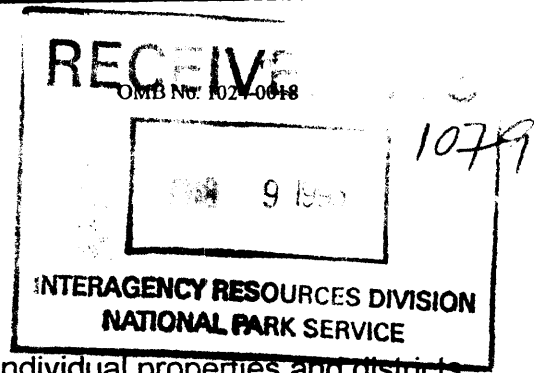


United States Department of the Interior  
National Park Service

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 How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. 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. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Rancho Solano

other names/site number Rancho Cañada del Oro; Lower Linda Vista

2. Location

street & number 34145 S. Golder Dam Road not for publication N/A  
city or town Catalina vicinity x  
state Arizona code AZ county Pinal code 021 zip code 85737

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination        request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets        does not meet the National Register Criteria. I recommend that this property be considered significant        nationally        statewide X locally. (        See continuation sheet for additional comments.)

James W. Gammari - AZSAPD 7/31/95  
Signature of certifying official Date

ARIZONA STATE PARKS  
State or Federal agency and bureau

In my opinion, the property        meets        does not meet the National Register criteria. (        See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

=====

**4. National Park Service Certification**

=====

I, hereby certify that this property is:

entered in the National Register Edson H. Beall 9-7-95  
 See continuation sheet.  
 determined eligible for the Entered in the  
National Register  
 See continuation sheet.  
 determined not eligible for the \_\_\_\_\_  
National Register  
 removed from the National Register \_\_\_\_\_

other (explain): \_\_\_\_\_

\_\_\_\_\_  
Signature of Keeper

\_\_\_\_\_  
Date of Action

=====

**5. Classification**

=====

**Ownership of Property (Check as many boxes as apply)**

- private
- public-local
- public-State
- public-Federal

**Category of Property (Check only one box)**

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**

Contributing	Noncontributing
<u>2</u>	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u>2</u>	_____ Total

**Number of contributing resources previously listed in the National Register** N/A

**Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)**

N/A

=====

**6. Function or Use**

=====

**Historic Functions (Enter categories from instructions)**

Cat: <u>DOMESTIC</u>	Sub: <u>hotel</u>
<u>TRANSPORTATION</u>	<u>road related</u>
<u>DOMESTIC</u>	<u>single dwelling</u>
<u>AGRICULTURE</u>	<u>agricultural field</u>

**Current Functions** (Enter categories from instructions)

Cat: DOMESTIC Sub: single dwelling  
DOMESTIC secondary structure  
\_\_\_\_\_  
\_\_\_\_\_

=====  
**7. Description**  
=====

**Architectural Classification** (Enter categories from instructions)

COLONIAL: Spanish Colonial  
LATE 19TH and 20TH REVIVALS:  
Mission/Spanish Colonial Revival

**Materials** (Enter categories from instructions)

foundation ADOBE and CONCRETE  
roof METAL; CLAY TILE and GALVANIZED STEEL  
walls STUCCO  
other WOOD

**Narrative Description** (Describe the historic and current condition of the property on one or more continuation sheets.)

=====  
**8. Statement of Significance**  
=====

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

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

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

- A. owned by a religious institution or used for religious purposes.
- B. removed from its original location.
- C. a birthplace or a grave.
- D. a cemetery.
- E. a reconstructed building, object, or structure.
- F. a commemorative property.
- G. less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance** (Enter categories from instructions)

TRANSPORTATION  
EXPLORATION/SETTLEMENT  
AGRICULTURE  
ARCHITECTURE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance** \_\_\_\_\_  
1897-1945  
\_\_\_\_\_

**Significant Dates** \_\_\_\_\_  
1897  
1936

**Significant Person** (Complete only if Criterion B is marked above)  
N/A

**Cultural Affiliation** N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder** unknown  
\_\_\_\_\_

**Narrative Statement of Significance** (Explain the significance of the property on one or more continuation sheets.)

=====

**9. Major Bibliographical References**

=====

**Bibliography** (Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS)**

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary Location of Additional Data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: \_\_\_\_\_

=====  
**10. Geographical Data**  
=====

Acreage of Property 1.3 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing	Zone	Easting	Northing
1	<u>12</u>	<u>514280</u>	<u>3603100</u>	<u>3</u>	<u>      </u>	<u>      </u>
2	<u>      </u>	<u>      </u>	<u>      </u>	<u>4</u>	<u>      </u>	<u>      </u>

       See continuation sheet.

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

=====  
**11. Form Prepared By**  
=====

name/title Amy Wright

organization \_\_\_\_\_ date October 10, 1994

street & number CRB Box 8519 telephone 602-825-7353

city or town Tucson state AZ zip code 85738

=====  
**Additional Documentation**  
=====

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative **black and white photographs** of the property.

Additional items (Check with the SHPO or FPO for any additional items)

=====  
**Property Owner**  
=====

(Complete this item at the request of the SHPO or FPO.)

name Scott V. Martin and Amy Wright

street & number CRB Box 8519 telephone 602-825-7353

city or town Tucson state AZ zip code 85738

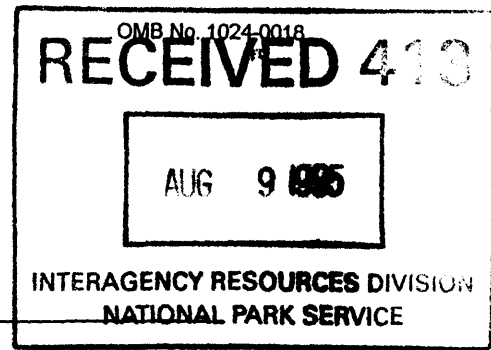
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Page 1

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Description

The Rancho Solano house is a one-story stuccoed adobe building in the Spanish Colonial Revival style built in a "U" shape, with a landscaped courtyard and a covered wood porch contained within the space created by the wings of the "U". It occupies a total area that is 65'9" x 46'3". The roof is a low hip type covered with red clay tile. The roof overhangs the exterior walls by two feet all the way around the house and has exposed decorative wood corbels. The house is set in a desert canyon formed by the Canada del Oro River. In front of the house to the east is an open flat area planted with fruit and nut trees and saguaro cactus. In front of the yard area and down approximately a 40-foot embankment is the Canada del Oro River itself. The view from the front porch takes in the large trees growing on the banks of the river below as well as the mountains of the Samaniego Ridge of the Santa Catalina range. Behind the house looking west are the desert hills which form the other side of the canyon. Immediately behind the house and within the back yard area is a small outbuilding, 26'3" x 10', wood framed and stuccoed, with a corrugated galvanized steel roof, built sometime in the 1930s. This is a contributing building, currently used as a storage shed and workshop. The property is in good condition.

The exterior walls of the original building, constructed in 1897 and built in the Spanish Colonial style, are made of unstabilized 18-inch thick adobe brick set directly on the ground with no foundation. The original building is a rectangle of 53' x 16', and evenly divided into three rooms. The exterior surface of the walls is completely covered with stucco made of lime, sand, and cement. The original roof was believed to be flat with a parapet, but there is no evidence of this remaining.

In 1936, two wings were added to the original building. The walls of the additions are of unstabilized 12-inch thick adobe brick covered with stucco, built on a concrete foundation.

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Description (continued)

At that time, the roof was modified to the current low hip type, and was covered with corrugated galvanized steel until 1960 when the clay tile was put on.

The front entry is through the courtyard, under the porch, and into a hallway. Currently there is saltillo tile covering the floor of this hall, with Douglas fir flooring under the tile. The floors are set approximately 1'6" off the ground creating a crawl space for plumbing. The ceilings throughout the house are 10 feet high and made of 1" x 8" tongue and groove knotty pine with 4" x 8" exposed Douglas fir beams. This hall is divided by a conventionally framed wall to form a furnace room and a bathroom. There is also a 3' x 4' framed plastered closet in the corner of this room, built in 1993. There are two wood-framed sash type windows in this area. All the windows throughout the house are the same type as these. All the interior surfaces of the walls throughout the house are covered with gypsum plaster. This hall/bathroom/furnace room is the north-most room of the original structure and its interior dimensions are 16' x 13'4". The framed interior wall in this room was built when the two wings were added in 1936.

To the south and through a doorway is the central of the three original rooms. It is currently used as a bedroom. It contains two windows, a door which opens onto the front porch, and its interior dimensions are 16' x 13'4". This room also has a framed 2' x 4' closet in one corner, built in 1993. The interior walls separating the three original rooms are adobe and are 9" thick. All the floors are 1" x 4" Douglas fir tongue and groove boards, sanded and finished in some rooms, carpeted or tiled in others. South of this central room and through a doorway

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Description (continued)

is the third of the original rooms. It is also used now as a bedroom. Its interior dimensions are 16'6" x 13' x 4", it has two windows, and a door leading into one of the wings, but which originally was leading outside before the wing was built.

On the extreme north end of the original rectangle is one of the wings built in 1936. Its exterior measurements are 43'6" x 14'2" and it contains a fully equipped kitchen with three windows, a door to the back yard area, and a conventionally framed wall with a door which separates it from the living room. The interior dimensions of the kitchen are 15' x 12'. The living room, which is 29' x 12', has four windows, a door leading out to the front porch, and a fireplace with a 4" x 8" x 7' Douglas fir mantle, a rock face, and a tiled hearth. Added to the south east end of the original building is another wing, also built in 1936, which is 30'3" x 14'2" exterior dimensions, with a conventionally framed wall creating a bathroom with one window and forming a small hallway, and a large room currently used as a bedroom with eight windows, a door opening into the courtyard, and a 5' x 2'6" closet made of wood.

There is one outbuilding behind the house as described previously. It was built in the 1930s but the exact construction date is unknown. The exterior walls are 2"x4" framed construction with a stuccoed exterior. The interior walls are 2"x4" framed with wood covering. There is a bathroom in this building with a shower that gets hot water from a wood-burning water heater. This feature is an original part of the building dating to the 1930s.

A dirt driveway approaches the main house from the south of the property, curves east along the south wing of the house, then around to the north again making a large circle around the front yard of the house. This is not the original driveway, but the approach was similar, with



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Description (continued)

the old stage coach road running along the south of the house, then east across the Canada del Oro River before continuing north along the canyon.

There has been a continuous chain of title on this property and it has been lived in and cared for all through its history, up to and including the present. Therefore there is little or no visible deterioration, and no apparent vandalism. It is currently in good condition.

Statement of Significance

Rancho Solano is eligible for listing on the National Register of Historic Places under criteria A and C. Rancho Solano is located close to the west bank of the Canada del Oro River which was an important corridor for travel and settlement of towns from Tucson north to Oracle and beyond in the late 1800s and middle 1900s. Because of its location the building now called Rancho Solano, built in 1897, was purchased in 1899 by Mariano Samaniego who owned and operated a stage coach line which ran from Tucson north to prominent mines and settlements around Oracle, Arizona. The road which carried the stage coach ran next to the building and across the Canada del Oro River east of the building, and fragments of this road are visible at present. In 1909, the building was purchased by the Aguirre family along with mineral and grazing rights associated with the surrounding land, and this began its period of participation in the cattle ranching industry growing in this area. In 1931, George Wilson purchased the Rancho Solano house and homesteaded 320 acres of surrounding land which incorporated the Rancho Solano property into his existing and

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Statement of Significance (continued)

flourishing cattle and guest ranch called Rancho Linda Vista. At that time Rancho Solano was used as a home by George Wilson's father, Thomas, and sometimes by his two sons, Boyd and Tom. There were agricultural workers staying there as well, probably in outbuildings, to help in the production of agricultural crops.

The building was erected in 1897 and is a fine example of Spanish Colonial adobe structures. Its original shape, a rectangle divided into three consecutive rooms, is very typical of this period and architectural style. When additions to the original structure were built in 1936 by the Wilson family, they were done in nearly identical construction style as the 1897 building, using the same type of unstabilized stuccoed adobe brick for exterior walls, and at this time the roof was replaced with a low hip pitched roof covered with corrugated galvanized steel. These additions to the original rectangular building gave the current structure its characteristic "U" shape, and it became an excellent example of a Spanish Colonial Revival building. It is an unusual example of these early architectural styles because there are very few buildings of this kind in this area, as well as because it has such an early construction date, and mostly because it is in such excellent condition. All of the interior and exterior walls of the 1897 building are completely intact, as are the 1936 additions. It is a handsome building and it stands out as the strongest example of its type in the area between Tucson and Oracle.

Prior to the 1890s the Canada del Oro corridor was a major Apache stronghold as there was an Apache camp at the junction of the Aravaipa and San Pedro rivers. Towards the end of that decade, as the Apaches were pushed out of this area, it became possible for the early settlers of Tucson to begin expanding north along the Canada del Oro River. This was found

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Statement of Significance (continued)

to be a rich mining area and as claims were made, towns began to form near and around them. The town of Oracle was one such town, springing up near the promising mine called "Old Glory". As Oracle grew, the stage coach line established a route along the old Indian trails beside the Canada del Oro River. Mariano Samaniego, head of one of the prominent founding families of Tucson, owned and operated that stage coach line, and in 1899 purchased Rancho Solano, which is stated on his deed of purchase as having been built in 1897. At this time Mariano Samaniego called it Rancho Cañada del Oro and it was used as a stage coach stop because of its proximity to the road that ran from Tucson to the Old Glory mine. Mariano Samaniego was married to Delores Aguirre, the sister of don Yginio Aguirre, the head of another prominent early family of Tucson. After Mariano Samaniego died in 1907, don Yginio Aguirre's sons purchased Rancho Cañada del Oro from the Samaniego family in 1909. During this period, from 1909 to 1931, the main function of the house and surrounding property was for cattle ranching and the exploration of nearby mining claims.

In 1912, George Wilson bought the property known now as Rancho Linda Vista near Oracle and developed it first into a prosperous cattle ranch, and later into a popular guest ranch. In 1931 he purchased the 320 acres to the south west of Rancho Linda Vista and the existing buildings on it, including the house now called Rancho Solano. He made Rancho Solano the primary dwelling for his family and workers who grew fruit, nuts, vegetables, and poultry on the land immediately surrounding the house. This food was supplied to guests at Rancho Linda Vista by way of the stage coach road. This was also the main road from Oracle and

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Statement of Significance (continued)

Rancho Linda Vista to Tucson. This road still exists, though it has deteriorated to a condition impassable by vehicles, but is still well used as a foot trail.

According to family tradition, George Wilson's wife, Charlotte, called the house Rancho Solano, the name that has remained ever since. It was referred to as Lower Linda Vista during the early years of its association with that adjacent ranch. George Wilson ran Rancho Linda Vista as a guest ranch until 1955, two years before he died. Rancho Linda Vista and Rancho Solano were turned over to his son, Tom, who then sold Rancho Solano and half of section 13 in which it lies, to Lloyd Golder in 1960. At this time Lloyd Golder replaced the galvanized steel roof with red clay tile, which is still on the roof today, in beautiful condition.

In 1963, Lloyd Golder sold Rancho Solano to Bertron and Mary Alline Holly, who lived in the house until 1974. At this time it was purchased by Robert and Shirley Koch who did not use it as their primary residence, but as a weekend, "country" home. It was purchased in 1990 from the Koch family by Scott V. Martin and Amy Wright, and is currently used by them and their family as a primary dwelling. Other than the tiling of the roof in 1960, no structural changes have occurred since the addition of the two wings in 1936. The house is beautifully maintained and has excellent structural and aesthetic integrity. The single outbuilding was built by the Wilson family sometime after 1931 and was used as a bunkhouse for "ranch hands" who worked for the Wilsons at Rancho Linda Vista and at Rancho Solano. This building is considered a contributor and has also been maintained well. It continues to have a high degree of integrity.

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Bibliography

Arizona Historical Society Library, 949 E. 2nd Street, Tucson, AZ: Map Collection, case 1,  
drawer 11, #2076

Samaniego File, #MS706

Newspaper Collection, Arizona Daily Star and Tucson Citizen, Dec. 18, 1957; and Sept. 1968,  
Vol. VIII, page 6.

Oracle Historical Society, Oracle, AZ: map drawn by George Wilson, 1929

Oral Interview with Boyd Wilson, son of George Wilson, by Amy Wright on Jan. 19, 1994.

Transcript stored at Rancho Solano, 34145 S. Golder Dam Road, Catalina, AZ

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Verbal Boundary Description

EXHIBIT "A"

That portion of the Northeast Quarter of Section 13, Township 10 South, Range 14 East, Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

From the Northwest corner of that parcel described by deed recorded in Docket 902, Page 812, records of the Pinal County Recorder, from which the Northeast corner of said Section 13 bears N 49-50-47 E, 963.89 feet;

thence S 29-50-28 W, along the Westerly line of said parcel described in Docket 902, Page 812 and also along the Westerly line of that parcel described in Docket 585, Page 481, a distance of 457.00 feet, to the Southwest corner of said parcel described in Docket 585, Page 481, said point also being the POINT OF BEGINNING of the herein described parcel;

thence S 80-12-53 E, along the Southerly line of said parcel described in Docket 585, Page 481, 204.30 feet;

thence S 32-21-09 W, 225.47 feet;

thence S 15-59-49 W, 137.75 feet to a point on the Northerly line of that parcel described in Docket 1131, Page 185;

thence N 05-33-17 W, along said Northerly line, 100.00 feet to the Northwest corner of said parcel described in Docket 1131, Page 185;

thence N 06-44-00 W, 121.00 feet;

thence N 17-13-00 E, 240.47 feet to the POINT OF BEGINNING.



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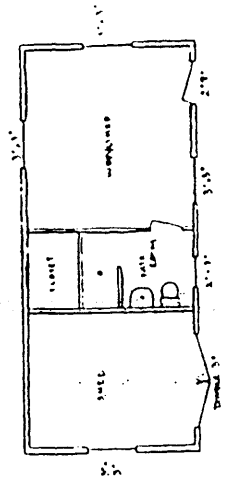
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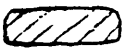
**Boundary Justification**

Since George Wilson homesteaded the 320 acres that included the Rancho Solano house in 1931, the area has undergone considerable changes, both in ownership and use. In 1957, Tom Wilson, George Wilson's son, inherited the property, then sold the Rancho Solano house with a half section of land to Lloyd Golder in 1960. Soon after this, the parcels immediately to the north and south of this property had homes built on them and were bought by other individuals. In 1963, when Bertron and Mary Alline Holly purchased the Rancho Solano house from Lloyd Golder the parcel had been reduced to 2½ acres. In 1993, Scott Martin and Amy Wright divided the 2½-acre property containing the Rancho Solano house in order to build a garage and guest house and comply with Pinal County zoning. The Rancho Solano house now sits on 1.25 acres.

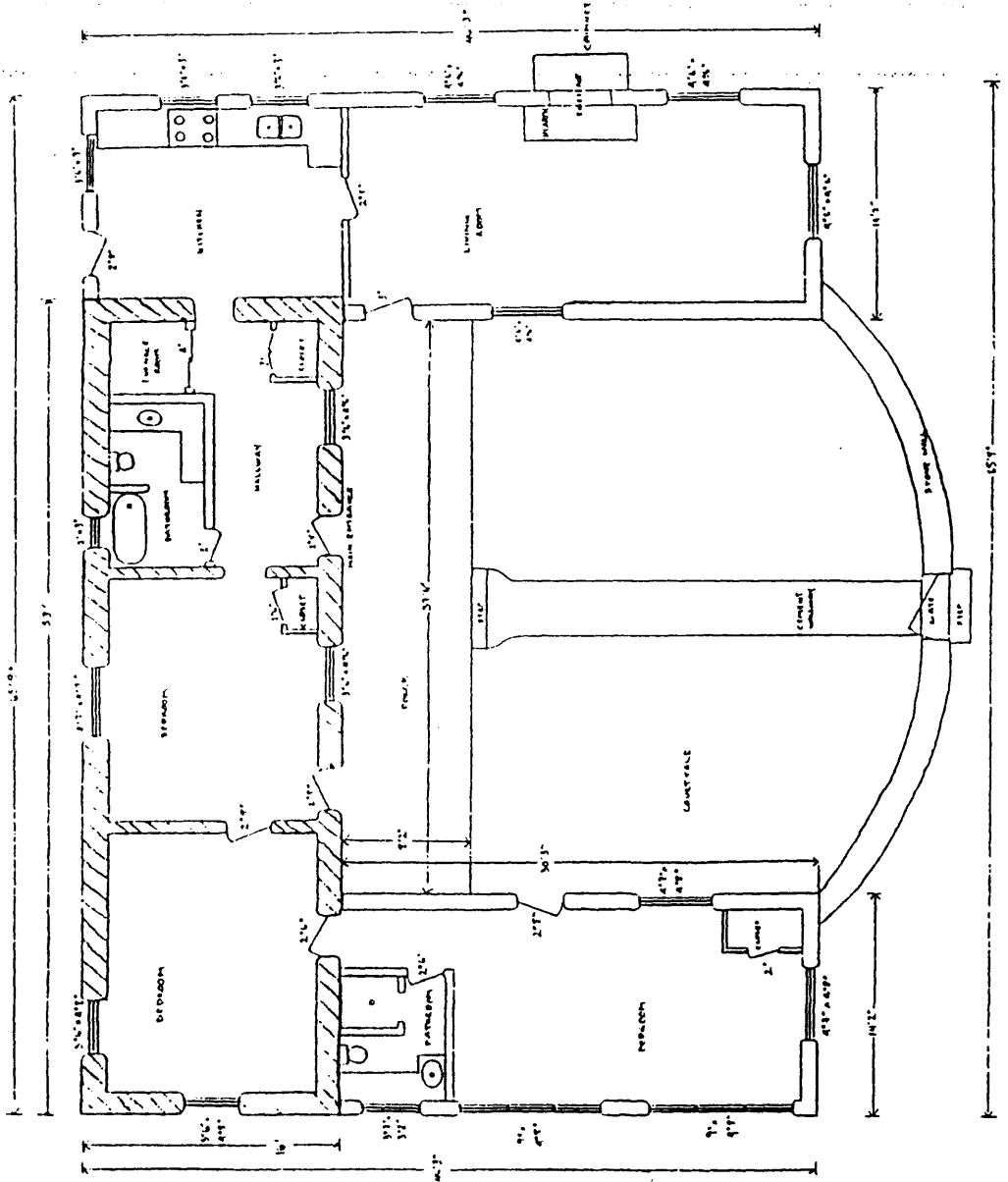
# RANCHO SOLANO FLOOR PLAN



KEY



Walls of 1897  
building



Rancho Solano house with outbuilding, Pinal County, AZ

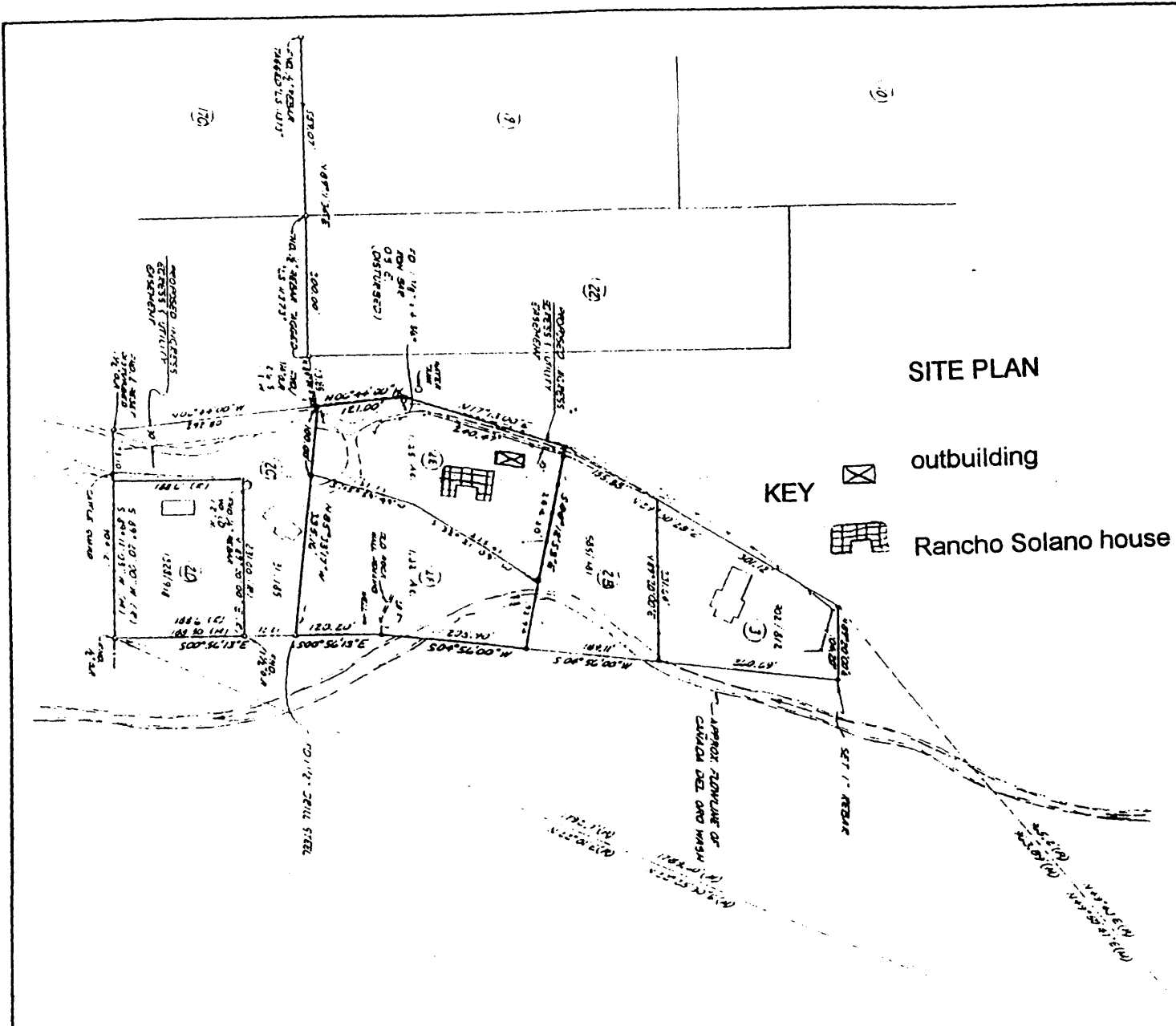


# SITE PLAN

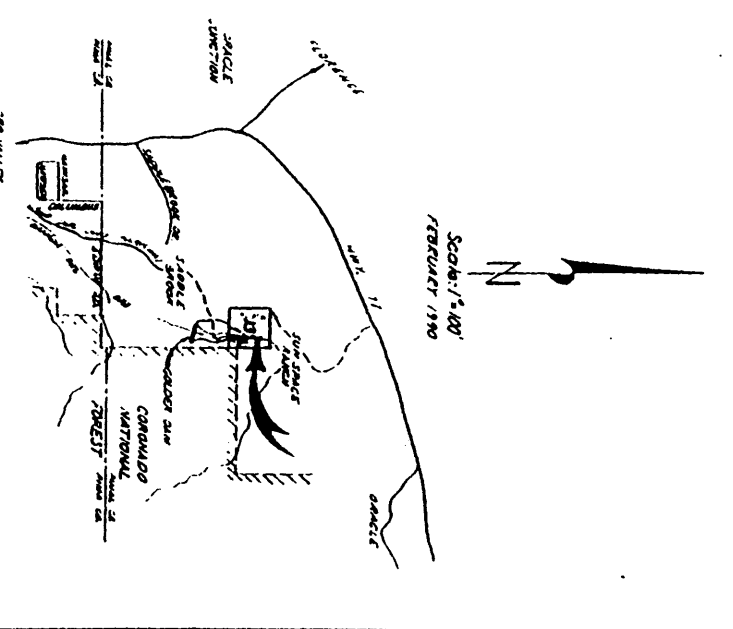
outbuilding

Rancho Solano house

KEY



# LOCATION PLAN



- FOUND POINT AS NOTED
- SET 1/2" REBAR TAGGED 'LS 1073'
- FENCE LINE
- (2) REFERS TO ASSASSOR'S TAX PARCEL NO. FOR 2005-32-00 2A)
- REFERS TO CORRECT PAGE OF RECORDED DEED

LYNN HANSEN, R.L.S. P.O. BOX 68511 TUCSON, AZ 85737	
A SURVEY OF A PORTION OF THE N.E. 1/4 OF SECTION 15, T-10-S, R-14-E, G. & S. R.D. & M., PINAL COUNTY, ARIZONA	
89-03-34	NE 1/4 13-10-14

Rancho Solano house, Pinal County, AZ