique in spirit and atmosphere, embodied a consistent attitude and ethos. This extended to the use of materials and the design of built in furniture. Chafee liked to express materials directly, employing the interplay between naked concrete, rough timber, clay tiles, glass and adobe. [...] In her celebration of domestic rituals, she treated kitchen slabs as altars and naked metal extract pipes as cult objects. Her towers and cascades of bookshelves conveyed the air of antique libraries or massive Spanish colonial furniture but thought forms nourished by abstract painting and sculpture."

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



Fig 17. Judith Chafee, c. 1970.

Chafee attended Francis W. Parker School, before matriculating into Bennington College in Bennington, Vermont, graduating with a major in visual arts in 1954. 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 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 where she worked on projects including Cummings Diesel in Darlington England and the international terminal for the TWA Flight Center at John F.

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Kennedy Airport. 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 House on a waterfront property in Guilford Connecticut. The 7,500 square foot, site specific project, connected and 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 House (51 Andrews Road, Guilford, Connecticut) and the Funking House (1972) at (421 Furnace Road, Richmond, Massachusetts). 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. 18. Jacobson House, model on construction site, 1977.

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The Jacobson House was commissioned by clients Art and Joan Jacobson. It was designed in 1975 and built in 1977 after the 1975 Ramada House (NRHP Listed). The Jacobson project was part of Chafee's foundational work in Tucson in which she explored her architectural ideas, environmental responsive concepts and presented sophisticated and mature designs that were clearly executed. The design was one of her early projects in Southern Arizona that established Chafee as a significant American architect.



Fig 19. Jacobson House, construction photo, site cast concrete beam construction, 1977.

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

For Joan [Jacobson], a practicing weaver with grown children, this residence took a highly personal program. She requested ample space for weaving, reading, cooking, gathering, and gardening and a single well-appointed bedroom. Art Jacobson was a philosopher by training who organized motorcycle tours throughout the Southwest. Together, they had amassed a collection of books particular to their interests, which were essential for their creative practice. Thus the housing of this collection took on a special importance in the design of this home. Upon becoming empty nesters, the couple traded Evanston, Illinois, for Tucson's desert climate and robust art culture. After experiencing the charismatic atmosphere of Chafee's studio during the search for an architect, Joan felt an instant connection with the architect. Despite Chafee's relatively small portfolio of built works at the time of their meeting, Jaon was so impressed by how Chafee revealed the various discrete spaces of her studio in seemingly choreographed fashion that she was convinced that Chafee was the architect who could realize the Jacobsons' vision.

The initial conceptualization of the Jacobson Residence began as a compact, double-height, earth-sheltered, one-bedroom residence with an expansive artist studio and library. In the first interaction of Chafee's design, an aerie and balcony anchor the corners of the building - one a cave-like room with light from the north, the other an open space with apertures on three sides, protected but open to the air and light. [...]

The inwardly focused, earth-sheltered first iteration developed into the final built form while retaining the main elements, including direct solar utilization, a courtyard organization, library, aerie, studio, and natural ventilation, but more fully integrating the defining features of the building program - all above grade. Private entry for the homeowners is through the open garage, and public access is provided via a covered trabeated gateway; both entrances open into the protected south courtyard, with its ample views to the city with the desert in the foreground. The organizing strategy for the house moved beyond one central courtyard toward a scheme of multiple courts of varying size and function, but all tuned by the architect to allow for daylighting and natural ventilation throughout the house.

A flat-panel hot-water array running along the southern edge of the court is assimilated into the site plan, hidden behind a low terraced wall but visible from the south as a definitive part of the linear east-west aligned composition. Water heated in the solar array is stored in a massive tank located below the entry court and heavily insulated by the surrounding earth. The cold nighttime temperatures require heating of the pool from the solar array during most seasons. The interior is kept warm, as well, with this system, coupled with direct solar radiation in the winter. This was innovative technology for the time and place, presenting challenges in its installation, but coordination with an

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experienced mechanical contractor brought all the parts together into a highly effective system, Chafee often included expertise on her design team, and although she certainly respected their training and specialization, she had ideas for each project that often pushed engineers' problem solving skills into new and creative territory.



Fig 20. Jacobson House, construction photo, concrete beams and walls, 1977.

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Fig 21. Jacobson House, library-stair, c. 1978.

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Fig 22. Jacobson House, living room, building sofa and fireplace, c. 1978.

The northern courtyards are envisioned as three exterior rooms that bring outdoor desert life into the fold of the house. The dining room is flanked by two courts with clearstory lighting above, providing soaring spacious quality without tending towards excess. The living room and weaving studio face mountain views and share an edge with the courtyards, allowing each room to have natural lighting from more than one direction. Opposing operable windows encourage prevailing breezes to enter the house and flush out the heat of the day.

The sacred center of the house is the library stair that leads to a secluded reading loft. The oak treads rise to over twelve feet adobe finish floor, its risers doubling as book storage. The intentional nonlinear arrangement of the stair provides a variety of sitting or gathering areas along with places to display sculptural artwork. During the design process, client and architect immersed themselves in conversations about bookshelves, movable shelves, sliding shelves and high ladders. These creative discussions coalesced into the multifunctional book steps that act as a threshold to the special hidden place above. The client's extensive collection of books could be read on the stair or aerie, which Chafee referred to in connection to Welsh and Scottish overlooks - an homage to Joan Jacobson's family roots. This sanctuary for books is constructed on top of a concrete and steel fire vault for Jacobson's textile collection, which unites two of her

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passions in one construct. The architect described this multistep creation as an "involving stair," as it necessitated active engagement in the process of exploration. Because the stair does not include a handrail, both ascent and decent require significant precaution not unlike scaling the great stepped pyramids of Mexico and Mesoamerica.



Fig 23. Jacobson House, north elevation, c. 1978.

Throughout her career, Chaffee carried on a dialogue with the architects that inspired her early development, drawing from the guiet gathering of light in the library buildings of Alvar Aalto and H.H. Richardson's lovingly detailed shingle-style buildings. In the Rahcardsonian house, a monumental stair tended to be visible from, or adjacent to, the main entry - a central focal point that also provides access to the upper floors and the more private spaces of a home. The stair takes on the appearance of a large piece of integrated furniture or cabinetry that rises, light-filled, to the upper reaches and deftly connects floor to ceiling in one upward spiral thrust. Adjacent to the front door, the stair often accepts a formal seating area for guests at the level of the first riser. Richardson's stairs are striking because of the complexity that grows with every turn or rise - the ambition to include multiple functions in one integrated sculptural composition makes this stair important well beyond its intended use. An avoidance of applied decoration on the exterior and the full integration of large elements, such as stairs and inglenooks, into a residential composition is a challenge that was met with grace by Richardson and Chafee alike. Without reverting to direct references in the work, Chafee continued in

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subtle conversation with her lineage of peers through the iterative development of projects over time.



Fig 24. Jacobson House, bedroom fireplace, c. 1978.

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Exposed reinforced concrete block creates a distinct modular pattern throughout the house and beautifully complements the fine carpentry and carefully sited-casted beams, which incorporate a desert hue into the mix through the integration of sand from the surroundings. The subtle surface quality of the concrete beams and textured block coursing offers a rich contract to the softly illuminated inheritors. Site cast concrete beams were a new development in Chaffee's ongoing exploration of exposed structural materials, replacing the exterior wood-spanning members seen in previous projects. The new site-cast beam strategy completes the palette of massive material in the Jacobson Residence, allowing the house to meet the harshness of the desert with grace and force, in effect minimizing the annual maintenance of wood in exterior applications. The long north- and south-facing elevations of the house are punctuated by clearstory lights and large expanses of glass. From the interior, the edge of the beams frame the sky and mountains beyond. Viewed from the exterior, these structural elements appear effortless in their work, providing north- and Northeast-facing transparency in striking contrast to the monumental quality of block and concrete.

The generous high-volume workspace of the studio was described by the client as light-filled, but not overly bright, and large, and well appointed. A room for creative work and contemplation, the space includes exterior apertures on three sides and borrowed light from the aerie, which shares light with the studio and main bedroom. The studio was a crucial part of the program, as Joan Jacobson was a weaver by avocation; she began training on the loom at Kingswood School and Cranbrook and continued creating textiles through her life. In Tucson she is a founding member of the TUcson Weavers Guild. The bedroom suite is secluded from the rest of the house in the southeast corner, with deceptively high ceilings that imbue the room with abundant natural light and air movement. A personal space for the client, it is flanked by a small private court to the north and direct access to the pool and southern court.

The site plan is calibrated for solar orientation, with optimal views to the Catalina Mountains, and visual protection from future adjacent landowners. All rooms are open to air movement and views, while the east-west elevations are comparatively stark to break the western sun and block the view of close neighbors to the east. During the construction process. Dane Hastings, from Chafee's studio, climbed by ladder to the loft area after the masonry walls and beams were in place and articulated that he thought that this place was going to make a wonderful ruin. The idea that a building could be imagined as a future ruin was often discussed by Chafee and underpinned her decision to place the primary structural form of a building into a deeper conversion with the landscape, beyond program and daily concerns.

As the project neared completion, Judith Chafee gathered the client, contractor, and design team in the southern court for the planting of a shade tree. A Scottish piper could be heard approaching from the distance. Unbeknownst to anyone in the crowd, the architect invited bagpipers into the ceremony as a fitting reference to the Scottish

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heritage of Joan Jacobson and her new homeplace in the Sonoran Desert. On the northern edge of this same courtyard, Chafee stamped the names of everyone involved in the project, from contractor to design team, into the concrete along the client's entry procession - a reminder of origins, which, years later, assumed the character of a memento mori integrated into daily life. (Fig 6 and Photograph 11).



Fig 25. Jacobson House, dining room window walls and clearstory, c. 1978.

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Jacobson House 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. In May 1979 the Jacobson House was featured in *Architectural Record* as a Record House of 1979. The publication noted, "It is a house with a large number of spaces, some of them sharply confined and more carefully modulated by changes in floor or ceiling height. Walled in courts give the plan an exploded feeling but serve important climatic and fucational ends as well." The project was then featured in *A House and Garden Guide BUILDING* magazine in Spring 1979 and internationally in the the Japanese journal of urban housing *Toshi-Jutaku* in November 1979 and *Artspace* magazine in the spring 1982,

Chafee's major works include the - Johnson House (1974) NRHP listed, the Ramada House (1975) NRHP listed, 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 monogorah 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.

Throughout the late 20th and early 21st Century Judith Chafee and her architectural work has continued to gain prominence and regonginition. 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.

Jacobson House, 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.

Criteria Consideration G

Constructed 1977, Jacobson House is eligible because of its exceptional importance having achieved significance within the past fifty years. Jacobson House 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, Jacobson House is considered an exceptional example of the tenets of Chafee's work. The project was awarded the

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American Concrete Institute. Arizona Chapter Award for Outstanding Use of Concrete in 1978 and the property was featured in numerous publications and journals including *Architectural Record* May 1979, *A House and Garden Guide BUILDING* magazine Spring 1979, the Japanese journal of urban housing *Toshi-Jutaku* November 1979, *Artspace* magazine spring 1982, *Arizona Daily Star* home feature December 26, 1982, and *Tucson Citizen* focus feature October 8, 1985. In 2016 Jacobson House was featured in the Arizona Public Media PBS produced documentary *The Architect: Judith Chafee*. Additionally, Jacobson House is extensively featured in the 2019 monagorah 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 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 Jacobson House to assess its significance and exceptional importance thus qualifying it for the National Register of Historic Places.

9. Major Bibliographical References

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

A House and Garden Guide BUILDING magazine Spring 1979.

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

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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.

Toshi-Jutaku, November 1979.

Tucson Citizen, Focus Feature October 8, 1985.

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

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested

National Park Service / National Register of Historic Places Registration Form NPS Form 10-900

OMB No. 1024-0018

Jacobson House Name of Property		Pima, Arizona County and State
previously listed in the Nationa	Il Register	
previously determined eligible	S	
designated a National Historic		
recorded by Historic American		
recorded by Historic American		
recorded by Historic American	Landscape Survey #	_
Primary location of additional data	a:	
State Historic Preservation Off	ice	
Other State agency		
Federal agency		
Local government		
University		
Other		
		
Name of repository:		
Historic Resources Survey Number 10. Geographical Data	ir (ii assigned).	
Acreage of Property 2.46 acres Pin	na County GIS	
Use either the UTM system or latitud	le/longitude coordinates	
UTM References Datum (indicated on USGS map):		
Zone: 12 N Use either the UTM system or latitud	Easting: 505962 de/longitude coordinates	Northing: 3574669
Latitude/Longitude Coordinates (d Datum if other than WGS84:	lecimal degrees)	
(enter coordinates to 6 decimal place	es)	
1. Latitude: 32.308819°	Longitude: -110.936672°	
Verbal Boundam, Description (Des		. 1

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.

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The legal description for 5645 North Campbell Avenue in Pima County GIS is:

IRREG PCL IN S2 SE4 SW4 H 2.34 AC SEC 8-13-14

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:

Demion Clinco

street & number:

1602 East Fort Lowell Road

city or town:

Tucson

state: Arizona

zip code: 85719

e-mail

demionclinco@gmail.com

telephone:

(520) 247-8969

date:

October 6, 2021

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.)

Jacobson House

Pima, Arizona Name of Property County and State

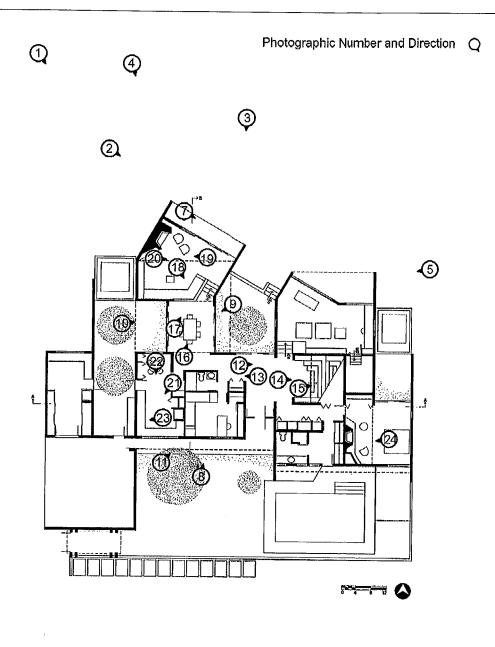


Figure 26. Boundary map of Jacobson House. Pima Maps GIS, 2021.

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Jacobson House Photographic Key Map

6

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,

w.

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Name of Property

Pima, Arizona

County and State

etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property:

Jacobson House

City or Vicinity:

Tucson

County:

Pima

State: Arizona

Photographer:

Bill Timmerman; Jude Ignacio and Gerardine Vargas: GMVargas

(see log)

Date Photographed:

2018 - 2019

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

- 1 of 24. Looking southeast, north elevation and desert site. GMVargas.
- 2 of 24. Looking southeast, aerial view, North elevation, GMVargas.
- 3 of 24. Looking south, arial, north elevation. GMVargas.
- 4 of 24. Looking southeast, north elevation at twilight. Timmerman.
- 5 of 24. Looking west, north facade. Timmerman.
- 6 of 24. Looking north, south elevation. Timmerman.
- 7 of 24. Looking southeast, north elevation looking into the living room. Timmerman.
- 8 of 24. Looking north, south elevation, roof line details. Timmerman.
- 9 of 24. Looking southwest, North central courtyard into the dining room. Timmerman.
- 10 of 24. Looking northeast, west elevation, west courtyard into the dining room. GMVargas.
- 11 of 24. Looking northwest, closeup, concrete walkway south facade. GMVargas.
- 12 of 24. Looking east, interior, entry hall towards the library stair. Timmerman.
- 13 of 24. Looking west, interior, entry hall, towards the dining room. GMVargas.
- 14 of 24. Looking east, interior, bookcase-stair, Timmerman,

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Pima, Arizona

- 15 of 24. Looking east, interior, bookcase stair detail. GMVargas.
- 16 of 24. Looking north, interior, dining room. Timmerman.
- 17 of 24. Looking northeast, interior, dining room into living room. GMVargas.
- 18 of 24. Looking southeast, interior, living room into dining room. GMVargas.
- 19 of 24. Looking west, interior, living room. GMVargas.
- 20 of 24. Looking east, interior, living room. Timmerman.
- 21 of 24. Looking southwest, interior, kitchen. GMVargas.
- 22 of 24. Looking south, interior, kitchen. Timmerman.
- 23 of 24. Looking west, interior, kitchen detail with tile. Timmerman.
- 24 of 24. Looking southwest, interior, bedroom fireplace. Timmerman.

Jacobson House

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Photograph 1. Looking southeast, north elevation and desert site. GMVargas.

Jacobson House

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Pima, Arizona



Photograph 2. Looking southeast. aerial view, North elevation. GMVargas.

Jacobson House

Name of Property

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Photograph 3. Looking south, arial, north elevation. GMVargas.

Jacobson House

Name of Property

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Photograph 4. Looking southeast, north elevation at twilight. Timmerman.

Jacobson House

Name of Property

Pima, Arizona



Photograph 5. Looking west, north facade. Timmerman.

Jacobson House

Name of Property

Pima, Arizona

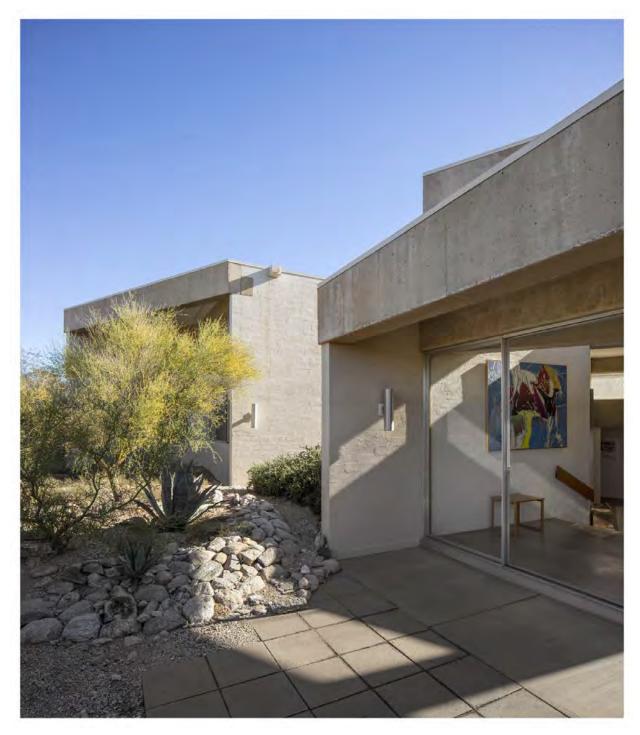


Photograph 6. Looking north, south elevation. Timmerman.

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Photograph 7. Looking southeast, north elevation looking into the living room. Timmerman.

Jacobson House

Name of Property

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Photograph 8. Looking north, south elevation, roof line details. Timmerman.

Jacobson House

Name of Property

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Photograph 9. Looking southwest, North central courtyard into the dining room. Timmerman.

Jacobson House

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Photograph 10. Looking northeast, west elevation, west courtyard into the dining room. GMVargas.

Jacobson House

Name of Property

Pima, Arizona



Photograph 11. Looking northwest, closeup, concrete walkway south facade. GMVargas.

Jacobson House

Name of Property

Pima, Arizona

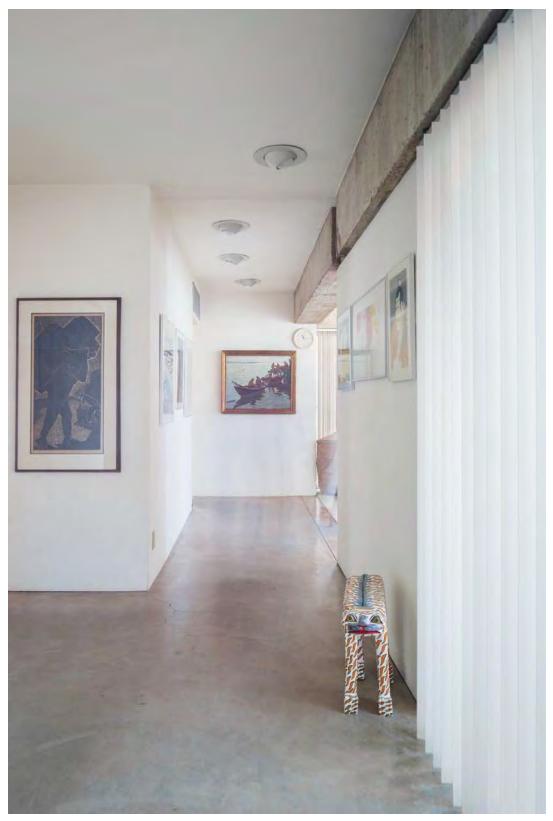


Photograph 12. Looking east, interior, entry hall towards the library stair. Timmerman.

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Photograph 13. Looking west, interior, entry hall, towards the dining room. GMVargas.

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Photograph 14. Looking east, interior, bookcase-stair. Timmerman.

Jacobson House

Name of Property

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Photograph 15. Looking east, interior, bookcase stair detail. GMVargas.

Jacobson House

Name of Property

Pima, Arizona

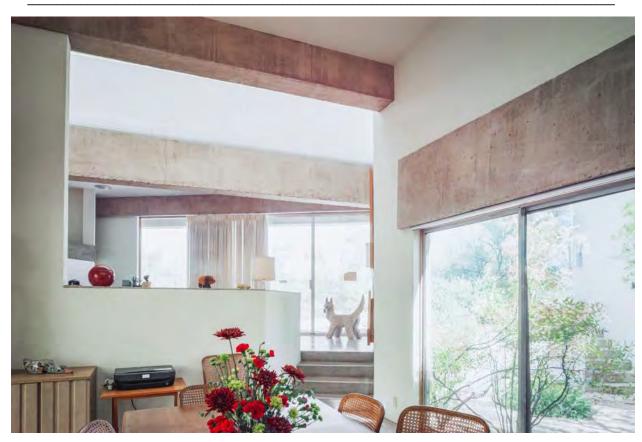


Photograph 16. Looking north, interior, dining room. Timmerman.

Jacobson House

Name of Property

Pima, Arizona

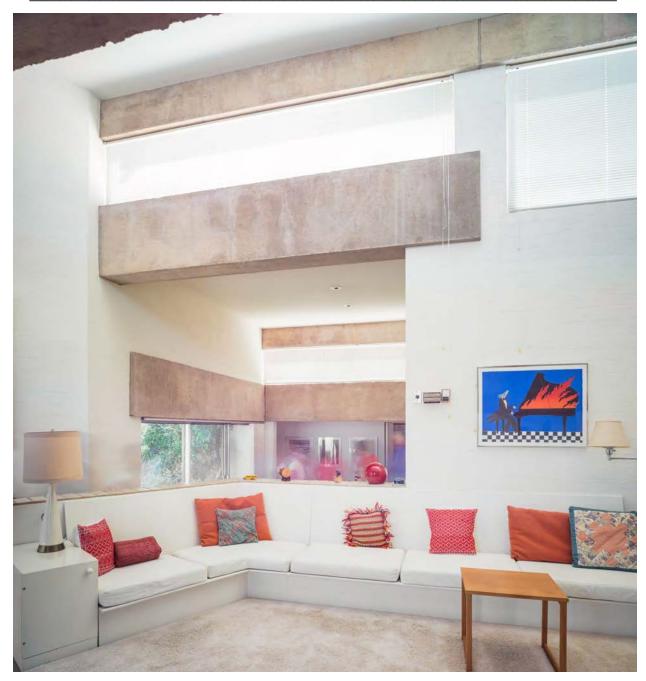


Photograph 17. Looking northeast, interior, dining room into living room. GMVargas.

Jacobson House

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Pima, Arizona

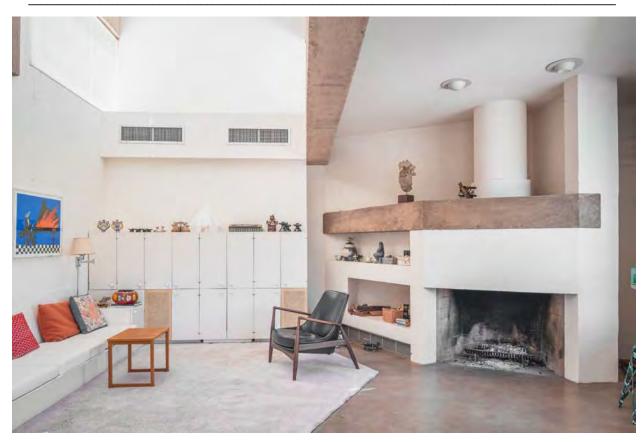


Photograph 18. Looking southeast, interior, living room into dining room. GMVargas.

Jacobson House

Name of Property

Pima, Arizona



Photograph 19. Looking west, interior, living room. GMVargas.

Jacobson House

Name of Property

Pima, Arizona



Photograph 20. Looking east, interior, living room. Timmerman.

Jacobson House

Name of Property

Pima, Arizona

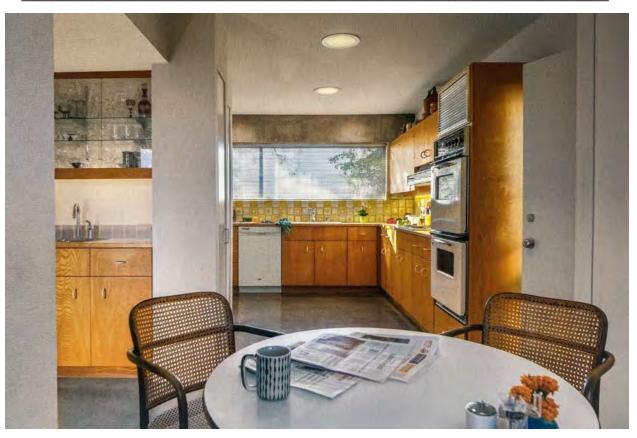


Photograph 21. Looking southwest, interior, kitchen. GMVargas.

Jacobson House

Name of Property

Pima, Arizona



Photograph 22. Looking south, interior, kitchen. Timmerman

Jacobson House

Name of Property

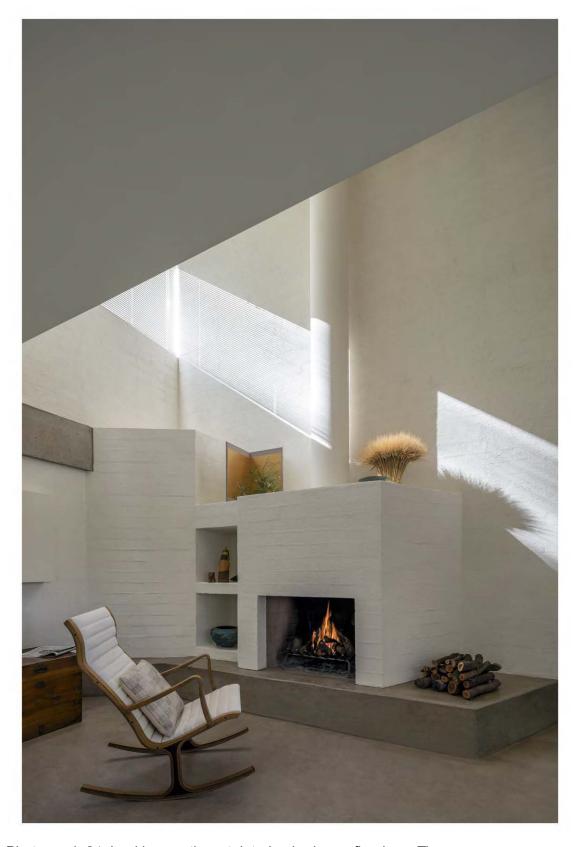
Pima, Arizona



Photograph 23. Looking west, interior, kitchen detail with tile. Timmerman.

Jacobson House

Pima, Arizona Name of Property



Photograph 24. Looking southwest, interior, bedroom fireplace. Timmerman.

National Park Service / National Register of Historic Places Registration Form NPS Form 10-900

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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.

GABRIELLA CÁZARES-KELLY, RECORDER

Recorded By: EYC

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DEPUTY RECORDER

5013

VALENTINE & VALENTINE 6831 N ORACLE RD 145 TUCSON AZ 85704





SEQUENCE: NO. PAGES: 20220450619

.

02/14/2022

WHEN RECORDED, RETURN TO: Valentine & Valentine, P.C. 6831 N. Oracle Road, Suite 145 Tucson, AZ 85704

DOCUMENT TITLE PAGE

SPECIAL WARRANTY DEED

The Special Warranty Deed recorded February 1, 2022 in Sequence #20220320081 attached hereto is being re-recorded removing the Warranty Deed page, Sequence #20212800701 which was recorded with the Special Warranty Deed in error.

DO NOT DISCARD THIS PAGE. THE TITLE COVER PAGE IS RECORDED AS PART OF YOUR DOCUMENT.

GABRIELLA CÁZARES-KELLY, RECORDER

Recorded By: LW

DEPUTY RECORDER

SCAN DEMION CLINCO DOCUMENT SCANNED AND RECEIVED BY CUSTOMER



SEQUENCE: NO. PAGES: 20220320081 02/01/2022

11:00:31

Send Property Tax Statements To: 5645 North Campbell, LLC 1602 E. Fort Lowell Tucson, AZ 85719

SPECIAL WARRANTY DEED

FOR THE CONSIDERATION of Ten (\$10.00) Dollars, and other good and valuable consideration, Judy Briggs Clinco and Paul Edward Clinco, wife and husband who held title as community property with right of survivorship ("Grantors"), do hereby convey to 5645 NORTH CAMPBELL, LLC, an Arizona limited liability company ("Grantee"), all right, title and interest in the following described real property situated in the County of Pima, State of Arizona, together with all rights and privileges appurtenant thereto, to wit:

LEGAL DESCRIPTION - See Attached Exhibit A

Property Address: 5645 N. Campbell Avenue, Tucson, AZ 85718 Parcel No. 108-09-018A

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

The Grantors hereby bind themselves and their successors to warrant and defend the title, as against all acts of the Grantors herein and no other, subject to the matters above set forth.

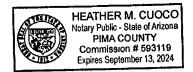
Exempt Pursuant to A.R.S. Section 11-1134(B)(7)(c).

DATED:	This 28th day of January, 202	22.
		,

ARD CLINCO, Grantor

STATE OF ARIZONA) ss. COUNTY OF PIMA

This Special Warranty Deed was acknowledged before me this 28 2022, by JUDY BRIGGS CLINCO and PAUL EDWARD, CLINCO, Grantors.



nary Public My Commission Expires:

rage of a pedicence no. Totalogonal

EXHIBIT "A" LEGAL DESCRIPTION

Parcel I:

A parcel of land situate in the South half of Section 8, Township 13 South, Range 14 East, Gila and Salt River Base and Merklian, Pima County, Arizona, being all that part of the parcel conveyed by Deed recorded in the Office of the County Recorder, Pima County, Arizona, in Docket 340, page 181 thereof, described as follows:

Beginning at a point on the South line of said parcel, which is 220.02 feet Westerly along said South line, from the Southeast corner thereof;

Thence South 89 degrees 03 minutes East along said South line, a distance of 220.02 feet to said Southeast corner:

Thence North 15 degrees 46 minutes East, along the Easterly line of said parcel, a distance of 200.04 feet to an angle point on said Easterly line;

Thence North 46 degrees 26 minutes 30 seconds East along said Easterly line, a distance of 229.43 feet to an angle point on said Easterly line;

Thence North 0 degrees 57 minutes 00 seconds East along said Easterly line, a distance of 15.00 feet to the Northeast corner of said parcel;

Thence North 89 degrees 03 minutes 00 seconds West along the North line of said parcel, a distance of 386.28 feet to an angle point on said North line;

Thence Southerly on a straight line to the Point of Beginning.

Jv Arb - 45

Parcel IA:

A 30-foot easement for ingress and egress to North Campbell Avenue as set forth in Grant of Easement recorded in Docket 563, page 97, recorded in the office of the Plma County Recorder's Office, Pima County, Arizona.

Parcel II:

That portion of Lot 116 of CATALINA FOOTHILLS ESTATES #1, as recorded in Book 6 of Maps and Plats, page 57 in the records of the Pima County Recorder's Office, Pima County, Arizona, described as follows:

Beginning at the Northeast corner of said Lot 116;

Thence North 89 degrees 02 minutes 47 seconds West (North 89 degrees 03 minutes West record) along the North line of said Lot 116, 335.0 feet;

Thence South 4 degrees 22 minutes 14 seconds West, 406.57 feet to the Southeasterly line of said Lot 116;

Thence North 42 degrees 28 minutes 00 seconds East, along said Southeasterly line of Lot 116, 542.00 feet to the True Point of Beginning.

Jv Arb - 1161

--Parcel IIA:----

An easement for ingress, egress and utilities over a 40 foot wide access easement over that portion of Lot 116 of CATALINA FOOTHILLS ESTATES #1 recorded in Book 6 of Maps and Plats, page 57 in the records of Plma County Recorder's Office, Pima County, Arizona described as follows:

Commencing at the Southeast corner of said Lot 116;

raye a or a bequence no. 20220400015

Thence North 89 degrees 23 minutes 32 seconds West along the South line of said Lot 116, 80.0 feet to the True Point of Beginning of the easement herein described;

Thence North 33 degrees 0 minutes 00 seconds East, 117.0 feet;

Thence North 38 degrees 56 minutes 41 seconds East, 210.47 feet to the West line of Parcel I;

Thence South 4 degrees 22 minutes 14 seconds West along the West line of said Parcel I, 70.49 feet; Thence South 38 degrees 56 minutes 41 seconds West, 150.37 feet;

Thence South 33 degrees 0 minutes 00 seconds West, 89.53 feet to the South line of said Lot 116;

Thence North 89 degrees 23 minutes 32 seconds West along said South line, 47.37 feet to the True Point of Beginning.

Parcel IIB:

A 15 foot easement for the construction, maintenance and repair of utilities over that portion of Lot 116 of CATALINA FOOTHILLS ESTATES #1, as recorded in Book 6 of Maps and Plats, page 57 in the records of the Pima County Recorder's Office, Pima County, Arizona, described as follows:

Beginning at the Southeast corner of said Lot 116;

Thence North 89 degrees 23 minutes 32 seconds West along the South line of Lot 116, 20.14 feet to a point;

Thence North 42 degrees 28 minutes 00 seconds East parallel to and 15.0 feet Northwesterly from the Southeast line of said Lot 116, 187.63 feet;

Thence South 4 degrees 22 minutes 14 seconds West, 24.31 feet to the Southeast line of Lot 116;

Thence South 42 degrees 28 minutes 00 seconds West, along the Southeast line of said Lot 116, 155.06 feet to the True Point of Beginning.

ENTITY INFORMATION

Search Date and Time: 3/1/2022 7:40:26 AM

Entity Details

5645 NORTH CAMPBELL, LLC

23297422

Domestic LLC

Active

11/17/2021

In Good Standing

11/17/2021

11/17/2021

11/17/2021

Perpetual

Any legal purpose

Arizona

Statutory Agent Information

MARK J VALENTINE ESQ

Active 11/17/2021

Entity Name:

Entity ID:

Entity Status:

Entity Type:

Formation Date:

Reason for Status:

Approval Date:

Status Date:

Original Incorporation Date:

Life Period:

Business Type:

Last Annual Report Filed: Domicile State:

Annual Report Due Date: Years Due: Original Publish Date:

Name:

Appointed Status:

Attention:

Address:

Agent Last Updated:

E-mail: Attention:

Mailing Address:

County:

Date of Taking Offi

Principal Information

Pima

VALENTINE & VALENTINE PC, 6831 N ORACLE RD #145, TUCSON, AZ 85704, USA

VALENTINE & VALENTINE PC, 6831 N ORACLE RD #145, TUCSON, AZ 85704, USA

11/17/2021

Address Attention Name Title

JUDITH B CLINCO Manager 1602 E FORT LOWELL, TUCSON, AZ, 85719, Pima County, USA

1602 E FORT LOWELL, TUCSON, AZ, 85719, Pima County, USA

PAUL E CLINCO Member 1602 E FORT LOWELL, TUCSON, AZ, 85719, Pima County, USA

JUDITH B CLINCO Member

• Page 1 of 1, records 1 to

Address 🚱

Attention:

Address: 1602 E FORT LOWELL, TUCSON, AZ, 85719, USA

County: Pima Last Updated: 11/17/2021



LETTER OF AUTHORIZATION

As required by Arizona Revised Statues 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:

5645 North Campbell Avenue, Tucson, Arizona 85718 Jacobson House, (Architect: Judith Chafee, FAIA)	
Property Address	
Historic Landmark Zone	
Type of Permit Applied for: (SFR/MH/Remod Care/Adult Care/Secondary Dwelling/Assisted	del/Addition/Fence or Wall/Home Occupation/Child Living/Group Home)
· ·	January 17, 2022
Signature of Applicant	Date
AUTHORIZED BY:	
Juite Vines	January 17, 2022
Signature of Property Owner	Date



School of Architecture College of Architecture, Planning, and Landscape Architecture 1040 North Olive Road Tucson, AZ 85721-0075 (520) 621-6751 FAX (520) 621-8700 www.architecture.arizona.edu

November 10, 2021

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

RE: Jacobson Residence (Tucson, AZ) National Register Nomination

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

As an architect and educator with a specialization in regional technology and the unique architecture culture of Arizona, I deliver this letter with my unequivocal support for the Heritage Conservation of the Judith Chafee FAIA (1932-1998) designed Jacobson Residence in Tucson, AZ. I was honored to recently co-author the book Powerhouse: The Life and Work of Judith Chafee published by Princeton Architectural Press, which is dedicated to the residential architecture of Judith Chafee.

Many architects of her generation, especially those who trained after WWII at Harvard and Yale, were attempting to resolve issues that could be traced to the formation and development of European Modernism. These efforts are evident in Chafee's buildings, but there is something entirely different at work in her Arizona practice. Grounded earthen construction and a pronounced dedication to social and environmental concerns, hers is an architecture that embraces the craft of carpentry and the intricate logic of a mason. It is in this physicality that the work thrums with a presence that is rare among architects of hers, or any generation.

By the time Judith Chafee returned to Arizona, a sophisticated mid-century culture of building was already in place. This was the beginning of a unique architecture culture that, in time, became known as one of the origin points of the Arizona School of Architecture. Bolstered by the post-war economy, Tucson found itself in a building boom, with a creative culture of painters, writers, and activists leading the charge. While she was certainly associated with the activity that defined this culture of architecture, Chafee managed to stand alone in her dedication to building quality and intellectual clarity with professional networks that spanned from local to global.

During her tenure as an architect based in Tucson, Chafee designed a variety of building types ranging from single family houses to office buildings and civic structures,



School of Architecture College of Architecture, Planning, and Landscape Architecture 1040 North Olive Road Tucson, AZ 85721-0075 (520) 621-6751 FAX (520) 621-8700 www.architecture.arizona.edu

But, it is in the houses that she found a community and building typology with which to share her deeply held convictions. The early experiments in regional building logic provided a framework for later masterpieces such as the Jacobson Residence and the Ramada House-- all embraced by passionate owners to this day. Thankfully, both houses remain in stable condition, but the original owners, and long-term stewards, recently placed the properties on the real estate market and turned these rare treasures over to new owners. At the Jacobson Residence, custom fabricated concrete beams hold up flat roofs that require continual upkeep, the solid wood library stair is a perennial target of termites, and the clerestory windows are in need of yearly attention. As in the case of many historic buildings of significance, diligent owners can be supported by national stewardship in their quest to protect our heritage.

With almost fifty years separating us from these constructions, we have the critical distance necessary to understand this remarkable body of work in context. After over a decade of interviews, building investigations, and access to the Judith Chafee Archive at the University of Arizona, Special Collections Department, it is clear that developing a careful Heritage Conservation plan for this work is the next logical step in the lineage of these constructions— in the case of the Jacobson Residence, immediate attention is advisable.

The Jacobson Residence is of exceptional importance within the Chafee design portfolio, and although not yet 50 years old, has achieved remarkable national and international significance. I strongly support the inclusion of this property in the National Register and would encourage your office to consider the future designation of work in the Judith Chafee oeuvre as National Historic Landmarks.

If you require clarification or more information, please feel free to contact me directly. It has been a pleasure to research and learn from Judith Chafee's buildings in Arizona.

Chrosforther Vonin-

Sincerely,

Christopher Domin

Architect + Professor cdomin@arizona.edu



A Local Chapter of the American Institute of Architects

November 9, 2021

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

RE: Jacobson Residence (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 strongest support for the listing of the Jacobson Residence in the National Register of Historic Places (NRHP). The Jacobson Residence, designed by Judith Chafee in 1975 and constructed in 1977, is of exceptional importance and 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 a significant influence on both regional architecture in the American Southwest and across the United States. The Jacobson Residence, 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 the Jacobson Residence in the NRHP. We believe that Chafee's design is both regionally and nationally significant, and the listing would help ensure the preservation of one of the most noteworthy modern residential buildings and interiors in Southern Arizona.

Sincerely,

Michael Becherer, AIA

AIA Southern Arizona 2021 Past President

1830 East Broadway, #124-210

Tucson, AZ 85719

Telephone: 520-323-2191

Facsimile:

602-273-6814 800-367-2781

Toll free: 800-36 www.aia.org/southernarizona



DATE: Octol

October 20, 2021

TO:

Kathryn Leonard, State Historic Preservation Officer

State Historic Preservation Office

1100 W Washington St Phoenix, AZ 85007

kleonard@azstateparks.gov

(602) 542-4009

FROM:

Corky Poster, Architect and Planner, Poster Mirto McDonald

RE:

Jacobson Residence (Tucson, Arizona)

National Register Nomination; Criteria Consideration G:

Properties that have Achieved Significance within the Past 50 Years.

My name is **Corky Poster**. I am a Registered Architect and Certified Planner (AICP). I am a *Distinguished Professor (Emeritus) of Outreach* in the College of Architecture, Planning, and Landscape Architecture (CAPLA) at the University of Arizona. I was Director of the *Roy P. Drachman Institute for Land and Regional Development Studies*, 2003-2009. On two occasions, for six months in 2002 and four months in 2003, I was the Acting Dean of CAPLA. I am a graduate of Harvard College (1969) and the Harvard Graduate School of Design (1973). For the last 45 years I have been a practicing Architect and Planner with *Poster Mirto McDonald*, actively engaged in historic preservation. I believe you know our work.

Judith Chafee was an especially important mentor to me; a friend, and a University of Arizona colleague. I know her work as well as anyone. I was a full-time employee of Judith Chafee in 1973 and 1974 and part-time employee from 1974 to 1980. I had the honor of working on several of her signature houses, including the Ramada House and the Jacobson Residence. *Poster Mirto McDonald* has occupied Judith's office at 317 North Court Avenue since 1998. That office also in the National Register. I view her as Tucson's most important Tucson-born architect.

I support the Jacobson Residence being listed in the National Register for the following reasons.

- The single-family residential house designed in 1975 and built in 1977 is an important example of the foundational work of master architect Judith Chafee, FAIA (1932-1998) and a residential example of Tucson's Modern architectural movement.
- [∞] The property is of "exceptional importance" and has achieved significance for its association with, and as an important example of the design work of architect Judith Chafee.
- Chafee's full body of work should be listed on the National Register of Historic Places.

I fully support the nomination and the swift listing of the Jacobson House in the National Register.

Thank you.

317 N. Court Ave Tucson AZ 85701 @ PMM.design T: 520-882-6310



SCHOOL OF LANDSCAPE ARCHITECTURE AND PLANNING 1040 N Olive Rd. PO Box 210075 Tucson, AZ 85721-0075

Ofc: 520-621-1004 Fax: 520-621-8700 capla.arizona.edu

October 11, 2021

Kathryn Leonard, State Historic Preservation Officer State Historic Preservation Office 1100 W. Washington St. Phoenix, AZ 85007 Kleonard@azstateparks.gov (602) 52-4009

RE: The Jacobson Residence, Tucson, Arizona

TO: SHPO Kathryn Leonard

Arizona Historic Sites Review Committee

Keeper of the Nation 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 listing of the Jacobson Residence in the National Register of Historic Places.

The Jacobson Residence was designed by Judith Chafee, FAIA, in 1975, and constructed in 1977. One of Tucson's most iconic late 20th century residential buildings, it has been recognized in national publications, from the time of its construction up until today, as an exceptionally important example of modern American domestic architecture. Chafee's work, already understood as significant during her lifetime, has made a lasting impact on Arizona's architectural heritage, above all for her early perception of the importance of the regional environment.

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

Sincerely,

Helen Erickson, MLA, Adjunct Lecturer in Preservation Planning

<u>hbe@arizona.edu</u> 520-909-9921

Helen Erickson





TUCSON HISTORIC PRESERVATION FOUNDATION

October 9, 2021

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

RE: Jacobson Residence (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 Jacobson House 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, FAIA is a key figure in our community's design history. The Jacobson Residence is an important example of her foundational design canon and is of exceptional importance to our community's architectural heritage. We strongly believe all of Chafee's work should receive formal national recognition and designation. The Jacobson Residence is an icon synonymous with the mid-20th Century architectural history of our region and we feel it is crucial to see it preserved.

Thank you for considering this property.

Sincerely,

Dr. Michael Fassett, President

Tucson Historic Preservation Foundation

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