


**Date:** February 4, 2022

**To:** Tucson Pima County Historical Commission – Plans Review Subcommittee

**From:** Courtney Rose, PhD,  Pima County Office of Sustainability and Conservation, Cultural Resources and Historic Preservation Division

**RE: Application of the Pima County Historic Landmark Zone (Ch. 18.63) at 5645 N Campbell Avenue (Jacobson House)—Recommended Approval**

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The Office of Sustainability and Conservation has reviewed this application and recommends approval of the Pima County Historic Landmark Zone designation for the Jacobson House designed by Master Architect, Judith Chafee, FAIA (1932-1998) located at 5645 N. Campbell Avenue in Pima County District 1; Period of Significance, 1977.

The property was Determined Eligible for Listing in the National Register of Historic Places (NRHP) on February 12, 2021 and will be considered for nomination to the NRHP at the Historic Sites Review Committee on March 18, 2022.

The Jacobson House is eligible for listing on the NRHP under Criterion C, at the local level of significance. As described in the NRHP Form completed by Demion Clinco, the residence has achieved significance as an important example of the work of architect Judith Chafee. The design of the building included using materials such as concrete, timbers, glass, and tiles in a bold and sophisticated way that both accented and made best use of the natural environment for artistic expression, ventilation, heating, unique and individual use areas, and views. Due to the age of the building, Criterion Consideration G is applied, as an example of architecture that has achieved significance within the past 50 years and is an exceptional residential example of the Modern Movement in Tucson.

We find that the application for the Pima County Historic Landmark (overlay) Zone is complete. The application includes all the submittal requirements, which are sufficient to justify the Historic Landmark Zone designation. The historic property meets the Pima County Historic Landmark Zone (Ch. 18.63) Application Criteria included below:

18.63.40 - Criteria.

A. Criteria for Historic Designation. A site, building, structure, object, man-made landscape, archaeological resource, or space is subject to designation as historic, if it can:

1. Be authenticated as dating from a particular significant period in Pima County's history; or
2. Be associated with the lives of outstanding historical personages; or
3. Be associated with significant events or occurrences; or
4. Be a good example of the architectural period in which it was built and have distinguishing characteristics of an architectural style, method of construction, or be the notable work of a master builder, designer or architect; or
5. Contribute information of archaeological, historical, cultural, or social importance relating to the heritage of the community; or

6. Relate to events, personages or architectural styles which are at least fifty years old. However, outstanding examples less than fifty years should be evaluated on their own merits.

B. Criteria for Establishing Historic District Zones.

1. In determining whether an area or district shall be established as an historic district zone, the criteria of this subsection shall be applied.
2. Not all of the criteria need to be satisfied; however, a sufficient number of the criteria should be satisfied to comply with the purpose and intent of this chapter:
  - a. An historic district zone should include historic sites, buildings, structures, objects, man-made landscapes, or spaces.
  - b. An historic district zone should include sites, buildings, structures, objects, man-made landscapes, or spaces in their original setting which contribute to an understanding of the heritage of the community.
  - c. The sites, buildings, structures, objects, man-made landscapes, or spaces should provide the area with a sense of uniqueness, so that it is readily distinguishable from other areas of the community.
  - d. The collection of sites, buildings, structures, objects, man-made landscapes, or spaces should possess integrity of location, design, setting, materials, workmanship, feeling, and association, thus constituting a recognizable entity.

C. Criteria for Establishing Historic Landmark Zones. In determining whether a single property or site shall be established as a historic landmark zone, the criteria shall include archaeological sites, historic sites, historic buildings, or historic structures which are individually listed or individually determined to be eligible for listing in the National Register of Historic Places at the local, state, or national level of significance and meet one or more of the criteria of subsections 18.63.040(A) and (B).

Additionally, the application submitted for the Pima County Historic Landmark Zone includes the statement that the historic property meets the following eight 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.