NPS Form 10-900-a
(8-86)

OMB Approval No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 88002963 Date Listed: 1/04/89

Colonia Solana Residential Hist. Dist.	Pima	AZ
Property Name	County	State

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Carol D Shull — 1-4-89

Signature of the Keeper — Date of Action

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Amended Items in Nomination:

The following amendments should be made to the documentation submitted with this nomination: 1) the nomination makes a case for historical significance so criterion A should be checked at the outset of section 8; 2) criterion B is not claimed so the Significant Person line should be left blank; 3) the contributing site is the Arroyo Chico Park, the contributing structure is the redesigned water tower, and the contributing object is the cast iron steet signage discussed in section 7, page 10. These issues have been discussed over the telephone with Kathy McKoy of the Arizona SHPO.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)

NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

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NATIONAL REGISTER

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Colonia Solana Residential Historic District
other names/site number None

2. Location Bounded by

street & number Broadway, Country Club, C. Campestre & Randolph Way ☐ not for publication N/A
city, town Tucson ☐ vicinity N/A
state Arizona code AZ. county Pima code A0019 zip code 85711

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
☒ private	☐ building(s)	32	78 buildings
☒ public-local	☒ district	1	sites
☐ public-State	☐ site	1	structures
☐ public-Federal	☐ structure	1	objects
	☐ object	35	78 Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 1

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Shereen Lerner — 11/15/88
Signature of certifying official — Date

State Historic Preservation Office, Arizona
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Signature of commenting or other official — Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

☒ entered in the National Register. ☐ See continuation sheet. — Carol D. Shull — 1-4-89
☐ determined eligible for the National Register. ☐ See continuation sheet.
☐ determined not eligible for the National Register.
☐ removed from the National Register.
☐ other, (explain:) _____

Signature of the Keeper — Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic

Current Functions (enter categories from instructions)

Domestic

7. Description

Architectural Classification
(enter categories from instructions)

Late 19th and 20th century revivals
Mission/Spanish Colonial Revival
Pueblo Revival

Materials (enter categories from instructions)

foundation N/A
walls Stucco
roof Terra Cotta
other

Describe present and historic physical appearance.

[X] See continuation sheet

SUMMARY STATEMENT

Located in the central part of Tucson, Arizona, the Colonia Solana Residential Historic District (1928-1941) is made up of 110 distinctive single family residences which are excellent examples of Period Revival and Contemporary styles within a unique and outstanding subdivision plan. The informal, non-geometric subdivision plat is one of the first in Arizona to incorporate a non-symmetrical, curvilinear layout. The plat includes a natural arroyo which runs diagonally across the southern portion and which becomes an integral part of the district. The subdivision is clearly defined by rectilinear boundary avenues which contain the gently arcing small-scale subdivision streets. Native desert plant materials are used in an unusual, naturalistic fashion in specific areas to unify the district and provide an open desert atmosphere within the city. The implementation of early deed restrictions and architectural review controlled construction, prevented non-conforming uses, and helped insure a constant use of the land throughout the area. The community plan, landscaping character, and architecturally significant residential structures combine to create a precise, cohesive historic district and visible sense of time and place.

The single most outstanding factor to the cohesiveness of the Colonia Solana Neighborhood is its historic subdivision plan. The age and architectural character of its older residences lend additional validity to its historical character. Of the 110 residences built there, 32 are considered contributors. We are recommending at least an additional 19 residences be added to the nomination as they meet the age criteria, subject to review for inclusion of additional residences at the time of application.

Development within the district generally has been uniform since 1929, with pauses in construction during the Depression and during WWII. There are twenty-two residences which are fifty or more years old (built before 1938),one of which was not included owing to extensive renovation, and eleven homes which were constructed between 1938 and 1942. These later houses are considered to be contributing, although they are not yet 50 years old, because of their architectural integrity and their contribution to the cohesion of the neighborhood. These houses are stylistically similar to the older houses, - the era in which all of these houses were built ended in 1941 with the start of World War II. Seventy-seven houses were constructed after 1945 to the present.

The community plan, the landscape architecture, and the eligible residential properties are significantly intact and display a high degree of integrity. Additionally, the condition of the properties is good and careful maintenance over the years has helped preserve the appearance and unique sense of place within the district boundaries.

DISTRICT CHARACTERISTICS

The subdivision plat for Colonia Solana was approved by the City of Tucson and by Pima County in 1928. At that time, the planned subdivision was located in the desert east of the

Tucson city limits and a little southwest of the El Conquistador Resort Hotel construction site. (The hotel was opened November 22, 1928 but was razed in the 1960's to make way for a shopping center.) Tucson has since grown around and far beyond the neighborhood. Arterial streets on two sides and two streets adjacent to Reid Park (previously named Randolf Park) on the other two sides give strong definition to the district boundaries. Moreover, El Encanto Estates and El Con Shopping Center to the north and Reid Park to the east and south provide a strong permanent buffer. Neighborhood development exists only to the west. Colonia Solana retains a unique sense of privacy and place. This is due to the stability of the surrounding area, the strength of the community plan and the subdivision layout, the preservation of the original desert landscaping, the retention of well defined deed restrictions for fifty years, and architectural review during much of that period. In addition, the recent development of a comprehensive neighborhood plan will serve to help preserve and protect this unique subdivision in the future. However, Broadway to the north is one of the major traffic arteries in Tucson and is destined to become a wider and more developed thoroughfare which will influence the development of the remaining vacant lots along its frontage. This is the major threat to the integrity of Colonia Solana.

On entering Colonia Solana one finds many curving streets; large lots, many covered with desert vegetation; small patches of desert at street intersections; and Arroyo Chico, a desert riparian zone, or tree-lined stream bed, which snakes through the southern half of the district.

Access to the district is not particularly limited, although through traffic within the neighborhood is not a problem because of the presence of Reid Park and because no street is a through connector. Arroyo Chico also serves as an internal buffer. Three streets terminate at the feeder streets on either side, but no street runs directly through the subdivision from one side to the other. Via Palos Verdes, Via Golondrina, Via Guadalupe, and Via Esperanza curve through the neighborhood and terminate at boundary streets running 90 degrees from their streets of origin. Avenida de Palmas, Calle Chaparita, and Arroyo Chico terminate within the district. While auto traffic is limited, there are some pedestrians and bike riders from the park. (Actually, the neighborhood is used by runners, hikers, and bike riders as an extension of the park. Running events are conducted regularly throughout the neighborhood.)

DISTRICT BOUNDARIES

Defined Boundaries

The Colonia Solana Residential Historic District is approximately in the center of the City of Tucson (population 600,000) which lies in the Santa Cruz Valley, sixty-five miles north of the Mexican border. Four mountain ranges surround the City which is about 2,400 feet above sea level. The historic district boundaries are formed by two major arterial streets - Broadway Boulevard to the north and Country Club Road to the West, and two smaller streets - Randolph Way to the east and Camino Campestre to the south. Excluded from the

district are two lots directly at the northeast corner, which were not a part of the original subdivision and were not subject to the deed restrictions although at first were zoned for single family residences. In 1965, the zoning was changed to permit construction of commercial property only on these lots. A third lot, just south of the above lots, also was not included in the original subdivision and now contains apartments. However, since a historic water tower had been built within its boundaries, it is being included in the historic district. (The El Conquistador Water Tower was listed on the National Register in 1980.) Except for these excluded lots, the district boundaries are the same as the original subdivision plan of the neighborhood plotted in 1928 (see Appendix A for subdivision map). The district boundaries include approximately 150 acres of land with single family residential development of low density.

Currently, there are eight vacant lots with six of these being located along Broadway and Country Club. The other two are interior lots.

Justification of Boundaries

The district boundaries (except for the two northeast lots previously discussed), were chosen because they reflect the original and unchanged subdivision plat filed in 1928, and because the district remains an unchanged and clearly defined entity. Two major arterials bound the district on the north and west and effectively isolate it from nearby commercial and residential areas. On the east and south, two low traffic access streets separate the district from Reid Park. Colonia Solana maintains a distinct visual sense of time and place. The planned but informal curving narrow streets, the presence of native desert vegetation throughout the district , and the compatibility of the architecture throughout, all lend a consistent, unified atmosphere to this neighborhood in contrast to the other nearby residential areas. The curvilinear streets throughout, and the east to west bisection of the subdivision by the Arroyo Chico with its natural desert vegetation, create visual interest and an intimate, yet inviting, setting which reflect the splendor of this subdivision.

Colonia Solana is a rare island of wilderness within an urban landscape. El Encanto Estates to the north across Broadway is a low density but more formal planned subdivision. To the west across Country Club is a conventional Tucson residential neighborhood. To the east and south across Randolph Way and Camino Campestre stretches Reid Park, a green oasis designed for recreational use with a much different character.

DEFINITION OF PERIOD OF SIGNIFICANCE

The significance of the chosen period (1928-1941) is that it marks the start of construction in the Colonia Solana Residential Historic District and the ending of building activities at the beginning of World War II. All civilian construction of this type stopped throughout the country. A cultural period ended too, and postwar architecture was different. There had been consistent values during the prewar decade. This period, conceived of as a distinct and qualified whole, constitutes a historical entity and can be compared to similar development patterns throughout the United States.

Development in the District

In 1928, Country Club Realty Co. owned the land on which the Colonia Solana subdivision now stands. The first house constructed there was a grand spec house built by George B. Echols (lot 70 & 71). In 1929, construction in this area was active with five houses being built, and between 1930 and 1931, six more homes were completed. The Depression, however, showed its negative effect and drastically slowed construction between 1931 and 1932 with only two houses being built. Later between 1933-1934, no homes were constructed in Colonia Solana. In 1935, however, construction began to pick up with two houses being built, and by 1937, six more were constructed. The period just prior to WWII, 1939 to 1941, was the most active with eleven homes being constructed. The advent of WWII caused a complete halt to all building here, and from 1942 to 1945, not a single house was built in the neighborhood. Development began again in 1946 and continued at a relatively constant pace until the early sixties when, due to fewer lots, the rate of building became sporadic, with the last residences being built in the early 1980's.

Development of Styles in the District

During the historic period, the Spanish Colonial Revival style was the dominant style in Colonia Solana. Of the 33 homes constructed during this era, all but seven were of the Spanish Colonial Revival style. However, during the post WWII period, the predominant choice was the Ranch style. After 1941, only seven Spanish Colonial Revival houses were built, as opposed to 59 Ranch style, nine Modern, one International style and one Neoeclectic style residences.

Construction Patterns

Construction Date	Residences Constructed	
1928	1	
1929	5	Inception
1930	6	
1931	0	
1932	2	
1933	0	Depression
1934	0	
1935	2	
1936	4	Renewed Growth
1937	2	
1938	0	
1939	1	
1940	5	Pre-WWII
1941	5	
1942-45	0	WWII

1946	2	
1947	3	Increased Development
1948	4	
1949	6	
1950	6	
1951	8	
1952	6	Continued Growth
1953	8	
1954	3	
1955	2	
1956	2	
1957	2	
1958	4	
1959	5	
1960	4	
1961	2	
1962	2	Sporadic Growth
1964	2	
1965	0	
1966	1	
1967	1	
1970's	4+	

COLONIA SOLANA PLAN AND LANDSCAPE

Plan

Colonia Solana is a unique and important southwestern example of an American suburban planned subdivision of the late 1920's. It is related in character to the planned suburban communities outside larger American cities, such as the Country Club District of Kansas City, 1913-1933; Shaker Heights, Ohio, early 1920's; or the earlier Forest Hills Gardens, 1911; or Riverside, Illinois, 1869. It is one of the few early, intact subdivisions in Tucson to deviate from the usual rectangular gridiron scheme, to utilize the natural contours in its layout, or to preserve and enhance the desert vegetation.

Colonia Solana was designed by Stephen Child, a nationally known and highly respected landscape architect who is likely to have studied under Frederick Law Olmsted, Jr. at Harvard. Olmstead designed Forest Hills Gardens and his father had done Riverside Gardens. The plan of Colonia Solana owes much to Riverside. Both share the following characteristics: the natural features and topography of the site become a part of the final design; the shape of these features become a determinant in the development of the street layout; the streets are not wide but curve in an organic, responsive manner; natural vegetated areas and native landscape materials are utilized; and street intersections, divided streets, and odd site areas became islands of natural growth. In Colonia Solana the street system is used for site drainage, as well, and the streets form generous non-rectilinear landscaped lots which provide desirable building sites with mostly north/south

orientation. Thus, Colonia Solana is a modest but skilfully designed subdivision which embodies a new approach to suburban housing. It differs from the usual rectangular grid subdivision of the day and the pleasant but formal El Encanto Estates community to the north.

Colonia Solana exists today in much the same form as it was designed with a few exceptions. (See early plans in Appendix A). An early design sketch suggested some street median strips which were not incorporated as well as a formal circle with a flag pole memorial at the southeast corner of the site. Additionally, an early plan and aerial perspective show palm-lined streets. Stephen Child, in an article he wrote in 1928 for Landscape Architecture, does not mention these. Harry Bryant, the original developer, planted a number of palms, but only a few along Avenida de Palmas exist today. Martin Schwerin, who succeeded him, did not believe in irrigation or "improvements". Also, the axial circle was not built. Child mentioned that the circle and monument would have terminated the vista from El Conquistador Hotel. In other respects, Colonia Solana's design seems unchanged.

In a published article, Stephen Childs described the main features of Colonia Solana. He explained that the site was rather typical desert country with a gentle slope and containing one important arroyo or "wash" and two minor ones. Rather than filling the washes, as was typically done, he wished to emphasize them and make them influence the design. He stressed the importance of creating "Arroyo Chico Parque" as a parkway totalling 250 feet wide and a half a mile long with parallel roads and footpaths and planted with native desert plants of all kinds, since the original desert growth was sparse. He felt that Colonia Solana would thus contain the "desert beauty that many now ride miles to see". The roads crossing the arroyo would have "Arizona dips", typically used in the nearby desert, rather than uninteresting culverts.

The placement of the secondary streets was influenced by the location of the minor washes and the property lines of the acre-size "Villa" lots. These were subtle distinctions, since the land sloped only one foot in one hundred, but Child wished to devise an organic solution. The pavement of the streets was to be concrete, only sixteen feet wide, and colored "appropriate to desert conditions". Adjacent to the pavement were to be cement gutters four and a half feet wide. The streets followed the direction of the slope and two of the streets corresponded to the minor washes which flowed into the main arroyo. Thus, the streets became the drain system, especially during torrential summer storms.

At the intersections of many of the streets were small triangular naturalized parks. Child also proposed that site landscaping, as well as architecture, be regulated by a "Jury". Colonia Solana set aside 9.4 acres of its 160 acres, or 5.8%, to parks and open spaces. The streets today still measure sixteen feet wide but are of asphalt, rather than of concrete and the gutters were not built. This width is quite unusual for a suburban street, which normally measures about twenty five feet wide.

Colonia Solana is bordered on the north and south by Broadway and Camino Campestre and on the east and west by Randolph Way and Country Club. Arroyo Chico parkway

curves through the southern portion of the subdivision in an east to west direction. From the south boundary radiate four streets which cross Arroyo Chico - Luna Linda, Via Esperanza, Via Guadalupe, and Via Golondrina. Near the northwest corner curves Via Palos Verdes. Avenida de Palmas snakes through the neighborhood from Broadway to Via Esperanza. Calle Chaparita extends from Broadway to Via Golondrina. Strips of adjoining parcels approximately one acre in size curve gently between the streets. All of these parcels are residential except for the two commercial properties at the northeast corner outside the subdivision and the parcel directly south which contains apartments and the old El Conquistador water tower, an attractive landmark.

Landscape

The desert location of Colonia Solana contained no vegetation of any importance. There was a scattering of sagebrush, greasewood, a few ocotillo and cacti, and not much else. Child had the arroyo planted with a variety of desert plants, mostly taken from the open desert. These were planted closer together than they naturally grow and arranged in interesting groupings. All the important cacti were used such as the sahuaro, ocotillo, barrel cactus, various broad-leafed opuntias, night blooming cactus, jumping cholla, cane cactus, pricklypear, passajo, and others. Additionally, there were the native Palo Verde, greasewood, mesquite, and sagebrush. Later, when these plants were established, desert flowers would be added. The mini-parks at the street intersections were to be similarly landscaped. Additional plantings were added along some of the streets. Child thought this sampling of native desert within the subdivision would be an unusual and welcome amenity.

Today, Colonia Solana seems much the same, although some ecological change has taken place. The central portion of the arroyo has become dense and lush, largely due to the presence of adequate water. (In recent years, the municipal treatment plant, reservoir, and nearby golf course have caused increased water flows). Some of the earlier cacti have disappeared, due possibly to the presence of excess water but perhaps due to being removed for landscape purposes. Such plants as creosote and cholla do not like water and consequently are scarce in this area but are found more frequently at the ends and along the south side where conditions are drier. The presence or absence of water in the desert can have a dynamic effect.

A recent plant survey was conducted in the Arroyo and in the mini-parks. The first area investigated was the central portion (north of the Arroyo between Via Esperanza and Via Guadalupe). Overall, this area and the area to the south are the lushest, most densely vegetated, and have the largest mature trees along the entire arroyo. At both ends of this section, close to where the roads form an "Arizona dip" and cross the arroyo, Haplopappus tanuisactus (Burroweed) and annual grasses predominate.

A secondary drainage channel has been carved between the main arroyo and the road, forming an island near Via Guadalupe which has become a riparian zone. This island between the two washes is the most densely vegetated, supporting a canopy of mature

Prosopis velutina (Velvet Mesquite), interspersed with mature Parkinsonia aculeata (Mexican Palo Verde), Acacia constricta (Whitethorn Acacia), and invading Rhus lancea (African Sumac). Here, the understory vegetation consists of large Baccharis sarrothroides (Desert Broom), Lycium pallidum (Wolfberry), Ephedra trifurca (Mormon Tea), Opuntia leptocaulis (Christmas Cactus), and Funastrum heterophylla (Vining Milkweed), with large patches of annual grasses covering the ground in most places.

The dry vegetation upland zone is a much smaller proportion of this area. Annual grasses cover the ground in most places, interspersed with large patches of Opuntia engelmannii (Prickly Pear), Opuntia Lindheimeri (Cows Tongue), and a few scattered Opuntia arbuscula (Pencil Cholla).

South of the arroyo to the east between Luna Linda and Via Esperanza are two plant zones. This area is longitudinally bisected by a well-used footpath along almost its entire length. The portion south of the path and nearest to the road is much drier and less densely vegetated than the more riparian portion to the north between the footpath and Arroyo Chico.

This dry, or upland, south area is characterized by large areas of low growth, including ephemeral grasses and Haplopappus tanuisectus (Burroweed). These low groundcovers are interspersed with widely scattered groups of Opuntia engelmannii (Prickly Pear), Opuntia versicolor (Staghorn Cholla), Opuntia bigelovii (Teddybear Cholla), Larrea tridentata (Creosote Bush), Ephedra trifurca (Mormon Tea), Lycium pallidum (Wolfberry), and a few young Cercidium floridum (Blue Palo Verde).

In the more lush riparian zone to the north along the arroyo the predominant canopy species is Prosopis velutina (Velvet Mesquite) with less frequent canopy species of Parkinsonia aculeata (Mexican Palo Verde) and Acacia constricta (Whitethorn Acacia). The understory vegetation is quite dense (nearly impenetrable) and is composed of large Lycium pallidum (Wolfberry), large Baccharis sarothroides (Desert Broom), ephemeral grasses, and Funastrum heterophylla (Vining Milkweed) climbing into the Mesquite canopy. Additional understory plants include scattered Ephedra trifurca (Mormon Tea), Atriplax canescans (Four-wing Saltbush), Opuntia ficus-indica * (Indian Fig), Opuntia leptocaulis (Christmas Cactus), one Rhus Lancea * (African Sumac), one Condalia Lyciodas (Graythorn), and several Opuntia spinosior (Staghorn Cholla).

The remainder of the Arroyo is similarly vegetated with a variation in plant material depending on water conditions. At least 100 kinds of plants have been identified in the Arroyo. Wildlife is prevalent in Colonia Solana particularly in the Arroyo. At least 101 species of wild birds have been identified. Also, rabbits, raccoon, squirrel, badger, and an occasional coyote have been seen.

(* indicates non-native plant).

The five small triangular shaped parks are located along Avenida de Palmas where this street intersects with Via Golondrina, Via Guadalupe, and Via Esperanza. All the parks are similar in character and plant material. They are quite open with relatively sparse vegetation and the ground is either bare earth or partially covered with naturally-seeded grass. The intermediate, or shrub, layer consists primarily of scattered groups of cacti, including Opuntia spinosior (Staghorn Cholla), Opuntia Leptocaulis (Christmas Cactus), Opuntia engelmannii (Prickly Pear), Opuntia ficus-indica * (Indian Fig), Opuntia arbuscula (Pencil Cholla), Opuntia lindheimeri * (Cow's Tongue), and Opuntia bigelovii (Teddybear Cholla). A few specimens of Atriplex canescens (Four-wing Saltbush) and Larrea tridentata (Creosote Bush) were found in one park. One specimen of Jasminum mesnyi (Primrose Jasmine) was found in another. The canopy in all the parks consists almost exclusively of Prosopis velutina (Velvet Mesquite) of various ages and sizes. The number of mesquite in each park varies, ranging from seven to thirteen plants per park. All are planted in an informal, naturalistic style. The only exceptions to the mesquite cover are two Platycladus orientalis (Oriental Arborvitae), located in two parks.

The landscaping of the individual parcels was left to the discretion of the home owner. Of the contributing properties, all had at least a small area of lawn and non-desert garden at the rear of the house or within a patio. A few of the contributing properties may have had front yards planted with desert vegetation. The other contributing properties had mixed desert and non-desert plantings, since on these one acre lots typically the lawns and foundation shrubs were of non-desert type while the side, rear, and sometimes the front borders of the lots where left undeveloped with the original desert scrub or had additions of native desert plantings.These latter properties followed landscape patterns prevalent in California and the eastern United States. Such patterns typically had large shrubs used as foundation plantings, isolated specimen trees, and broad expanses of grass lawns. Non-desert vegetation used in this manner was the common practice throughout Tucson during this period. Plant materials were mainly non-native products of the U. S. nursery industry and local nurseries imported any plant that would grow here. Typical plants used were arborvitae, various junipers, pyracantha, privets, pittosporum, roses, various citrus trees, and palms. Others included the California pepper tree, eucalyptus, olive trees, and Bermuda grass. (See early photos in Appendix F). Gradually, desert plantings replaced many of the non-desert ones. This process accelerated during the 1970's, due to the water shortage.

Today along Country Club, Broadway, and Camino Campestre, the yard areas near the street have mostly non-desert vegetation with oleander or privet hedges often used for visual screening. Along Randolph Way, the front yards are landscaped with specimen desert plants such as Prickly Pear, Staghorn Cholla, Saltbush and Creosote Bush, Yucca, Agave, Mesquite and Palo Verde. Occasionally, there are Saguaros, Joshuas, or Smoke Trees.

Within the neighborhood, desert plantings seem to predominate, with naturalized areas occurring along the streets and side yards and non-desert landscaping occurring in yards

(* indicates non-native plants)

and patios near the houses. The same desert plants as mentioned above are used. Some plants have reached full maturity and are quite large. The wide use of this desert theme helps unify the neighborhood. The few yards with large grass areas, non-desert trees, green hedges, and even picket fences are not prevalent enough to change the overall character.

Close by the houses, walled yards and courtyards are common design elements, a pleasant southwest tradition. Brick or stuccoed masonry are the common wall materials, and occasionally one sees iron grillwork, colorful tile wall features, and fountains. These features are typical of the Spanish Colonial Revival Style.

At street intersections, attractive cast iron street signs, installed in the mid-30's, add interest. Along the west side of Avenida de Palmas, a few large palms remain from the original plantings. Large volcanic rocks and occasional mature desert plants line many streets and help lend a naturalistic affect. The streets are narrow-most are 16 feet wide without curbs, walks or drainage ways.

Colonia Solana does create a distinct atmosphere unlike that of any other Tucson neighborhood. (See recent photos in Appendix G) One feels that one is off in the desert and away from town as one drives along the narrow, gently curving streets. If one approaches from the south and crosses Arroyo Chico, one looks through a natural landscape which "frames" views of Colonia Solana. Thus, the "Arizona dips" are windows into the neighborhood. There are other views, perhaps accidental, which one discovers. Via Golondrina seems to focus on the water tower. Several houses become focal points as one drives along a curving street. There is one dramatic vista from the south along Via Golondrina across the Arroyo towards the house on Lot 61. The architect, Josias Joesler, may have placed the house forward on the lot to achieve this effect. But the curving subdivision streets create the pleasant aesthetic effect of looking towards landscape and houses as one drives along them, rather than looking down a street vista towards nothing meaningful.

ARCHITECTURAL DESCRIPTION

Materials and Features

Early homes in the district reflect the construction practices used in the larger city. Materials generally were not local but shipped in from Phoenix, Los Angeles, from the East, or were imported from Mexico. Some elements were fabricated locally, such as doors, millwork, and wrought iron. Skill levels in the work force were not uniform - there were experienced journeymen with training, and inexperienced workers without much, if any, training. Most workmen were from Tucson, but some came from the East. Masons, plasterers, and tile setters came from Mexico. Workmanship was not always of a high, uniform quality, but generally in Colonia Solana, the workmanship was excellent.

Since there is a narrow range of styles used in Colonia Solana, there is also a limited pallet of materials. All houses are of masonry construction with little wood frame, except for roof construction. Walls are either adobe brick or mud adobe, conventional face brick or stucco on rough masonry. The masonry walls are furred and plastered on the inside. Roof surfaces are tile, wood shingle, and asphalt shingle. Roof tile is noted on the survey forms as Spanish Tile, the computer category for this material, whereas it is actually Mission Tile. Composition built-up roofs are used for flat roofs. Windows are constructed of wood or steel and doors are of carved wood. There is clay tile and wrought iron grillwork and some flat tile work, too. There is little use of exposed wood millwork. Inside, many houses have fine millwork and panelling, much of it African mahogany.

Since the contributing houses were built before air conditioning was in common use, the need for natural cooling was a design consideration. Houses inspired by early Spanish Colonial precedent used traditional elements - thick masonry walls, small window openings, and high ceilings. (The intention was to contain the cooler night air and allow the air, as it heated, to rise.) The houses with later Spanish Colonial precedent utilized larger window openings for ventilation. Ranch houses had broad overhangs for shading and also provided bands of windows for ventilation. As they became available, evaporative cooling and air conditioning were added to all houses. Arcades, ramadas, shady patios, and fountains provided exterior shading and natural cooling which made outdoor living a pleasant experience, even in hot weather.

Most of the houses in Colonia Solana are large one story single family residences, with the exception of a few two story dwellings. Most of the houses are large in size. Porches, for the most part, have not been used a great deal. However, entry porches appear on a few houses varying in scale from the simple shed-roofed terrace with wood posts and brackets at the Home at 244 S. Avenida de Palmas (#5) and the Martin Home at 147 S. Avenida de Palmas (#18) to the wrap-around porch of the Quesnel Home at 545 S. Avenida de Palmas (#91). Sundecks, pergolas, ramadas, enclosed "Arizona" rooms and rear patios are typical. In most cases, when the houses originally have been "U" shaped with rear porches, these have been enclosed to form "Arizona rooms",exemplified in the Conner House at 3242 Arroyo Chico (#105). Exceptions occur at the VanderVries Home (#5) which is rectangular in plan with a screen porch (now enclosed) extending the full length of the house and the Kimball Home at 575 S. Via Guadalupe (#75) where the porch is nestled within the "L" shape of the original plan. The rear porch on the Bilby Home at 315 S. Country Club (#7) includes the unique feature of an exterior fireplace - other homes in the neighborhood also contain these back-to-back fireplaces, generally located between a living room and the adjacent covered porch. Typically, patios are located at the rear of the house. Privacy is considered to be important in the neighborhood, and many patios have four to six foot walls around rear yards, and in some cases front yards. Landscaping is used to help create privacy as well as shading.

Ornamental features include the use of painted ceramic tiles, decorative wood shutters, and painted patterns around windows and doors. Wrought iron is used extensively to cover windows and entry openings. For additional shade, some houses have canvas awnings.

Architectural Styles

The Colonia Solana Residential District is architecturally significant as an important collection of southwestern style residences, particularly Spanish Colonial Revival, or Spanish Eclectic, designed by prominent local architects. The deed restrictions helped assure that these homes would be fine examples of residential Tucson architecture built during the 1930's to 1960's.

The architectural styles found in Colonia Solana generally reflect the prevailing styles in Tucson during the same period. A strong California influence can be seen, but with local variations. Between 1928 and 1941 there were twenty six Spanish Colonial Revival style houses, one Monterey style house, two Pueblo Revival style houses, and four Ranch style houses. Between 1946 and 1967 there were only seven Spanish Colonial Revival houses built although fifty nine Ranch style houses were constructed during the same period. Additionally, there are nine Modern style houses, one International style house, and one Neoeclectic house. During the twenties and thirties, period architecture prevailed, but after the War contemporary styles predominated. However, the contemporary styles often used some traditional elements. In total, thirty three houses were built before the war but seventy seven after World War II. Consequently, Ranch Style and Spanish Colonial Revival Style are the two most prevalent styles found in Colonia Solana.

Contributing properties comprise 29% of the buildings in Colonia Solana. Of the contributing houses, twenty five are of the Spanish Colonial Revival Style, one is of the Monterey style, two are of the Pueblo Revival style and four are of the Ranch Style. There are a total of thirty two contributing structures in the District. The non-contributing buildings include fifty nine which are of the Ranch Style, eight of the Modern Style, nine of the Spanish Colonial Revival Style, one of the International Style, and one of the Neoeclectic Style. There are a total of seventy eight noncontributing houses in the District.

The accompanying nomination forms describe, for the most part, general style terms which are commonly used, rather than the specific, logical systematized ones described by Virginia & Lee McAlester in A Field Guide to American Houses(1984). We use Spanish Colonial Revival instead of Spanish Eclectic but retain Monterey, their term. Both of us use International Style, but they group Contemporary and Ranch under a common style, Modern, whereas we use the terms, Modern and Ranch independently. For simplicity, we have included under Modern and Ranch catagories some buildings containing Neoeclectic stylistic details. However, we have used Neoeclectic where it seems to be appropriate.

This confusion in terms reflects the homogenization of architectural style which is found often in recent decades. In the twenties and thirties, architectural styles were much more distinct. While sensitive architects still strive for clarity in their design vocabulary, after 1945 it is much more common to find eclectic elements used in houses which are broadly Modern or Ranch Style. Thus, one can see Ranch Style houses with Modern floating cantilevered roofs and Spanish Colonial arched wall openings.

STYLES IN COLONIA SOLANA

Spanish Colonial Revival Style

Residential buildings of Spanish influence built in the United States before 1920 are generally adaptations of the Mission Style, or are direct descendents of Spanish Colonial architecture or Sonoran style buildings found throughout the southwest. After the 1915 Panama-California Exposition, designed by Bertram Goodhue, which had publicized more elaborate Spanish Colonial prototypes found throughout Latin America, fashionable architects began to develop the Spanish Colonial Revival style. They also looked to Spain itself for inspiration. During the 1920's and early 1930's the style reached its apex but fell from favor during the 1940's. Spanish Colonial Revival is most common in the Southwest and Florida. There are a total of twenty three contributing and nine non-contributing houses.

The style is characterized by a low pitched roof, usually with little or no eave overhang; a red tile roof surface; one or more arches placed above door or main window, or along a porch; wall surfaces usually of stucco; and a main facade normally asymmetrical. There are many variations using gable or hipped roofs, as well as flat roofs with parapeted walls, sometimes with shed roofs above porches or projecting windows. The style uses decorative details borrowed from the entire history of Spanish architecture, and these may be of Moorish, Byzantine, Gothic, or Renaissance inspiration. Two types of roof tile are used. Mission tile, which are shaped like half-cylinders, and Spanish tile, which are "S" curved in shape. Highly carved or many-panelled doors are typical and sometimes adjacent spiral columns, carved stonework, or patterned tiles are used. Secondary doors often are glazed. Decorative window grilles and balustrades, decorated chimney tops, brick or tile vents, fountains, arcaded walkways and round or square towers also are characteristic. Tucson, like Santa Barbara, California, during this period, built so many Spanish Colonial Revival style buildings that the city developed a distinct character. Unfortunately, many of the major Spanish Colonial Revival style public buildings in Tucson have been razed.

The design elaborations of the Spanish Colonial Revival Style are identified by Virginia and Lee McAlester and include the following traits which are represented in the Colonia Solana neighborhood:

Arches above doors and principal windows: The O'Dowd Home at 140 S. Avenida de Palmas (#3) displays arches over the windows on the second floor. These are simple small-scale openings with segmented glass panes. In contrast, the Smedley Home at 3490 E. Via Guadalupe (#87) has (3) large arched window openings which articulate the northeast facade and illuminate the master bedroom and office. The Martin Home (#18) has a unique arched focal window located off the living room, executed in a modified Palladian motif.

Balconies: Second floor balconies occur on most of the two-story houses. The O'Dowd Home (#3) has both a semi-circular balcony with wrought iron balustrade over the entry and a second floor balcony with wood detailing. At the Martin Home

(#18) the balcony is ornately executed in wrought iron. The Bilby Home (#17) and the Voorhees Home at 3488 E. Via Golondrina (#47) both have ground-level balconies with wrought iron detailing. Hoods over the windows are part of the Voorhees' ensemble.

Window Grilles: Window grilles typically are a modern addition added to secure the house. However, the Kibler Home at 300 S. Avenida de Palmas (#57) and the Van Atta Home at 155 S. Avenida de Palmas (#17) have window grilles which were part of the original design and include projecting sills and window hoods.

Elaborated door surrounds: The Tidmarsh Home at 340 S. Avenida de Palmas (#58) with its compound arch and tile surround typifies the detailing in the more elaborate houses in the neighborhood. Two divergent examples occur in the Bilby Home (#7) and the Mathews Home at 515 S. Avenida de Palmas (#84) which have Classical Revival detailing. In the Mathews Home, the pilaster is capped with a straight entablature.

Elaborated light fixtures: A few of the houses have ornate light fixtures expressive of the Spanish and Mexican origins of the Spanish Colonial Revival. The Kimball Home (#75) designed by Josias T. Joesler still retains an original fixture designed by the architect.

Elaborated chimney tops: Chimney tops or caps range in detail from simple pyramidal forms of the Mathews Home (#84) to the ornate clay tile detailing of the Martin Home (#18). However, those without any chimney top are most prevalent. Another feature of rooftop landscape in Colonia Solana are the octagonal attic vents on the Foster Home at 3272 Via Palos Verdes (#33) and the Mack Home at 3294 E. Broadway (#14). These are stucco-sheathed and capped with red tile to match the roof of the main house. At the Mack Home, the vent is topped with a wrought iron weathervane.

Brick/tile vents: Vents occur at the gable ends of the low-pitched tiled roofs and in the parapet walls of flat-roof variants. Some are functional while others are purely decorative. Materials vary from simple pipe and mission roof tiles to structural clay tile. The gable vents in the Knapp Home at 335 S. Country Club (#54) are an example of fired brick detailing.

Another variation of the Spanish Colonial Revival is the "Sonoran Revival" or the Tucson version of the Spanish Colonial or Mexican Colonial architecture of the Arizona frontier. The early houses are one story rectangular, or cubic in form, presenting high flat facades of exposed adobe on stone bases with parapet walls pierced by decorative drainpipes, or canales. Doorways are recessed and window openings often are placed at random. Later, because of adobe deterioration, the walls were stuccoed and capped with a brick course. The early Sonoran style was transformed gradually through Anglo influence. During the 1880's, sloping or pyramidal roofs were added to provide better roof protection. Later still, the parapets and canales were eliminated, making the walls lower with changed

proportions. Other Anglo aspects were introduced as the Territorial style developed. There are two historic and four non-historic examples of this genre in Colonia Solana. Of the former, the house at 155 Avenida de Palmas (#17) is a fine example of the earlier version of Sonoran Revival with the exposed adobe brick facades and parapet walls. The other example, the house at 300 Avenida de Palmas (#57), is best seen as an example of the later version of the Sonoran Revival in that it has stuccoed walls, decorative canales, and a recessed arched entry.

Pueblo Revival Style

The Pueblo Revival Style drew on local historical precedents and was inspired by flat roofed Sonoran Spanish Colonial and Native American pueblo prototypes. The earliest examples were built in California around the turn of the century. This style became popular in Arizona and New Mexico around 1910 where the original prototypes survive. It is especially common in Albuquerque and Santa Fe where it continues to be built in historic districts with special design controls and elsewhere since 1970 because of its appropriateness for use in passive solar energy applications. Examples occur throughout the southwestern states starting in the 1920's.

The style is typified by flat roofs with parapeted walls. The walls and roof parapet have rounded, irregular edges. The wall surfaces are usually earth-colored stucco and have projecting wooden roof beams (vigas) extending through them.

There are two historic examples of the Pueblo Revival Style found in the Colonia Solana Residential Historic District. One, found at 525 Via Guadalupe (#77), is an example of the flat, parapeted roof with stuccoed walls and vigas. This house also has exposed wooden lintels which add to the hand-built theme of this style. The second house, found at 3450 Via Golondrina (#46), is also an example displaying the stuccoed exterior and irregular rounded corners. Although it does not feature the vigas, it does display another characteristic, absent from the previous example, which is the stepped-back roof line typical of the original pueblos.

Monterey Style

The Monterey Style was an outgrowth of the Anglo-influenced Spanish Colonial houses of northern California. These joined Spanish adobe construction with pitched-roof compact plan New England shapes brought to California. The revival version simply combined Spanish Colonial Revival and Colonial Revival details. At first, between 1925 and 1940, Spanish detailing was used. Between the 1940's and 1950's, English Colonial details prevailed.

One particularly good example of this style exists in the Colonia Solana Residential Historic District. The historic house at 548 Via Golondrina (#61), designed by Josias T. Joesler, exhibits the use of a low hip roof sheathed with Spanish tile, along with the second story overhanging balcony/porch. The segmented arched entry skirted in Mexican ceramic tile, coupled with the painted brick face of the exterior, are additional characteristics typical of the Monterey style.

Ranch Style

The Ranch style originated in California in the 1930's and gained popularity in the 1940's to become the dominant style throughout the country during the l950's and '60's. The popularity of spreading Ranch houses on large suburban lots was made possible by increased use of the automobile. An attached built-in garage further increased facade width. The style is based loosely on early Spanish Colonial precedents and modified by certain Craftsman and Prairie School early 20th century influences. It is also based partly on the forms of early indigenous west coast ranch and homestead architecture.

The style is expressed by one-story shapes with low-pitched roofs in hipped or gabled forms. Eave overhangs usually are generous, often with rafters exposed. Wood and brick wall surfaces with ribbon and picture windows, sometimes with shutters, are common, and sometimes touches of traditional Spanish or English Colonial inspired detailing are used. Decorative iron or wooden porch supports are typical, and private courtyards or rear patios are a common feature. In the southwest, the Sonoran style influence is recognizable. Fired adobe walls with grouped windows under overhangs and blank walls facing the east or west solar exposure are frequently seen. There are four contributing and fifty nine non-contributing Ranch Style houses in Colonia Solana.

International Style

During the l930's, the International Style was brought from Europe to the United States. It was founded on intellectual premises which affected architectural planning, construction, and design. Also, it expressed contemporary artistic ideas about composition, space, and the use of color. The avant-garde versions of this style are rare and are found mostly in the northeastern United States and in California. Following World War II, the exterior elements of the style were softened and the planning and construction became more conventional.

The style is characterized by: flat roofs, usually without copings or parapets at roof line; windows (principally metal casements) set flush with outer walls and combined in horizontal bands, often wrapping around corners; smooth, plain wall surfaces (usually white) with no decorative detailing at doors and windows; and asymmetrically arranged facades - often, there are large, floor to ceiling plate glass windows or walls left as blank surfaces.

Cantilevered roofs, balconies, or second floors also are used. In the more avant-garde versions, roofs, non-bearing walls or building elements, and glass openings are articulated in solid-void arrangements to create spatial movement. Also, the house is viewed as a white sculptural object in contrast with the natural landscape. The Colonial Solana Residential Historic District contains only one non-contributing example of the International style, found on lot #78 . This residence has a flat roof structure, asymmetrical facades and windows that wrap around corners.

Modern Style

The Modern style developed during the late 1940's in the work of innovative architects and was most favored for custom designed houses built between 1950 and 1970 . This style evolved from the International style and the Craftsman and Prairie styles as well as from the traditional Japanese villa, rural Alpine and Scandinavian forms, and from the early indigenous western ranch architecture which also inspired the Ranch style. Like the International style, it is based on certain intellectual premises relating to design, construction, and the use of materials. There are 9 examples of the Modern style in the Colonia Solana Residential Historic District.

Modern houses with flat roofs (#59, #119 and #80) resemble the International style except that natural materials - particularly wood, brick and stone, frequently are used, (#93 & #95). Gable forms feature overhanging eaves and often exposed roof framing (#86). Usually, there is a horizontal emphasis with floating roofs and solid-void wall relationships arranged to create an indoor-outdoor spatial connection (#45). Also, there is an attempt to integrate the house into the landscape (#45) rather than contrast with it, as in the International style. There are eight non-contributing Modern style houses in Colonia Solana.

Neoeclectic

Although a few pre-1940 Eclectic traditional styles continued to be built into the 1950's, the period between 1950 and 1970 was dominated by Ranch and to a lesser extent, Modern styles. By the late 1960's, however, styles based on traditional precedent became increasingly popular, and during the 1970's, this trend continued. Unlike earlier styles, this one was first introduced by homebuilders, rather than architects, who wished to exploit the public's resurgent interest in traditional design. The Neoeclectic, or Neoclassical Revival style borrows forms and details from the preceding Revival style, but freely applies them to a variety of building forms with little concern for historically accurate detailing. There is one non-historic example of Neoeclectic architecture in the Colonia Solana district (#81). This particular example is probably best categorized as Neo-Mediterranean due to its low hip roof and use of natural materials.

MODIFICATIONS AND BUILDING CONDITION

Integrity in Colonia Solana

Of the houses that currently meet the age criteria (50 years old or more), only one has been altered to the extent that its integrity has been compromised. Several have had major additions, but these have been carried out with sensitivity and restraint which do not detract from the original design. Most alterations have been done by registered architects, many of whom were the original designing architects. Thus, alterations are of a high quality and have been done to harmonize with the original intent. This high quality also was partly due to the required review of any construction by the reviewing architect.

No major changes to the subdivision plan have been made. The circle in the southeast corner designed by Stephen Child was not built nor was the monument installed, but one quarter of the circle defined by Luna Linda remains. The Arroyo ends here, and the entire quarter circle contains desert vegetation. The Thomas Brown house in the northeast corner of the subdivision has been torn down and commercial buildings and apartments have been built on the property, but this parcel (actually three lots) never was a part of Colonia Solana and never was subject to the deed restrictions, although it was zoned R-1 like the rest of the subdivision. This zoning had to be changed to permit the construction of the commercial buildings and apartments which are there now. The streets were not paved with concrete and neither the drainage gutter nor the sidewalks were built as originally planned.

In Tucson during the last few years, desert landscaping has grown in popularity because of a shortage of water. Green lawns and ornamental plants are being replaced with desert vegetation. This reality makes Colonia Solana's desert environment even more appropriate today, and it also makes Stephen Child's original design decision to pursue desert landscaping especially visionary.

Conditions

All of the houses in Colonia Solana are in good to excellent condition except for two which are in fair condition.

Yard maintenance in Colonia Solana is done either by the Owner or by a local landscape service. The district looks well-maintained. Since desert vegetation requires minimal maintenance, only a few large yards and many small patio gardens with green lawns and ornamental plants and trees need high maintenance, and this is being done.

Archaeological

No archaeological survey has been conducted within the historic district. No known sites exist and no evidence is available that would show the presence of archaeological findings.

Methodology

Ralph Comey Architects was selected in 1987 by the Colonia Solana Homeowners Association to prepare a nomination to the National Register of Historic Places. In recent years, various ecological and planning studies of the area have been conducted. These include: a land use study and development plan prepared by Urban Engineering, a community attitude study by Robert Bechtel in 1978, a neighborhood planning study by Brooks & Associates in 1979, a wildlife study by Carol Beidlemen in 1985, a history of Colonia Solana by landscape architectural student Barbara Thomssen in 1987, a plant evaluation by Richard Barber, also in 1987, and a magazine article about Colonia Solana by Susan Day in Tucson Magazine, January 1988. For the past several years, members of the community have conducted on-going research in neighborhood history and have compiled files of photographs, clippings, title searches, old publications, oral histories and other data. This work has been done principally by Louise Hill, Eloise David, and Allan Malvick. Bill Barrow has done some helpful research, as well.

Fieldwork was done and Arizona State Historic Property Inventory Forms prepared by Ralph Comey Architects and Warren Hampton of the Architectural Laboratory of the University of Arizona during the spring of 1988. Conversations were held with Arthur T. Brown, the reviewing architect and Edward Herreras, the building inspector during much of the historic period.

Research material was gathered from the Arizona Historical Society in Tucson, the Special Collections at the University of Arizona Library, and the University of Arizona Science, Main and Architectural libraries. Blainey Korff, landscape architecture graduate student, did research at the Historical Society and Stanford University libraries and did a field study of plants in Arroyo Chico and the street parks.

We believe that the photographs attached to the forms are the best possible; several photos were taken more than once. However, many residences are visually obstructed by heavy vegetation and walls and some photos are not particularly descriptive. In such cases, we tried to include an especially good written description.

Historic occupants were determined from the Colonia Solana title records. Since in many cases both husband and wife were historically significant and the space on the forms is not large enough to include both names, only last names have been included on the inventory forms.

Definition of Contributing and Non-contributing Structures

Both visual inspection and historic documentation were used in determining contributing or non-contributing status of each building.

Contributing structures were defined as being: (1) constructed within the period of significance (built before 1942); (2) sufficiently intact with only minor alterations or additions which do not compromise the architectural integrity of the structure; (3) of

significant architectural value, including stylistic merit, and exhibiting unique or unusual design and/or craftsmanship quality; and (4) associated with a historically prominent resident or designing architect.

Alterations or additions were considered intrusive if they compromised the architectural integrity of the residence. Alterations were considered to have a negative impact on integrity if they included window replacement which was not in keeping with the original design character or intent, or had large incompatible additions which altered the original appearance of the structure. Also, a number of minor alterations were considered to have a negative impact. Houses with such alterations were considered non-contributing structures. Residences which meet the age criteria but which have been altered and considered to be non-contributing have been documented on State Historic Property Inventory Short Forms.

Thus, non-contributing structures were defined as residences which were 1) altered to such an extent that the original design intent or character was compromised; 2) built after the period of significance (constructed after 1941); 3) without outstanding architectural merit or were of an undistinguished style; and 4) without association with either historically significant resident or architect.

Suggested Future Addendums to the District Nomination

Non-contributing structures in Colonia Solana are the largest category of residences (71%), we have determined. Nineteen of these non-contributing houses are architecturally significant because they contribute to an understanding of the architectural development within the historic district, and when they reach the minimum age criteria, and if maintained in their present state, should be considered for future inclusion to the district nomination. These structures should be considered because they are examples of architecturally significant or historically significant structures within the Colonia Solana Residential Historic District. (For instance, the Brown house at 3464 Via Guadalupe (#86) is a Modern Style house which is believed to be the first passive solar designed house in Tucson).

Contributing Properties

No.	Address	Historic Name
3	140 Avenida de Palmas	O'Dowd Residence
5	244 Avenida de Palmas	VanderVries Residence
7	315 S. Country Club Rd.	Bilby Residence
14	3274 E. Broadway	Mack Residence
16	3233 Via Palos Verdes	Fulton Residence
17	155 Avenida de Palmas	Van Atta Residence
18	147 Avenida de Palmas	Martin Residence
26,27,28	3325 Via Golondrina	O'Donnell Residence (#27)
30	3236 Via Palos Verdes	Present Residence
31	3248 Via Palos Verdes	Monthan Residence
32	3260 Via Palos Verdes	Griffin Residence
33	3272 Via Palos Verdes	Foster Residence
42	3346 Via Golondrina	Gill Residence
43	3352 Via Golondrina	Erdman Residence
44	3380 Via Golondrina	Shearman Residence
46	3450 Via Golondrina	Feldman Residence
47	3488 Via Golondrina	Voorhees Residence
53	449 Avenida de Palmas	Witz Residence
54	335 S. Country Club Road	Knapp Residence
55	3134 Via Palos Verdes	Joynt Residence
57	300 Avenida de Palmas	Kibler Residence
58	340 Avenida de Palmas	Tidmarsh Residence
61	548 Via Golondrina	None
70,71	436 Avenida de Palmas	El Deseo Real
75	575 Via Guadalupe	Kimball Residence
77	525 Via Guadalupe	Schwerin Residence
84	515 Avenida de Palmas	Matthews Residence
87	3490 Via Guadalupe	Smedley Residence
91	545 Avenida de Palmas	Quesnel Residence
99	3150 Arroyo Chico	Crable Residence
105	3242 Arroyo Chico	Conner Residence
113	3346 Arroyo Chico	Diemes Residence

Noncontributing Properties

No.	Address	Historic Name
2	100 Avenida de Palmas	Norton Residence
4	150 Avenida de Palmas	Richardson Residence
6	3135 Via Palos Verdes	Katcher Residence
8	239 S. Country Club Road	Killen Residence
9	221 S. Country Club Road	Biele Residence
13	3252 E. Broadway Blvd.	Virtue Residence
15	3259 Via Palos Verdes	None
20	3332 E. Broadway Blvd.	Ganem Residence
22	142 Calle Chaparita	O'Dowd Residence
23	190 Calle Chaparita	Smith Residence
24	3355 Via Golondrina	Wood Residence
25	3337 Via Golondrina	Grant Residence
29	3210 Via Palos Verdes	Harris Residence
37	190 S. Randolph Way	Blixt Residence #2
38	3455 Via Golondrina	Sitterly Residence
39	185 Calle Chaparita	Manspeaker Residence
40	125 Calle Chaparita	Cotten Residence
41	3330 Via Golondrina	Mandel Residence
45	3410 Via Golondrina	Silverman Residence
48	3489 Via Guadalupe	Paris Residence
49	3455 Via Guadalupe	Kurtin Residence
50	3445 Via Guadalupe	Reese Residence
51	3435 Via Guadalupe	Hatcher Residence
52	3425 Via Guadalupe	Bogard Residence
56	3144 Via Palos Verdes	Bloom Residence
59	450 Via Golondrina	Laventhol Residence
60	502 Via Golondrina	Laz Residence
62	3145 Arroyo Chico	Price Residence
63	435 S. Country Club Road	Sulger Residence
64	425 S. Country Club Road	Hubbard Residence
65	3201 Arroyo Chico	Schwerin Residence #2
66	505 Via Golondrina	Garten Residence
67	445 Via Golondrina	Pohle Residence
68	345 Via Golondrina	Linter Residence
69	400 Avenida de Palmas	Blixt Residence
72	550 Via Guadalupe	Becker Residence
73	560 Via Guadalupe	Downs Residence
74	3231 Arroyo Chico	Bruce Residence
76	555 Via Guadalupe	Whitacre Residence

Noncontributing Properties

No.	Address	Historic Name
78	520 Avenida de Palmas	Adamson Residence
79	550 Avenida de Palmas	Iola Residence
80	3385 Arroyo Chico	Cole Residence
81	3345 Arroyo Chico	Lynch Residence
82	3333 Arroyo Chico	Wilkison Residence
83	3323 Arroyo Chico	Thomas Residence
85	3440 Via Guadalupe	Myerson Residence
86	3464 Via Guadalupe	Rosenberg Residence
88	3489 Via Esperanza	Lesemann Residence
89	3455 Via Esperanza	Dicicco Residence
90	565 Via Palos Verdes	West Residence
92	3407 Arroyo Chico	Wolfe Residence
93	3448 Via Esperanza	Wheeler Residence
94	3480 Via Esperanza	Fawcett Residence
95	430 S. Randolph Way	Gianas Residence
96	444 S. Randolph Way	Adamson Residence #2
97	3435 Arroyo Chico	Little Residence
98	3110 Arroyo Chico	Kinsock Residence
100	630 Via Golondrina	Ferry Residence
101	3145 Camino Campestre	Horowitz Residence
102	575 S. Country Club Road	Krotenberg Residence
103	555 S. Country Club Road	Parkhill Residence
104	3202 Arroyo Chico	McCann Residence
106	3248 Arroyo Chico	Martin Residence #2
107	602 Via Guadalupe	Williams Residence
108	3255 Camino Campestre	Dengler Residence
109	3249 Camino Campestre	Hall Residence
110	3243 Camino Campestre	Dwyre Residence
111	645 Via Golondrina	Ormes Residence
112	3312 Arroyo Chico	Price Residence
114	3364 Arroyo Chico	Scanland Residence
115	3380 Arroyo Chico	Vance Residence
116	3371 Camino Campestre	Ormes Residence
117	3351 Camino Campestre	Wilde Residence
118	3331 Camino Campestre	Morrison Residence
119	3301 Camino Campestre	Nolen Residence
120	501 Via Esperanza	Becker Residence
121	3435 Camino Campestre	Yrun Residence
122	515 Via Esperanza	Ormes Residence #2

Noncontributing Properties recommended for future inclusion to the National Register Nomination

No.	Address	Historic Name	Bldg. Date
2	100 S. Avenida de Palmas	Norton Residence	1948
4	150 S. Avenida de Palmas	Richardson Residence	1950
24	3355 Via Golondrina	Wood Residence	1946
25	3337 Via Golondrina	Grant Residence	1949
37	190 S. Randolph	Blixt Residence #2	1952
38	3455 Via Golondrina	Sitterly Residence	1949
52	3425 Via Guadalupe	Bogard Residence	1951
65	3201 Arroyo Chico	Schwerin Residence	c.1957
67	445 Via Golondrina	Pohle Residence	1949
68	345 Via Golondrina	Linter Residence	1951
69	400 Ave de Palmas	Blixt Residence	1951
74	3231 Arroyo Chico	Bruce Residence	1948
81	3345 Arroyo Chico	Lynch Residence	1949
86	3464 Via Guadalupe	Rosenberg Residence	1947
90	565 S. Avenida de Palmas	West Residence	1951
94	3480 Via Esperanza	Fawcett Residence	1948
96	444 S. Randolph	Adamson Residence	c.1959
97	3435 Arroyo Chico	Little Residence	1953
120	501 Via Esperanza	Becker Residence	c.1961

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

☐ nationally ☐ statewide ☒ locally

Applicable National Register Criteria ☐ A ☐ B ☒ C ☐ D

Criteria Considerations (Exceptions) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Community Planning and Development	1928-1942	N/A
Landscape Architecture		
Architecture		

Cultural Affiliation: N/A

Significant Person: Multiple

Architect/Builder: Child, Stephen

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

☒ See continuation sheet

9. Major Bibliographical References

[X] See continuation sheet

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

Specify repository: _____

10. Geographical Data

Acreage of property 150 acres

UTM References

	Zone	Easting	Northing
A	12	506980	3564765
B	12	507565	3564765
C	12	507700	3564690
D	12	507700	3563970

[X] See continuation sheet

Verbal Boundary Description

[X] See continuation sheet

Boundary Justification

[X] See continuation sheet

11. Form Prepared By

name/title Ralph Comey, Project Manager
organization Ralph Comey Architects date 4/1/88
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city or town Tucson state Arizona zip code 85719

STATEMENT OF SIGNIFICANCE

Summary

The Colonia Solana Residential Historic District (1928-1941) is nominated to the National Register of Historic Places because of its general significance and under criteria of significance A and C. It has general significance because of its integrity of design, setting, materials and workmanship, feeling, and association. The neighborhood has changed little since it was first developed. The design is unique and was developed with only minor changes to the original concept. Since that time, the design has remained intact. Natural landscaping has been important to that concept and has grown up and changed slightly, due to natural causes, but the setting and feeling are still the same. The design, as well as the natural landscaping, contributes to the feeling of being in a community of fine houses in a natural setting which is away from the City. Colonia Solana still conveys strongly the feeling of being a cohesive neighborhood. This sense of association has existed throughout its history and is still felt by its present residents.

Under criterion A, Colonia Solana is nominated for its role in the historic development of community planning, architecture, and landscape architecture in Tucson. Colonia Solana was one of the first suburban communities in Tucson which was a part of the national suburban movement of the 1920's. It deviated in its physical layout from the usual residential development in Tucson with its curvilinear streets, its desert vegetation, and its strong neighborhood definition. Colonia Solana influenced the planning of other Tucson subdivisions such as San Clemente, Country Club Homesites, Catalina Foothills Estates, Terra DeConcini, Catalina Vista, and Winterhaven. Most later Tucson subdivisions adjacent to the City were developed with the conventional rectilinear grid. The values associated with preserving the desert and using desert vegetation became more widely appreciated in Tucson during the 1970's with the recognition of the water shortage and the health hazards of high atmospheric pollen levels. The use of desert landscaping and low pollen desert plants became more widespread. Once again, Colonia Solana became an example for sensible development.

Under criterion C, Colonia Solana is a significant community design which represents the work of a master. Colonia Solana was created by Stephen Child towards the end of his practice and it reveals design values which he nurtured throughout his career and which were influenced, in part, by his early association with Frederick Law Olmsted and the ideas of the Parks movement. Colonia Solana was inspired by the nature of the Sonoran Desert and was intended to have a strong natural character. We do not know if this was Child's notion or Harry Bryant's, the developer, but the idea is consistent with Child's previous work. At the same time, Colonia Solana was intended to be a practical, successful suburban subdivision. The site of Colonia Solana was not spectacular, but Child utilized the terrain, the small arroyos, and the possibility of some axial vistas to create a masterful but basically simple, street layout. The streets followed the terrain and the natural drainage, and the acre-sized lots were formed efficiently. The narrow curving interior streets helped maintain an informal rural feeling as they directed views back at the properties rather than along the streets themselves. The desert was brought into the

subdivision in unbuildable places such as the mini-parks at street intersections and along the Arroyo Chico, as well as on the individual properties. The presence of nature is strong, and yet the subdivision is efficiently developed. Beauty and function are provided in equal measure. (See aerial landscape plan.)

Colonia Solana is a unique creation which expresses the desert, but there are interesting similarities to Riverside, Illinois, of 1869 and to Forest Hills Park, Long Island of 1909, designed by the Olmsteds, as well as to Child's Alum Rock Park, San Jose, California, of 1912. These projects, like Colonia Solana, are responsive to their sites, preserve and enhance their natural setting, and combine functional and aesthetic values (See plans of related communities Appendix B). Thus, Colonia Solana is a creative southwestern work in the American romantic, naturalistic Parks tradition.

Additionally under criterion C, Colonia Solana is significant because of the fine quality and historic value of the revival style houses which were built during its historic period from 1928 until 1941. There are twenty- five Spanish Colonial Revival style, one Monterey style, two Pueblo Revival style, and four Ranch style houses. These houses are handsome, well-designed examples of their period. They are sizable, well-built houses designed by prominent local architects, and they expressed the stylistic tastes of their owners and that of their era.

Under criterion C, Colonia Solana as a whole should be considered historically significant. Only thirty-two of the total 110 houses are historically significant now. Of the 78 non-contributing houses, at this time 19 are recommended for future inclusion on the National Register. While many of the individual houses are distinguished, the strength of the total body of housing is the most significant factor which reinforces the strong neighborhood character. The major importance of Colonia Solana is its consistent integrity as a unique neighborhood. The housing, the community design, and the pervading desert environment are mutually reinforcing and contribute to a unified whole.

PERIOD OF SIGNIFICANCE

The Period of Significance (1928-1941) was chosen because it defined an era beginning with the establishment of the Colonia Solana subdivision and ending with the beginning of World War II. In Tucson, as well as nationally, 1928 was almost the end of a prosperous decade in which the suburban movement began and in which the period revival styles became popular and flourished in these new bedroom communities. This steady pattern of building continued throughout the 1930's, in spite of the Depression, and was ended only by the start of World War II. Several houses a year (a high of six and a low of 2) were built in Colonia Solana during the 1930's but between 1941-1947, only two houses were built. After World War II, tastes changed and the Ranch style became the predominant style. The movement from revival styles to ranch styles after World War II occurred nationally as well as in Tucson. Thus, the 1930's defined a specific stylistic approach, historically, as well as a period of suburban development.

HISTORIC CONTEXT

Founding Colonia Solana

The 160 acres of land of Colonia Solana, which lie in the NW 1/4 of Section 16 Township 14 South, Range 14 East, were acquired originally by Thomas Brown in 1907 from the Federal Government under the Homestead Act. Brown had wanted to build a small house to be near his wife who was being treated in a tuberculosis sanitarium across the road to the north. But since the government did not wish to lease a small parcel to Brown, he took advantage of the modest leasing fee and acquired a quarter section of the sparsely vegetated desert land and built his house. In 1910 when his wife was finally cured, Brown sold his lease to Harry E. Heighton and his daughter Dorothy, and the Browns left town. (The remaining three quarter section was bought by Willis Barnum on behalf of the City of Tucson in 1925 for a golf course and park). In 1916, Paul H. M. Brinton, a chemistry professor at the University of Arizona, acquired the lease for all the Brown property except for the house and its two acres. In 1918, he bought the land outright for three dollars an acre, in spite of his friends' warnings that it was a poor business decision. They thought Tucson was growing to the south and west and could not expand east because the railroad tracks created a barrier. In 1926, Brinton sold his 158 acres to Harry E. Bryant's newly formed Country Club Realty Co. for $40,000. The Brown's house and two acres, still owned by Harry Heighton, was outside the area and did not become a part of the subdivision and its deed restrictions.

Harry Bryant wanted to develop a subdivision with distinctive features which would create interest, because the land itself was outside town on flat, sparsely vegetated desert, and he did not want to continue the gridiron pattern of development which was continuing west of Country Club. In 1928, he hired Stephen Child, a landscape architect from San Francisco who had been a winter visitor in Tucson, to create a new kind of project. Child was an experienced and sophisticated architect who had national, even international experience. He knew about the significant community planning work of past decades and he was sympathetic to the principles of the naturalistic Parks movement. He proposed a harmonious desert concept and a practical scheme for community development which Harry Bryant liked.

On March 16, 1928, Edward VanderVries presented Colonia Solana, as Stephen Child had named it, to over 100 invited guests at a dinner dance at Tucson Golf and Country Club. (It is possible that VanderVries had a financial interest in Colonia Solana). Child was the main speaker and described the new project in glowing terms. The location of Colonia Solana was ideal for an unusual, quality subdivision, since it was bounded by two main streets - Broadway and Country Club- and by Randolph (now Reid) Park on the other two sides. Across Broadway to the north was the new El Encanto Estates and El Conquistador Hotel. Colonia Solana was planned , laid out , provided with deed restrictions, and a given minimum cost requirement of $10,000. It offered an interesting alternative to El Encanto, a more formal subdivision across Broadway to the north which was announced earlier that year.

Bryant published an attractive descriptive brochure and started marketing the "Villa Sites". The first three houses were built for sale. Through 1928 and 1929, seven lots were sold and villas built ranging in cost from $11,400 to $34,900. One of the first builders was George Echols who constructed a large two story Spanish Colonial Revival mansion he called "El Deseo Real" (#70,#71), still the largest house in the neighborhood. The stock market crash of 1929 ended everything. Echols' house did not sell for a number of years. In May 1930, a home exposition was held to show additional homes for sale. One partially constructed house (the Voorhees home,#47) was displayed under a large tent where the workmanship and materials could be seen. Thousands of people came to see it.

Martin Schwerin, a mining engineer and former explorer and adventurer, bought most of the leases in the mid 1930's. He was an independent person who did not believe in restrictions or improvements, and he left Colonia Solana alone. Most of the palm trees planted by Harry Bryant died, but the desert landscaping flourished. Schwerin did, however, require architectural review, and the deed restrictions were kept in force.

John Murphey, a developer, bought a few lots in the mid thirties too, and he discovered that prospective buyers balked at living near the ugly El Conquistador water tower which was located on lot #36 of the old Brown land. Soon, the water tower was covered with a disguise which transformed it into a handsome Spanish Colonial Revival tower. The history of the design and construction of this new tower enclosure is clouded, but recently a Roy Place drawing of the tower has been discovered, which suggests that the tower design should be attributed to him rather than to Joesler. Little by little, lots were sold and houses built. From 1930 through 1939, 21 lots were sold and 17 houses built ranging in cost from $18,000 to $36,000. Between 1940 and 1949, 21 more lots were sold. Between 1940 through 1942, 10 houses were built and the cost range was the same. After the War, between 1946 and 1949, 15 houses were built in the same price range. Between 1950 and 1959, 44 houses were built. This was the most active building period. Between 1960 and 1969, five lots were sold and at least 12 houses built. 7 houses were built in the early 1970's.

The continuity of residential use within the quarter section which contained Colonia Solana continued through the mid sixties. After Dorothy Heighton Munro died in 1965, the old Brown property was sold and the new owners won a lawsuit to change the zoning for commercial and higher density residential use. (The Colonia Solana deed restrictions never applied to this property). Today, lots #34 and #35 along Broadway are commercial properties. Lot #36, which contains the water tower, also contains condominiums.

The original 158 acres which make up Colonia Solana are still the same residential properties today. All lots have houses on them with the exception of three located within the subdivision and four along Country Club and Broadway on the periphery of the subdivision. The fate of these frontage properties along Broadway fell into question as soon as the fifty year deed restrictions started to expire in 1978. Development proposals were brought forward which requested commerical development for several Broadway and Country Club lots. Together the Colonia Solana and El Encanto neighborhoods succeeded

in obtaining an ordinance from the City of Tucson for a joint land use plan. This plan has helped protect residential zoning in both neighborhoods although repeated attempts to break the plan continue both at the city level and in the courts.

Another threat to the integrity of Colonia Solana occurred several years ago when the City began to remove mesquite trees along Arroyo Chico in a "clean-up" campaign. An alert resident, Mario Yrun, was able to stop the work temporarily until neighborhood representatives could talk to the City.

The development of the Broadway Corridor project may impact Colonia Solana, but apparently, the increase in the right-of-way will occur on the northern side of Broadway, away from Colonia Solana. It would be desirable if the southern side would have a buffer strip added.

COMMUNITY PLAN SIGNIFICANCE

Colonia Solana is significant as a suburban community in Tucson which was a part of the American suburban movement of the early decades of this century. Colonia Solana was conceived by Harry Bryant and Stephen Child to be an attractive, well-designed suburban development which would offer an alternative to the prevailing pattern of gridiron expansion. It was intended to appeal to a homeowner seeking an interesting and beautiful community located in a rural and natural environment at the edge of town. Prospective buyers were further assured that the original plan of the development would be protected seemingly in perpetuity by the inclusion of fifty year deed restrictions- the strongest, if not the longest, legal safeguard available to any planned development at that time. In Tucson, El Encanto Estates, the Williams Additions, Catalina Foothills Estates, and San Clemente were other such suburban developments. In some ways, Colonia Solana was like suburban communities being built at the same time outside other American cities such as Forest Hills Gardens and Bronxville, New York; the Country Club district, Kansas City; Bloomfield Hills, Michigan and Shaker Heights, Ohio. These suburbs were characterized by a rural location outside the city, generous sized lots, planned street layouts, restrictive covenants and zoning controls, house size or building cost requirements and architectural review boards. The suburbs thus maintained economic, racial, and architectural restrictions on home ownership which was intended to protect real estate value.

Some of the precepts of the City Beautiful era were transferred to the Suburban movement as the City Beautiful approach waned during the 1920's. On a more modest scale, these precepts were that a community should have: an attractive, cohesive quality, a planned system of circulation, a system of parks if possible, and attractive placement of buildings. Suburbs were planned for prosperous cities with a number of upper income families who were prospective home owners. The growing use of the automobile during the 1920's made suburban living a practical life style. Tucson was such a thriving city during this period and contained a group of prosperous families who were prospective suburbanites. It was growing in population too, as well-to-do winter visitors, people with health problems, and retirees moved to the desert.

Colonia Solana additionally is significant for being an unusual project which was an especially creative and innovative solution in the Park tradition which had influenced some of the new suburban development throughout the City Beautiful and new community periods. This tradition encouraged the use of natural land forms and preservation of native vegetation and wild life. Road systems and other man-made improvements were to be introduced with sensitivity to provide functional solutions without violating nature. Added landscaping should be native plant material or carefully selected vegetation which would be harmonious with the natural setting. Nature and the rural landscape were seen as positive values which would enrich human life. This planning tradition was influenced by the works of the 19th Century Romantic period such as the writings of Viollet-le-Duc and John Ruskin, the Gothic Revival, and the architecture of H. H. Richardson and Louis Sullivan. Between 1875 and 1881, the crafts proponent William Morris and the architect Norman Shaw created the picturesque residential area Bedford Park outside London but linked to the City by rail, the first commuter suburb. Henry David Thoreau, James Audubon, the pioneer ecologist, George Perkins March, and other leading conservationists such as Carl Schurz, Theodore Roosevelt, John Wesley Powell, and John Muir also contributed to this movement. Frederick Law Olmsted designed Central Park, New York, in 1859, the great first naturalistic park and other parks in San Francisco, Buffalo, Detroit, Chicago, Montreal and Boston. Other outstanding urban parks designers followed-notably Charles Elliot, who completed Olmsted's Boston park system, George Kessler, who planned the Kansas City park system, and Jens Jensen, who designed Chicago's park system.

Antecedents of Colonia Solana which were strongly in the Park tradition were the early suburban communities of Riverside, Illinois, of 1869; Roland Park, Baltimore, of 1891; and Forest Hills Gardens, New York, of 1909; all designed by the Olmsted firm. All three have curvilinear streets. Roland Park and Forest Hills Gardens have diagonal boulevards converging to a corner. Forest Hills Gardens has a community square as a corner focal point. Riverside is the most naturalistic with its park along the Des Plaines River, landscaped parkways, and triangular parks at street intersections. Its gently curving streets form tear drop shaped blocks and non-parallel lots and the entire community plan resembles a beautifully shaped organism. The influence of these communities on the design of Colonia Solana is obvious and some of the same devices can be seen in the Colonia Solana plan. Stephen Child was a sensitive and sophisticated designer familiar with a broad range of planning work but undoubtedly sympathetic to the Parks traditions. Colonia Solana, too, has non-parallel lots, curvilinear streets, triangular parks, and a lineal parkway which converges to a corner focus. The primary determinant of Colonia Solana is the natural landscape and its features, however. The planning details mentioned are vocabulary elements which develop appropriately from this natural form and are not imposed arbitrarily. (See Site Maps Appendix B)

Colonia Solana has had an influence on subsequent suburban development. Other developers appreciated the informal, residential scale created by the gently curving streets, and a few subdivisions introduced this device, such as Country Club Homesites, Terra De Concini, Catalina Vista, San Clemente and Winter Haven (See dated subdivision map Appendix C). Catalina Foothills Estates, which was established soon after Colonia Solana,

shows the strongest influence. The street pattern and tree locations of the building sites there were developed in harmony with the topography and vegetation. There was abundant native growth in this area, so there was no need to add further plantings. Later low density subdivisions in the foothills were developed in a similar way. Throughout Tucson, however, gridiron expansion continued.

EARLY COMMUNITY PLANNING IN TUCSON

Comprehensive deed restrictions (covenants & conditions) were used in Tucson in 1920 with the attachment of deed restrictions to the deeds of all lots in the University Manor Subdivision. Deed restrictions had been used earlier, but they applied to specific uses, such as water rights, rather than as comprehensive requirements for an entire subdivision. University Manor was plotted in the traditional gridiron land use pattern within the usual north/south, east/west Tucson orientation. The subdivision was located toward the center of the city and was similar to earlier subdivisions in the area, except for the addition of these comprehensive deed restrictions which proscribed site placement, minimum construction costs, residential use limitations, and racial restrictions.

The Colonia Solana deed restrictions which were formally filed in the Pima County Recorder's office on May 11, 1928, specify some of the conditions of construction. (See Appendix A for copy of deed restrictions.)

The original subdivision plan created large lot sizes which ranged from .5 acres to 1.04 acres and averaged about 1 acre in size. The deed restrictions permitted the purchase of several adjacent lots which would then be considered a single lot. Two properties in the subdivision are combined lots. The 158 acres of Colonia Solana were subdivided originally into 119 lots and currently are defined as 116 lots.

The deed restrictions required that the houses built must be of a minimum value of $10,000. The actual costs were higher. The price of the lot plus the additional cost of improvement was higher than comparative costs for other early Tucson subdivisions and amounted to a large sum of money in the late 1920's. (The early lots were sold for $4,000 - $5,000 and the houses cost $12,000-$40,000.) As a practical matter, these high cost requirements served to restrict construction in the neighborhood to the more affluent home owners. Residential property values have remained high throughout the succeeding decades, bolstered to a large degree by the practical value of the environmental amenities. The property values, in turn, have restricted property ownership to people similar to the original owners.

Placement of the dwelling on the lot was controlled by the deed restrictions. Setbacks were required to be at least fifty feet from any street line and twenty five feet from adjoining property lines. (This was more restrictive than in El Encanto.) All buildings, fences, walls, building wall heights, or other structures were to be approved first by a reviewing architect. Between 1928 and 1939, however, when most of the contributing historic residences were built, this review was done informally, and no records have been found. (The original

subdivision descriptive pamphlet states that building restrictions would be enforced by an "art jury".) There was a deed restriction requirement, however, that all construction must conform to the Tucson Building Code, even though Colonia Solana originally was not within the city limits. This stipulation helped insure a higher quality of construction than often was typical. In general, the attempt to monitor design and construction quality in the late 1920's was a new concept which was intended to enhance the distinctive, aesthetic cohesion of the neighborhood. This followed similar deed restriction requirements which were being established currently in new suburban subdivisions outside American cities in other parts of the country and was an effect of the "City Beautiful" movement.

It is believed that there were no requirements regarding architectural styles, which sometimes were stipulated in deed restrictions, but the styles of the houses built tended to follow a narrow range which mirrored those built in the city as a whole. After 1939, plans were reviewed by Arthur T. Brown, Architect, who checked conformance with deed restrictions, general design quality, and harmony with the existing neighborhood. He could reject non-conforming designs, and his decision was final. This requirement for review helped insure a consistent level of design. Colonia Solana, along with El Encanto, is one of the early Tucson subdivisions which controlled building construction and landscape planting through comprehensive deed restrictions. These latter also limited non-conforming uses, signs, etc., which often blight less restrictive neighborhoods.

Zoning in Pima County did not come into force until the 1950's for both incorporated and unincorporated areas. (Colonia Solana was annexed into the city on Sept. 8, 1942.) The implementation of comprehensive deed restrictions was an early attempt by private sector developers to monitor and control construction activities and property use within an entire subdivision. Deed restrictions (covenants & conditions) were established to uphold a standard of quality and to prevent undesirable change so as to assure a continuation of property values. While zoning and deed restrictions regulate many of the same concerns, zoning is under political jurisdiction and consequently is much less secure. Deed restrictions are legal controls which cannot be changed easily, if at all. The racial and religious restrictions which were included in some deed restrictions were contrary to broadly held American principles and were declared unconstitutional by the U. S. Supreme Court during the 1950's.

One of the first subdivisions east of town hoping to attract affluent home owners was the Williams Addition which was established in August, 1927. Located at Broadway and Kenyon (now Craycroft), this development had large lots for substantial homes and was protected by comprehensive deed restrictions. The subdivision layout provided a central circular park with four radiating streets superimposed on a traditional grid iron pattern. Although a few houses were built, the Williams Addition was never successful. High end development was never attracted to this area. When the deed restrictions expired, most of the land was sold, the zoning was changed, and today the Williams Addition has become the Williams Center, a fine commercial development.

A desire to attract affluent customers in a very competitive market led developers to try to create unique subdivisions with non-grid iron patterns which were protected by

comprehensive deed restrictions. They hoped to provide home owners with privacy, individuality, and protection of property values in a prestige setting. The perception that design improvements and deed restrictions would help increase sales can be seen in the development of San Clemente. Originally plotted as Country Club Heights located on Broadway between Maple Blvd. (now Alvernon) and Thoreau (now Columbus), it was a traditional gridiron development. In 1930, influenced by Spanish Colonial Revival popularity and the success of Colonia Solana and El Encanto, the new owners (Tucson Realty and Trust) re-plotted portions of the Country Club Heights as San Clemente with winding street patterns similar to those in Colonia Solana and introduced renewable deed restrictions. Other non-gridiron plotted subdivisions included Country Club Homesite (1928), Catalina Foothills Estates (1930), Terra DeConcini (1937), Catalina Vista (1940), and Winter Haven (1948). (See dated subdivision map.)

Developers discovered that non-gridiron street patterns, southwestern architecture, and formally landscaped or desert landscaped lots with comprehensive deed restrictions appealed strongly to home buyers. These early subdivisions provided alternatives to the norm which helped create a sense of community. Both El Encanto Estates and Colonia Solana were prominent examples in this movement toward implementing comprehensive community planning in the City of Tucson. The developers of these two subdivisions approached community planning differently, however, and the planned, conspicuous formality of El Encanto differs strongly with the , informal, naturalistic character of Colonia Solana. Except for Catalina Foothills Estates which had a distinctive rural atmosphere, the other subdivisions were weaker statements of these themes.

After World War II, interest in the Spanish Colonial Revival had waned and a building boom started in earnest. Later subdivisions in the city followed the grid iron pattern and scraped and filled the desert to provide level building sites. Civil engineers, rather than landscape architects, designed these subdivisions and planning concerns were more utilitarian. Curving streets occasionally were used to accommodate property boundaries or a drainage wash. For the most part, these subdivisions were designed for middle income housing. Housing for the affluent continued to be built in the Foothills on smaller parcels as land values increased, and Catalina Foothills Estates continued to influence the planning of these areas.

LANDSCAPE ARCHITECTURE SIGNIFICANCE

Colonia Solana is important historically because of the significance of its landscape architecture. The intentions of its design are drawn from the best traditions of American landscape architecture. The designer of this neighborhood, Stephen Child, was trained in these traditions and worked in them throughout his professional life. Their influence can be seen in Colonia Solana. Nature is treated here as something positive and important. It should be protected and enhanced, rather than destroyed. In the design process, the natural features of the site should become a part of the solution - the slope of the land, a water course, or a hill. Native vegetation should be preserved and used in the public areas. These traditions originated in the Parks movement. Functional planning is

important,too, and a direct, simple circulation scheme should be developed, but aesthetic considerations should not be overlooked, such as placement of buildings on the site and creation of axial vistas and focal points. These latter traditions were emphasized in the City Beautiful era.

In the design of Colonia Solana, nature became the primary design determinant. Here, perhaps for the first time, was visualized a desert community. The features of the desert, such as the drainage patterns, the minor washes and the Arroyo Chico, were seen and utilized. The road system and its drainage conformed to this system. Mini-parks were added at the street intersections and the Arroyo Chico was treated as a parkway. These features, which could have been graded away, were used as points of interest. The natural desert in this area, which was rather sparse, was enhanced with additional plantings brought from the Foothills. The mini-parks and the Arroyo Chico became areas of the desert within the subdivision. Desert plants were added here and along the streets. Colonia Solana seemed like a rural, desert community. Arroyo Chico became a rich desert habitat with several plant zones. The portion directly along the Arroyo became a riparian woodland, filled with plants and wildlife. The portions along the parkway became desert upland areas. Thus, the careful nurturing of the desert helped create a desert environmental context within the subdivision which could be experienced and enjoyed. Fifty years or more have passed since many of these plants were planted. Cactus and trees have matured and the numerous varieties of full grown specimens contribute to the landscape significance of Colonia Solana.

Although a few used desert landscaping, most individual yard and garden plantings used landscape themes which were foreign to the desert. These created the feeling of an oasis in the desert and used tropical or hardy non-desert plants. Such ideas were introduced by Tucson's newcomers throughout its history and were the prevalent ones until the 1970's when the water shortage caused a re-evaluation of desert and arid region plantings. Since that time, many yards have been converted to desert landscaping. Certain styles of landscaping prevailed during certain periods. Colonia Solana's non-desert landscaping of the historic period has reached maturity and, like its architecture, should be recognized and, in many cases, preserved as a significant historic record of the period.

Walled yards and courtyards are another significant feature of historic value in the landscape architecture of Colonia Solana. Almost all the houses have attached wall enclosures, a common design theme throughout Tucson's history but quite rare in the United States outside the Southwest. Today, these walled gardens suggest a sense of mystery and privacy and add to the special flavor of the houses in Colonia Solana.

Colonia Solana is significant in the historic development of landscape architecture in Tucson. During the 1920's, the predominant housing type was the California or Spanish Pueblo Bungalow built on rectilinear lots in gridiron street subdivisions. Non-native plant materials were used in eastern foundation plantings and green lawns. Larger homes followed this theme. Colonia Solana represents a departure from other subdivisions of the period in that it was designed by a landscape architect. Stephen Child, who used native landscape materials as an integral component in the design concept. Tucson subdivisions

typically did not provide such amenities. At most, landscaping consisted of rows of street trees, as in the Sam Hughes neighborhood. El Encanto had palm-lined streets and used native vegetation in a circular park but did not carry it further in a consistent landscape theme. Catalina Foothills estates did not have added vegetation, although the building sites and the street layout were developed in harmony with the existing topography and desert growth. (See photos Appendix G).

Thus, with the development of Colonia Solana, desert vegetation was recognized as a positive value in landscape design, possibly for the first time in Tucson. There was sporadic interest in desert landscaping during the following decades, although the predominant theme in Tucson was to create an oasis in the desert through the use of non-desert plants. (One notable exception was the Sunset Magazine Demonstration Garden developed 1963-1971 at the Arizona Sonora Desert Museum). With the energy crisis and the water shortage of the 1970's, the importance of living in harmony with the desert became more widely understood, and practices changed. At last, Colonia Solana was recognized as being the visionary development that it always was.

Landscape Architect Association

Stephen Child (1866-1936), the designer of Colonia Solana, was born in Boston on April 16, 1866. He received his early schooling in Newton, Mass., and in 1888, graduated from Massachusetts Institute of Technology with a degree in Civil Engineering. He worked for a few years in this field, but he became interested in landscape architecture and laid a foundation for his future career with nursery work and market gardening on Staten Island, New York. He then went to Harvard University as a special student in landscape architecture and city planning during the years 1902-03. (Frederick Law Olmsted, Jr., the son of the founder of the American Parks movement, was a professor at Harvard.) In 1903, Child started independent practice, doing projects in New England and in California. He later went abroad to study European planning practices.

During World War I in 1918-19, Stephen Child served as District Town Planner with the U. S. Housing Corporation which was headed by Olmsted. Child worked on the following projects: Indian Head and Aberdeen, Maryland; Dahlgren, Virginia; Ilion, New York; and Stamford, Connecticut. Child and the other three District Town Planners have been praised for their work: "[their] technical skill, aesthetic sensitivity, and social consciousness was revealed in street systems following the contours of the land, the excellent spacing and placement of structures, the grouping of public and semi-public buildings, the preservation of attractive natural features, and the provision of recreation space wherever possible." *

* American City Planning Since 1890 by Mel Scott, University of California Press, Berkeley and Los Angeles, 1969.

During the summers of 1920-22, Child assisted Belgium in reconstruction work and the organization of the International Center of Civic Documentation. His later city planning work included consulting services for the cities of Berkeley and Santa Barbara, California, and for Tucson and Flagstaff, Arizona.

Among Child's major projects in the east were the following Massachusetts examples: Woodland Park Hotel, Auburndale; Children's Hospital Grounds, Wellesley Hills; grounds of the West End Thread Company, Millbury; estate of Ivan Sjostron, Andover; and Stoneleigh Park Land Subdivision, Watertown. In the West, his work included the California projects of Alum Rock Park, San Jose, and Roeding Park, Fresno; and in Arizona he did the desert subdivision of Colonia Solana.

In addition to these projects, Stephen Child lectured widely and was the author of a long list of articles on city planning, housing, and landscape architecture in professional and more popular magazines. He understood how properly designed communities and home sites could benefit people, and he tried to educate the public concerning these matters. In 1928, he wrote Landscape Architecture, a Series of Letters, which was a fictitious correspondence between landscape architect and client. In 1929, he published a monograph of his work entitled Landscape Architecture. Also in 1929, he wrote "Colonia Solana, A Subdivision on the Arizona Desert", which was a description of this community.

Stephen Child was active in his professional organizations. He became a member of the American Society of Landscape Architects in 1910 and was elected a Fellow in 1912. From 1926 to 1931, he served as a trustee of the Society, and from 1925 to 1928, he was president of the Pacific Coast Chapter. He was a charter member of the American City Planning Institute (later the American Institute of Planners), which was founded in 1917. He was a member of the British Town Planning Institute and the American Society of Civil Engineers.

Stephen Child, who had led an active, outdoor life, was forced to retire in 1929 due to a heart condition, and he moved to Painesville, Ohio, where he died in 1936 after a long illness.

Stephen Child was one of the leading landscape architects of his day. He was well educated and thoroughly knowledgeable in his field. He had a broad vision of his profession and saw the great potential for human benefit from good planning and landscape architecture.

Colonia Solana attests to his design skill and sensitivity. His appreciation of the desert here and his use of desert landscape themes was imaginative and unprecedented. Colonia Solana is most fortunate in having had such a designer.

ARCHITECTURAL SIGNIFICANCE

The architecture of the Colonia Solana Residential Historic District is significant because it contains a stock of important houses within a relatively small subdivision. The historic residences built during the 1930's are a unique example of a southwestern, or Tucson, version of high quality American suburban architecture of the period. These houses differ from those built in suburban California or Florida during that decade, and they certainly differ from those built then in the suburbs of eastern American cities. Some of these houses are of a type which exist in this area only and nowhere else. But there are similarities among all this suburban architecture.

Many affluent people of the time wanted to live outside the city on large landscaped lots in planned and restricted communities in comfortable houses which reflected their status. This movement had started a decade or more before, but the prosperity of the period and the development of the automobile accelerated the development of suburbs in the 1920's. The depression temporarily dampened building, but the movement continued into the 1930's and early 1940's.

The houses constructed during this period were larger, more spread out, incorporated space for automobile storage, and generally were designed in various Colonial Revival styles and other Period Revival idioms of the early 20th century. The choice of this style reflected a nostalgia for what was perceived as a simpler, more comfortable age and suggested that one had social position and family background.

The houses built in Colonia Solana were local interpretations of this suburban movement, and the impulses involved were much the same. The Spanish Colonial Revival, first seen in California, was interpreted in a simpler and less ornate fashion. The precedent for these houses often was a truly Mexican version rather than a Spanish one. Additionally, a unique local style developed utilizing Spanish Colonial traditions of Sonora in northern Mexico. Both these styles were used freely and imaginatively by prominent local architects, particularly by Josias Joesler, who designed several charming residences in Colonia Solana. The popularity of these houses revealed a similar nostalgia to that found in the larger suburban movement; but in Tucson, with its Indian as well as Mexican traditions, not always clearly understood by newcomers who built many homes here, there also was a fantasy about a romantic colonial southwest. There was a desire to invent a tradition.

The Spanish Colonial Revival style houses in Colonia Solana represent the earlier, simpler, version of style. Most of the houses are one story, simple in massing and with characteristic cross-gabled roofs and minimal, if any, ornamentation. There are some larger two story houses and one story houses with extended wings which are almost in the Ranch style. The houses at 315 S. Country Club (#7) and at 436 S. Avenida de Palmas (#70, #71) contain more classical ornamentation than the others. Two houses are Sonoran Revival variations of the Spanish Colonial Revival style. They recall early traditions of the Arizona frontier and reflect an architectural style found only in northern Mexico and in southern Arizona, New Mexico, and Texas. This revival style is quite rare. The house at 155 Avenida de Palmas (#17) is a handsome early version and the house at 300 Avenida de

Palmas (#57) is a later version of this style. The single Monterey style house at 548 Via Golondrina (#61) is a handsome, well-designed example of this type which is quite rare in Arizona. It is similar in materials and feeling to the nearby Spanish Colonial Revival style houses and harmonizes well with them.

Contributing to the value of the historic buildings in Colonia Solana is the fact that four of them were designed by Josias Joesler, a master architect. Joesler is not yet widely known, but he ranks with Adison Mizner in his ability as an eclectic designer. Few architects of his period are his equal in utilizing form, materials, and scale in creating a poetic, expressive architecture. House #61 mentioned above is a strong, tactile design with the rugged character of this frontier style. The Sonoran style house at 155 S. Avenida de Palmas (#17) is an interesting example of Joesler's use of appropriate, if not entirely historic, details (here, the imaginative use of burnt adobe masonry) to lend added charm. Houses at 575 Via Guadalupe (#75) and at 3242 Arroyo Chico (#105) are especially handsome, well-designed and detailed Spanish Colonial Revival style houses. Their strong massing is especially pleasing (See exemplary drawings of residences Appendix G).

Thus, a number of the historic houses in Colonia Solana are architecturally important. They stand out as especially fine examples of their style, and it is fortunate that they are located together in this attractive, protected setting. Today, energy conservation is important and such Southwestern housing is appreciated for more than its aesthetic value. Modern designers realize that the thick walls, high ceilings and small window openings of these houses have a practical application.

In Colonia Solana, the suburban tradition and southwest nostalgia is well preserved. The original sound community planning, the controlling guidance of the long standing deed restrictions and architectural review, the excellent architectural design, and the competent construction, resulted in a cohesive group of consistently high quality historic houses located in an appropriate landscaped setting. These houses and their surroundings have been well-maintained and the neighborhood has changed remarkably little during the ensuing years. Also, it is unusual to find such a group of houses located in a naturalized desert environment, rather than in a formal, less natural, landscape.

In the late 1940's and during the following decades, other styles became popular in Colonia Solana. While not yet significant for National Register nomination, some of these residences are important historically as local versions of prevailing national suburban styles. There are some good examples of Ranch style and Modern houses, and also there are some interesting Eclectic examples of these styles. As with the older houses, Spanish Colonial influences sometimes are evident.

Colonia Solana is important in the historic development of architecture in Tucson. Because it is a development of fine homes governed by deed restrictions, it contains excellent examples of residential architecture in Tucson over a period of four decades. (See early photos Appendix F.) The houses are well-maintained and little altered, and their neighborhood has not changed -both the houses and their setting look much the same as they did when they were built. (Unfortunately elsewhere in Tucson, many fine historic

houses and other buildings have been torn down, altered, or have been located in neighborhoods which have changed.) Thirty two of these houses are contributing structures dating from 1928-1941. They represent Pueblo Revival, Monterey, Ranch, and Spanish Colonial Revival styles. Twenty six of the latter, the most popular style of the period, show a wide range of house types within the southwestern version of this style. Some of the later houses are of the same quality and show an interesting historic development of styles which are characteristic of Tucson, but these are not yet contributing structures.

Architect Association

Noteworthy architects in the Colonia Solana Residential Historic District include: Henry O. Jaastad; M. H. Starkweather; Roy Place; Josias Thomas Joesler; Arthur T. Brown, Colonia Solana's approving architect who designed five houses in Colonia Solana; Ann Rysdale, Tucson's first female architect who designed twenty-one houses in Colonia Solana; Gordon Luepke; Frederick P. Cole; Frederick O. Knipe; Russell Hastings; Richard Eastman; Bernard Friedman; and Terry Atkinson.

Although deed restrictions for Colonia Solana were established by Country Club Realty Co. in 1928 and required that a designated architect review and approve all drawings for construction, no official construction records from 1928 until 1939, when Arthur Brown became the architect representative, have survived. Probably no architect reviewed drawings during this period. After 1929 Country Club Realty Co., went out of business and its leases were acquired by Martin Schwerin. From 1939 until 1960, Mr. Brown kept records of construction dates and designing architects. During that first decade, it is thought that Bailey & McCoy designed and built many of the houses. A Mr. Hahn, who worked for them, was their designer. One elaborate house was built by George B. Echols, and it is thought that he built the first three houses in the neighborhood.

As in El Encanto, the majority of the architects for the houses in Colonia Solana are local architects or civil engineers. They were architects who did not always work in the same style and whose work had individual characteristics. Here in Colonia Solana, is an interesting historical record in one place of their varied responses to a similar environment.

Henrik Olsen Jaastad

"Henry" O. Jaastad (1872-1965), a noted early architect and public servant, was born in Ullenvang's Parish, Hardanger, Norway , one of seven children. The family immigrated to the United States in 1886 and settled in Marshfield, Michigan, where Henry received training in cabinet making. In 1901 he moved to Tucson and began work as a journeyman-carpenter. By 1908, he completed a correspondence course in architecture and soon

enrolled at the University of Arizona. After graduation, he began private practice in architecture which consisted primarily of residential work. By 1912, Jaastad had expanded his practice to include commercial and public buildings throughout the Southwest. He designed over 50 schools and 40 churches. A major project during this period was the lovely Pima County Court House.

In 1924, Jaastad was elected to the City Council. In 1933, he was elected mayor and served seven consecutive terms for fourteen years. Tucson was expanding rapidly during this period and Jaastad was responsible for a large portion of the buildings. Jaastad died on December 20, 1965 at the age of 93.

Jaastad designed three non-contributing houses in Colonia Solana as well as over one hundred homes in Tucson and the surrounding areas. He also designed thirty-five churches and fifty schools throughout Arizona. Typical buildings were: El Conquistador Resort Hotel (razed 1967), the Methodist-Episcopal Church (razed 1987) located at Euclid and University, Grace Lutheran Church at 830 N. First, Elizabeth Borton Elementary School, Safford Junior High School (NR 2/4/88), Nogales City Hall (NR 4/3/80), and the facade remodelling of Saint Augustine Cathedral on South Stone Avenue.

M. H. Starkweather

M. H. Starkweather (1891-1972), a prominent early architect, was born on November 10, 1891 in Chicago and grew up in Oshkosh, Wisconsin. He learned woodworking from his father and never received formal architectural training. He gained experience in construction by working for engineering and construction companies in British Columbia, Washington, Oregon, and Los Angeles. He came to Tucson in 1915 and joined the office of William Bray, a pioneer architect and one of the organizers of the National American Institute of Architects. Starkweather eventually went into architectural practice and the blueprinting business. In 1917, he started the Tucson Blueprint Co., but sold it to enter World War I. On his return after the war in 1919, he bought the business back. He sold it again in 1947 so that he could devote himself solely to architecture. In 1945, Starkweather associated with Richard A. Morse under the firm name of Starkweather & Morse.

M. H. Starkweather was one of the founders of the Arizona Chapter of the AIA and in 1968 was named a Fellow for public service. He was chairman of the City Zoning Commission for eleven years, president of the Board of Health in 1926, and in 1924 was elected to the City Council. He designed the first rodeo arena in Tucson and later became Rodeo chairman. Lilly Jettinghoff Starkweather, his wife, was a local conservationist who championed the use of desert planting for landscaping. Although she was not a landscape architect and had no formal training, she may have influenced indirectly the use of desert vegetation for landscaping found on individual lots in Colonia Solana.

Starkweather designed numerous public buildings in Tucson.. He designed several public schools including Carrillo, Drachman, Bonillas, Doolen Junior High School, and the Tucson High School Stadium. In addition, Starkweather designed the charming Arizona Inn (listed in the National Register in 1988), the American Legion Club, additions to St. Mary's Hospital, and several houses in Tucson including five historic homes in Colonia Solana. He also designed the Women's Club in Safford, the Elks Lodge in Nogales, and the Casa Grande Hospital and buildings of the Amerind Foundation, in Dragoon.

Roy Place

Roy Place (1887-1950), a respected early architect, was born in San Diego in 1887. He did not attend college but received his architectural training in the California state engineering department and in Chicago, Boston, and Los Angeles firms. Place came to Tucson in 1917 and started an architectural practice with Jack Lyman who left the firm in 1924. In 1940 his son Lew joined him. He designed most of the early buildings at the University of Arizona and many Tucson public and commercial buildings including the Tucson Post Office, Pioneer Hotel, the handsome Veteran's Administration Hospital and Pima County Courthouse, Tucson Senior High School, and many buildings in the city school system.

Besides being an architect, Roy Place was also a cattleman. In the mid-30's, he bought two ranches south of Tucson. Place served as first president of the Arizona Chapter of the AIA, president of the Rotary Club, president of the Engineering Club, and a number of other organizations. He designed three houses in Colonia Solana, one contributing and two non-contributing.

Josias Thomas Joesler

Tucson's most famous architect, Josias Thomas Joesler (1895-1956), was born in Zurich, Switzerland, the son of an architect. He was an honors graduate in 1916 from the Technikum Bergdorf Center in Berne, Switzerland. After graduating and working briefly for his father, Joesler went to Heidelberg to study engineering. He then studied in Paris at the Sorbonne and later traveled in Italy, France, and South Africa before settling in Barcelona, Spain. After a few years, Joesler moved to Mexico City where he spent two years working for the city government designing buildings. Joesler then came to the United States where he worked in Los Angeles and then arrived in Tucson to design John W. and Helen Murphey's dream house (on the recommendation of George Washington Smith, a prominent Los Angeles architect).

Joesler began a long association with John Murphey. Joesler helped Murphey complete the Old World Addition, an early Tucson subdivision built between 1925 and 1929 but razed to make way for University of Arizona expansion. Then, in joint partnership with Murphey, he designed 230 projects, many located in the Catalina Foothills and Tucson Country Club Estates. During this period, they designed and built St. Phillip's in the Hills Church, the Murphey/Keith Offices, and Joesler's studio (originally the Catalina Foothills Estates sales

office). Joesler also designed St. Michael and All Angeles Church, Broadway Village Shopping Center, the Broadway Branch of the Valley National Bank (subsequently razed), and the Arizona Historical Society. The El Conquistador Water Tower (now listed on the National Register) has been attributed to Joesler, but actually it was designed by Roy Place. His total career output was more than 400 projects.

All of Joesler's buildings have a certain charm and fascination. Murphey did the subdivision layouts and managed construction and Murphey with his other partner, Leo Keith, handled the real estate and construction business. Murphy also collected materials and building accessories from rural areas and from Mexico and South America. Mrs. Murphy often painted Mexican folk designs on shutters, beams, and kitchen cabinets. Joesler designed four contributing houses in Colonia Solana - #17, 155 Avenue de Palmas, #61 548 Via Golondrina, #75, 575 Via Guadalupe, and #105, 3242 Arroyo Chico. Except for #61 which is an unusual two story Monterey style dwelling, these are beautiful Spanish Colonial Revival houses which add atmosphere and architectural significance to this neighborhood. While similar in appeal to the work of the more famous Adison Mizner of Palm Beach, Florida, who practiced during the same period, Joesler's buildings are more modest but also in some ways richer architecturally and more imaginative. While exhibiting superb professional skills drawn from his broad international background, his work reveals a poetic expressiveness, a romantic atmosphere of a Spanish/Mexican pre-industrial past. Few architects are capable of such cultural expression. His buildings have done much to give Tucson its unique Southwestern character. (See exemplary drawings of residences Appendix F)

Arthur Thomas Brown

Arthur T. Brown (1900-), was the reviewing architect for the subdivision from the 1930's to 1960's. He is Tucson's pioneer contemporary architect. He was born in 1900 in Missouri and studied at Tarkio College where he earned a Bachelor of Architecture degree and the AIA school medal at Ohio State University in 1927. After graduation, he received a scholarship to study at the Lake Forest Foundation for Architecture and Landscape Architecture. He started work during the Depression and worked as an apprentice in five architectural offices, including the architectural department of the 1933 Chicago World's Fair. He moved to Tucson in 1936 to work for Richard Morse and in 1939 began an architectural practice which has continued to this day (now in partnership with his son Gordon).

Mr. Brown has designed more than 300 buildings in southern Arizona. He has been president of the Arizona Chapter AIA and has served on the AIA National School Committee. In 1961, he was named an AIA Fellow. Inventor as well as architect, Arthur Brown has several patents on various building related inventions, including a prototype modular house. From 1939 to 1960, he was approving architect for Colonia Solana. He has designed five houses in Colonia Solana, including an award winning solar house #86 at 3464 Via Guadalupe (1947) and a charming Spanish Colonial Revival #65 at 3201 Arroyo Chico. #77 at 525 S. Guadalupe is a historic Pueblo Revival.

Frederick A. Eastman

Frederick A. Eastman (1895-1978) was a capable Tucson architect who was the architect for the Tucson Mountain Park and who designed the first structures for what is now the Arizona-Sonora Desert Museum. In addition, he designed a number of houses in the Catalina Foothills Estates, in the Blenman-Elm neighborhood (located near the Arizona Inn), as well as the contributing Ralph Bilby residence at 315 S. Country Club (#7). Eastman also was responsible for the renovation of the Fish-Stevens house on N. Main Avenue, now on the grounds of the Tucson Museum of Art.

Several other architects and builders worked in Colonia Solana including: Frederick P. Cole, Frederick O. Knipe, Sr., Russell Hastings, Bernard J. Friedman, Terry Atkinson, Roy Echols, builder, and Bailey & McCoy, builders, who employed a designer, a Mr. Hahn.

These architects were the most talented of their time in Tucson. Their houses give Colonia Solana its unique architectural charm and vitality. Their significance also, lies in their contribution to the architectural development of Tucson as a whole. They designed many important public, commercial, and residential buildings throughout the city and southern Arizona between 1920 and 1970. Collectively, their buildings help give Tucson its distinctive architectural character.

ASSOCIATION WITH SIGNIFICANT INDIVIDUALS

Early residents within the Colonia Solania Residential Historic District include persons significant in their time. Many of these residents contributed to the development, early settlement, and commerce in Tucson and the State of Arizona. Several early residents are historically significant for their contribution to education, public service, medicine, and community affairs.

In the late 1920's and 1930's, Colonia Solana, El Encanto, and the Catalina Foothills Estates were the three most desirable new subdivisons, and many prominent Tucsonans built homes there. Colonia Solana was unique because it offered desert living near the city, and it attracted a number of leading citizens. In a city of 30,000 people, which was Tucson's population in 1930, there were opportunities for leadership, and it is noteworthy that many Colonia Solana residents were not only successful in business or their professions, but they made important civic contributions, as well.

Martin Schwerin, a principal developer of Colonia Solana, was a mining engineer, explorer, and adventurer, and served on the Federal Reserve Board and Arizona Board of Regents. Dr. Charles Kibler was a physician who was prominent locally and nationally in medical affairs. Francis Crable and William Kimball were attorneys who were active in politics and civic organizations. Francis Crable served as an assistant district attorney; William Kimball was instrumental in the development of the University of Arizona. Ralph Bilby was the founder of the oldest and one of the largest law firms in Arizona and also served as an assistant district attorney. He was active in civic affairs and was a supporter of the University of Arizona. Marguerite Bilby, his wife, was very active in civic affairs, and as chairperson of the City Parks Commission, helped establish a number of parks in Tucson. John J. O'Dowd was an important business and civic leader for over 50 years. He played a substantial role in the establishment of the Saguaro National Monument and then construction of the Mt. Lemmon Highway, an outstanding engineering achievement. Mrs. Edna O'Dowd was active in a number of community organizations and was a long-time Red Cross volunteer. William H. Fulton was important for his contribution in support of the Amerind Foundation, an unusual museum active in research and archaeology of prehistoric Indian cultures. Thomas Griffin was active in ranching in southern Arizona and did much to promote aviation in the southwest and the growth of aviation facilities in Phoenix, Tucson, Nogales, and Santa Monica, Calif. He was an enthusiastic sportsman and founded several clubs. George Tidmarsh helped develop an affordable residential cooling system. Mildred Loew was active in the Red Cross during World War II and was an early president of the Tucson Little Theater, the predecessor of the Arizona Theater Company. Adolphus Van Atta was the first queen of the Tucson Rodeo Parade and president of her college sorority. Later, she was active in other civic groups such as The Tucson Symphony and the Old Pueblo Club.

Later residents of Colonia Solana have been as prominent and individualistic as those from the historic period. Recent homeowners include a former mayor of Tucson, judges, lawyers, physicians, college professors, historians, architects, a museum director, a newscaster, business people and many civic activists.

NATIONAL LEVEL

Dr. Paul Brinton (original Brown lot)

Dr. Paul Brinton is significant for his national prominance in science and education. He was a noted chemist and university professor. He taught at several accredited universities - the University of Arizona, the University of Minnesota,and the University of Southern California.

Dr. Brinton was listed in Who's Who in America, a Fellow of the American Institute of Chemists and of the American Chemical Association. He is believed to have lived at 3424 E. Broadway Blvd., the original Brown house. Dr. Paul Brinton died in November, 1967, at the age of 84.

Francis Crable (#99)

Francis Crable was significant for his role in the legal and political systems at both the local and state levels from 1912 until the 1940's. Francis Crable, a native Arizonan, was a prominent figure in the U. S. legal system as both an attorney in private practice and as an assistant U. S. district attorney. As well as being a member of the American Bar Association, Crable had an established practice in Flagstaff from 1912 to 1920. In 1922, he moved to Phoenix and became the Assistant U. S. District Attorney. The next year he moved his practice to Prescott where he remained until his arrival in Tucson in 1938. Crable also was very active in the State Republican party. In 1932, he was national committeeman from Arizona to the Republican National Convention in Chicago, and he also attended the 1936 convention in Cleveland.

Mr. Crable established a large practice throughout the southern part of the state and, consequently, handled some of Arizona's most important litigation. Since arriving in Tucson, the Crables resided at 3150 Arroyo Chico (#99) which they had built in 1940. At the time of his death, February 17, 1948, Francis Crable was 63. His widow, Mable, lives in the house today.

Dr. Charles Samuel Kibler (#57)

Dr. Charles Samuel Kibler was significant for his prominance in the medical profession nationally and in Tucson. He came to Tucson in 1921 and was active in both the Pima County Medical Society and the Arizona State Medical Society. He was named president of the first medical staff of Tucson Medical Center in 1945 and was a Fellow of the American College of Physicians. Dr. Kibler was also a certified member of the American Board of Internal Medicine, a member of the American Medical Association and of the American College of Chest Physicians. Dr. Kibler specialized in the area of heart disease and he was a respected diagnostician. He and his family lived at 300 Avenida De Palmas in Colonia Solana.

STATE LEVEL

William F. Kimball (#75)

William F. Kimball is significant for his influence in state politics during the 1940's and 1950's and for his role in the development of the University of Arizona. Kimball also can be remembered as the father of the state teachers' retirement fund and as an advocate for capitol outlay appropriations for Arizona's universities. During his 14 years in the State Senate he became the Legislature's most powerful man.

Kimball's interest in the University of Arizona as an alumnus, a president of the alumni association, as well as a booster of the university, coupled with his legislative influence, are primarily responsible for the heavy building and expansion program initiated by the U of A in the 1940's. He also began and conducted the first radio broadcasts of the U of A football games which he continued to broadcast for 25 years. He started his professional career in law with 4 years of private practice after which he ran for the State Senate and was elected. Upon completion of his seventh term as senator in 1954, he tried unsuccessfully for the Democratic nomination for governor. Kimball then resumed private practice and also served as city magistrate. He lived at 575 Via Guadalupe (#75). His house was built in 1930.

Mrs. Marquerite Mansfield Bilby (#7)

Mrs. Marguerite Mansfield Bilby is significant for her civic accomplishments. She was also wife of Ralph W. Bilby. She had the distinction of being the first non-Indian woman to descend into the Grand Canyon.

In the late 1920's, she was instrumental in the establishment of the city parks throughout the Old Pueblo as chairperson of the City Parks Commission during the administration of Mayor William A. Julian. Mrs. Bilby lived at 315 S. Country Club Road.

Ralph W. Bilby (#7)

Ralph W. Bilby is significant for his contributions to the legal profession and to civic affairs in Arizona. He was the founder of the oldest and one of the largest law firms in southern Arizona.

Two years after graduation from law school, Bilby served as assistant U.S. attorney. In 1922, Bilby gained his first partnership in the law firm of Mathews and Bilby. Sixteen years later, when Mathews decided to relocate to California, Bilby formed a partnership with a lawyer who had joined the firm some years earlier, Ted Shoenhair. Though the firm went through several mergers and name changes, it is this initial partnership which has been proven the most secure and as of 1984 the firm merely carries the name of Bilby & Shoenhair.

Bilby's many career achievements include: former president of State Bar of Arizona, the first president of the American Law College Association, two-term president of the UA Alumni Association and recipient of the UA's Distinguished Citizen Award and its Medallion of Merit. His proudest career achievement, however, was his election to the American College of Trial Lawyers. Ralph W. Bilby lived at 315 S. Country Club (#7).

Martin Schwerin (#65)

Martin Schwerin is significant for his adventurous early life, his work in the mining industry in Arizona, and his part in the development of Colonia Solana. Martin Schwerin was an adventurer, mining engineer, and explorer. Schwerin was born in Bern, North Carolina, on August 15, 1873. At 17, he sailed to South Africa where he first worked as a mechanic and later attempted diamond mining on his own. He also did some exploring. He moved back to Michigan and accepted a job as explorer there for a close friend, Thomas Edison. Schwerin later went to Columbia University where he earned a degree in mining engineering. He then spent several years prospecting in Brazil and Columbia.

In the years following World War I, he purchased the Valley Mine in Arizona and studied law at the University of Arizona. In 1930, he established permanent residence in Tucson. For a time he became the principal developer of Colonia Solana. During this period he also operated a fluorspar mine in Illinois. He served as a member of the El Paso Federal Reserve Board and between 1934 and 1946 as a member of the University of Arizona Board of Regents. Schwerin's last residence was at 3201 Arroyo Chico (#65).

Jack B. Martin Sr. (#18)

Jack B. Martin Sr., was significant for his contribution to Arizona in commerce and education. He was a prominent local businessman and also served on the State Board of Regents.

In 1915, with a friend, he started the People's Fuel and Feed Company which used mesquite cut from a 100 acre property owned by his mother. Seven years later, he sold the business and started the Arizona Ice and Cold Storage Company. He later sold this company but remained as its manager until he retired in 1959. He also owned numerous rental properties. Martin served on the State Board of Regents and the board of the Federal Reserve Bank of El Paso from 1934 to 1946. Jack B. Martin Sr., lived at 147 Avenida de Palmas (#18).

Thomas Griffin (#32)

Thomas Francis Griffin is significant for his contributions to cattle ranching in Southern Arizona , to community affairs in Tucson, and to the development of aviation in the Southwest. In 1929 he purchased the Yerba Buena ranch in Santa Cruz County, one of the oldest in Southern Arizona, for a reported amount of $85,000.00. His ranch was the home of the first herd of Santa Gertrudis cattle, and he soon had expanded into farming and ranching in Sahuarita, as well.

Griffin, in addition to his ranching activities, was interested in aviation. He was responsible for the growth of airport facilities in Phoenix, Tucson, Nogales and Santa Monica California. He is solely responsible for the establishment in Nogales of the second international airport in the U. S. He served in the Navy during WWII and by 1945 had risen to the rank of Commander. Griffin was an avid sportsman and the founder of several clubs, cluding the M.O. Club in Tucson and the Coronado Yacht Club in Coronado California. He lived at 3260 Via Palos Verdes (#32) in Colonia Solana while he was operating his ranches in Sahaurita and Nogales.

LOCAL LEVEL

John J. O'Dowd (#3)

John J. O'Dowd is significant for his accomplishments in Tucson both as business and a civic leader in the community for more than fifty years. In 1924 he was admitted to the Arizona State Bar. During the time he worked for a law firm, c.1920, O'Dowd founded the Tucson Title Insurance Company. By 1925, he had acquired all outstanding stock and had become the firm's president. He remained president of the firm until 1961 when he retired. The title company, (although now owned by a Los Angeles firm) is the oldest of its kind in Pima County.

As a civic leader, O'Dowd was a member of many noted organizations and served on a number of prestigious committees. He also played a substantial role in the establishment of Saguaro National Monument and encouraged the cooperation of county and federal authorities in allowing federal prisoners the use of county equipment for the construction of the Mt. Lemmon Highway. John J. O'Dowd lived at 140 S. Avenida De Palmas (#3) which was built in 1929.

Edna O'Dowd (#3)

Edna O'Dowd, wife of John J. O'Dowd, was significant for her long interest in community charity work. The dedication with which she served as a Red Cross volunteer was so unusual that when she earned her 35-year Red Cross service bar, it had to be specially made. She continued to be honored in 1966 for 50 years of service and finally in 1971 for 55 years of service. She lived with her husband and four children at 140 Avenida De Palmas (#3) in Colonia Solana. .

Edward J. VanderVries (#5)

Edward J. VanderVries was significant for his contributions to education, commerce, and civic affairs in Tucson. He came to Tucson in 1916 and was principal of Tucson High School for three years. He then left school administration and started his career in real estate. He first worked in the real estate department of the Southern Arizona Bank and Trust Co. In 1933 this department became the Arizona Trust Co. In 1925, VanderVries joined the Tucson Realty and Trust Co., and, in 1928, he formed his own real estate firm, the VanderVries Realty and Mortgage Co. In 1938, this firm merged with the Arizona Trust Co., and VanderVries became the vice-president, a position he held for the next 20 years until his retirement. A year after his retirement, he received a lifetime membership on the Tucson Board of Realtors, an organization which he had co-founded in the early 1920's and had served as president for five terms from 1924 to 1943.

Mildred Zukor Loew (#70,71)

Mildred Zukor Loew was significant for her contributions to community affairs and the arts in Tucson. Mrs. Loew, the wife of the former MGM studio president, Arthur Loew, and daughter of Hollywood producer, Adolf Zukor, moved to Tucson with her two children in 1934. Soon after her arrival in Tucson, Mrs. Loew became president of the Tucson Little Theater, the predecessor of the Arizona Theater Company. She lived at 436 Avenida De Palmas.

Adolphus E. Van Atta (#17)

Adolphus E. Van Atta was significant for her community activities. One honor was her selection in 1928 as the first queen of the Tucson Rodeo Parade. She lived at 155 Avenida De Palmas (#17).

Harry E. Heighton (original Brown lot)

Harry E. Heighton was significant for his prominance in local commerce and civic affairs. In 1893 he opened the first Tucson office of the New York Life Insurance Company. A year later, he became a partner with A. M. Franklin in the Citizen Building and Loan Company. He lived at 3424 E. Broadway.

George Tidmarsh (#58)

George Tidmarsh was significant for his contributions to commerce in Southern Arizona. He helped develop an affordable cooling system for residential use. Mr. Tidmarsh came to Tucson in 1928 for health reasons, and upon realizing the expense and inefficiency of current residential cooling systems, he and his brother Patrick designed a more efficient and affordable one. Their system consisted of pumping water, usually through a cooling tower on the roof into a radiator placed wherever it was most convenient. The benefits of this system were: a lower initial cost (nearly one tenth of the conventional system), a lower operating cost (only about thirty five dollars a month), and improved cooling without added humidity. This system also could double as a heating system merely by using hot water instead of cold. Thus, by providing an affordable and efficient home heating/cooling system, the Tidmarsh brothers helped make immigration to desert cities, such as Tucson, more appealing. George Tidmarsh lived at 340 Avenida de Palmas (#58).

Other Prominent Residents

There are several other significant figures who resided in the Colonia Solana Residential Historic District. They are: Jean Arthur, a film actress who rented 3236 Via Palos Verdes (#30) from Ruth Corbett, c. 1940; and Mrs. Ruth VanderVries, who lived at 244 Avenida de Palmas (#5),and helped start the Service Club which later became the Junior League of Tucson. She also played a part in the starting of a working library and in the establishing of the Temple of Music and Art and in the fund raising for its construction.

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Oral Interviews: Arthur T. Brown, Edward Herreras, Mrs. Patrick Tidmarsh, Mrs. Ruth VanderVries.

Photographs:

Birdseye View of Tucson, Arizona Historical Society. Tucson, Arizona. Photo Collection.

Buehman Photograph Collection, Arizona Historical Society. Tucson, Arizona. Photo Collection.

Recent Photographs: Richard Barber, Larry Wilson.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 10 **Page** 1

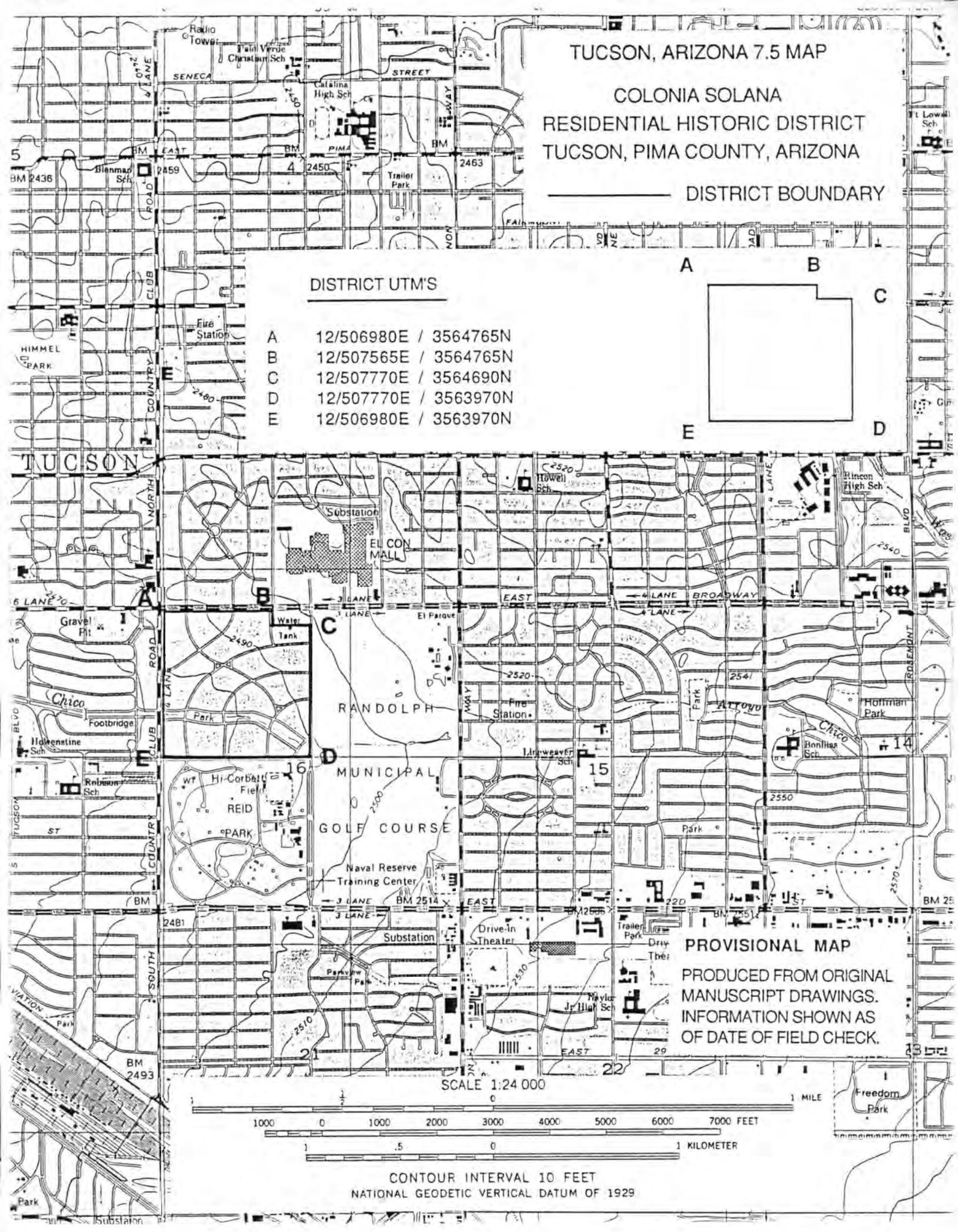
VERBAL BOUNDARY DESCRIPTION

Beginning at the intersection of the south curbline of Broadway Boulevard and the east curb line of Country Club Road, then proceeding east following the south curbline of Broadway 1902 feet to the east curbline of Calle Chaparita then turning south and following the east curbline of Calle Chaparita 246 feet to the southern boundary line of lots #34 and #35, then turning east and following the southern boundary line of lots #34 and #35, 650 feet to the west curbline of Randolph Way, then turning south and following the west curbline of Randolph Way 2345 feet to the north curbline of Camino Campestre and turning west and following the north curbline of Camino Campestre 2563 feet to the east curbline of Country Club Road, then turning north and following the east curbline of Country Club Road 2578 feet to the point of beginning.

BOUNDARY JUSTIFICATION

The district boundaries (except for two northeast lots discussed in item 7, page 3) were chosen because they reflect the original and unchanged subdivision plat filed in 1928, and because the district remains an unchanged and clearly defined entity. Two major arterials bound the district on the north and west and effectively isolate it from nearby commercial and residential areas. On the east and south, two low traffic access streets separate the district from Reid Park.

Colonia Solana is a a rare wilderness within an urban landscape. El Encanto Estates to the north across Broadway is a low density but more formal planned subdivision. To the west across Country Club is a conventional Tucson residential neighborhood. To the east and south across Randolph Way and Camino Campestre stretches Reid Park, a green oasis designed for recreational use with a much different character.


TUCSON, ARIZONA 7.5 MAP
COLONIA SOLANA
RESIDENTIAL HISTORIC DISTRICT
TUCSON, PIMA COUNTY, ARIZONA
DISTRICT BOUNDARY
DISTRICT UTM'S
A 12/506980E / 3564765N
B 12/507565E / 3564765N
C 12/507770E / 3564690N
D 12/507770E / 3563970N
E 12/506980E / 3563970N
A
B
C
D
E
TUCSON
RANDOLPH
MUNICIPAL
GOLF COURSE
REID PARK
EL CON MALL
Catalina High Sch
Rincon High Sch
Howell Sch
Blenman Sch
Holdenstine Sch
Robison Sch
Bonillas Sch
Lineweaver Sch
Mayer Jr High Sch
Hi-Corbett Field
Naval Reserve Training Center
Drive-In Theater
Trailer Park
Fire Station
Substation
Water Tank
Gravel Pit
Footbridge
Hoffman Park
Himmel Park
Parkview Park
Freedom Park
Radio Tower
Tabl Verde Christian Sch
SENECA STREET
EAST BROADWAY
PROVISIONAL MAP
PRODUCED FROM ORIGINAL MANUSCRIPT DRAWINGS. INFORMATION SHOWN AS OF DATE OF FIELD CHECK.
SCALE 1:24 000
1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 .5 0 1 KILOMETER
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

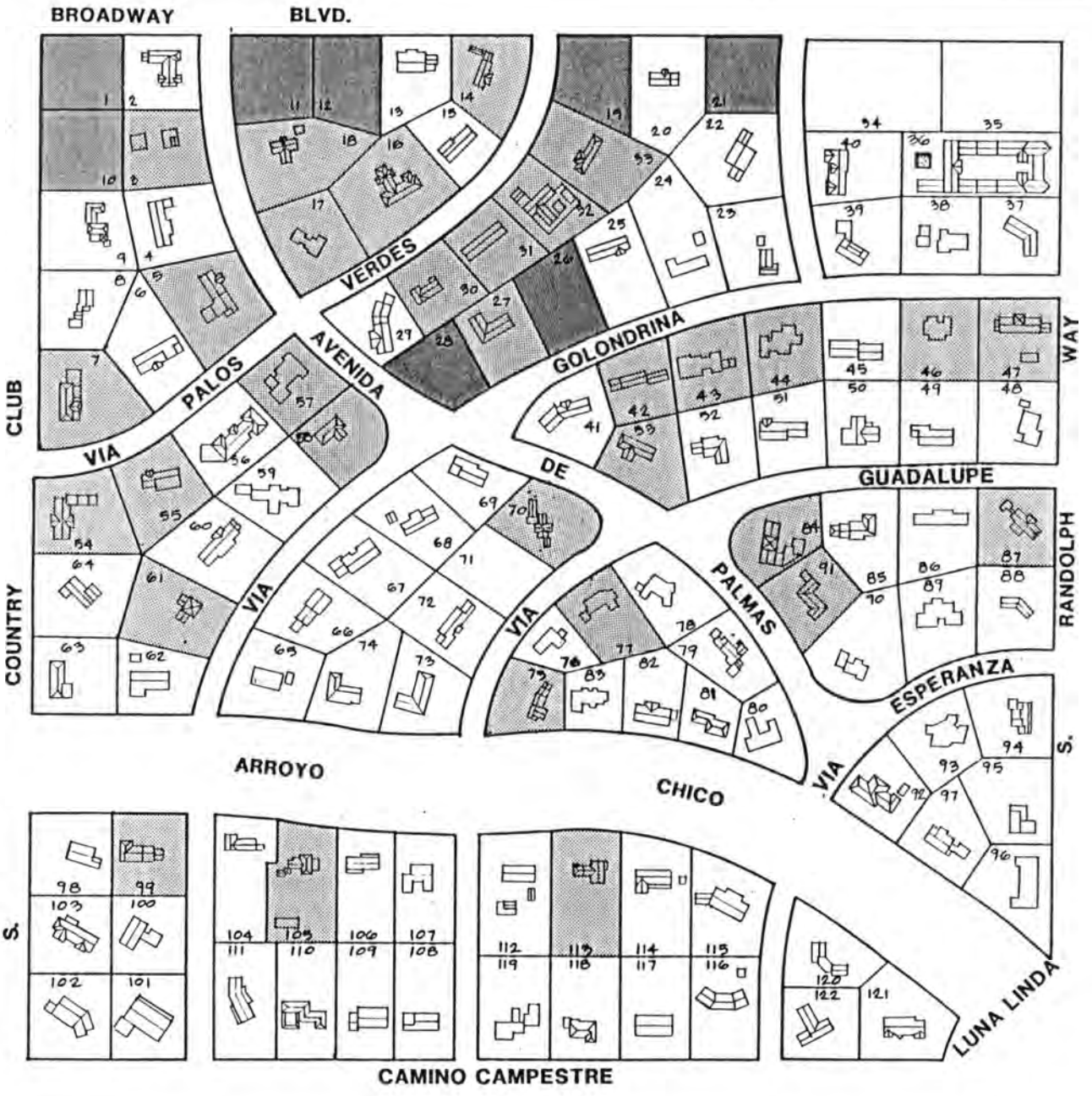
COLONIA SOLANA

AERIAL LANDSCAPE PLAN

NORTH

NO SCALE

COLONIA SOLANA



LEGEND

- HISTORIC DISTRICT BOUNDRY LIMITS
- BLOCK LINE
- LOT LINE
- ESTABLISHED SURVEY MONUMENT
- OVERHEAD VIEW OF EXISTING HOUSE
- 71 LOT NUMBER
- 32 ADDRESS NUMBER
- CONTRIBUTING
- NON-CONTRIBUTING
- VACANT LOT
- 10 STREETSCAPE PHOTO NUMBER & VIEW DIRECTION ARROW

NORTH

NO SCALE

VIEW ALONG VIA GOLONDRINA, COLONIA SOLANA NEIGHBORHOOD
TUCSON, AZ
LARRY WILSON
MARCH 1988
RALPH COMEY ARCHITECTS
SOUTH WEST

ARROYO CHICO @ ESPERANZA, COLONIA SOLANA NEIGHBORHOOD
TUCSON, AZ.
LARRY WILSON
MARCH 1988
RALPH COMEY ARCHITECTS
WEST

VIEW ALONG VIA GOLONDRINA TOWARDS WATER TOWER, COLONIA SOLANA NEIGHBORHOOD
TUCSON, AZ.
LARRY WILSON
MARCH 1988
RALPH COMEY ARCHITECTS
EAST
#6

VIEW ALONG VIA PALOS VERDES, COLONIA SOLANA NEIGHBORHOOD
TUCSON, AZ
LARRY WILSON
MARCH 1988
RALPH COMEY ARCHITECTS
NORTHEAST
#0

VIEW ALONG VIA GOLONDRINA, MINI-PARK ON RIGHT, COLONIA SOLANA NEIGHBORHOOD
TUCSON, AZ.
LARRY WILSON
MARCH 1988
RALPH COMEY ARCHITECTS
SOUTHWEST
#4

2 LOWD HOME, COLONIA SOLANA NEIGHBORHOOD
TUCSON, AZ.
LARRY WILSON
MARCH 1988
RALPH COMEY ARCHITECTS
WEST
Lot #3


DIP
DO NOT ENTER
WHEN
FLOODED

VIEW ALONG LUNA LINDA ACROSS ARROYO CHICO, COLONIA SOLANA NEIGHBORHOOD

TUCSON, AZ.

LARRY WILSON

MARCH 1988

RALPH COMEY ARCHITECTS

NORTH

#10

VIEW OF DESERT LANDSCAPING, ECHOLS RES., COLONIA SOLANA NEIGHBORHOOD
TUCSON, AZ.
LARRY WILSON
MARCH 1988
RALPH COMEY ARCHITECTS
NORTHWEST
#12


47
CURITY
Honeywell

MARTIN HOME, COLONIA SOLANA NEIGHBORHOOD
TUCSON, AZ.
LARRY WILSON
MARCH 1988
RALPH COMEY ARCHITECTS
EAST
LOT # 18

VIEW ALONG ARROYO CHICO, COLONIA SOLANA NEIGHBORHOOD
TUCSON, AZ.
LARRY WILSON
MARCH 1988
RALPH COMEY ARCHITECTS
WEST
#19

GILL RESIDENCE, COLONIA SOLANA NEIGHBORHOOD
TUCSON, AZ.
LARRY WILSON
MARCH 1988
RALPH COMEY ARCHITECTS
SOUTH
LOT #42

SHEARMAN HOME, COLONIA SOLANA NEIGHBORHOOD
TUCSON, AZ.
LARRY WILSON
MARCH 1988
RALPH COMEY ARCHITECTS
SOUTH
LOT #44

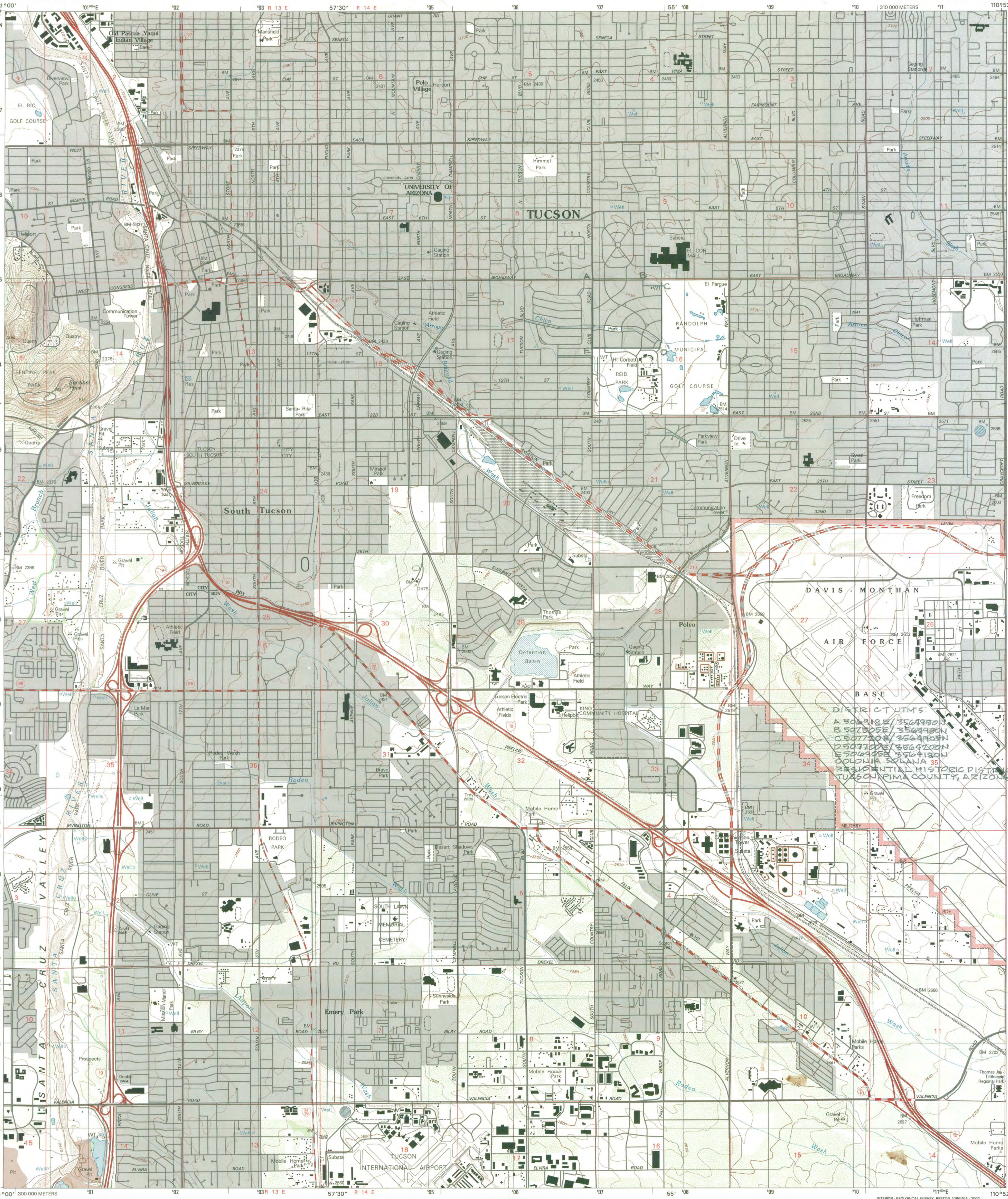
KNAPP RESIDENCE, COLONIA SOLANA NEIGHBORHOOD
TUCSON, AZ.
LARRY WILSON
MARCH 1988
RALPH COMEY ARCHITECTS
SOUTH
LOT #54

EL DESEO REAL, COLONIA SOLANA NEIGHBORHOOD
TUCSON, AZ.
LARRY WILSON
MARCH 1988
RALPH COMEY ARCHITECTS
NORTH
LOT # 70, 71

SMEDLEY RESIDENCE, COLONIA SOLANA NEIGHBORHOOD
TUCSON, AZ.
LARRY WILSON
MARCH 1988
RALPH COMEY ARCHITECTS
SOUTH
LOT # 87

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

TUCSON QUADRANGLE
ARIZONA-PIMA CO.
7.5-MINUTE SERIES (TOPOGRAPHIC)



Produced by the United States Geological Survey

Topography compiled 1954. Planimetry derived from imagery taken 1996 and other sources. Public Land Survey System and survey control current as of 1981. Boundaries current as of 2000

North American Datum of 1983 (NAD 83). Projection and 1 000-meter grid: Universal Transverse Mercator, zone 12
2 500-meter ticks: Arizona Coordinate System of 1983 (central zone)

North American Datum of 1927 (NAD 27) is shown by dashed corner ticks. The values of the shift between NAD 83 and NAD 27 for 7.5-minute intersections are obtainable from National Geodetic Survey NADCON software

There may be private inholdings within the boundaries of the National or State reservations shown on this map

Houses of worship, schools, and other labeled buildings verified 1981

0°02′ / 1 MIL — 11½° / 204 MILS

UTM GRID AND 2001 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000

KILOMETERS · METERS · MILES · FEET

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
TO CONVERT FROM FEET TO METERS, MULTIPLY BY 0.3048

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U.S. GEOLOGICAL SURVEY, P.O. BOX 25286, DENVER, COLORADO 80225
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

20% TOTAL RECOVERED FIBER

ARIZONA

QUADRANGLE LOCATION

1	2	3
4		5
6	7	8

1 Jaynes
2 Tucson North
3 Sabino Canyon
4 Cat Mountain
5 Tucson East
6 San Xaiver Mission
7 Tucson SW
8 Tucson SE

ADJOINING 7.5′ QUADRANGLE NAMES

INTERIOR - GEOLOGICAL SURVEY, RESTON, VIRGINIA - 2002

ROAD CLASSIFICATION

Primary highway hard surface	Light-duty road, hard or improved surface
Secondary highway hard surface	Unimproved road

Interstate Route · U.S. Route · State Route

TUCSON, AZ
1996
NIMA 3848 III NW-SERIES V898

ISBN 0-607-94811-9

Cobnia Solana Residential Historic District
Tucson, Pima County, Arizona
District UTM's: A 12/506980E/3564765N
B 12/507156E/3564765N
C 12/507770E/3564690N
D 12/507770E/3563970N
E 12/506980E/3563970N

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

TUCSON QUADRANGLE
ARIZONA—PIMA CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

3748 IV SE (JAYNES)
3848 IV SW (TUCSON NORTH)
3848 IV SE (SABINO CANYON)
3748 II NE (CAT MOUNTAIN)
3848 III NE (SAN XAVIER DEL BAC MISSION 5.6 MI.)
3848 III SE (TUCSON EAST)
ROBLES JUNCTION (ARIZ. 286) 21 MI.
SELLS 56 MI.
CASA GRANDE 63 MI.
JAYNES 38 MI.
FLORENCE 67 MI.
ORACLE JUNCTION 25 MI.
SAHUARITA 12 MI.
NOGALES 62 MI.
REDINGTON 36 MI.
SAN XAVIER MISSION 3748 II SE
TUCSON SE 3848 II SE
TUCSON (SW) 3848 III SW

111°00′ — 32°15′ — 110°52′30″ — 32°07′30″
R. 13 E. — R. 14 E.
790 000 FEET — 820 000 FEET — 450 000 FEET — 420 000 FEET
T. 14 S. — T. 15 S.

Mapped, edited, and published by the Geological Survey

Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photography taken 1954. Field checked 1957
Revised from aerial photographs taken 1980
Limited field check 1981. Map edited 1983

Projection and 10,000-foot grid ticks: Arizona coordinate system, central zone (transverse Mercator)
1000-meter Universal Transverse Mercator grid, zone 12
1927 North American Datum
To place on the predicted North American Datum 1983 move the projection lines 6 meters south and 62 meters east as shown by dashed corner ticks

Red tint indicates area in which only landmark buildings are shown

There may be private inholdings within the boundaries of the National or State Reservations shown on this map

UTM GRID AND 1983 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCALE 1:24 000
1 MILE
7000 FEET
1 KILOMETER

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

ROAD CLASSIFICATION
Heavy-duty — Light-duty
Medium-duty — Unimproved dirt
Interstate Route — U. S. Route — State Route

ARIZONA
QUADRANGLE LOCATION

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

TUCSON, ARIZ.
N3207.5—W11052.5/7.5
1983
DMA 3848 III NW—SERIES V898

INTERIOR—GEOLOGICAL SURVEY, RESTON, VIRGINIA—1983

APPENDIX A

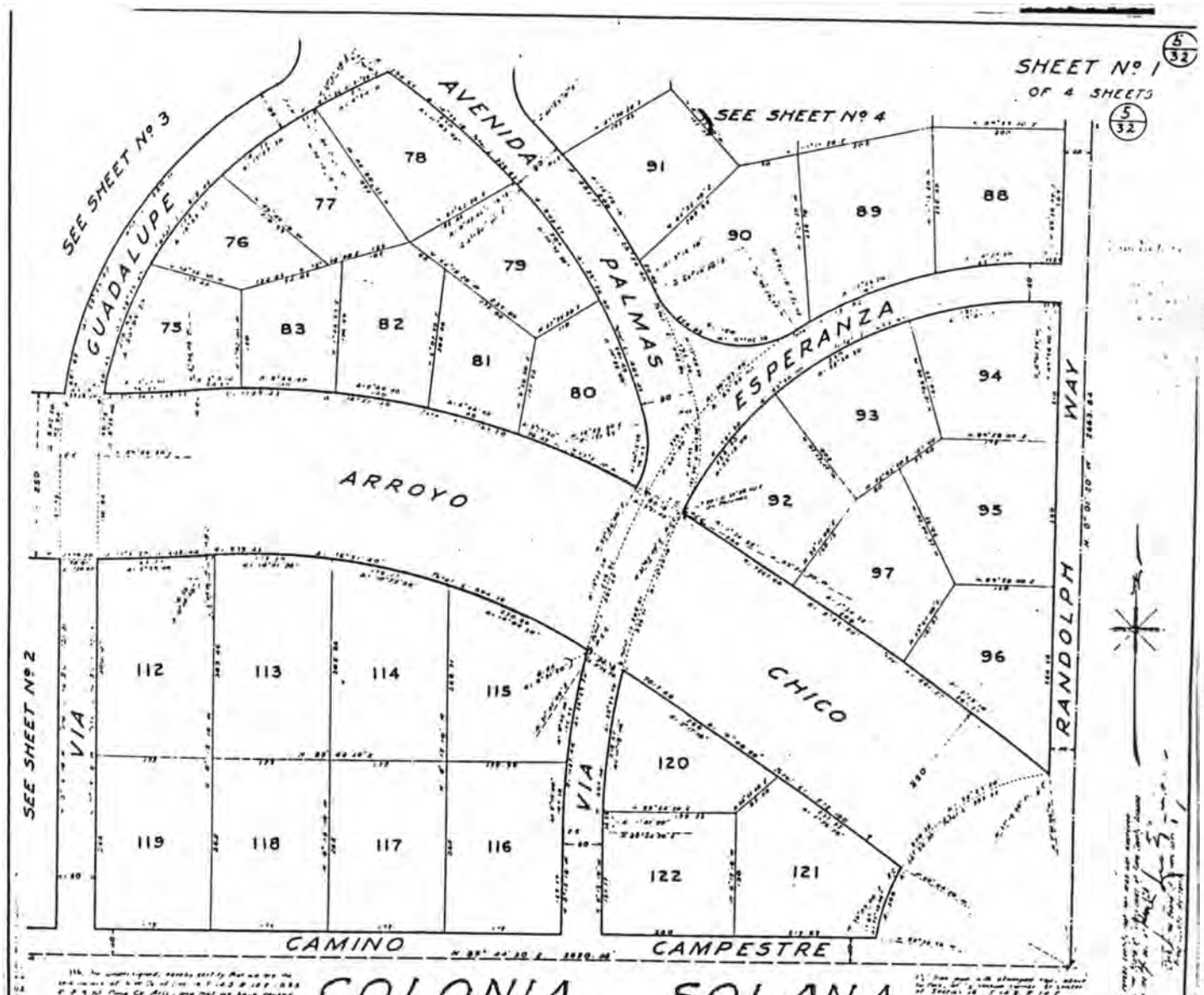
Copy of Original Subdivision Map

Copy of Original Deed Restrictions

COLONIA SOLANA

NORTH

NO SCALE

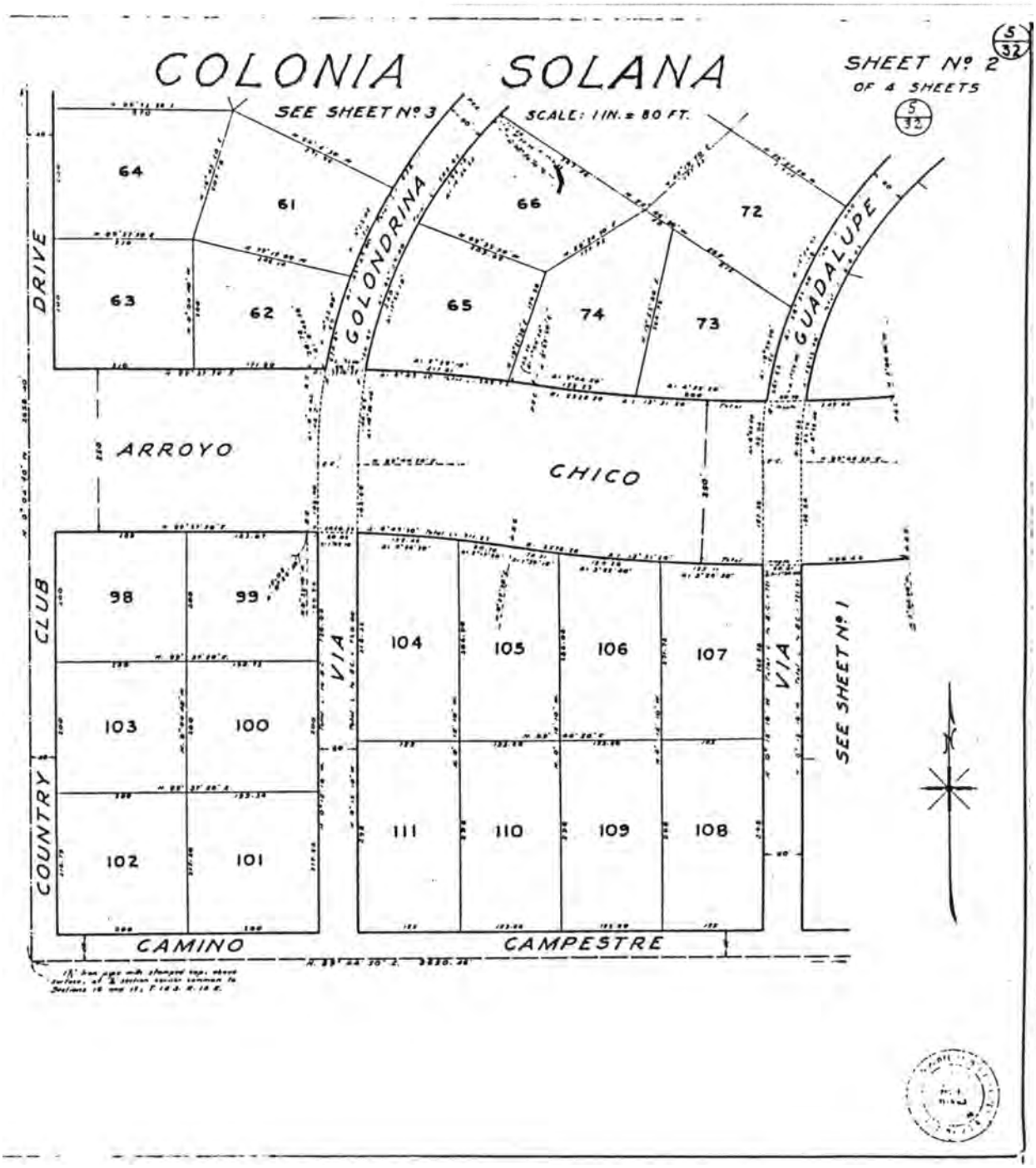


COLONIA SOLANA

REDUBDIVISION OF N.W. ¼ SEC. 16, T. 14 S. R. 14 E., G. & S. R. B. & M.

PIMA COUNTY, ARIZONA

SCALE: 1 IN. = 80 FT.

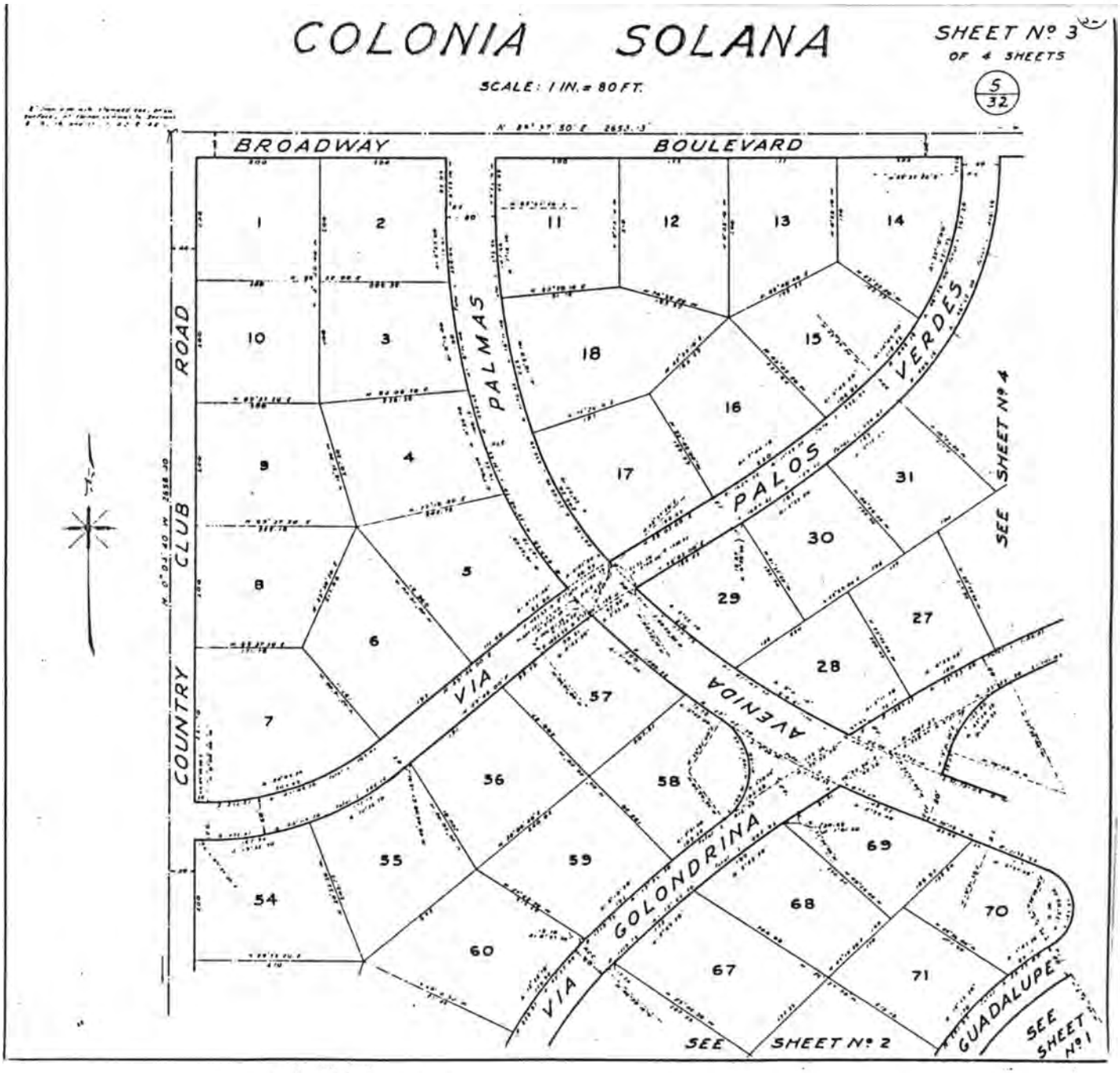

COLONIA SOLANA
SHEET Nº 2
OF 4 SHEETS
5/32
SEE SHEET Nº 3
SCALE: 1 IN. = 80 FT.
DRIVE
GOLONDRINA
GUADALUPE
ARROYO
CHICO
CLUB
COUNTRY
VIA
VIA
64
61
66
72
63
62
65
74
73
98
99
104
105
106
107
103
100
111
110
109
108
102
101
SEE SHEET Nº 1
CAMINO
CAMPESTRE

COLONIA SOLANA

SHEET Nº 3 OF 4 SHEETS

5/32

SCALE: 1 IN. = 80 FT.

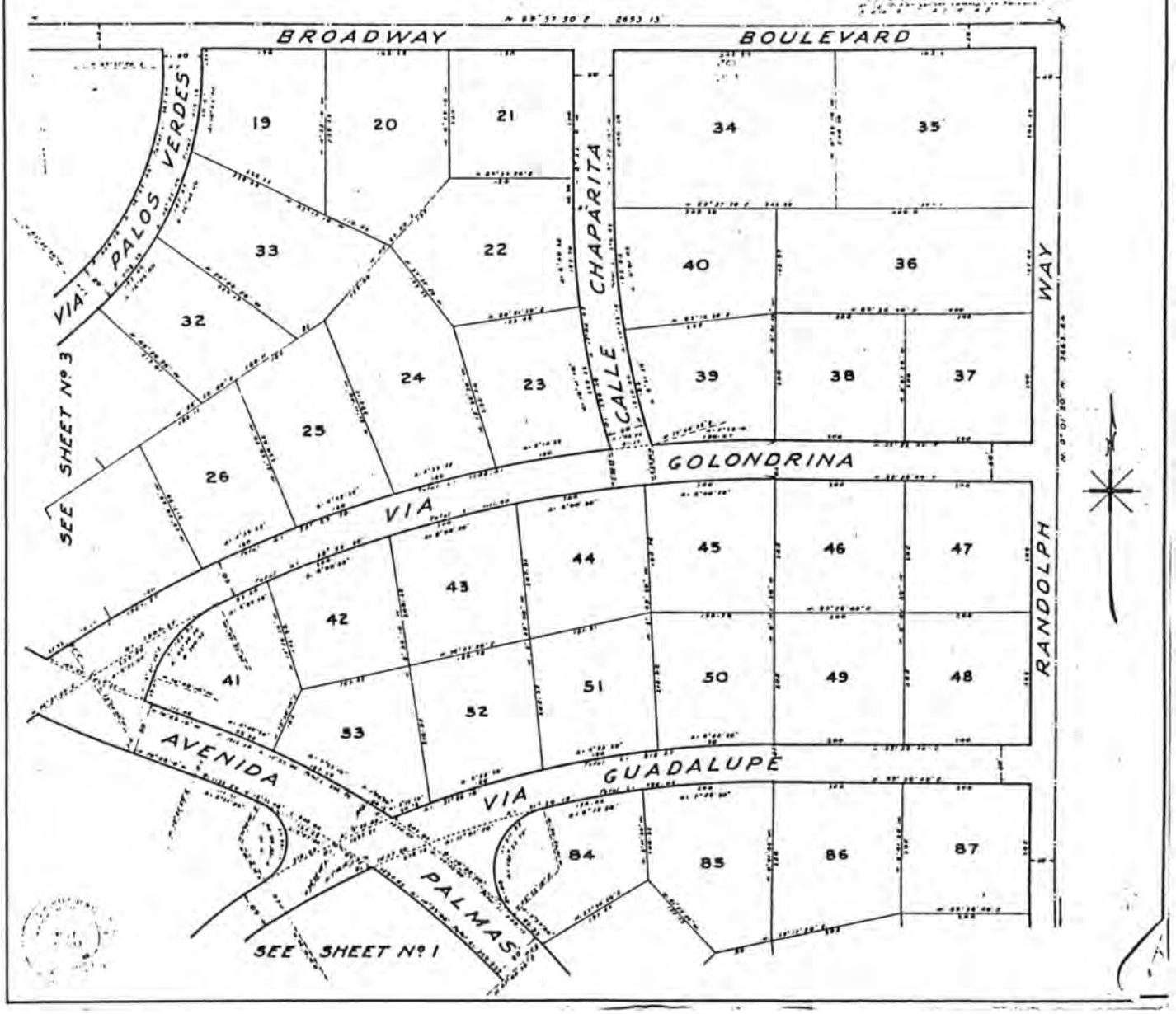


COLONIA SOLANA

SCALE: 1 IN. = 80 FT.

OF 4 SHEETS

5/32



DECLARATION OF ESTABLISHMENT OF CONDITIONS AND RESTRICTIONS
OF
COLONIA SOLANA SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

That Paul H. M. P. BRINTON and MARY RICE BRINTON, his wife, being the owners of all that certain real property situated in the County of Pima, State of Arizona, and described as follows:

All of Colonia Solana, being a re-subdivision of the Northwest quarter of Section 16, Township 14 South, Range 14 East, G. & S. R. B. & M., according to the map of said Colonia Solana, of record in the office of the County Recorder of Pima County, Arizona, in Book 5 of Maps at page 21 thereof, SAVE AND EXCEPT lot (34) of said Colonia Solana, which is not owned by them.

DO HEREBY CERTIFY AND DECLARE that they have established and do hereby establish a general plan for the improvement and development of said property, SAVE AND EXCEPT Lots 35 and 36 of said Colonia Solana, which said three lots are to be in no wise affected by this instrument, and do hereby establish the provisions, conditions, and restrictions, and covenants upon, and subject to which all lots and portions of lots in said property (which entire property is herein referred to as "said Property"), shall be improved or sold and conveyed by them as such owners, each and all of which is, and are, for the benefit of each owner of land in said porperty or any interest therein, and shall inure to and pass with each and every parcel of said property, and shall apply to, and bind, the respective successors in interest of the present owners thereof, and are, and each thereof is, imposed upon said property as a servitude in favor of each and every parcel of land therein as the dominant tenements, as follows, to-wit:

1. Said property and the whole thereof shall be used for private residence purposes only.

No business of any nature shall be conducted on any part of said property, and no building or structure intended for or adapted to business purposes, and no apartment house, double house, flat building, lodging house, rooming house, hotel, hospital, sanitarium or doctor's office, shall be erected, placed, permitted, or maintained on said property, or any part thereof.

No bill boards or advertising signs of any character shall be erected placed, permitted or maintained on said property, or any thereof, other than reasonable signs relative to the sale or rent of said property, or portions thereof.

3. No derrick, or other structure designed for use in boring for oil, or natural gas, shall be erected, placed or permitted upon any part of said property, and no oil, natural gas, petroleum, asphaltum, or hydro-carbon products or substances shall be produced or extracted therefrom.

4. No residence placed or erected on said property shall be occupied in any manner while in the course of construction, or at any time prior to its being fully completed as herein required. No garage or other out-building shall be placed, erected, or maintained upon any part of said property except for use in connection with a residence already constructed, or under construction at the time that such garage or other out-building is placed or erected upon the property.

5. No cattle, sheep, hogs horses, rabbits, poultry, or other livestock shall be kept or maintained upon said property, or any part thereof. This paragraph shall not be construed, however, as prohibiting or in any manner interfering with the keeping of ordinary domestic pet animals upon said property.

6. No part of said property shall be sold, conveyed, rented or leased in whole or in part, to any person of African or Asiatic descent, or to any person not of the White or Caucasian race. No part of said property shall be used, or occupied, or permitted to be used or occupied, in whole or in part, by any person of African or Asiatic descent, or by any person not of the White or Caucasian race, except such persons as may be employed there as domestic servants by the owners or tenants of any lots in said property.

7. No structure whatever other than one first class, private, one-family residence with the customary out-buildings, shall be erected, placed, or maintained on any lot in said property. An ownership or single holding comprising parts of two adjoining lots, or all of one lot and part or parts of one or more lots adjacent thereto, shall, for the purposes of this paragraph, be deemed as constituting a single lot.

8. No residence shall be placed or constructed upon said property, or any portion thereof, unless such residence shall be fairly worth, exclusive of out-buildings, the full sum of Ten Thousand Dollars ($10,000.00).

9. Before any building, fence, wall, coping or other structure is erected upon said property, the person desiring to erect the same shall first submit the plans and drawings therefor to an architect, to be appointed from time to time by County Club Realty Company or its successors in interest, as its representative for such purposes, and obtain the written approval of such architect thereto.

Such architect shall always be an architect practicing in Tucson, Arizona. Any charge of such architect for approving such plans and drawings shall be paid by Country Club Realty Company, or its successors in interest.

10. All buildings erected upon said property, or any part thereof, shall be erected according to the building Code of the City of Tucson, in effect at the time such buildings are erected.

11. Any building erected or placed upon any part of said property, and every part thereof, except the front steps and roof projection at the eaves thereof, shall be located notcloser than fifty (50) feet to any street upon which the lot upon which the same is placed or constructed abuts, and shall be located not closer than twenty-five (25) feet to the adjoining lots on either side thereof. In other words, all buildings upon any part of said property shall be set back at least fifty (50) feet from the street (meaning thereby, any street, including side streets as well as streets upon which the respective lots front) and shall be at least twenty-five (25) feet distant from any adjoining lot or lots.

12. An easement upon and over the rear five feet of each and every lot in said property is reserved to the County Club Realty Company for use for poles, cross-arms, conduits and wires for the transmission of electrical energy, telephone, and electric light, for pipes for gas, for pipes for water, for sewers, and for installing, repairing, and maintaining the same and all thereof, and for such other purposes as may be for the benefit of the said property, or any part thereof.

The aforesaid conditions and restrictions and each and all thereof shall continue and remain in full force and effect at all times as against any owner of any of the said property, however his title thereto may be acquired until January 1, 1978, on which date the said conditions and restrictions and each and all thereof shall terminate and end, and thereafter be of no further legal or equitable effect on the said property or any owner thereof, except that the restrictions referring to persons of African or Asiatic descent and to persons who are not of the White or Caucasian race, shall be perpetual.

A breach of any of the provisions, conditions, restrictions or covenants hereby established, and a continuance of such breach for a period of thirty days shall cause the real property upon which such breach occurs to revert to Paul H. M. P. Brinton and Mary Rice Brinton, his wife, or to their successors in interest, as owners of the reversionary rights herein provided for, and the owners of such reversionary rights shall have the right of immediate re-entry upon such real property in the event of any such breach and a continuance of such breach for a period of thirty days, and as to each lot owner in said property the said provisions, conditions, restrictions and covenants shall be covenants running with the land, and the breach of any thereof or the continuance of any such breach, may be enjoined, abated or remedied by appropriate proceedings by the owners of the reversionary rights, or by the owners of any other lot or lots, but by no other person.

A breach of any of the foregoing provisions, conditions, restrictions or covenants, or any re-entry by reason of such breach, shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith for value as to any portion of said property, but said provisions, conditions, restrictions, and covenants shall be binding upon and effective against any such mortgagee or trustee or owner thereof whose title thereto or whose grantor's title thereto is or was acquired by foreclosure, trustee's sale or otherwise.

No delay or omission on the part of Paul H. M. P. Brinton and Mary Rice Brinton, his wife, or their successors in interest as owners of the reversionary rights herein

provided for, or the owners of other lots in said property, in exercising any right, power or remedy herein provided for in the event of any breach of the conditions, restrictions, covenants, or reservations herein contained, shall be construed as a waiver thereof or acquiescence therein; and no right of action shall accrue, nor shall any action be brought or maintained by any one whomsoever against Paul H. M. P. Brinton and Mary Rice Brinton, his wife, or their successors in interest for or on account of the failure or neglect of the said Paul H. M. P. Brinton and Mary Rice Brinton, his wife, or their successors in interest, to exercise any right, power or remedy herein provided for in the event of any such breach of any of said provisions, conditions, restrictions, covenants or reservations, or for imposing restrictions herein which may be unenforcible.

IN WITNESS WHEREOF, Paul H. M. P. Brinton and Mary Rice Brinton, his wife, have hereunto set their hands on this 8 day of May, 1928.

PAUL H. M. P. BRINTON
MARY RICE BRINTON

(ACKNOWLEDGMENT)

COUNTRY CLUB REALTY COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Arizona, with its principal place of business in the City of Tucson, Pima County, Arizona, being the owner of a contract for the purchase of the property embraced within the foregoing Declaration of Establishment of Conditions and Restrictions, does hereby consent to and join in said declaration.

IN WITNESS WHEREOF, Country Club Realty Company, a corporation, has caused its name to be signed hereunto by its President and attested by its Secretary, both thereunto duly authorized, and its corporate seal to be hereunto affixed, all on this 11 day of May, 1928.

ATTEST: (CORPORATE SEAL) COUNTRY CLUB REALTY COMPANY

J. Kruttschnitt, Jr.
Secretary

By Harry F. Bryant
President

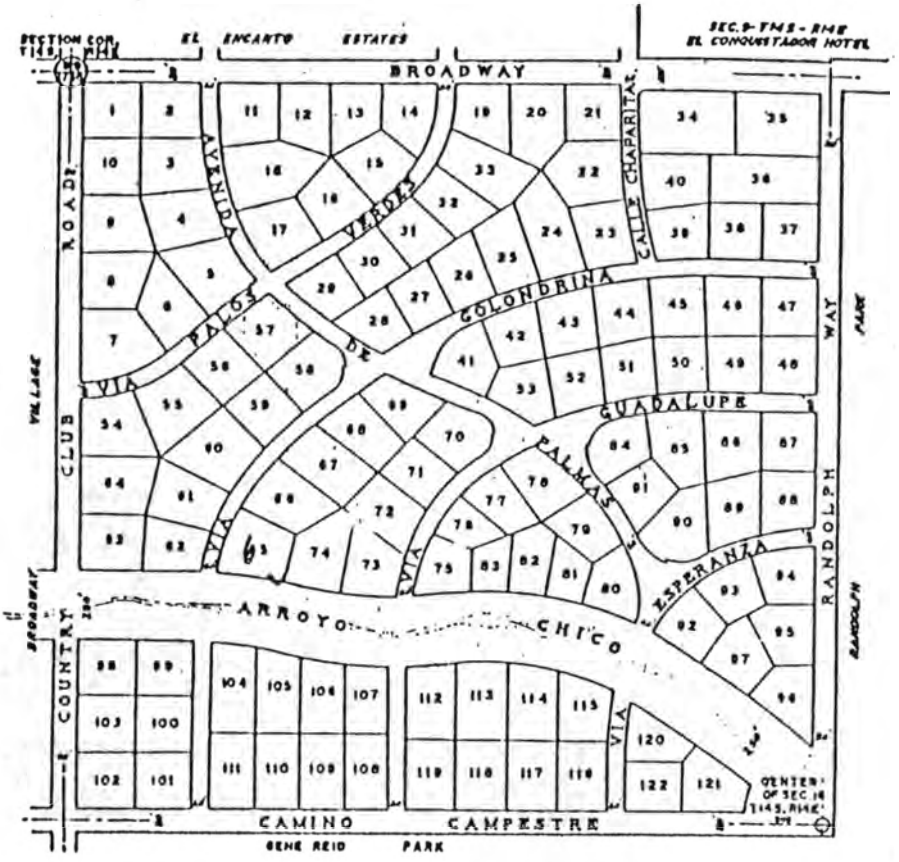
(ACKNOWLEDGMENT)

Dated May 11, 1928, and recorded May 11, 1928, in Book 32 of Miscellaneous Records, page 393. File No. _____.

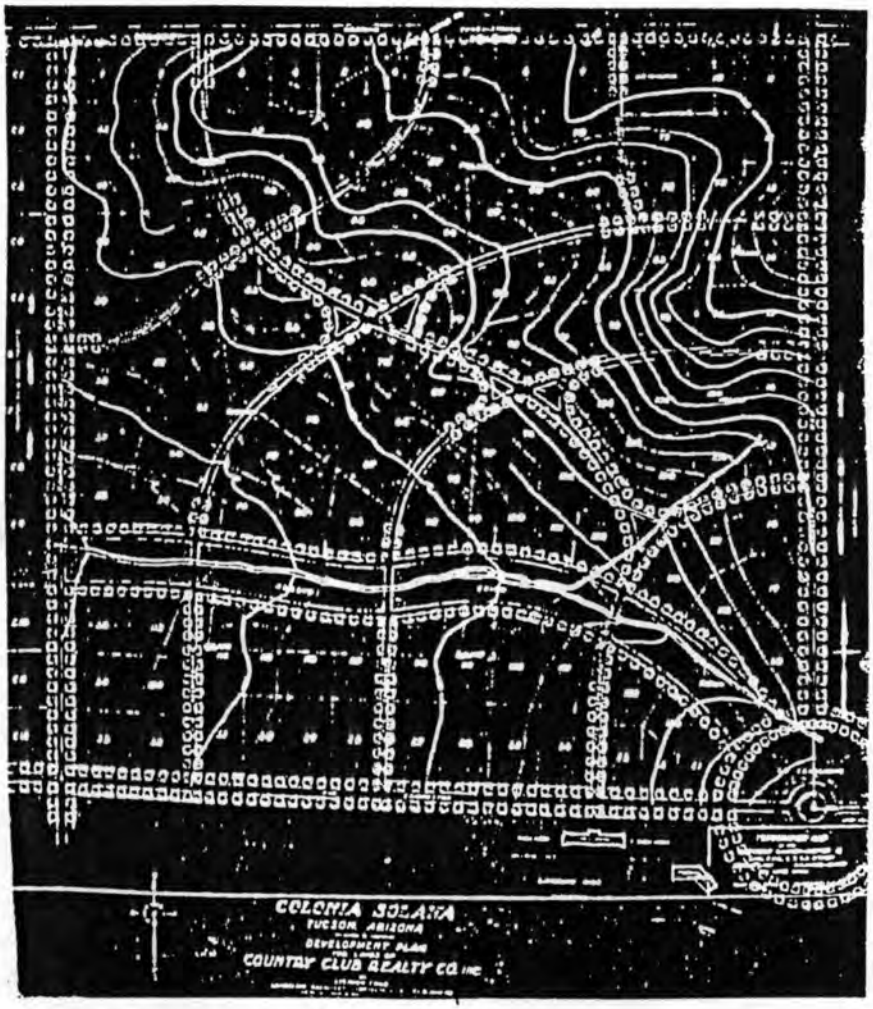
APPENDIX B

Site Maps Plans of Related Communities

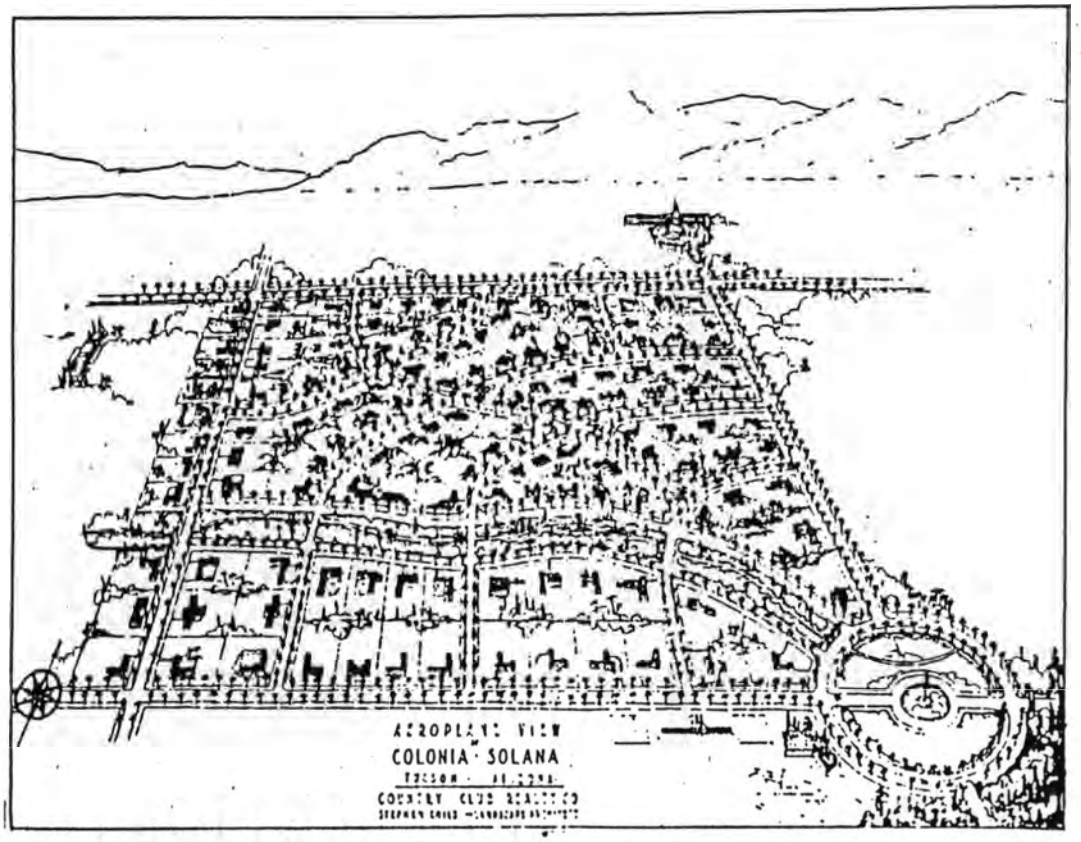
Colonia Solana



Subdivision plan Colonia Solana

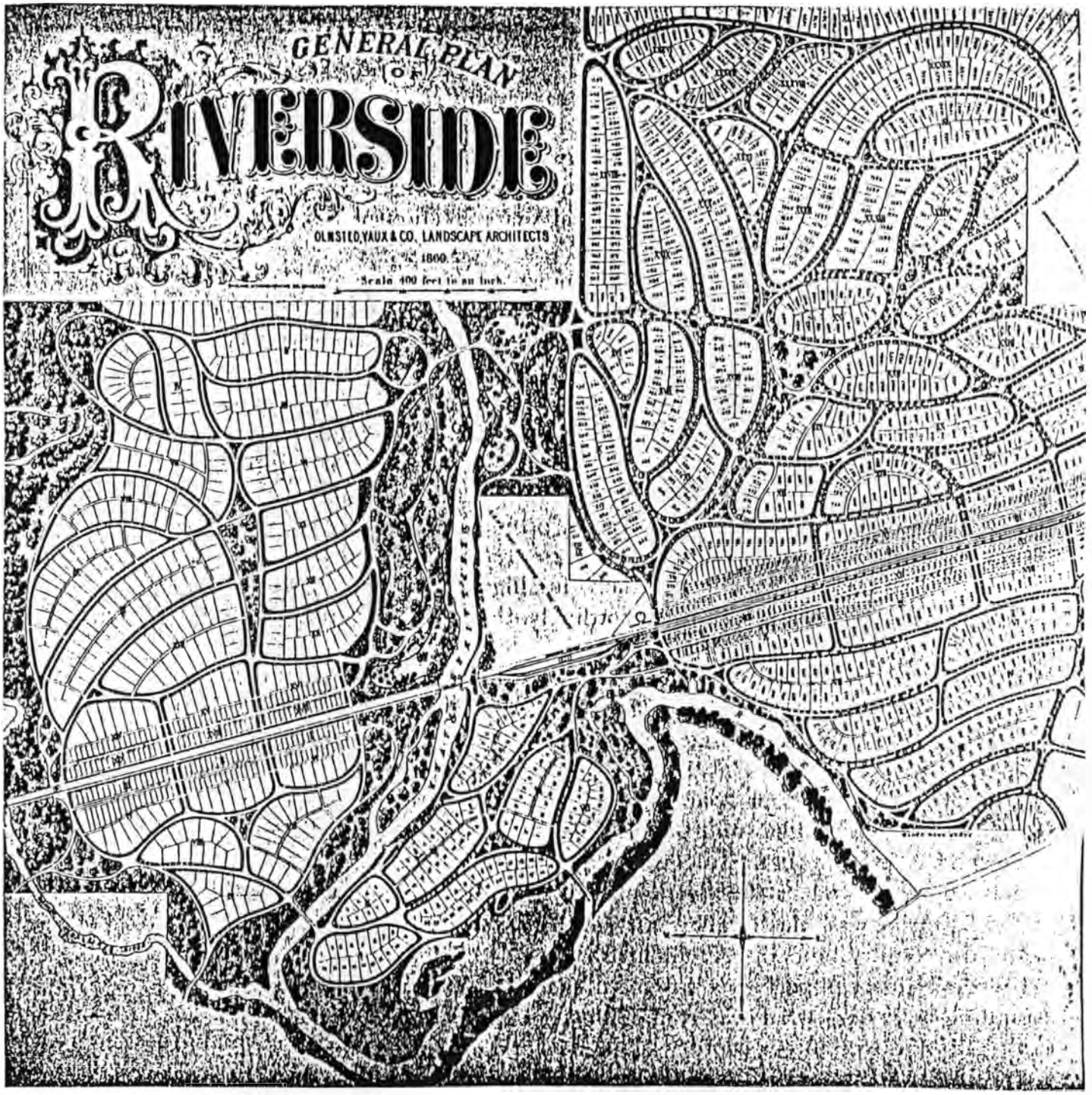


Early drawing, Colonia Solana
Plan superimposed on topo.



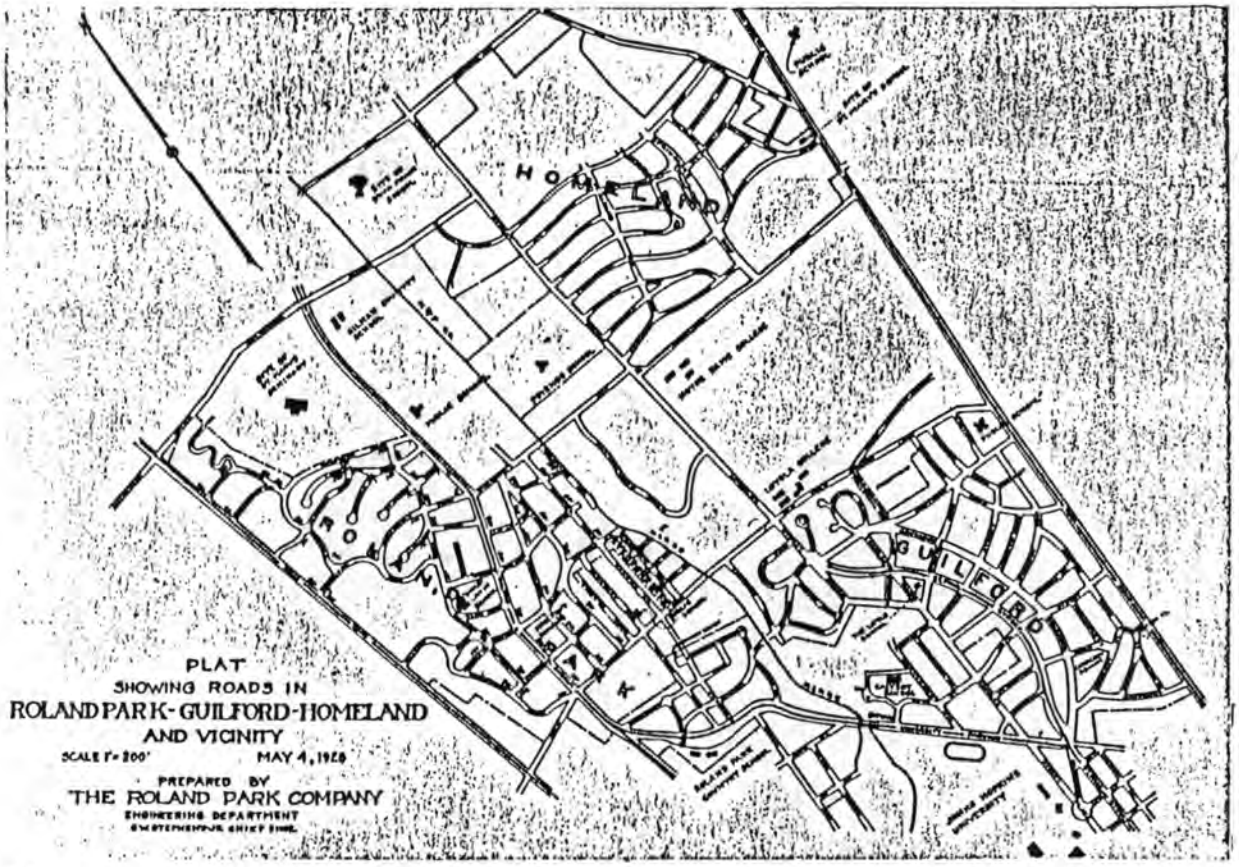
Aerial view of Colonia Solana looking north.
Early scheme.

Early 1940's aerial view of Colonia Solana looking south.
(El Encanto in foreground.)

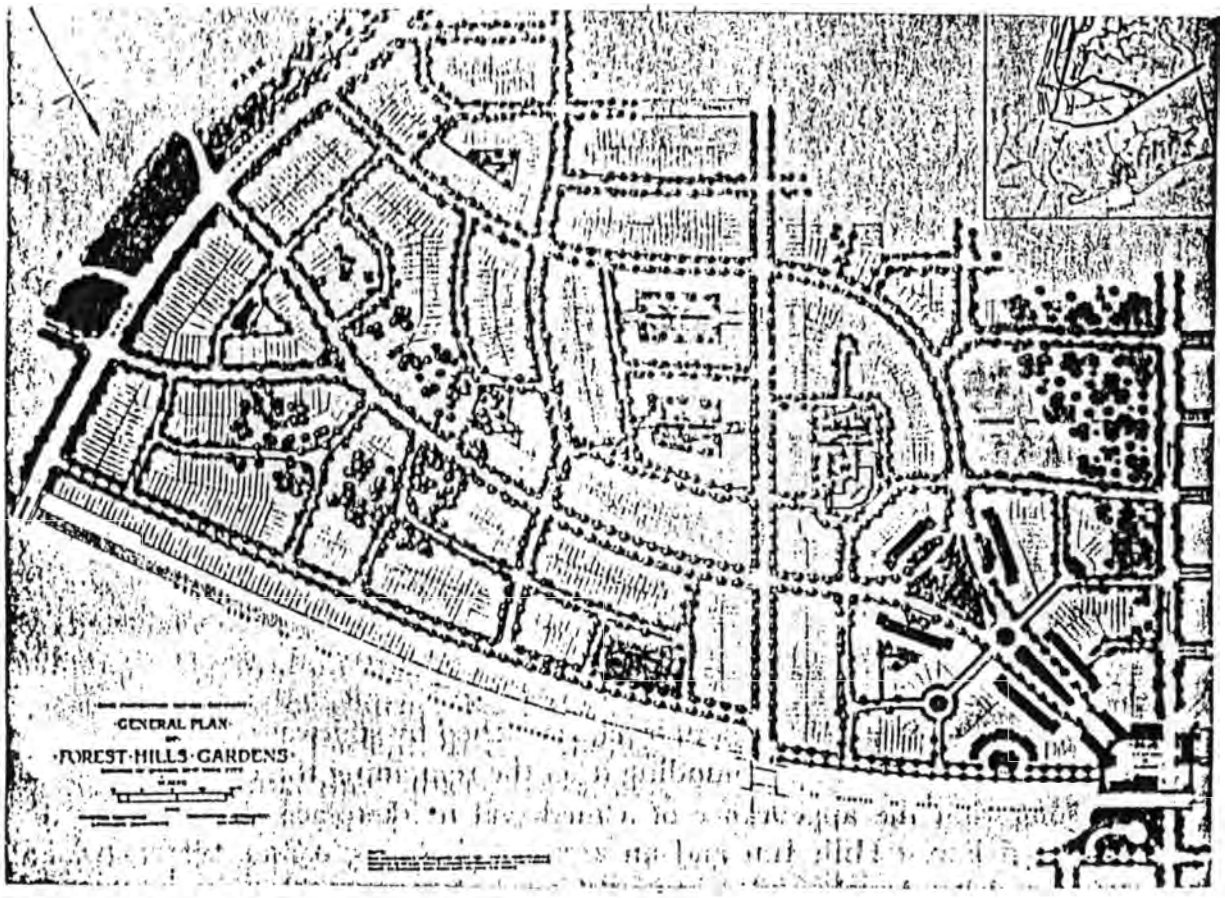


Plan of Riverside, Illinois 1869

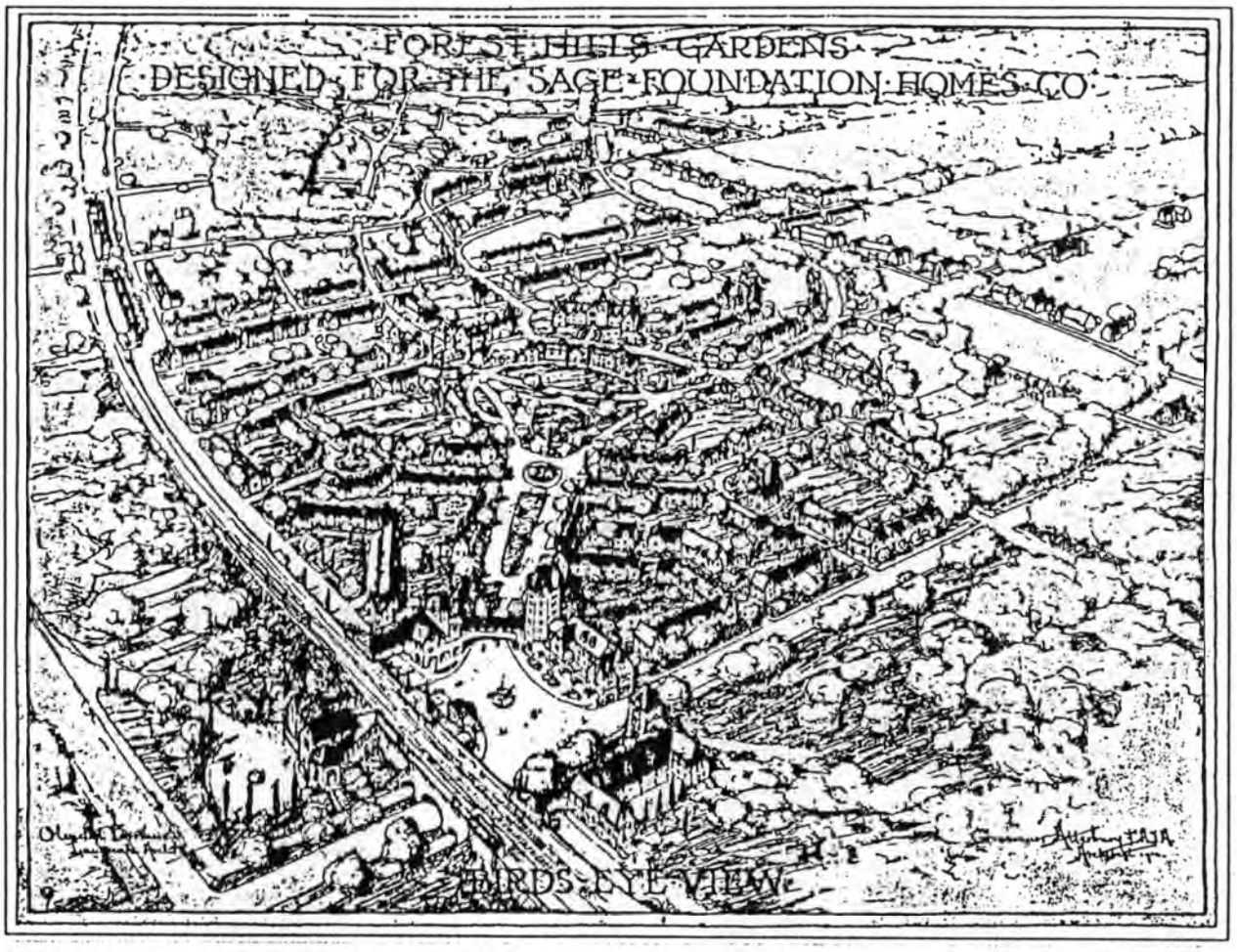
Olmsted, Vaux & Co., Landscape Architects



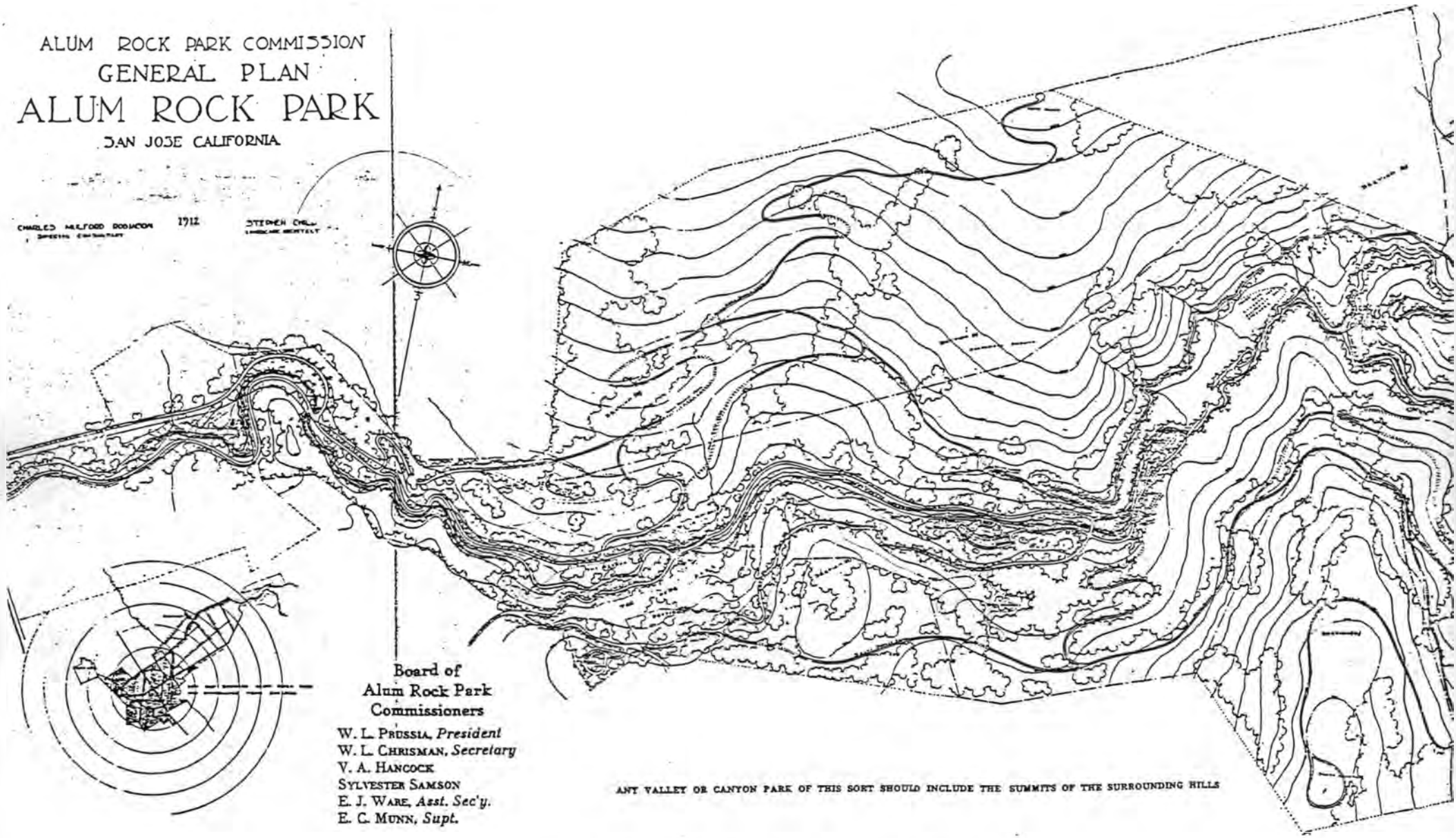
Plan of Roland Park, Illinois 1891
Olmsted, Vaux & Co., Landscape Architects,



Plan of Forest Hills Gardens, New York 1909
Olmsted Brothers, Landscape Architects.



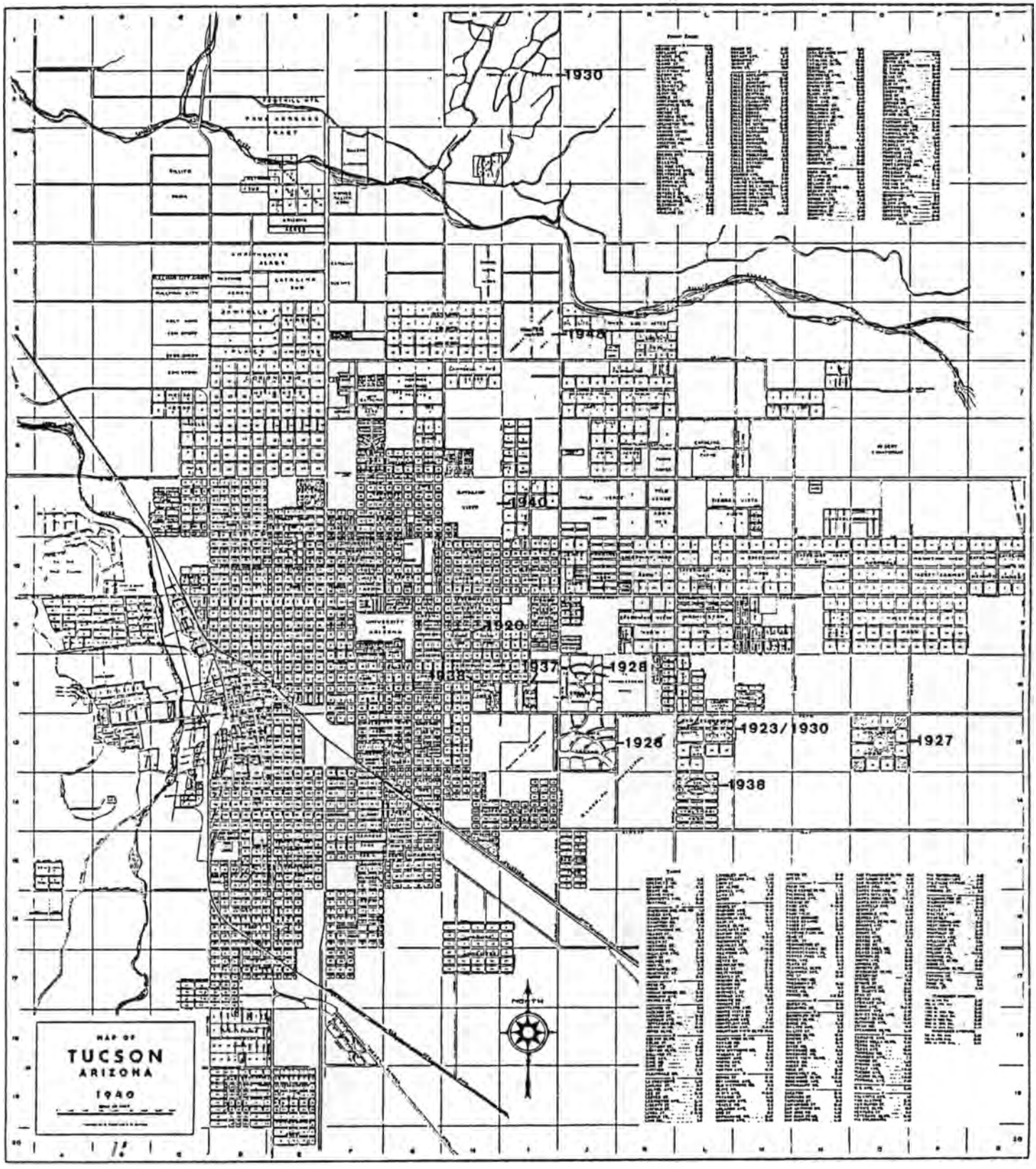
Aerial Perspective of Forest Hills Gardens, New York
Olmsted Brothers, Landscape Architects,



Plan of Alum Rock Park, San Jose, CA., 1912
Stephen Child, Landscape Architect.

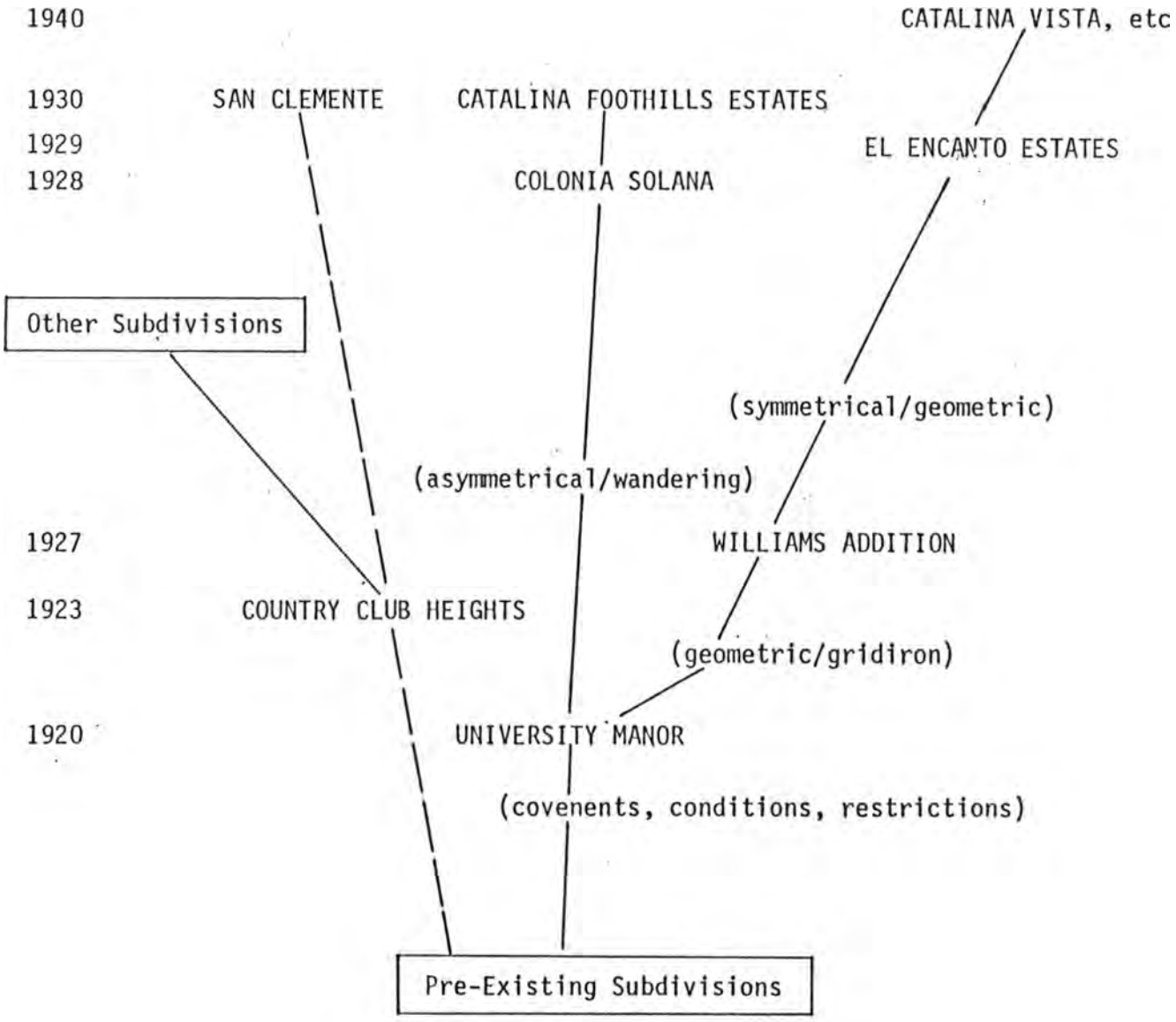
APPENDIX C

Dated subdivision map
Early Subdivision Development


1930
1940
1940
1920
1937
1938
1928
1926
1923/1930
1927
1938
NORTH
MAP OF
TUCSON
ARIZONA
1940

EARLY SUBDIVISION DEVELOPMENT

Tucson, Arizona



APPENDIX D

Style Sort for Long and Short Forms

Contributing Structures - sorted by style

No.	Address	Style
61	548 Via Golondrina	Monterey
46	3450 Via Golondrina	Pueblo Revival
77	525 Via Guadalupe	Pueblo Revival
31	3248 Via Palos Verdes	Ranch
42	3346 Via Golondrina	Ranch
55	3134 Via Palos Verdes	Ranch
99	3150 Arroyo Chico	Ranch
17	155 Avenida de Palmas	Sonoran Revival
57	300 Avenida de Palmas	Sonoran Revival
3	140 Avenida de Palmas	Spanish Colonial Revival
5	244 Avenida de Palmas	Spanish Colonial Revival
7	315 Country Club Road	Spanish Colonial Revival
14	3294 Broadway	Spanish Colonial Revival
16	3233 Via Palos Verdes	Spanish Colonial Revival
18	147 Avenida de Palmas	Spanish Colonial Revival
27	3325 Via Golondrina	Spanish Colonial Revival
30	3236 Via Palos Verdes	Spanish Colonial Revival
32	3260 Via Palos Verdes	Spanish Colonial Revival
33	3272 Via Palos Verdes	Spanish Colonial Revival
43	3352 Via Golondrina	Spanish Colonial Revival
44	3380 Via Golondrina	Spanish Colonial Revival
47	3488 Via Golondrina	Spanish Colonial Revival
53	449 Avenida de Palmas	Spanish Colonial Revival
54	335 Country Club Road	Spanish Colonial Revival
58	340 Avenida de Palmas	Spanish Colonial Revival
70 & 71	436 Avenida de Palmas	Spanish Colonial Revival
75	575 Via Guadalupe	Spanish Colonial Revival
84	515 Avenida de Palmas	Spanish Colonial Revival
87	3490 Via Guadalupe	Spanish Colonial Revival
91	545 Avenida de Palmas	Spanish Colonial Revival
105	3242 Arroyo Chico	Spanish Colonial Revival
113	3346 Arroyo Chico	Spanish Colonial Revival

Non-contributing Structures - sorted by style

No.	Address	Style
78	520 Avenida de Palmas	International
45	3410 Via Golondrina	Modern
59	450 Via Golondrina	Modern
76	555 Via Guadalupe	Modern
80	3385 Arroyo Chico	Modern
86	3464 Via Guadalupe	Modern
93	3448 Via Esperanza	Modern
95	430 Randolph Way	Modern
119	3301 Camino Campestre	Modern
81	3345 Arroyo Chico	Neo-Classical Revival
2	100 Avenida de Palmas	Ranch
6	3135 Via Palos Verdes	Ranch
8	239 Country Club Road	Ranch
9	221 Country Club Road	Ranch
13	3252 Broadway Blvd.	Ranch
15	3259 Via Palos Verdes	Ranch
20	3332 Broadway Blvd.	Ranch
22	142 Calle Chaparita	Ranch
23	190 Calle Chaparita	Ranch
24	3355 Via Golondrina	Ranch
25	3337 Via Golondrina	Ranch
29	3210 Via Palos Verdes	Ranch
37	190 Randolph Way	Ranch
39	185 Calle Chaparita	Ranch
40	125 Calle Chaparita	Ranch
41	3330 Via Golondrina	Ranch
48	3489 Via Guadalupe	Ranch
49	3455 Via Guadalupe	Ranch
50	3445 Via Guadalupe	Ranch
51	3435 Via Guadalupe	Ranch
52	3425 Via Guadalupe	Ranch
56	3144 Via Palos Verdes	Ranch
60	502 Via Golondrina	Ranch
62	3145 Arroyo Chico	Ranch
63	435 Country Club Road	Ranch
64	425 Country Club Road	Ranch
66	505 Via Golondrina	Ranch
67	445 Via Golondrina	Ranch
68	345 Via Golondrina	Ranch

Noncontributing Structures - sorted by style (Cont'd)

No.	Address	Style
69	400 Avenida de Palmas	Ranch
72	550 Via Guadalupe	Ranch
73	560 Via Guadalupe	Ranch
74	3231 Arroyo Chico	Ranch
82	3333 Arroyo Chico	Ranch
85	3440 Via Guadalupe	Ranch
88	3489 Via Esperanza	Ranch
92	3407 Arroyo Chico	Ranch
94	3480 Via Esperanza	Ranch
97	3435 Arroyo Chico	Ranch
98	3110 Arroyo Chico	Ranch
100	630 Via Golondrina	Ranch
101	3145 Camino Campestre	Ranch
102	575 Country Club Road	Ranch
103	555 Country Club Road	Ranch
104	3202 Arroyo Chico	Ranch
106	3248 Arroyo Chico	Ranch
107	602 Via Guadalupe	Ranch
108	3255 Camino Campestre	Ranch
109	3249 Camino Campestre	Ranch
110	3243 Camino Campestre	Ranch
111	645 Via Golondrina	Ranch
112	3312 Arroyo Chico	Ranch
114	3364 Arroyo Chico	Ranch
115	3380 Arroyo Chico	Ranch
116	3371 Camino Campestre	Ranch
117	3351 Camino Campestre	Ranch
118	3331 Camino Campestre	Ranch
121	3435 Camino Campestre	Ranch
122	515 Via Esperanza	Ranch
4	150 Avenida de Palmas	Spanish Colonial Revival
38	3455 Via Golondrina	Spanish Colonial Revival
65	3201 Arroyo Chico	Spanish Colonial Revival
79	550 Avenida de Palmas	Spanish Colonial Revival
83	3323 Arroyo Chico	Spanish Colonial Revival
89	3455 Via Esperanza	Spanish Colonial Revival
90	565 Via Palos Verdes	Spanish Colonial Revival
96	444 Randolph Way	Spanish Colonial Revival
120	501 Via Esperanza	Spanish Colonial Revival

APPENDIX E

Date Sort for Contributing and Noncontributing Properties

Contributing Properties - sorted by date

No.	Address	Date
70-71	436 Via Guadalupe	1928
3	140 Avenida de Palmas	1929
18	147 Avenida de Palmas	1929
47	3488 Via Golondrina	1929
58	340 Avenida de Palmas	1929
84	515 Avenida de Palmas	1929
32	3260 Via Palos Verdes	1930
26,27,28	3325 Via Golondrina	1930
57	300 Avenida de Palmas	1930
75	575 Via Guadalupe	1930
61	548 Via Golondrina	1930
91	545 Avenida de Palmas	1930
7	315 S. Country Club Road	1932
46	3450 Via Golondrina	1932
105	3242 Arroyo Chico	1935
53	449 Avenida de Palmas	1935
44	3380 Via Golondrina	1936
5	244 Avenida de Palmas	1936
113	3346 Arroyo Chico	1937
87	3490 Via Guadalupe	1937
30	3236 Via Palos Verdes	1936-38
54	335 S. Country Club Road	1936-39
77	525 Via Guadalupe	1939
14	3294 E. Broadway	1940
43	3352 Via Golondrina	1941
99	3150 Arroyo Chico	1940
42	3346 Via Golondrina	1940
55	3134 Via Palos Verdes	1940
16	3233 Via Palos Verdes	1941
33	3272 Via Palos Verdes	1941
31	3248 Via Palos Verdes	1941
17	155 Avenida de Palmas	1941

Noncontributing Properties - sorted by date

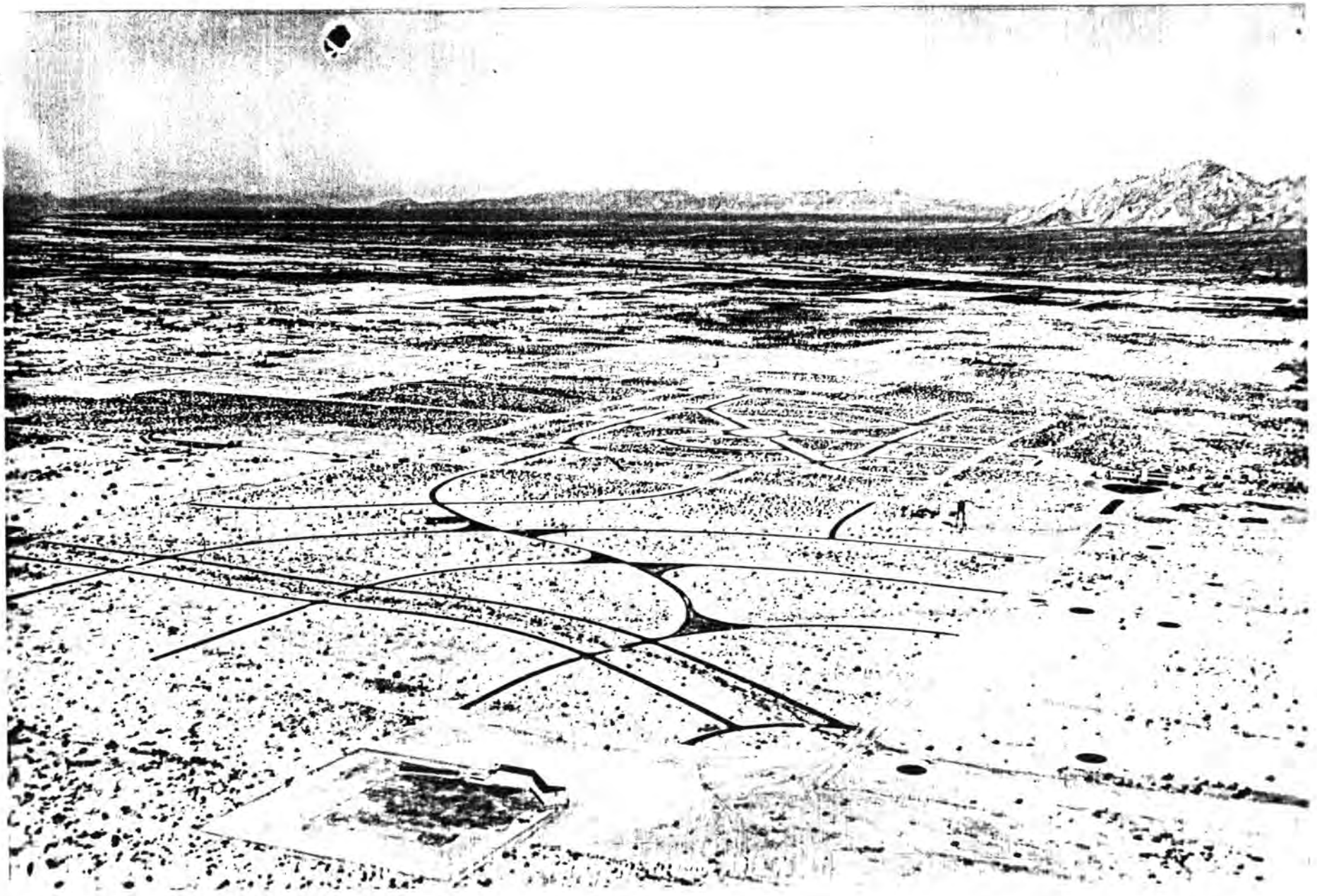
No.	Address	Date
79	550 Avenida de Palmas	1941
110	3243 E. Camino Campestre	1942
24	3355 Via Golondrina	1946
8	239 S. Country Club	1946
86	3464 Via Guadalupe	1947
78	520 Avenida de Palmas	1947
74	3231 Arroyo Chico	c.1948
48	3489 Via Guadalupe	1948
93	3448 Via Esperanza	1948
2	100 Avenida de Palmas	1948
94	3480 Via Esperanza	1948
76	555 Via Guadalupe	1949
38	3455 Via Golondrina	1949
25	3337 Via Golondrina	1949
9	221 S. Country Club	1949
67	445 Via Golondrina	1949
81	3345 Arroyo Chico	1949
88	3489 Via Esperanza	1950
104	3202 Arroyo Chico	1950
64	425 S. Country Club Road	1950
41	3330 Via Golondrina	1950
23	190 Calle Chaparita	1950
4	150 Avenida de Palmas	1950
90	565 Avenida de Palmas	1951
22	142 Calle Chaparita	1951
52	3425 Via Guadalupe	1951
82	3333 Arroyo Chico	1951
66	505 Via Golondrina	1951
68	345 Via Golondrina	1951
107	602 Via Golondrina	c.1951
15	3259 Via Palos Verdes	c.1951
69	400 Avenida de Palmas	1951
29	3210 E. Via Palos Verdes	1951
40	125 Calle Chaparita	1952
62	3145 Arroyo Chico	1952
39	185 Calle Chaparita	1952
37	190 S. Randolph Way	1952
6	3135 Via Palos Verdes	1952
13	3252 E. Broadway Blvd.	1952
112	3312 E. Arroyo Chico	1952

Noncontributing Properties - sorted by date (Cont'd)

No.	Address	Date
114	3364 E. Arroyo Chico	1953
106	3248 E. Arroyo Chico	1953
45	3410 Via Golondrina	1953
63	435 S. Country Club Road	1953
72	550 Via Guadalupe	1953
97	3435 Arroyo Chico	1953
73	560 Via Guadalupe	1953
118	3331 Camino Campestre	1954
20	3332 E. Broadway	1954
85	3440 Via Guadalupe	1954
60	502 Via Golondrina	1955
49	3455 Via Guadalupe	1955
115	3380 Arroyo Chico	1956
108	3255 Camino Campestre	c.1956
111	645 Via Golondrina	1957
65	3201 Arroyo Chico	1957
80	3385 Arroyo Chico	1958
98	3110 Arroyo Chico	1958
50	3445 Via Guadalupe	1958
51	3435 Via Guadalupe	1958
56	3144 Via Palos Verdes	1959
96	444 S. Randolph Way	1959
117	3351 Camino Campestre	1959
122	515 Via Esperanza	1959
101	3145 Camino Campestre	1959-65
116	3371 Camino Campestre	1960
109	3249 Camino Campestre	1960
100	630 Via Golondrina	1960
120	501 Via Esperanza	c.1961
92	3407 Arroyo Chico	c.1961
103	555 Country Club	1962
121	3435 Camino Campestre	1962
102	575 S. Country Club Road	1964
95	430 S. Randolph Way	1966
83	3323 Arroyo Chico	1967
89	3455 Via Esperanza	1971
59	450 Via Golondrina	1974
119	3301 Camino Campestre	1974

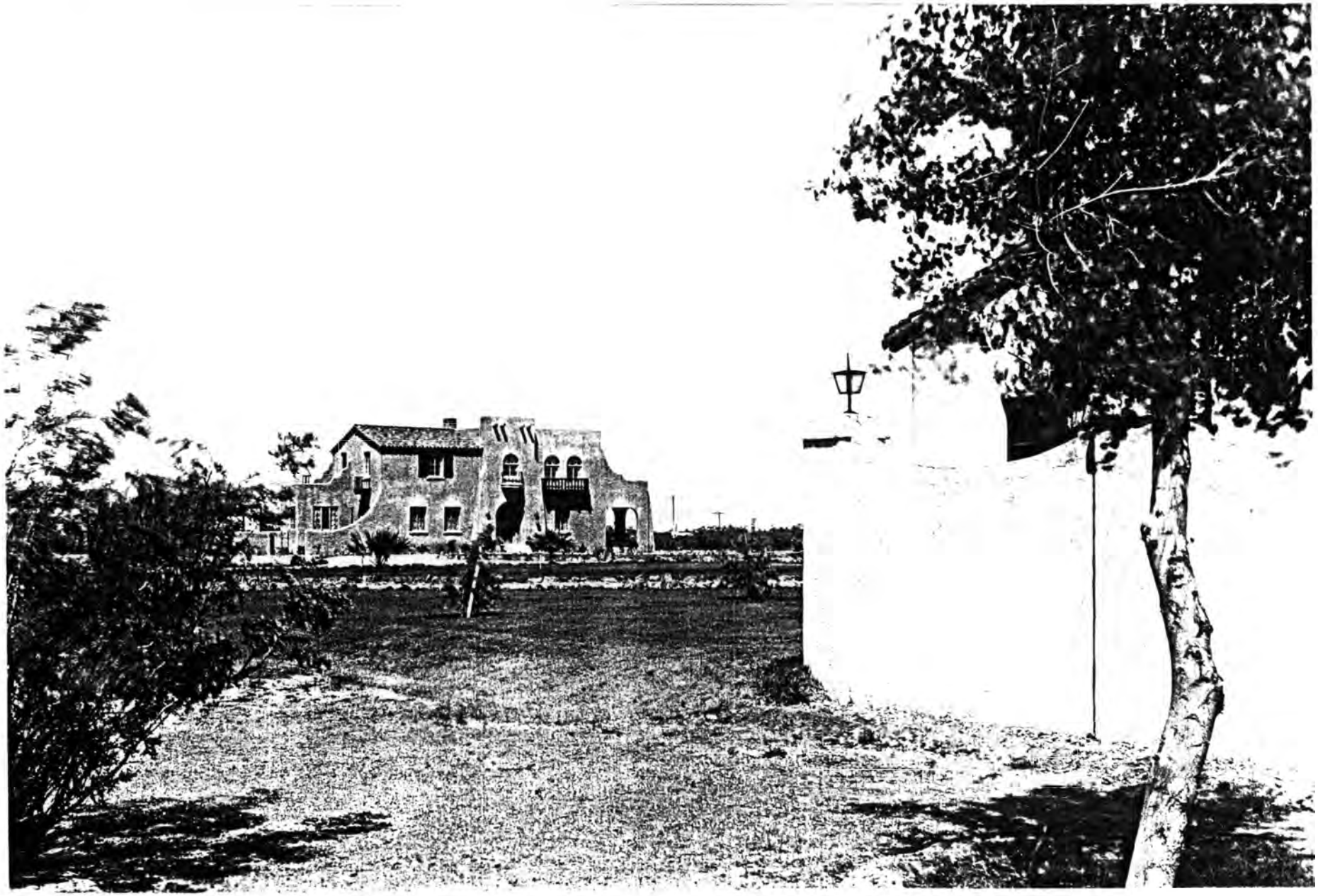
APPENDIX F

Early Photographs
Exemplary Drawings of Residences



Early aerial photo of Colonia Solana.

Early photo of Colonia Solana showing triangular park and sparse original desert vegetation.



Early photo

O'Dowd Home 140 S. Ave. de Palmas (Lot #3)

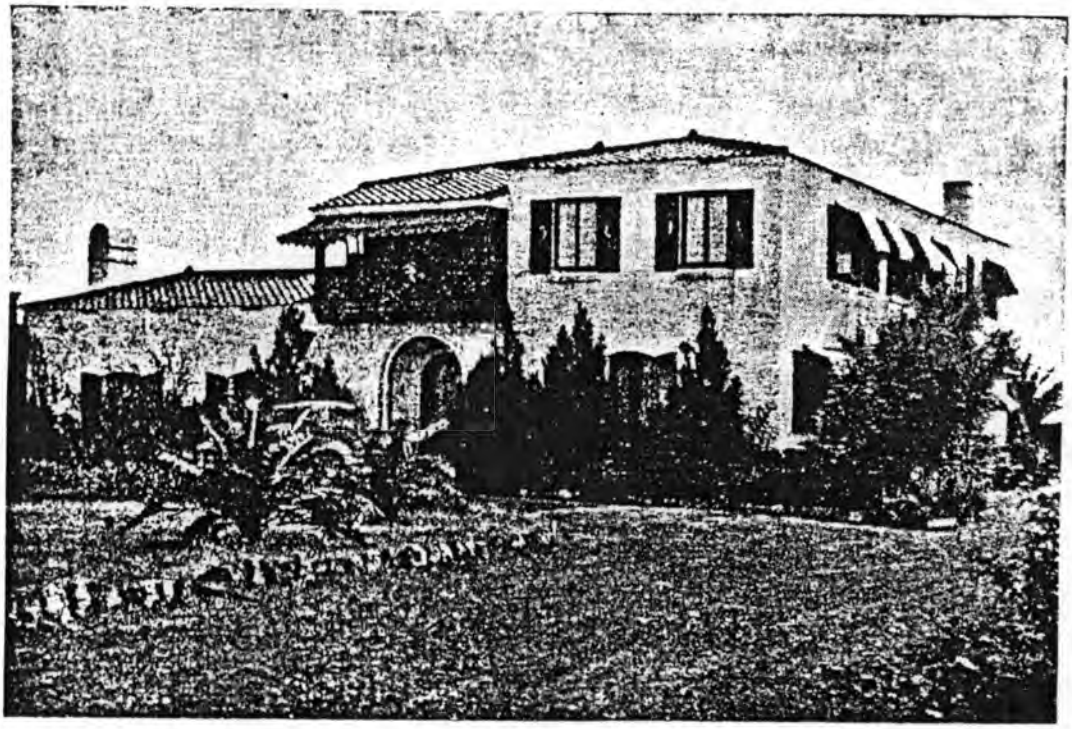
Early photo

El Deseo Real 436 S. Ave de Palmas (Lot #70,71)

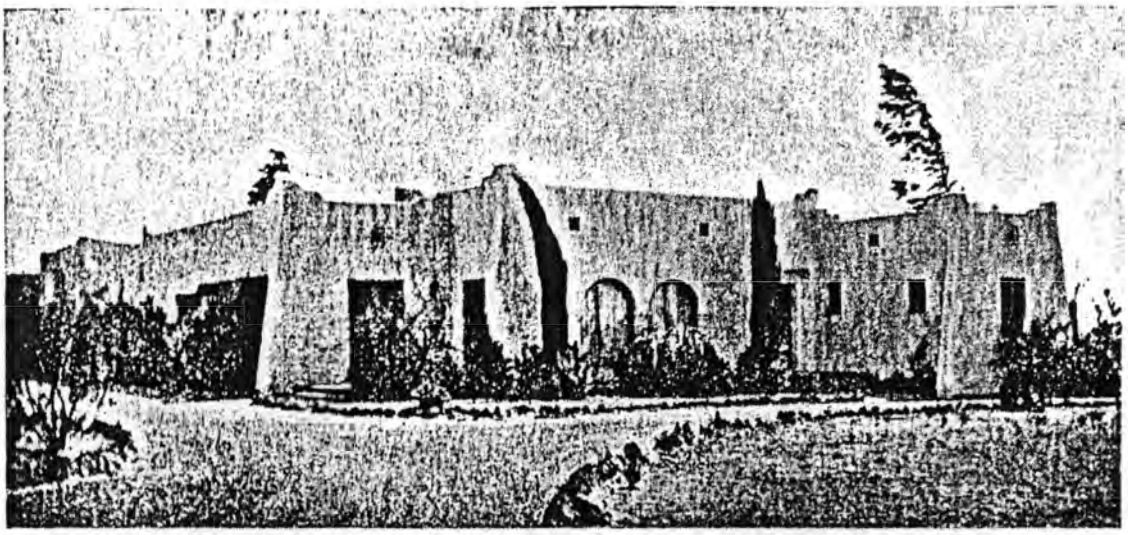
Early photo

Voorhees Home 3488 Via Golondrina (Lot #47)

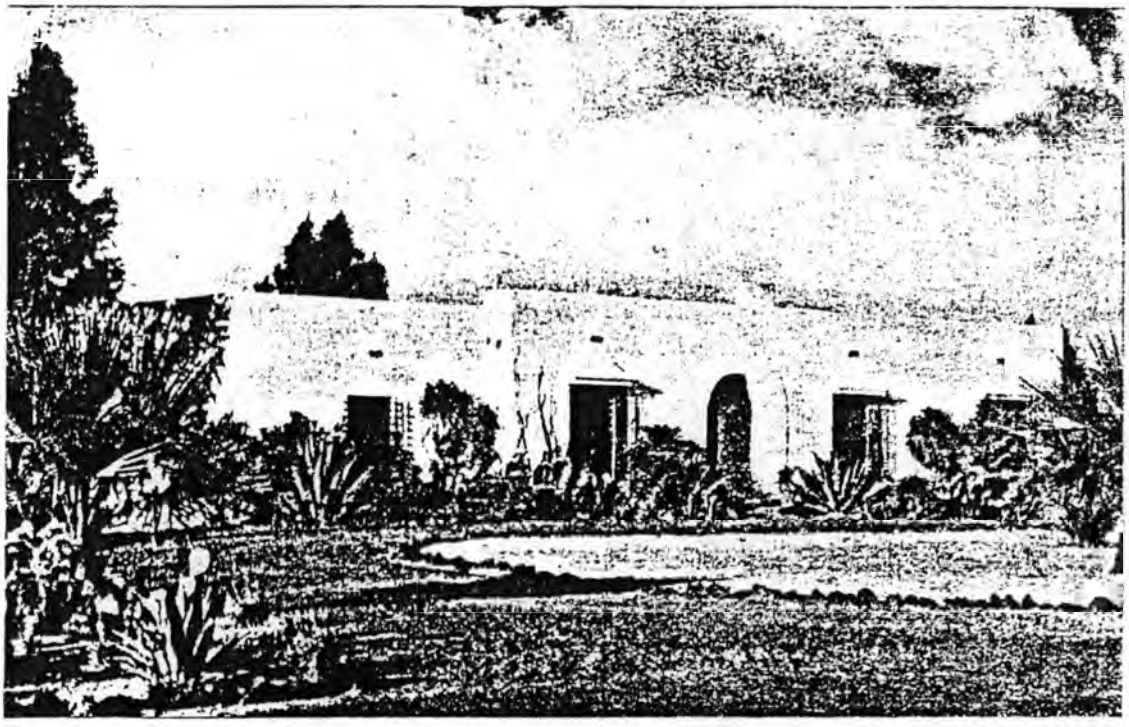
Early photo
Kimball Residence 575 Via Guadalupe (Lot #75)



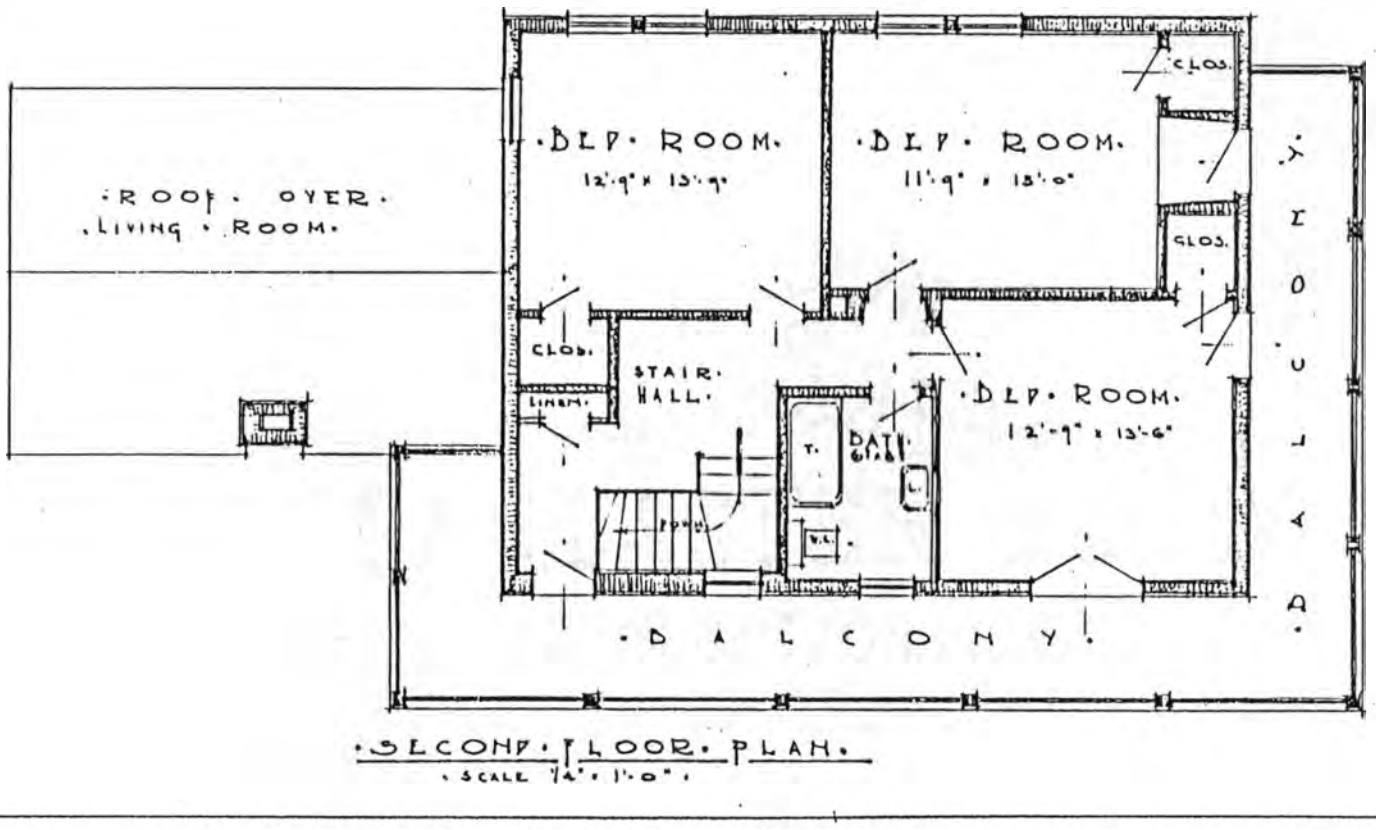
Early photo
Tidmarsh Home 340 S. Avenida De Palmas (Lot #58)



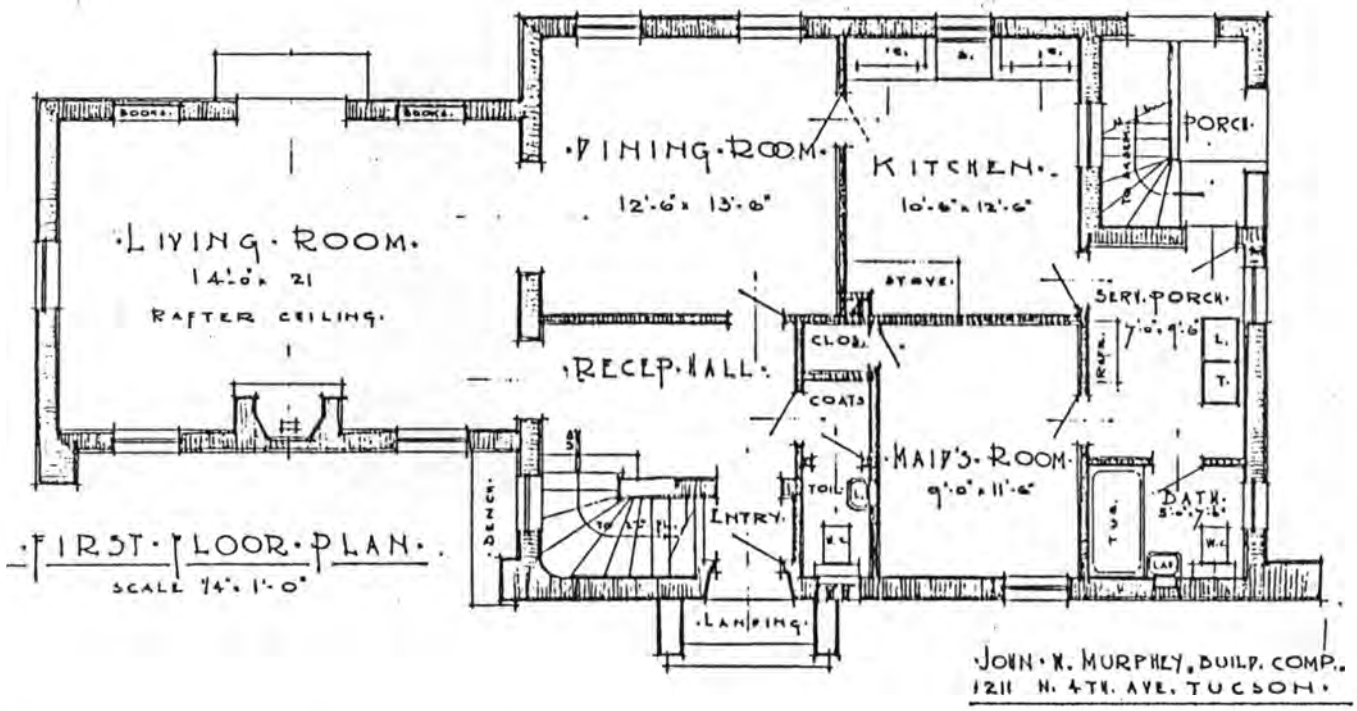
Early Photo
Feldman Residence 3450 E. Via Golondrina (Lot #46)

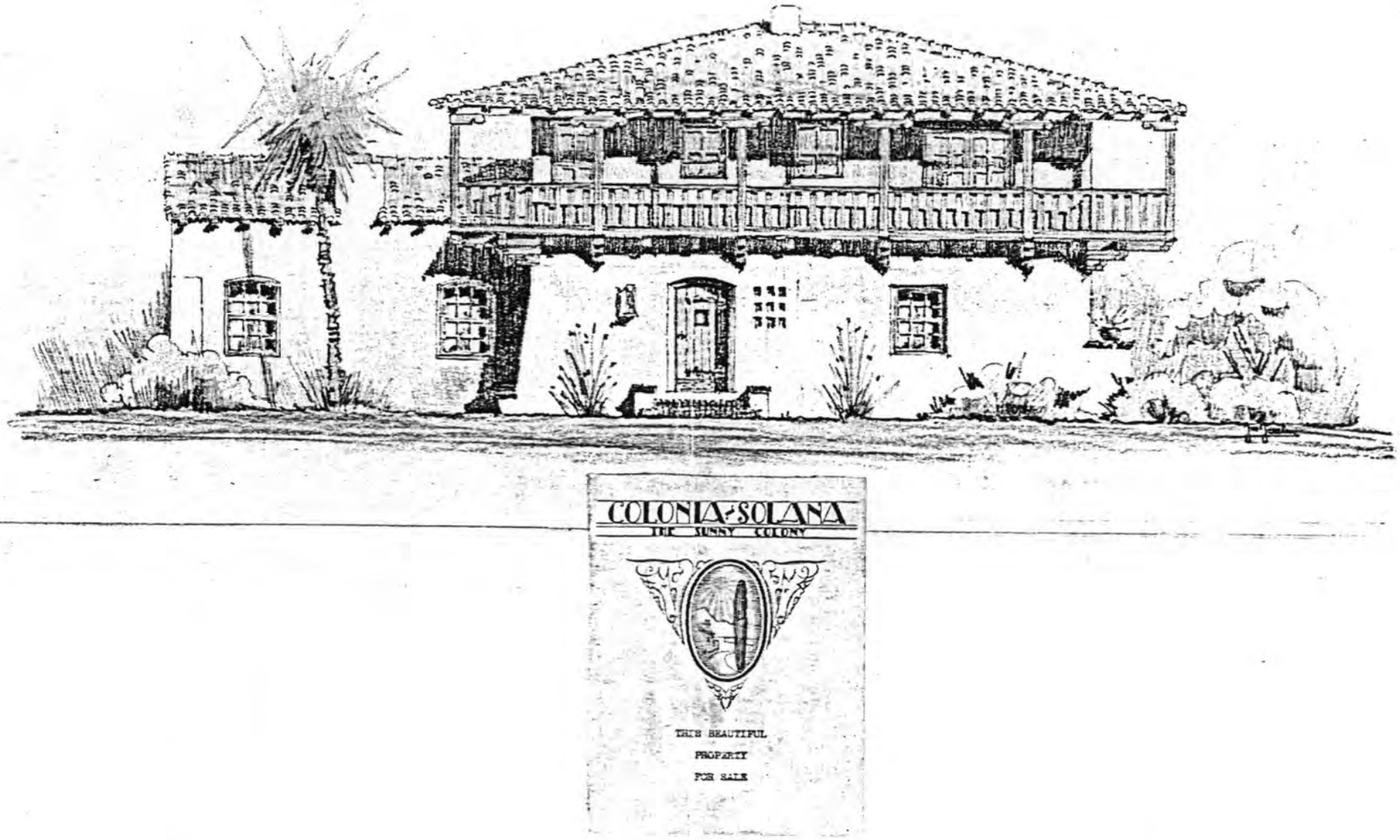


Early photo
Kibler Residence 300 S. Avenida de Palmas (Lot #57)

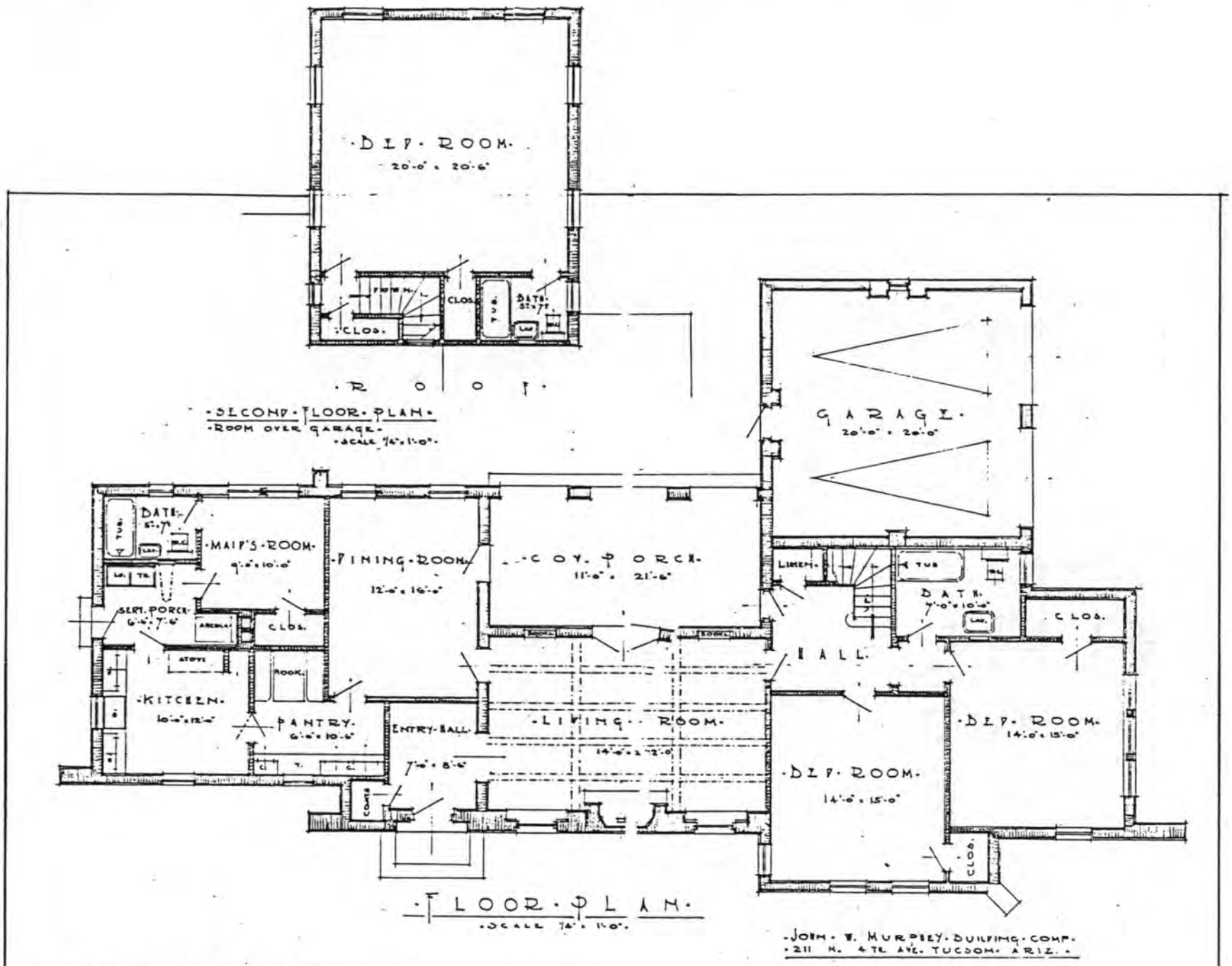


Plan drawings by Josias Joesler
548 S. Via Golondrina (Lot #61)

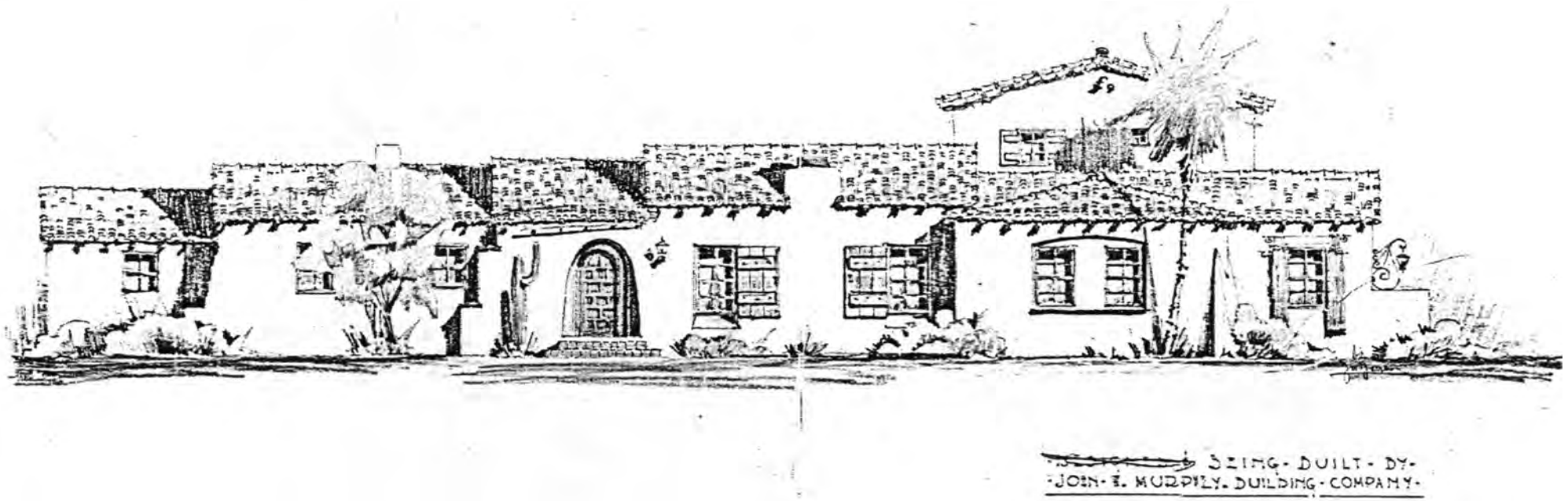




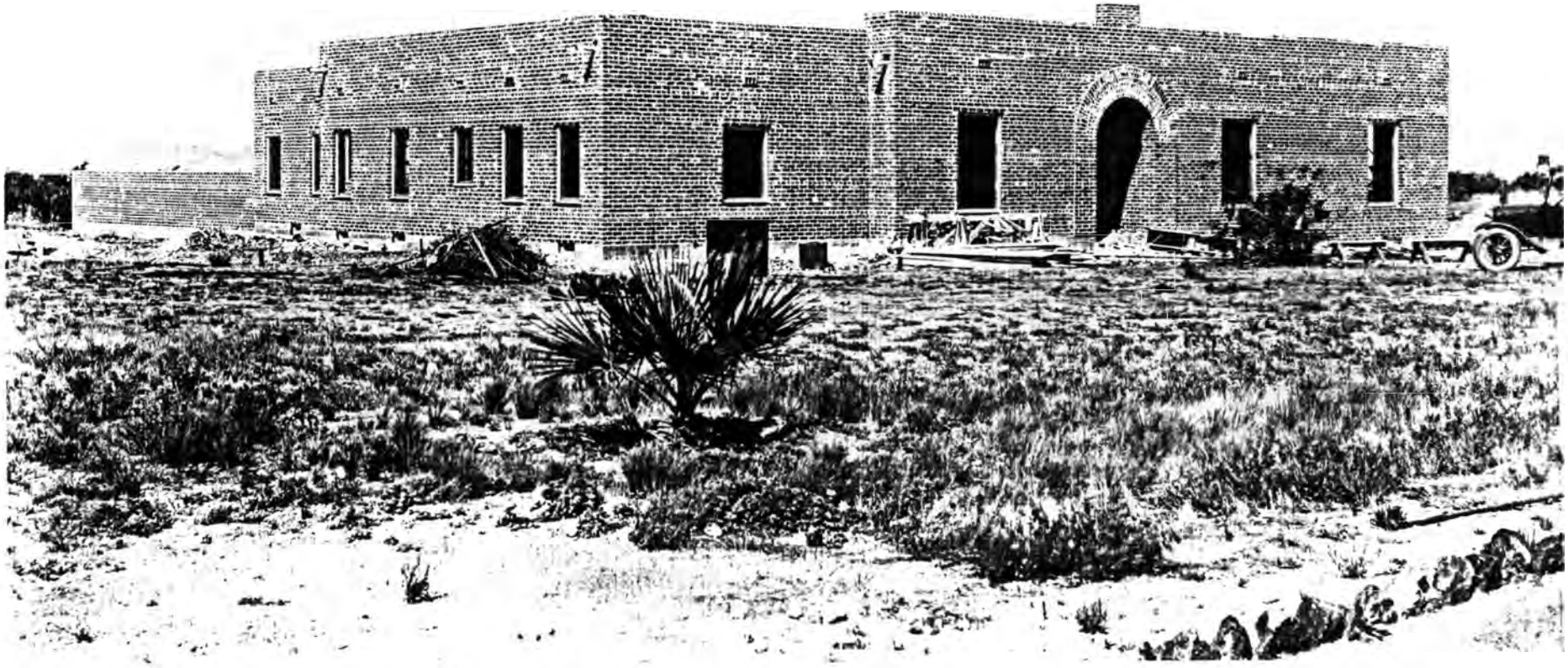
Rendered elevation drawing by Josias Joesler
548 S. Via Golondrina (Lot #61)



Plan drawing by Josias Joesler
Kimball Residence 575 Via Guadalupe (Lot #75)



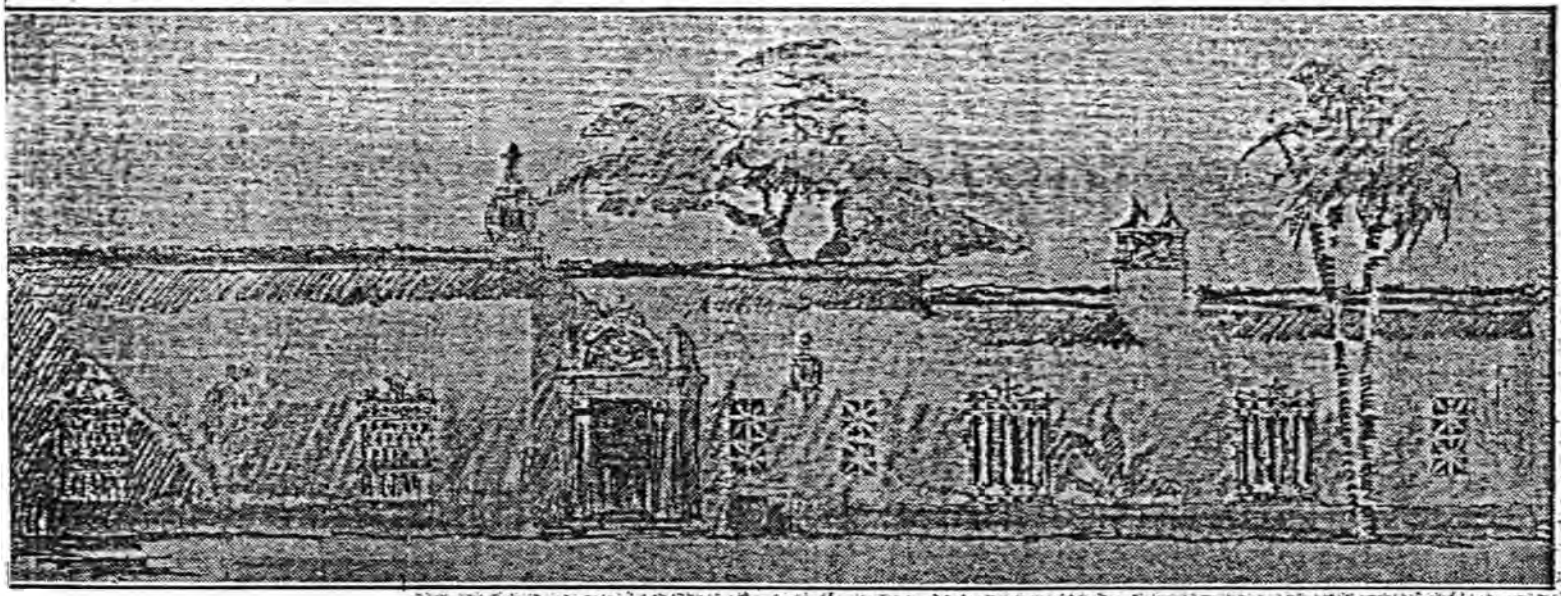
Rendered elevation drawing by Josias Joesler
Kimball Residence 575 Via Guadalupe (Lot #75)



Construction photo
Kibler Residence 300 S. Avenida de Palmas (Lot #57)

Logo from original subdivision pamphlet 1928.

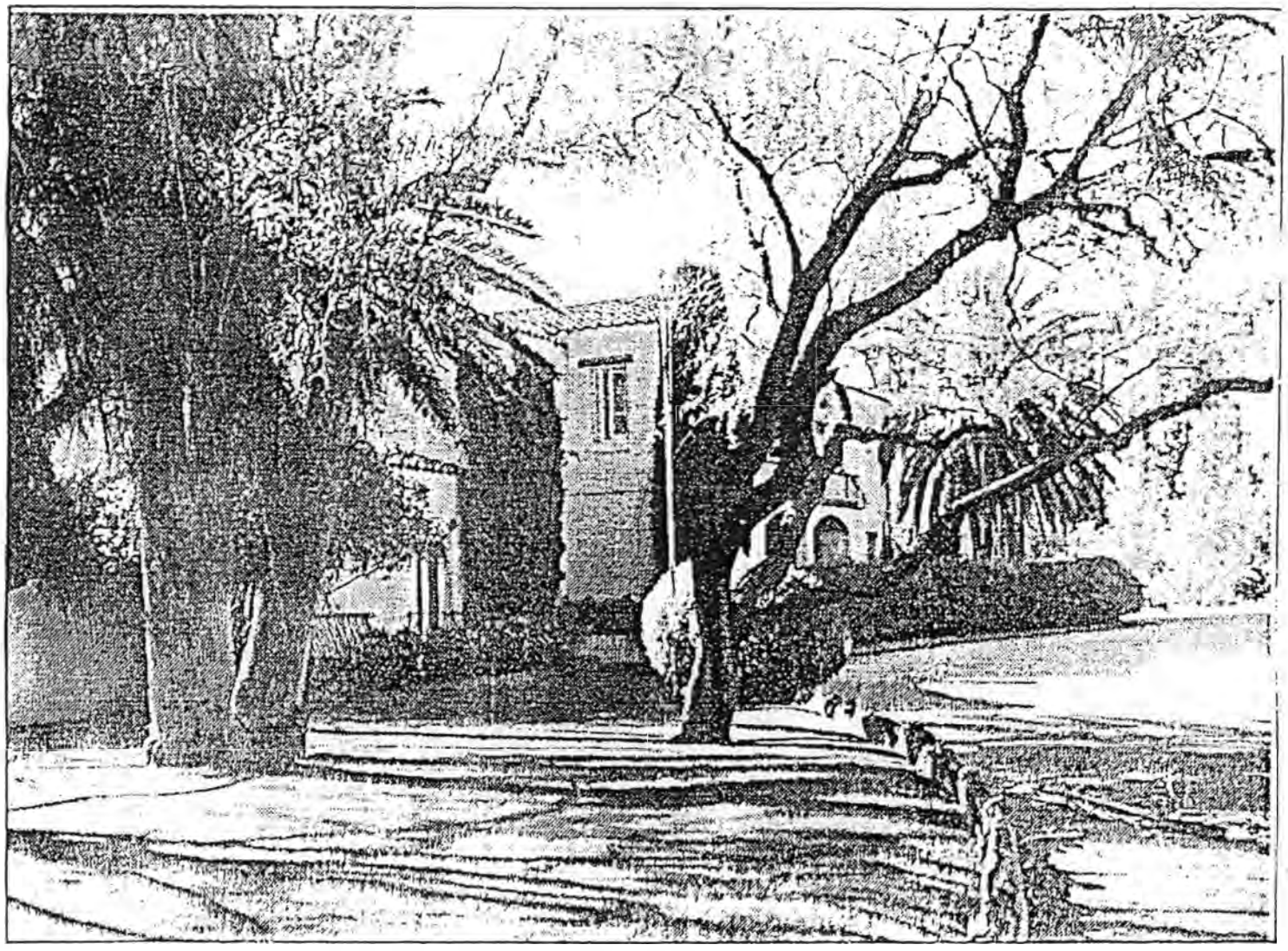
lome Planned for Colonia Solana by Martin Scherwin



Architect's drawing of a proposed new Colonia Solana home planned by Martin Schwerin, owner of the exclusive suburban subdivision, is seen above. The plans call for an attractive Spanish type of architecture with construction of adobe and stucco. The home will be built around three sides of a patio. The grillwork planned will be obtained from old Mexico and the doors will be individually designed. The house will contain 13 rooms, five bathrooms and a double garage. To the right is the Spanish tower of the Colonia Solano water system.

Architect's sketch by Arthur T. Brown

Sketch of Water Tower by Prof. Kirby Lockard

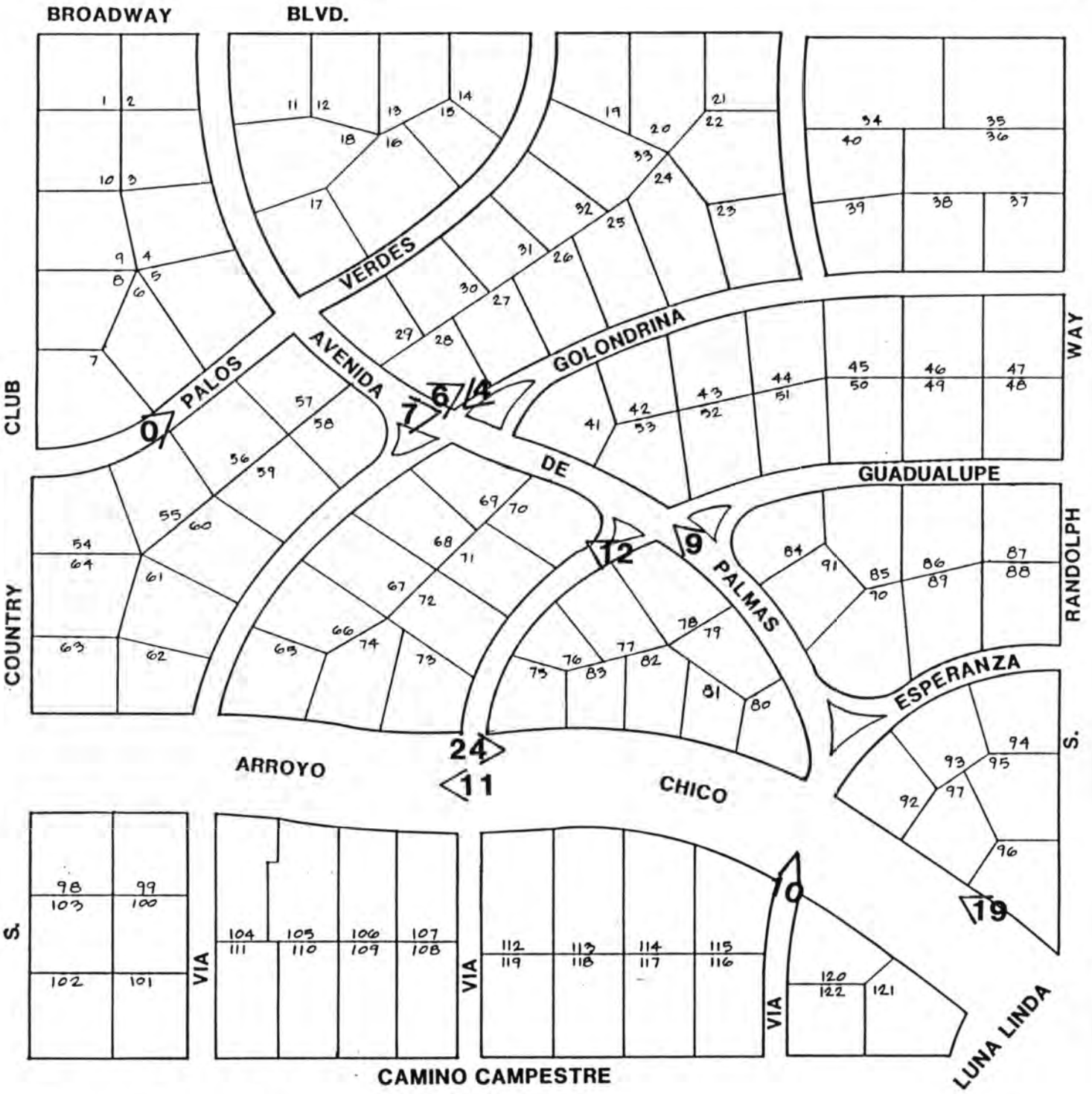


1986 view showing landscaping

El Deseo Real 436 S. Ave de Palmas (lot 70 & 71)

APPENDIX G

Recent Photos



Plan of Colonia Solana. Photo locations

National Register of Historic Places

Note to the record

Additional Documentation: 2000

NPS Form 10-900
(Rev. 10-90)

88002963

OMB No. 1024-0018

United States Department of the Interior
National Park Service

AD

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 Colonia Solana Historic District Amendment (reclassification of resources)

other names/site number _____

==========

2. Location

==========

street & number Broadway, Country Club, Camino Campestre, & Randolph Way not for publication ____
city or town Tucson vicinity ____
state Arizona code AZ county Pima code 019 zip code 85711

==========

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. Garrison AZSHPO 11 JANUARY 2000
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 _____
___ See continuation sheet.
____ determined eligible for the _____
National Register
___ See continuation sheet.
____ determined not eligible for the _____
National Register
____ removed from the National Register _____

__✓__ other (explain): _____

Additional Documentation Accepted

Edson H. Beall 1/21/00

Signature of Keeper Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

__X__ private
__X__ public-local
____ public-State
____ public-Federal

Category of Property (Check only one box)

____ building(s)
__X__ district
____ site
____ structure
____ object

Number of Resources within Property

Contributing	Noncontributing	
47	63	buildings
1	____	sites
1	____	structures
1	____	objects
50	63	Total

Number of contributing resources previously listed in the National Register 35

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: Domestic Sub: Single-Dwelling

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Single-Dwelling

7. Description

Architectural Classification (Enter categories from instructions)

Classical Revival
Spanish Colonial Revival
Ranch Style

Materials (Enter categories from instructions)

foundation Brick, Concrete
roof Wood
walls Brick
other

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.

_X_ 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)
Architecture

Period of Significance 1928-1949

Significant Dates N/A

Significant Person (Complete only if Criterion B is marked above)

Cultural Affiliation N/A

Architect/Builder N/A

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.
_X_ 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:

_X_ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
___ Other
Name of repository: _____

The purpose of this amendment to the Colonia Solana Residential Historic District is to submit 15 additional houses for nomination as contributing buildings. These houses are now at least 50 years old and have become eligible since Colonia Solana became a residential historic district in 1988.

Colonia Solana was proposed for nomination to the National Register because it is a very unique historic neighborhood. Although located within the city of Tucson, Colonia Solona was designed to provide an informal desert setting for 111 houses. An existing arroyo formed the basis for a curvilinear street pattern with narrow landscaped right of ways and numerous mini parks. Native desert vegetation was planted liberally along the streets and the arroyo. Distinctive period revival and contemporary style residences were built in Colonia Solana and they have been well-maintained through the years. The community plan, the landscape architecture, and the quality residences together form a cohesive and unusual neighborhood. Colonia Solona is a unique local example of the national suburban movement which began during the 1920s.

Colonia Solana has changed only slightly during the past ten years. The special features of the original neighborhood street pattern, the vegetation, the mini parks, the Arroyo Chico park, and the Arizona "dips" essentially are unchanged. Most of the houses are unchanged too.

The City of Tucson developed recently a new drainage system along the east side of Colonia Solana. It is well-engineered, but conventional in design and does not harmonize with the Colonia Solona landscaping concept. Fortunately, it is limited in size.

Some additions, alterations, and other maintenance improvements have been made to the houses in Colonia Solana during the past ten years. These changes do not detract from the overall integrity of the district. Recently, a new house in the Neoeclectic Santa Fe Style was built on Lot 21 at the corner of Broadway and Calle Chaparitos. (There are seven other vacant lots remaining.) Colonia Solana's residents have cherished the unique naturalized environment through the years and have worked together to protect it. No doubt their efforts have helped preserve Colonia Solana as it is today.

In 1988, when Colonia Solana was placed on the National Register, there were 35 contributing structures and 78 non-contributing. Since that time, 10 non-contributing houses built in or before 1948 have become eligible for submission in 1998, and 5 more will be eligible in 1999 for a total of 15 houses. One additional house, the Adamson house on Lot 78, was built in 1947, but 2 large two story wings were added in 1988. In ground area, the wings comprise about 70% of the total house, so the house cannot be considered 50 years old.

In July 1998, Ralph Comey Architects, visually inspected and photographed the 15 non-contributing houses to determine their status. Contributing structures must be: (1) constructed within the period of significance (built before 1949); (2) sufficiently intact with only minor alterations or additions which do not compromise the architectural integrity of the structure; (3) of significant architectural value, including stylistic merit, and exhibiting unique or unusual design and/or craftsmanship quality; and (4) associated with a historically prominent resident or designing architect. In the 1988 district nomination, 19 of the non-contributing houses were recommended for future inclusion as contributing structures, because they contribute to an understanding of the architectural development within the district and because they are architecturally significant or historically significant structures. Nine of these recommended houses have come of age at this time.

This year (1998), however, in reviewing the non-contributing structures, we believe that we were too restrictive in the 1988 nomination. Many of the non-contributing houses are essentially not less worthy. Therefore, we are proposing 6 more beyond the original 9, for a total of 15 houses as nominees. Thus in 1988 there were:

35	contributing (built before 1942)
78	non-contributing
113	total structures

In 1999 there are:

35	old contributing
10	new contributing (eligible in 1998)
5	new contributing (eligible in 1999)
50	
50	total contributing
64	remain non-contributing (includes 1 new house)
114	total structures

Among these newer houses built during the early post World War II period, the following architectural styles are represented:

Ranch Style	10 houses
Modern Style	3 houses
Neo Classical Revival Style	1 house
Spanish Colonial Revival Style	1 house

The following is a brief description of the styles.

Neoeclectic

Although a few pre-1940 Eclectic traditional styles continued to be built into the 1950's, the period between 1950 and 1970 was dominated by Ranch and to a lesser extent, Modern styles. By the late 1960's, however, styles based on traditional precedent became increasingly popular, and during the 1970's this trend continued. Unlike earlier styles, this one was first introduced by homebuilders, rather than architects, who wished to exploit the public's resurgent interest in traditional design. The Neoeclectic, or Neoclassical Revival Style borrows forms and details from the preceding Revival Style, but freely applies them to a variety of building forms with little concern for historically accurate detailing. There is at least one example of Neoeclectic architecture in the Colonia Solana district (#81). This particular example is probably best categorized as Neo-French due to its low hip roof and use of natural materials.

Spanish Colonial Revival

The Spanish Colonial Revival Style was described in detail in the 1988 Nomination form. A local variation of this style is the "Sonoran Revival" or the Tucson version of the Spanish Colonial or Mexican Colonial architecture of the Arizona frontier. The early houses are one story, rectangular, or cubic in form, presenting high flat facades of exposed adobe on stone bases with parapet walls pierced by decorative drainpipes, or canales. Doorways are recessed and window openings often are placed at random. Later, because of adobe deterioration, the walls were stuccoed and capped with a brick course. The early Sonoran style was transformed gradually through Euro-American influence. #38 is an example of this style, but constructed of brick on concrete foundations. It could have been characterized as Neoeclectic or Neo Spanish Colonial Revival.

Ranch Style

The Ranch Style originated in California in the 1930's and gained popularity in the 1940's to become the dominant style throughout the country during the 1950's and '60's. Likewise, it was popular in Tucson. The popularity of the spreading Ranch Style houses on large suburban lots was made possible by increased use of the automobile. An attached built-in garage further increased facade width. The style is based loosely on early Spanish Colonial precedents and modified by certain Craftsman and Prairie School early 20th century influences. It is also based partly on the forms of early indigenous west coast ranch and homestead architecture.

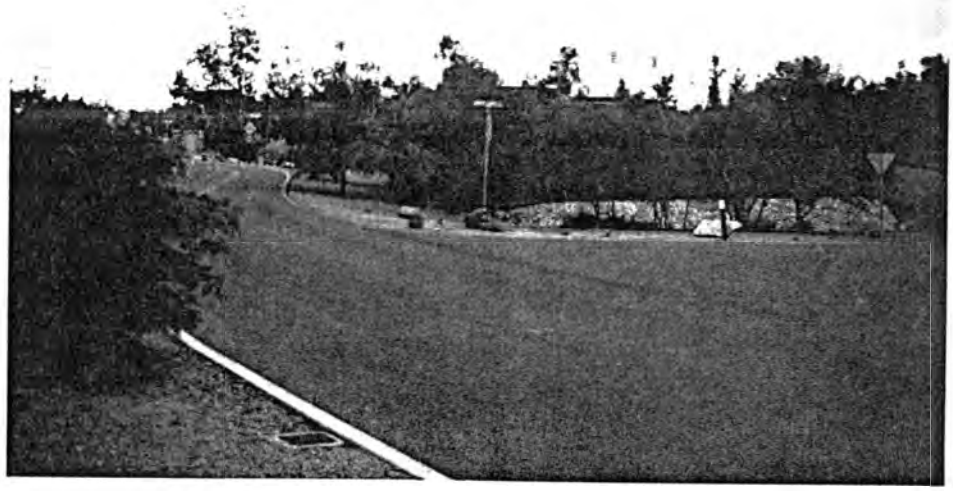
The style is expressed by one-story buildings with low-pitched roofs in hipped or gabled forms. Eave overhangs usually are generous, often with rafters exposed. Wood and brick wall surfaces with ribbon and picture windows, sometimes with shutters, are common, and sometimes touches of traditional Spanish or English Colonial inspired detailing are used. Decorative iron or wooden porch supports are typical, and private courtyards or rear patios are a common feature. In the southwest, the Sonoran style influence is recognizable. Fired adobe brick walls, sometimes stucco walls, with grouped windows under overhangs and blank walls facing the east or west solar exposure are frequently seen. There are 59 Ranch Style houses in Colonia Solana.

Modern Style

The Modern Style developed during the late 1940's in the work of innovative architects and was most favored for custom designed houses built between 1950 and 1970. There are a few examples in Tucson. This style evolved from the International Style and the Craftsman and Prairie styles as well as from the traditional Japanese villa, rural Alpine and Scandinavian forms, and from the early indigenous western ranch architecture which also inspired the Ranch Style. Like the International Style, it is based on certain intellectual premises relating to design, construction, and the use of materials.

Modern houses with flat roofs resemble the International Style except that natural materials-particularly wood, brick, and stone, frequently are used, (#93). Gable forms feature overhanging eaves and often exposed roof framing (#86). Usually, there is a horizontal emphasis with floating roofs and solid-void wall relationships arranged to create an indoor-outdoor spatial connection. Also, there is an attempt to integrate the house into the landscape rather than contrast with it, as in the International Style. There are 9 Modern Style houses in Colonia Solana.

View looking south
along Randolf way
Photo 1



View looking southwest across Randolf Way towards Arroyo Chico
Photo 2

View of bank protection at Arroyo Chico discharge from Randolf Park
Photo 3

STATEMENT OF SIGNIFICANCE

The Colonia Solana Residential Historic District (1928-1941) was nominated to the National Register of Historic Places because of its general significance and under criteria of significance A and C. One part of criteria C deals with architecture. Colonia Solana is significant because of the fine quality and historic value of many of the Revival Style houses which were built during its historic period. Additionally, Colonia Solana as a whole is considered historically significant. While many of the individual houses are distinguished, the strength of the total body of housing is the most significant factor which reinforces the strong neighborhood character.

The new houses which are being nominated were constructed during the post World War II period (1945-49). After the war, tastes changed and the Ranch Style became the prominent style. The movement from revival styles to ranch styles after World War II occurred nationally as well as in Tucson.

In Colonia Solana, there are some good examples of Ranch Style and Modern houses, and also there are some interesting Eclectic examples of these styles. As with the older houses, Spanish Colonial influences sometimes are evident.

Colonia Solana is important in the historic development of architecture in Tucson. Because it is a development of fine homes governed by deed restrictions, it contains excellent examples of residential architecture in Tucson over a period of four decades. The houses are well-maintained and little altered, and their neighborhood has not changed. Both the houses and their setting look much the same as they did when they were built. (Unfortunately, elsewhere in Tucson many fine historic houses and other buildings have been torn down, altered, or have been located in neighborhoods which have changed.)

The following houses are being nominated to be included as contributing structures in Colonia Solana because they contribute to an understanding of the architectural development within the historic district, as well as in Tucson. Also, they are architecturally significant as being representative examples of their styles or having unusual design quality or features.

Lot:	No. 2	Ranch Style
Location:	100 S. Ave. De Palmas	
Historic Name:	Norton Residence	
Date:	1948	

This house is a good example of the Ranch Style with a southwestern influence. The Spanish tile roof and the ornamental brick chimney cap are regional elements.

Lot:	No. 8	Ranch Style
Location:	239 S. Country Club	
Historic Name:	Killen Residence	
Date:	1946	

This house is a representative example of the Ranch Style with a southwestern influence. (The white brick walls look like stucco.)

Lot:	No. 9	Ranch Style
Location:	221 S. Country Club	
Historic Name:	Biele Residence	
Date:	1949	

This house with its Spanish tile roof, is a representative example of the Ranch style with a southwestern influence.

Lot:	No. 24	Ranch Style
Location:	3355 Via Golondrina	
Historic Name:	Wood Residence	
Date:	1946	

This house is a good example of the southwestern Ranch style with its stucco-like painted brick walls and generous roof overhangs.

Lot:	No. 25	Ranch Style
Location:	3337 Via Golondrina	
Historic Name:	Grant Residence	
Date:	1949	

This house is a typical example of the southwestern Ranch style recalling early homestead architecture with its broad porch, tile roof, and brick and board and batten walls.

Lot:	No. 38	Spanish Colonial Revival Style
Location:	3455 Via Golondrina	
Historic Name:	Sitterly Residence	
Date:	1949	

This is a simplified version of the Spanish Colonial Revival Style, almost Neoeclectic.

Lot:	No. 48	Ranch Style
Location:	3489 Via Guadalupe	
Historic Name:	Paris Residence	
Date:	1948	

This house is a representative example of the southwestern Ranch Style with its stucco walls and generous roof overhangs.

Lot:	No. 67	Ranch Style
Location:	445 Via Golondrina	
Historic Name:	Pohle Residence	
Date:	1949	

This well-designed house is a good example of the southwestern Ranch Style with its brick walls and open-framed gable roof with overhangs.

Lot:	No. 74	Ranch Style
Location:	3231 Arroyo Chico	
Historic Name:	Bruce Residence	
Date:	1948	

This house is a good example of the southwestern Ranch Style. Painted brick walls, open framed gable roof with overhangs, window grilles, and door and window folk art decorations are representative features.

Lot:	No. 76	Modern Style
Location:	555 Via Guadalupe	
Historic Name:	Whitacre Residence	
Date:	1949	

This well designed Modern Style house has a horizontally floating flat roof and other features typical of the style.

Lot:	No. 81	Neo Classical Revival Style
Location:	3345 Arroyo Chico	
Historic Name:	LynchResidence	
Date:	1948	

This French inspired Neo Classical Revival house with its mortar-washed brick walls, hipped roofs and other features, is an interesting example of this style.

Lot:	No. 86	Modern Style
Location:	3464 Via Guadalupe	
Historic Name:	Rosenberg Residence	
Date:	1947	

Designed by prominent local architect Arthur Brown, this interesting modern house is the first passive solar design in Tucson.

Lot:	No. 93	Modern Style
Location:	3448 Via Esperanza	
Historic Name:	Wheeler Residence	
Date:	1948	

This interesting Modern Style house shows International Style influences- for example, smooth wall surfaces, a cubic form, and a rythmic solid-void patterning of windows and porch framing.

Lot:	No. 94	Ranch Style
Location:	3480 Via Esperanza	
Historic Name:	Fawcett Residence	
Date:	1948	

This modest house with its simple form and prominent side porch is a good example of the southwestern Ranch Style, reminiscient of early homestead architecture.

Lot:	No. 110	Ranch Style
Location:	3243 Camino Campestre	
Historic Name:	Robinson Residence	
Date:	1947	

This house is a typical example of the southwestern Ranch Style with its rambling form, low-pitched overhanging gabled roofs, stucco walls, and grouped casement windows.

10. Geographical Data

Acreage of Property N/A

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

	Zone	Easting	Northing	Zone	Easting	Northing
1	___	_____	_____	3 ___	_____	_____
2	___	_____	_____	4 ___	_____	_____

_____ 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 _____

organization Ralph Comey Architects date 8/25/98

street & number 800 N. Swan Rd., Suite 111 telephone (520) 795-1191

city or town Tucson state AZ zip code 85711

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

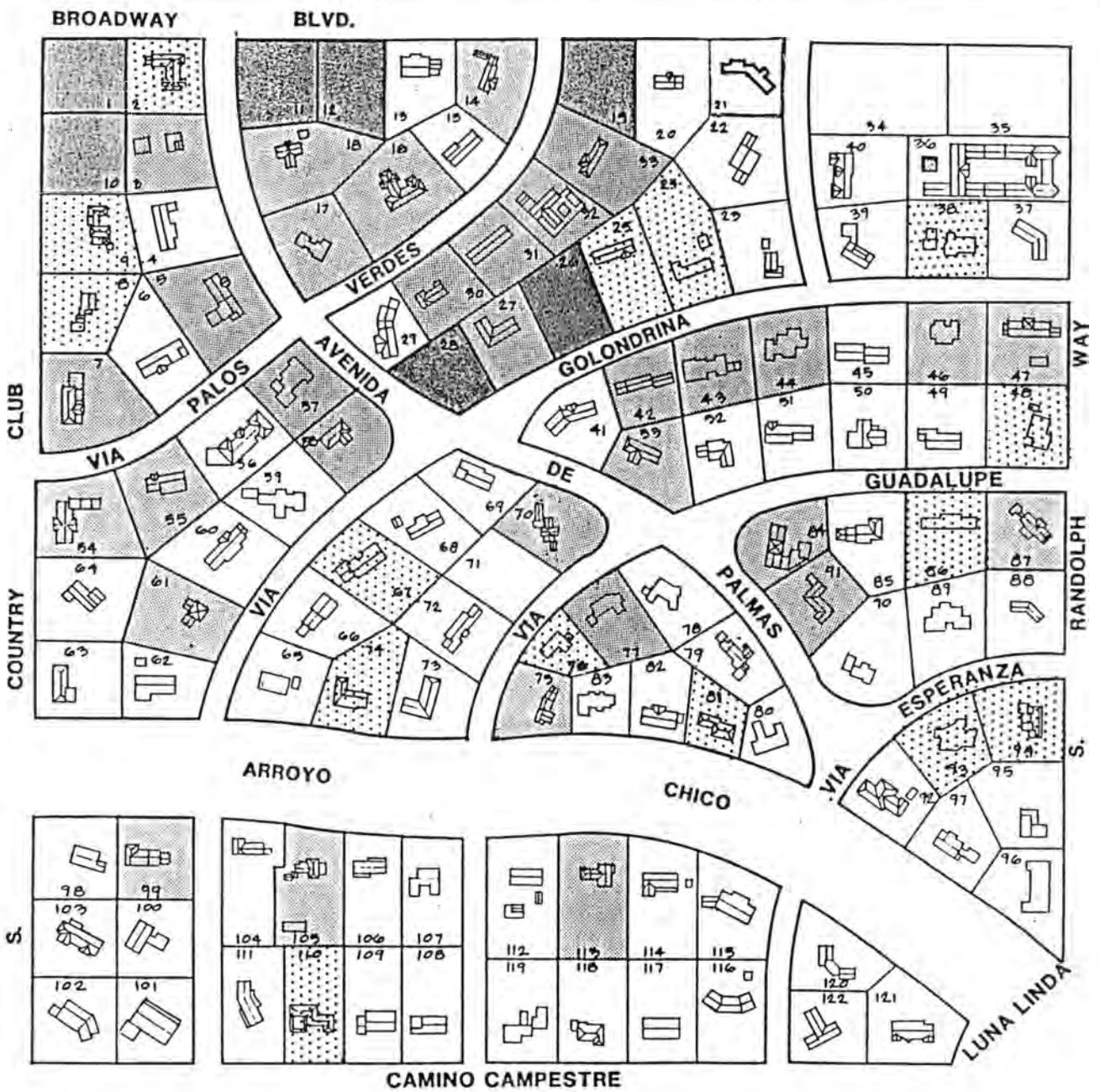
(Complete this item at the request of the SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

COLONIA SOLANA



LEGEND

- HISTORIC DISTRICT BOUNDRY LIMITS
- BLOCK LINE
- LOT LINE
- ESTABLISHED SURVEY MONUMENT
- OVERHEAD VIEW OF EXISTING HOUSE
- 71 LOT NUMBER
- NOMINATED FOR CONTRIBUTING
- CONTRIBUTING
- NON-CONTRIBUTING
- VACANT LOT

NORTH

NO SCALE

1. COLONIA SOLONA HISTORIC DISTRICT
2. PIMA CO., AZ
3. Ralph Comey
4. August 1998
5. Ralph Comey Architects
6. Looking south along Randolph Way
7. Photo 1

1. Colonia Solona Historic District
2. Pima Co., AZ
3. Ralph Comey
4. August 1998
5. Ralph Comey Architects
6. Looking Southwest across Randolph Way
7. Photo 2

1. Colonia Solana Histrict District
2. Pima Co., AZ
3. Ralph Comey
4. August 1998
5. Ralph Comey Architects
6. Bank protection at Arroyo Chico discharge from Randolph Park
7. Photo 3

1. Colonia Solana Historic District
   Norton House, 100 S. Ave. De Palmas
2. Pima Co., AZ
3. Ralph Comey
4. August 1998
5. Ralph Comey Architects
6. Front of 100 S. Ave. De Palmas
7. Photo 4

1. Colonia Solana Historic District
   3455 Via Golondrina
2. Pima Co, AZ
3. Ralph Comey
4. August 1998
5. Ralph Comey Architects
6. Front
7. Photo 5

1. Colonia Solona Historic District
2. Pima Co., AZ
3. Ralph Comey
4. August 1998
5. Ralph Comey Architect
6. Front
7. Photo 6

1. Colonia Solana Historic District
2. Pima Co., AZ
3. Ralph Comay
4. August 1998
5. Ralph Comay Architects
6. Front
7. Photo 7

1. Colonia Solana Historic District
2. Pima Co., AZ
3. Ralph Comey
4. August 1998
5. Ralph Comey Architects
6. Front
7. Photo 8

National Register of Historic Places

Note to the record

Additional Documentation: 2003

NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

88002963

RECEIVED 2280
JUN 13 2003
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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 an 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 Colonia Solana Residential Historic District (Amendment)

other names/site number same

2. Location

street & number Bounded by Broadway, Country Club, Camino Campestre, Randolph Way. ☐ not for publication N/A

city or town Tucson ☐ vicinity

state Arizona code 04 county Pima code 019 zip code 85716

3. State/Federal Agency Certification

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

James W. Garrison AZSHPO 11 JUNE 2003
Signature of certifying official/Title Date

ARIZONA STATE PARKS
State of 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 certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper Date of Action

☐ entered in the National Register
☐ See continuation sheet.
☐ determined eligible for the National Register
☐ See continuation sheet.
☐ determined not eligible for the National Register.
☐ removed from the National Register
☒ other, (explain:) Additional Documentation Accepted

Edson H. Beall 7/22/03

5. Classification

Ownership of Property (check as many as apply)

- x private
- ____ public-local
- ____ public-State
- ____ public-Federal

Category of Property (check as many as apply)

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

Number of Resources within Property (Do not include previously listed resources in the count.)

Contributing	Noncontributing	
76	35	building(s)
1		site
1		structure
1		object
79	35	Total

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

Number of contributing resources previously listed in the National Register
51

6. Function or Use

Historic Functions (Enter categories from instructions)
Domestic/single dwelling

Current Functions (Enter categories from instructions)
Domestic/single dwelling

7. Description

Architectural Classification (Enter categories from instructions)
Late 19th & early 20th Century Revivals/Spanish Colonial Revival
Modern Movement/Ranch

Materials (Enter categories from instructions)
foundation: concrete
walls: Masonry, wood
roof: Asphalt shingle
other:

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

The purpose of this amendment to the Colonia Solana Residential Historic District is to submit 32 additional houses for nomination as contributing buildings. These houses have become eligible since the previous amendment of 1998. 23 of these houses are now at least 50 years old, and 6 houses in 2003, 2 houses in 2004, and 3 houses in 2005 will be 50 years old.

Colonia Solana was proposed for nomination to the National Register because it is a very unique historic neighborhood. Although located within the city of Tucson, Colonia Solana was designed to provide an informal desert setting for 111 houses. An existing arroyo formed the basis for a curvilinear street pattern with narrow landscaped right of ways and several mini-parks. Native desert vegetation was planted liberally along the streets and the arroyo. Distinctive period revival and contemporary style residences were built in Colonia Solana and they have been well maintained through the years. Within the neighborhood, there is a strong sense of place and a feeling of unity. The community plan, the landscape architecture, and the quality residences together form a cohesive and unusual neighborhood. Colonia Solana is a unique local example of the national suburban movement which began during the 1920s, and thus, has an interesting historical relationship with that period.

Colonia Solana has changed only slightly during the past 4 years. The special features of the original neighborhood street pattern, the vegetation, the mini-parks, the Arroyo Chico park, and the "Arizona dips" essentially are unchanged. (See photos.)

The City of Tucson drainage improvements along the southeast edge of Colonia Solana, noted in the 1998 amendment, are less obvious now, since the landscaping has matured. (See photo.)

During 2001, a commercial building was completed at the northwest corner of Colonia Solana, at the intersection of Broadway and Country Club. This building of stucco and brick is in the Neoeclectic style with southwestern features, and it has been sited on the front setback lines to help mitigate its impact on Colonia Solana. It makes a contextural relationship with the historic Spanish Colonial Revival Style Joesler-designed Broadway Village Shopping Center across Country Club to the west.

Most of the houses in Colonia Solana have remained unaltered. A few non-obtrusive additions, alterations, and other maintenance improvements to some of the houses have been made during the past 4 years. Three potential contributors in the current group of houses (#72, #106, #107)) are now non-contributors because of extensive or obtrusive exterior alterations. An original contributor (#91) will become a non-contributor because of an assertive front alteration. Two contributors nominated in 1998 (#74, #76) will become non-contributors because of extensive façade alterations now underway. But these are the exceptions. Colonia Solana's residents have cherished the unique naturalized environment through the years and have worked together to protect it. No doubt, their efforts have helped preserve Colonia Solana as it is today.

In 1988, when Colonia Solana was placed on the National Register, there were 35 contributing structures and 78 non-contributing. Since that time, 15 non-contributing houses built in or before 1949 became, or soon would become, eligible in 1999. (One additional house (#78) built in 1947 was a non-contributor due to extensive additions.)

In July 2002, Ralph Comey Architects visually inspected and photographed the 32 proposed non-contributing houses to determine their status. Contributing buildings must be: (1) constructed within the period of significance (built before 1955); (2) sufficiently intact with only minor alterations or additions which do not compromise the architectural integrity of the structure; (3) of significant architectural value, including stylistic merit; and (4) associated with a historically prominent resident or designing architect. In the 1988 district nomination, 19 of the non-contributing houses were recommended for future inclusion as contributing buildings, because they contribute to an understanding of the architectural development within the district and because they are architecturally significant or historically significant buildings. 7 of these recommended houses have come of age at this time.

In 1998 and again this year (2002), however, in reviewing the non-contributing buildings, we believe that we were too restrictive in the 1988 nomination. Many of the non-contributing houses are essentially not less worthy. Therefore, we are proposing 25 more beyond the original 7, for a total of 32 houses as nominees. Thus the number of resources within the neighborhood in 1988 were:

35	contributing (built before 1942)
78	non-contributing
113	total

In 1999 there were:

35	old contributing
10	new contributing (eligible in 1998)
5	new contributing (eligible in 1999)
50	total contributing
50	total contributing
64	remain non-contributing (includes 1 new house)
114	total

In 2002 there are:

47	existing contributing (3 have become non-contributing)
32	new contributing proposed
35	non-contributing
114	total

Among the 32 houses being proposed, the ages of the houses are as follows:

At least 50 years old	22
50 years old in 2003	5
50 years old in 2004	2
50 years old in 2005	3
	32

Among the 32 houses being proposed, the following architectural styles are represented:

Ranch Style	29
Spanish Colonial Revival	1
Modern	2
Total	32

Here is a list of the proposed properties (listed by street address):

#13	3252 E. Broadway	1952
#37	190 S. Randolph Way	1952
#109	3249 Camino Campestre	1952
#118	3331 Camino Campestre	1954
#64	425 S. Country Club Road	1950
#63	435 S. Country Club Road	1953
#62	3145 Arroyo Chico	1952
#104	3202 Arroyo Chico	1950
#112	3312 Arroyo Chico	1952
#82	3333 Arroyo Chico	1951
#114	3364 Arroyo Chico	1953
#115	3380 Arroyo Chico	1955
#97	3435 Arroyo Chico	1954
#4	150 Avenida de Palmas	1950
#69	400 Avenida de Palmas	1951
#90	565 Avenida de Palmas	1951
#6	3135 Via Palos Verdes	1952
#29	3210 Via Palos Verdes	1951
#15	3259 Via Palos Verdes	1951
#68	345 Via Golondrina	1951
#60	502 Via Golondrina	1955
#66	505 Via Golondrina	1951
#41	3330 Via Golondrina	1950
#45	3410 Via Golondrina	1953
#22	142 Calle Chaparita	1951
#39	185 Calle Chaparita	1952
#23	190 Calle Chaparita	1950
#73	560 Via Guadalupe	1953
#52	3425 Via Guadalupe	1951
#85	3440 Via Guadalupe	1954
#49	3455 Via Guadalupe	1955
#88	3489 Via Esperanza	1950

Following is a brief description of the styles:

Ranch Style

The Ranch Style originated in California in the 1930s and gained popularity in the 1940s to become the dominant style throughout the country during the 1950s and '60s. Likewise, it was popular in Tucson. The popularity of the spreading Ranch Style houses on large suburban lots was made possible by increased use of the automobile. An attached built-in garage further increased façade width. The style is based loosely on early Spanish Colonial precedents and modified by certain Craftsman and Prairie School early 20th century influences. It is also based partly on the forms of early indigenous west coast ranch and homestead architecture.

The style is expressed by one-story buildings with low-pitched roofs in hipped or gables forms. Eave overhangs usually are generous, often with rafters exposed. Wood and brick wall surfaces with spaced casement and picture windows, sometimes with shutters, are common, and sometimes touches of traditional Spanish or English Colonial inspired detailing are used. Decorative iron or wooden porch supports are typical, and private courtyards or rear patios are a common feature. In the southwest, the Sonoran style influence is recognizable. Fired adobe brick walls, sometimes stucco walls, with grouped windows under overhangs and blank walls facing the east or west solar exposure are frequently seen.

There are 29 Ranch Style houses in the current nomination. 24 of these houses are straightforward examples of the style, while 5 houses show a Spanish Colonial Revival influence. For example, #37 is a handsome pure Ranch Style house with its broad overhangs, low residential scale, and recessed entry. #68 is an attractive Ranch Style house with Spanish Colonial Revival features. It has a long rectilinear plan, low overhanging gable roof with a step down gable, and a broad front porch, characteristic of the Ranch Style, but it has a number of details, such as the grouted Mission tile roof, the burnt adobe brick and the ornamental brick window trim which are suggestive of the Spanish Colonial Revival Style.

Spanish Colonial Revival Style

The Spanish Colonial Revival Style developed after 1915 using Spanish Colonial prototypes. The style is characterized by a low pitched roof, usually with little or no eave overhang; a red tile roof surface; one or more arches placed above door or main window, or along a porch; wall surfaces usually of stucco; and a main façade normally asymmetrical. There are many variations using gable or hipped roofs, as well as flat roofs with parapeted walls, sometimes with shed roofs above porches or projecting windows. The style uses decorative details borrowed from the entire history of Spanish architecture, and these may be of Moorish, Byzantine, Gothic, or Renaissance inspiration. Most buildings are faced

with stucco. In Tucson, brick facades, usually with ornamental brickwork, are a local variation. These reflect a Spanish Colonial influence from northern Mexico.

Two types of roof tile are used: Mission tile, which are shaped like half-cylinders, and Spanish tile, which are "S" curved in shape. Highly carved or many-paneled doors are typical and sometimes adjacent spiral columns, carved stonework, or patterned tiles are used. Secondary doors often are glazed. Decorative window grilles and balustrades, decorated chimney tops, brick or tile vents, fountains, arcaded walkways and round or square towers also are characteristic. Other design variations include arches above doors and principal windows, balconies, elaborated door surrounds and ornamental light fixtures.

Prior to the Spanish Colonial Revival is the "Sonoran Revival" or the Tucson version of the Spanish Colonial or Mexican Colonial architecture of the Arizona frontier. The early houses are one-story rectangular, or cubic in form, presenting high flat facades of exposed adobe on stone bases with parapet walls pierced by decorative drainpipes, or canales. Doorways are recessed and window openings often are placed at random. Later, because of adobe deterioration, the walls were stuccoed and capped with a brick course. The early Sonoran style was transformed gradually through Anglo influence. During the 1880s, sloping or pyramidal roofs were added to provide better roof protection. Later still, the parapets and canales were eliminated, making the walls lower with changed proportions. Other Anglo aspects were introduced as the Territorial Style developed.

In the current group of houses, #90 is the only house in the Spanish Colonial Revival Style. It has a long, horizontal scale with interlocking plan elements, varied height parapets, and an informal residential character. With its mortar washed walls, ornamental brick parapet cap, and brick ornamental soldier course framing the window and door openings, it suggests a Spanish Colonial influence.

Modern Style

The Modern Style developed during the late 1940s in the work of innovative architects and was most favored for custom designed houses built between 1950 and 1970. This style evolved from the International Style and the Craftsman and Prairie Styles as well as from the traditional Japanese villa, rural Alpine and Scandinavian forms, and from the early indigenous western ranch architecture which also inspired the Ranch Style. Like the International Style, it is based on certain intellectual premises relating to design, construction, and the use of materials.

Modern houses with flat roofs resemble the International Style except that natural materials – particularly wood, brick and stone, frequently are used. Gable forms feature overhanging eaves and often exposed roof framing. Usually, there is a horizontal emphasis with floating roofs and solid-void wall relationships arranged to create an indoor-outdoor spatial connection. Also, there is an attempt to

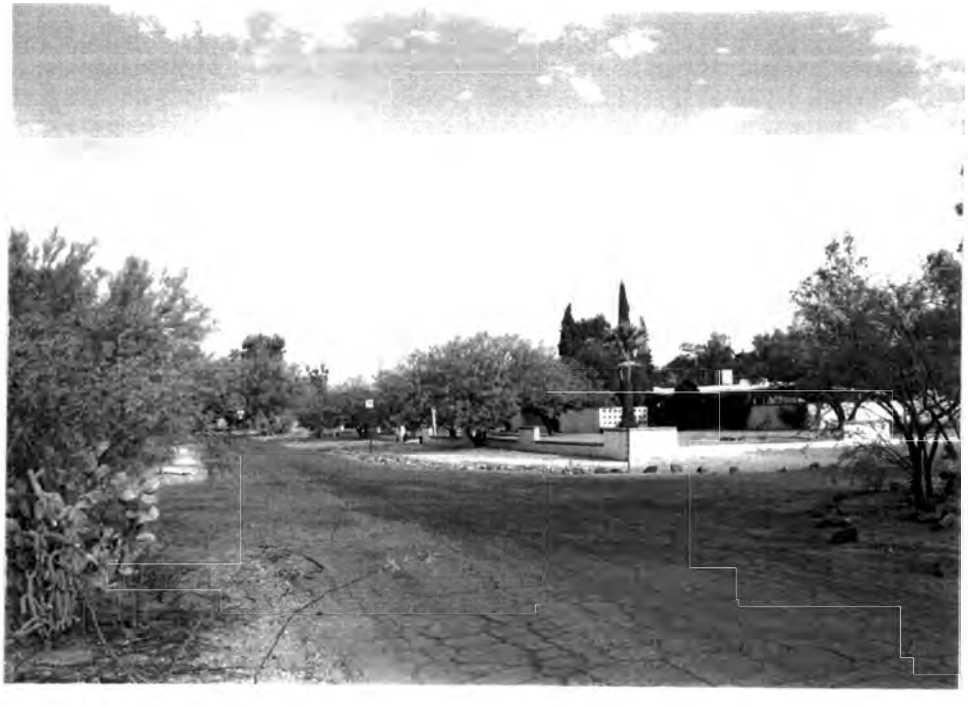
integrate the house into the landscape rather than contrast with it, as in the International Style. Frank Lloyd Wright's later work had a strong influence on the Modern Style.

Among these submitted houses, two are in the Modern Style, with a Ranch Style influence. For example, #45 has rectangular glazed window areas with a feeling of an indoor-outdoor spatial flow and a bold cantilevered roof at the carport end which suggests the Modern Style. The low horizontal scale, the low pitched stepped gable roof, the overhanging eaves and the sheltered recessed entry reflect the Ranch Style.

View looking south along Randolph Way next to Randolph Park at east edge of Colonia Solana. Street traffic here is light. Plantings installed 6 years ago after a drainage project have now matured..
Photo 1

View looking southwest at culvert under Randolph Way. Plantings have become mature and provide improved visual screening.
Photo 2

View looking north along Via Guadalupe toward Arroyo Chico. Note dense vegetation in this riparian zone.
Photo 3.



View looking west along Arroyo Chico (north side) at intersection with Via Golondrina towards Price Residence.
Photo 4.

View looking southeast towards new Neoeclectic Style commercial buildings at intersection of Broadway and Country Club at northwest corner of Colonia Solana. Traffic is heavy on both streets.
Photo 5.

View looking southwest along Via Golondrina showing Mandel Residence. Note desert landscaping.
Photo 6.

View looking southwest towards Blixt Residence beyond mini-park at intersection of Via Golondrina and Avenida de Palmas. Note desert vegetation.
Photo 7.

View looking north across mini-park towards Van Atta Residence at the intersection of Via Palos Verdes and Avenida de Palmas.
Photo 8.

View looking southwest towards Lintler Residence. This Ranch Style house shows a Spanish Colonial Revival Style influence.
Photo 9.

View looking southwest towards O'Dowd #2 Residence. This interesting house is in the Ranch Style. It has such characteristic elements as a long low-pitched gable roof, overhanging eaves, and a residential scale. The dramatic glazed gable end and small, partially screened, entry patio are unusual, well-designed features.
Photo 10.

Here is a list of all the contributors and non-contributors in the neighborhood:

Lot 20	4072 E. 22nd St. PMB #186	non-contributor
Lot 98	3110 E. Arroyo Chico	non-contributor
Lot 62	3145 E. Arroyo Chico	contributor
Lot 99	3150 E. Arroyo Chico	contributor
Lot 65	3201 E. Arroyo Chico	non-contributor
Lot 104	3202 E. Arroyo Chico	contributor
Lot 74	3231 E. Arroyo Chico	non-contributor
Lot 105	3242 E. Arroyo Chico	contributor
Lot 106	3248 E. Arroyo Chico	non-contributor
Lot 112	3312 E. Arroyo Chico	contributor
Lot 83	3323 E. Arroyo Chico	non-contributor
Lot 82	3333 E. Arroyo Chico	contributor
Lot 81	3345 E. Arroyo Chico	contributor
Lot 113	3346 E. Arroyo Chico	contributor
Lot 114	3364 E. Arroyo Chico	contributor
Lot 80	3377 E. Arroyo Chico	non-contributor
Lot 115	3380 E. Arroyo Chico	contributor
Lot 92	3407 E. Arroyo Chico	non-contributor
Lot 97	3435 E. Arroyo Chico	contributor
Lot 2	100 S. Avenida de Palmas	contributor
Lot 3	140 S. Avenida de Palmas	contributor
Lot 18	147 S. Avenida de Palmas	contributor
Lot 4	150 S. Avenida de Palmas	contributor
Lot 17	155 S. Avenida de Palmas	contributor
Lot 5	244 S. Avenida de Palmas	contributor
Lot 57	300 S. Avenida de Palmas	contributor
Lot 58	340 S. Avenida de Palmas	contributor
Lot 69	400 S. Avenida de Palmas	contributor
Lot 70	436 S. Avenida de Palmas	contributor
Lot 53	449 S. Avenida de Palmas	contributor
Lot 84	515 S. Avenida de Palmas	contributor
Lot 78	520 S. Avenida de Palmas	non-contributor
Lot 91	545 S. Avenida de Palmas	non-contributor
Lot 79	550 S. Avenida de Palmas	non-contributor
Lot 90	565 S. Avenida de Palmas	contributor
Lot 13	3252 E. Broadway	contributor
Lot 14	3294 E. Broadway	contributor

Lot 21	3362 E. Broadway	non-contributor
Lot 40	125 S. Calle Chaparita	non-contributor
Lot 22	142 S. Calle Chaparita	contributor
Lot 39	185 S. Calle Chaparita	contributor
Lot 23	190 S. Calle Chaparita	contributor
Lot 101	3145 E. Camino Campestre	non-contributor
Lot 110	3243 E. Camino Campestre	contributor
Lot 109	3249 E. Camino Campestre	contributor
Lot 108	3255 E. Camino Campestre	non-contributor
Lot 119	3301 E. Camino Campestre	non-contributor
Lot 118	3331 E. Camino Campestre	contributor
Lot 117	3351 E. Camino Campestre	non-contributor
Lot 116	3371 E. Camino Campestre	non-contributor
Lot 121	3435 E. Camino Campestre	non-contributor
Lot 9	221 S. Country Club	contributor
Lot 8	239 S. Country Club	contributor
Lot 7	315 S. Country Club	contributor
Lot 64	425 S. Country Club	contributor
Lot 63	435 S. Country Club	contributor
Lot 103	555 S. Country Club	non-contributor
Lot 102	575 S. Country Club	non-contributor
Lot 37	190 S. Randolph Way	contributor
Lot 95	430 S. Randolph Way	non-contributor
Lot 96	444 S. Randolph Way	non-contributor
Lot 120	501 S. Via Esperanza	non-contributor
Lot 122	515 S. Via Esperanza	non-contributor
Lot 93	3448 E. Via Esperanza	contributor
Lot 89	3455 E. Via Esperanza	non-contributor
Lot 94	3480 E. Via Esperanza	contributor
Lot 88	3489 E. Via Esperanza	contributor
Lot 68	345 S. Via Golondrina	contributor
Lot 67	445 S. Via Golondrina	contributor
Lot 59	450 S. Via Golondrina	non-contributor
Lot 60	502 S. Via Golondrina	contributor
Lot 61	502 S. Via Golondrina	contributor
Lot 66	505 S. Via Golondrina	contributor
Lot 100	630 S. Via Golondrina	non-contributor
Lot 111	645 S. Via Golondrina	non-contributor

Lot 26	3325 E. Via Golondrina	contributor
Lot 41	3330 E. Via Golondrina	contributor
Lot 25	3337 E. Via Golondrina	contributor
Lot 42	3346 E. Via Golondrina	contributor
Lot 43	3352 E. Via Golondrina	contributor
Lot 24	3355 E. Via Golondrina	contributor
Lot 44	3380 E. Via Golondrina	contributor
Lot 45	3410 E. Via Golondrina	contributor
Lot 46	3450 E. Via Golondrina	contributor
Lot 38	3455 E. Via Golondrina	contributor
Lot 47	3488 E. Via Golondrina	contributor
Lot 77	525 S. Via Guadalupe	contributor
Lot 72	550 S. Via Guadalupe	non-contributor
Lot 76	555 S. Via Guadalupe	non-contributor
Lot 73	560 S. Via Guadalupe	contributor
Lot 75	575 S. Via Guadalupe	contributor
Lot 107	602 S. Via Guadalupe	non-contributor
Lot 52	3425 E. Via Guadalupe	contributor
Lot 51	3435 E. Via Guadalupe	non-contributor
Lot 85	3440 E. Via Guadalupe	contributor
Lot 50	3445 E. Via Guadalupe	non-contributor
Lot 49	3455 E. Via Guadalupe	contributor
Lot 86	3464 E. Via Guadalupe	contributor
Lot 48	3489 E. Via Guadalupe	contributor
Lot 87	3490 E. Via Guadalupe	contributor
Lot 54	3114 E. Via Palos Verdes	contributor
Lot 55	3134 E. Via Palos Verdes	contributor
Lot 6	3135 E. Via Palos Verdes	contributor
Lot 56	3144 E. Via Palos Verdes	non-contributor
Lot 29	3210 E. Via Palos Verdes	contributor
Lot 16	3233 E. Via Palos Verdes	contributor
Lot 30	3236 E. Via Palos Verdes	contributor
Lot 31	3248 E. Via Palos Verdes	contributor
Lot 15	3259 E. Via Palos Verdes	contributor
Lot 32	3260 E. Via Palos Verdes	contributor
Lot 33	3272 E. Via Palos Verdes	contributor

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)

- [X] **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.
- [X] **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)
Architecture
Landscape Architecture
Community Planning and Development

Period of Significance
1928-1955

Significant Dates
N/A

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

Cultural Affiliation
N/A

Architect/Builder
Child, Stephen

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.
- [X] 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:

- [X] State Historic Preservation Office
- [ ] Other State agency
- [ ] Federal agency
- [ ] Local government
- [ ] University
- [ ] Other

Name of repository:

Level of significance

The Colonia Solana Residential Historic District was listed on the National Register on January 4, 1989. It was listed at the local level of significance. However, recent information has brought to light the significance of the property as the "last known, and perhaps only surviving, work..." of noted landscape architect Stephen Child. That statement is found in *Pioneers of American Landscape Design* edited by Charles Birnbaum and Robin Karson, page 51. Given this information, the Arizona Historic Sites Review Committee (state review board) has recommended this property at the state level of significance. As discussed in the original nomination and reiterated in this amendment to the district, the property retains excellent integrity of the major features that Child designed into the plan for the subdivision.

Bibliography

Birnbaum, Charles A, FASLA, and Robin Karson, editors. *Pioneers of American Landscape Design*. McGraw-Hill Companies, 2000.

The Colonia Solana Residential Historic District (1928-1955) was nominated to the National Register of Historic Places because of its general significance and under criteria of significance A and C. It has general significance because of its integrity of design, setting, materials and workmanship, atmosphere, and cohesiveness. Under criterion A, Colonia Solana was nominated for its role in the historic development of community planning, architecture, and landscape architecture in Tucson. Under criterion C, Colonia Solana was nominated because it is a significant community design which represents the work of a master, the landscape architect Stephan Childs. One part of criterion C deals with architecture. Colonia Solana is significant because of the fine quality and historic value of many of the revival style houses which were built during its historic period. While many of the older individual houses are distinguished, the strength of the total body of housing is the most significant factor which reinforces the strong neighborhood character and historical importance.

The houses which are being nominated now were constructed during the post World War II period (1945-1955). After the war, building practices and changing tastes favored a simpler style of architecture, and the Ranch Style became predominant. This trend occurred nationally as well as in Tucson. 1955 was chosen as an end date for this nomination because after 1955, there was a brief lull in construction during 1956 and 1957.

In this group of houses, there are examples of the Ranch Style, as well as one Spanish Colonial Revival and two Modern Style houses. As with the older houses, Spanish Colonial and southwestern influences can be seen.

Colonia Solana is important in the historic development of architecture in Tucson. Because it is a development of fine homes governed by deed restrictions, it contains excellent examples of residential architecture in Tucson over a period of four decades. The houses are well maintained and little altered, and their neighborhood has not changed. Both the houses and their setting look much the same as they did when they were built. (Unfortunately, elsewhere in Tucson many fine historic houses and other buildings have been torn down, altered, or have been located in neighborhoods which have changed.)

The following houses are being nominated to be included as contributing structures in Colonia Solana because they contribute to an understanding of the architectural development within the historic district, as well as in Tucson. Also, they are architecturally significant as being representative examples of their styles or having unusual design quality or features.

Site:	No. 4
Location:	150 Avenida de Palmas
Historic Name:	Richardson Residence
Date:	1950

This house is in the Ranch Style with some Spanish Colonial Revival features. The low horizontal massing and eave overhangs are typical of the Ranch Style while the grouted Mission tile roof and the bracketed porch columns are reflective of the Spanish Colonial Revival Style.

Site:	No. 6
Location:	3135 Via Palos Verdes
Historic Name:	Katcher Residence
Date:	1952

This house is representative of the Ranch Style with its rectilinear form, overhanging eaves, and low residential scale.

Site:	No. 13
Location:	3252 Broadway
Historic Name	Virtue Residence
Date:	1952

This house is in the Ranch Style. The rectilinear plan, the low-pitched sheltering roof, the red brick walls, and the recessed entry porch are characteristic features of the style.

Site:	No. 15
Location:	3259 Via Palos Verdes
Historic Name:	Mack Residence #2
Date:	1951

This Ranch Style house has the typical long low overhanging roof, recessed entrance, brick façade and spaced casement windows.

Site:	No. 22
Location:	142 S. Calle Chaparita
Historic Name:	O'Dowd Residence #2
Date:	1951

This large house is in the Ranch Style. It possesses the typical elements, but the long, low-pitched gable roof ends in a dramatic wall of glass facing the side patio. There is a small entry patio with wood grilles and battered brick piers, one with an arched opening into the larger walled patio.

Site:	No. 23
Location:	190 S. Calle Chaparita
Historic Name:	Smith Residence
Date:	1950

This brick-faced, low-scaled house is in the Ranch Style. The sheltered entrance, the large casement windows with fixed glass, and the overhanging low-pitched gable roof are common features.

Site:	No. 29
Location:	3210 Via Palos Verdes
Historic Name	Renaud Residence
Date:	1951

Spanish Colonial Revival Style features are added to this Ranch Style house. The low-pitched gable roof with a cross gable is covered with grouted Mission tile. The long low extended house is faced with mortar washed brick. The spaced casement windows and recessed entrance are typical Ranch Style elements.

Site:	No. 37
Location:	190 S. Randolph
Historic Name:	Blixt Residence No. 2
Date:	1952

This sizeable house is in the Ranch Style. The long, low overhanging gable roof with exposed beams, the sheltered corner entry, and the grouped casement windows are characteristic features. The face brick is accented by vermillion red windows and reddish brown roof edge and eaves below brown asphalt shingles.

Site:	No. 39
Location:	185 S. Calle Chaparita
Historic Name:	Manspeaker Residence
Date:	1952

This Ranch Style house has an unusual floor layout. The rectangular plan has a cut-out at the front corner, creating a generous entry porch. The low end gable faces the street while a higher pitched gable roof within the house has dramatic gable ends. Other features are characteristic.

Site:	No. 41
Location:	3330 Via Golondrina
Historic Name	Mandel Residence
Date:	1950

This house is in the Ranch Style with a Spanish Colonial Revival Style influence. With an angled plan to fit the curving street and the corner lot, there are a number of Ranch Style features—the low overhanging gable roof, the dramatic glazed end of the front crossed gable, and the glazed front entry with the recessed front entrance. The red Spanish tile roof is a Spanish Colonial Revival Style touch.

Site:	No. 45
Location:	3410 Via Golondrina
Historic Name:	Silverman Residence
Date:	1953

This Modern Style house has a Ranch Style influence. The bold cantilevered gable end, the strip windows, and the large glass areas which create an indoor-outdoor spatial flow are Modern Style features. The low-pitched gable roofs with the wood shakes, the adobe brick walls, and the informal, non-symmetric arrangement of elements suggest the Ranch Style.

Site:	No. 49
Location:	3455 Via Guadalupe
Historic Name:	Kurtin Residence
Date:	1955

This Ranch Style house has a characteristic rectangular plan, low overhanging gable roof, and red brick walls with spaced steel casement windows. The red Spanish tile roof lends a southwestern accent.

Site:	No. 52
Location:	3425 Via Guadalupe
Historic Name	Bogard Residence
Date:	1951

An extended eave line creates a generous front porch for this Ranch Style house. Other typical features include low horizontal massing, a low-pitched gable roof with a hipped cross gable, and spaced casement windows with fixed glass.

Site:	No. 60
Location:	502 Via Golondrina
Historic Name:	Laz Residence
Date:	1955

This Ranch Style house has a number of typical features, including a rectangular form with a plan step back which creates a generous front porch, low-pitched overhanging gable roofs with one stepped down gable, and a low eave line which establishes a residential scale.

Site:	No. 62
Location:	3145 Arroyo Chico
Historic Name:	Price Residence
Date:	1952

This Ranch Style house has a simple rectilinear form with a plan projection to the side, but the front and side enclosed patios give the house a more complex appearance. Ranch Style elements include a residential scale, the low-pitched gable roof with eave overhangs and exposed rafters, and the front and side porches created by roof overhangs.

Site:	No. 63
Location:	435 S. Country Club
Historic Name	Sulger Residence
Date:	1953

A generous full-width front porch creating shade distinguishes this Ranch Style house. Typical features include a low-pitched open framed hipped roof, a broad entrance door and spaced casement windows. The small gable projection emphasizing the main entrance and the round porch columns with carved brackets are unusual details.

Site:	No. 64
Location:	425 S. Country Club
Historic Name:	Swift Residence
Date:	1950

This Ranch Style house has a generous open-framed ramada extending across the front as well as a generous front porch and garage to shield the west sun. A low-pitched gable roof with open-framed eaves, painted face brick, and spaced steel casement windows are typical features.

Site:	No. 66
Location:	505 Via Golondrina
Historic Name:	Garten Residence
Date:	1951

This house is in the Ranch Style. The long, low overhanging roofs, the stepped down gable, and the recessed entry are typical. Other stylistic features are the grouped wood double hung windows with wrought iron grillwork and painted wood shutters in a red brick façade.

Site:	No. 68
Location:	345 Via Golondrina
Historic Name	Lintler Residence
Date:	1951

This Ranch Style house expresses a Spanish Colonial Revival Style influence. The long rectilinear form with the step back at the entry, the overhanging eaves with exposed beam ends, and the stepped down gable roof are characteristic. The grouted Mission tile roof, the burnt adobe brick walls and the projecting ornamental brickwork framing the windows are Spanish Colonial Revival Style touches.

Site:	No. 69
Location:	400 S. Ave. de Palmas
Historic Name:	Blixt Residence
Date:	1951

This house contains some of the best features of the Ranch Style, such as the low-pitched, overhanging gable roof with exposed beam ends which creates a sheltered front porch by virtue of the plan setback, the wide wood-paneled entrance door, the spaced steel casement windows with the front picture window, and the wood shake roof. The wood porch columns with carved brackets and the burnt adobe brick express a southwestern influence.

Site:	No. 73
Location:	560 Via Golondrina
Historic Name	Kaufman Residence
Date:	1953

This house is in the Modern Style with a Ranch Style influence. The solid-void relationships at the entry and the band of strip windows emphasizing the horizontality of the façade are Modern Style expressions, while the low-pitched hipped roof with overhanging eaves and the mortar washed face brick suggest the Ranch Style.

Site:	No. 82
Location:	3333 Arroyo Chico
Historic Name:	Wilkison Residence
Date:	1951

This house maximizes some of the best features of the Ranch Style. The dark wood shake roof with the step down gable, and the overhanging eaves with dark stained exposed beams above the adobe brick façade create a rich combination of materials. The front porch sheltering the wide entrance door welcomes the visitor.

Site:	No. 85
Location:	3440 Via Guadalupe
Historic Name:	Myerson Residence
Date:	1954

This house is in the Ranch Style with a Spanish Colonial Revival Style influence. The overhanging hipped roof, the long low eave line, and the recessed entry with the wide entrance door are Ranch Style features. The grouted Mission tile roof, the corbelled brick chimneys and the burnt adobe brick are details suggestive of the Spanish Colonial Revival Style.

Site:	No. 88
Location:	3489 Via Esperanza
Historic Name	Lesemann Residence
Date:	1950

This Ranch Style house has a rectangular floor plan with an angled garage. A low sloped gable roof connects the two, forming a porte cochere. Characteristic features include mortar washed face brick with spaced steel casement windows and a low residential scale.

Site:	No. 90
Location:	565 S. Ave. de Palmas
Historic Name:	West Residence
Date:	1951

This Spanish Colonial Revival house has a long horizontal form, interlocking plan elements, varied parapet heights, and an informal character. The mortar washed brick facade, the projecting brick frames at the door and window openings, the metal grille work and the ornamental brick parapet cap are characteristic features.

Site:	No. 97
Location:	3435 Arroyo Chico
Historic Name:	Little Residence
Date:	1954

This Ranch Style house expresses a strong Spanish Colonial Revival Style influence. The low-pitched overhanging gable roof with exposed roof beams, the stepped back plan which creates a recessed porch and a further recess at the main entrance, and the residential scale, are Ranch Style features. The grouted Mission tile roof and adobe face brick suggest the Spanish Colonial Revival Style.

Site:	No. 104
Location:	3202 Arroyo Chico
Historic Name	McCann Residence
Date:	1950

This modest-sized house is typical of the Ranch Style. Characteristic elements are the simple rectangular plan with the short front wing projection, the low-pitched gable roof with the cross gable, the recessed front entrance, and the spaced steel casement windows. The cream colored face brick for walls and chimney is an unusual material.

Site:	No. 109
Location:	3249 Camino Campestre
Historic Name:	Hall Residence
Date:	1952

This Ranch Style house has a low-pitched gable roof with a projecting eave which creates a deep front porch extending across the front of the house. Unusual details include substantial wood posts with beveled brackets and a French door entrance with muntins and sidelights.

Site:	No. 112
Location:	3312 Arroyo Chico
Historic Name	Price Residence
Date:	1952

This rectangular house is in the Ranch Style. Typical elements include the low-pitched overhanging gable roof, the mortar washed face brick, the spaced casement windows with fixed glass panels, and the double doors with sidelights at the main entrance.

Site:	No. 114
Location:	3364 Arroyo Chico
Historic Name:	Scanland Residence
Date:	1953

This Ranch Style house has typical features. The long, low-pitched overhanging gable roof, the mortar washed face brick with a projecting belt course, the spaced steel casement windows with metal grilles and wood shutters, and the double doors with sidelights forming the main entrance, are characteristic.

Site:	No. 115
Location:	3380 Arroyo Chico
Historic Name:	Vance Residence
Date:	1955

This Ranch Style house has many characteristic features. These include the low-pitched gable roof with overhanging eaves and exposed rafters, the adobe brick façade with spaced casement windows, and the recessed and shaded front entrance. The fixed glass in the large opening of the front room projection suggests a Modern Style influence.

Site:	No. 118
Location:	3331 Camino Campestre
Historic Name:	None
Date:	1954

This small Ranch Style house has a horizontal emphasis. The low-pitched overhanging hipped roof with a cross hip, the rectangular plan with a setback and slight wing projection forming the entrance porch, the spaced steel casement windows with wrought iron grillwork, and the picture window, are features appropriate to the style.

10. Geographical Data

Acreage of Property 150 acres

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

	Zone	Easting	Northing
1	12	506920	3565000
2	12	507810	3565000
3	12	507795	3564850
4	12	506920	3564850

☐ See continuation sheet

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

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

11. Form Prepared By

name/title Ralph Comey, Project Manager

organization Ralph Comey Architects date August 9, 2002

street & number 800 N. Swan, Suite 111 telephone (520) 795-1191

city or town Tucson state Arizona zip code 85711

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)

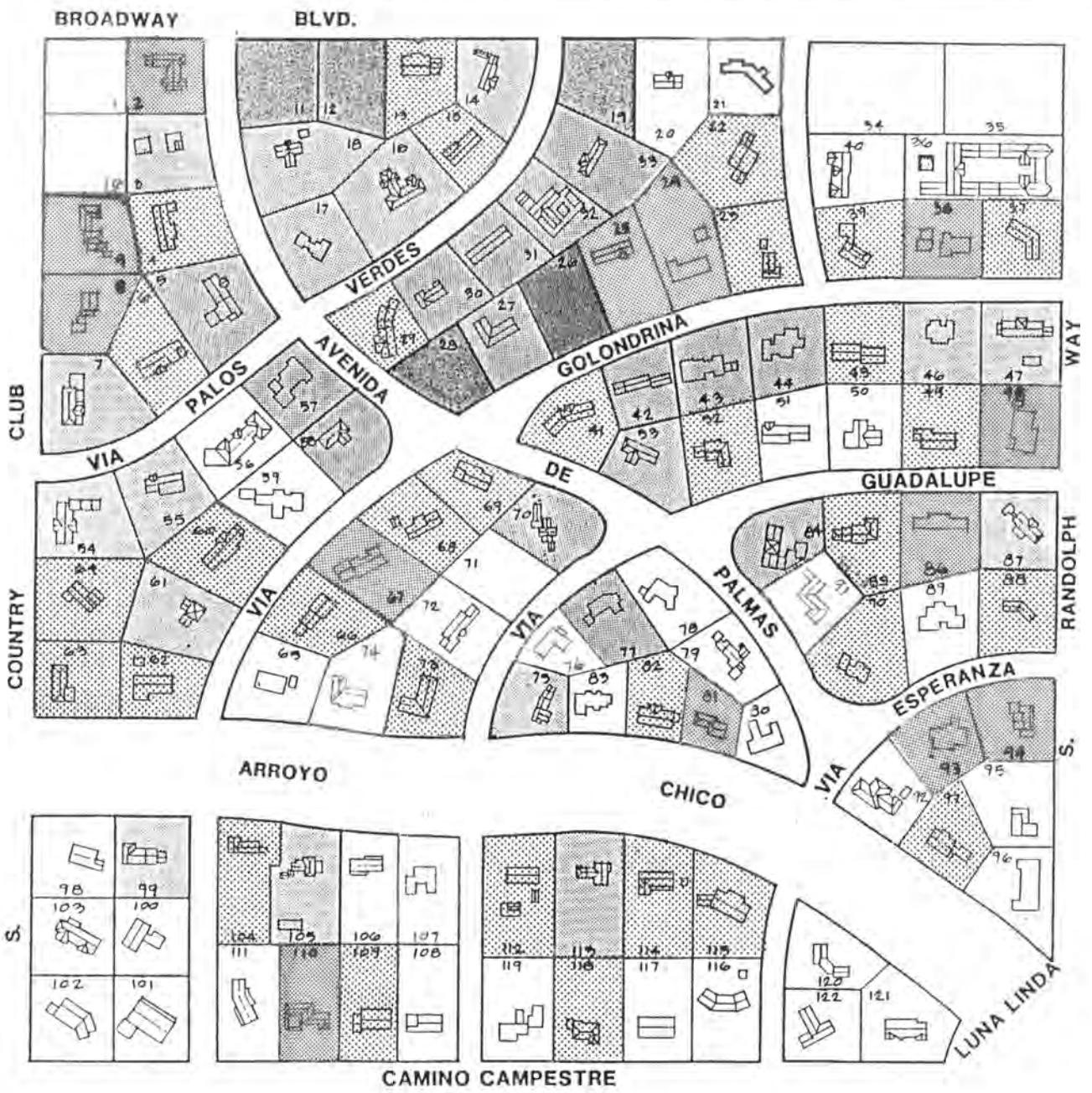
Property Owner N/A
(Complete this item at the request of SHPO or FPO.)

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

COLONIA SOLANA

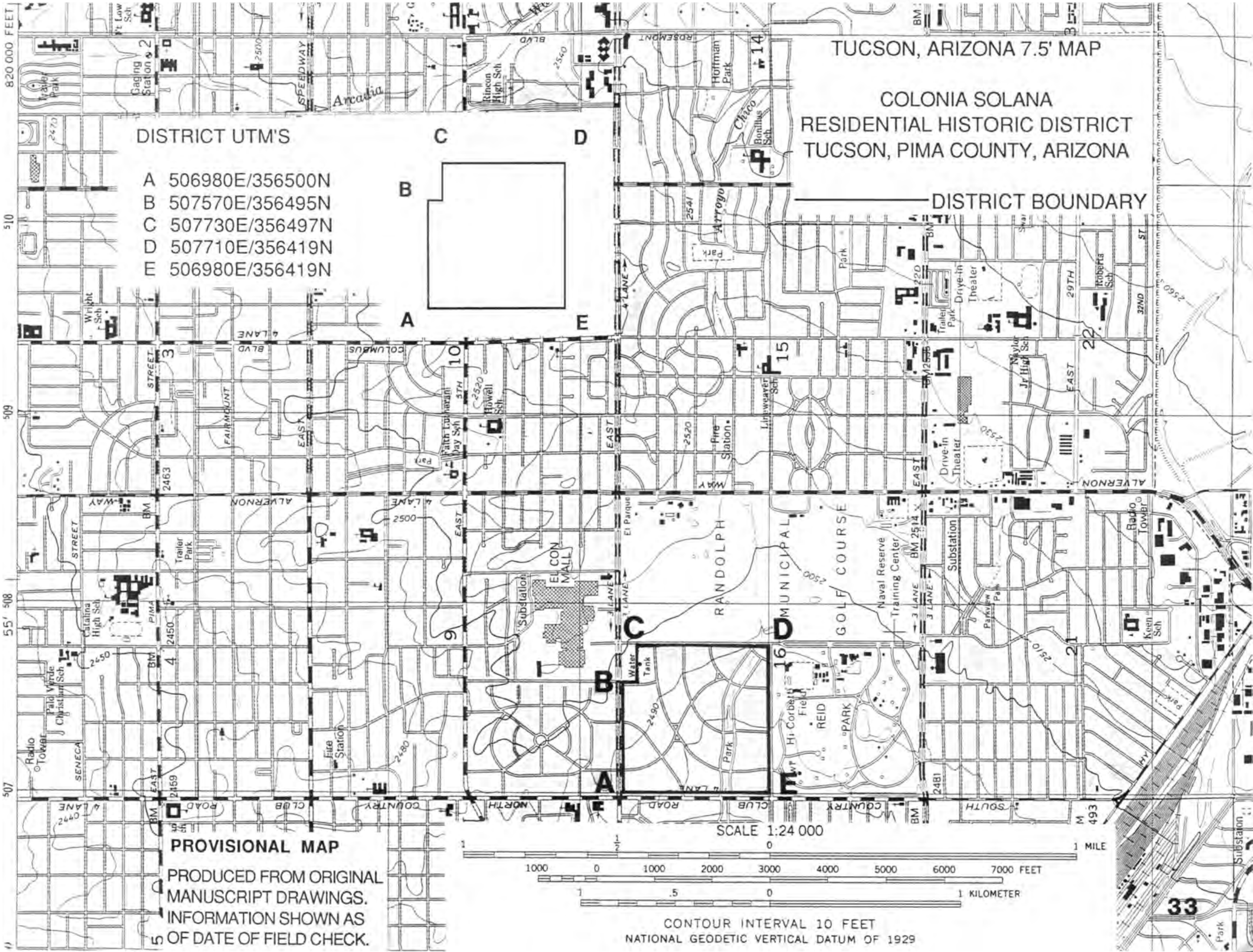


LEGEND

- HISTORIC DISTRICT BOUNDRY LIMITS
- BLOCK LINE
- LOT LINE
- ESTABLISHED SURVEY MONUMENT
- OVERHEAD VIEW OF EXISTING HOUSE
- 71 LOT NUMBER
- NOMINATED FOR CONTRIBUTING
- CONTRIBUTING
- NON-CONTRIBUTING
- VACANT LOT

NORTH

NO SCALE



TUCSON, ARIZONA 7.5' MAP
COLONIA SOLANA
RESIDENTIAL HISTORIC DISTRICT
TUCSON, PIMA COUNTY, ARIZONA
DISTRICT BOUNDARY
DISTRICT UTM'S
A 506980E/356500N
B 507570E/356495N
C 507730E/356497N
D 507710E/356419N
E 506980E/356419N
A
B
C
D
E
PROVISIONAL MAP
PRODUCED FROM ORIGINAL MANUSCRIPT DRAWINGS. INFORMATION SHOWN AS OF DATE OF FIELD CHECK.
SCALE 1:24 000
1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 KILOMETER
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
820 000 FEET
RANDOLPH
MUNICIPAL
GOLF COURSE
REID PARK
Hi Corbett Field
EL CON MALL
Water Tank
Naval Reserve Training Center
Rincon High Sch
Hoffman Park
Catalina High Sch
Howell Sch
Lineweaver Sch
Fire Station
Drive-In Theater
Substation
Radio Tower
Trailer Park
ALVERNON WAY
COLUMBUS BLVD
COUNTRY CLUB ROAD
ROSEMONT BLVD
Arroyo Chico
Arcadia
SPEEDWAY

View along Randolf Way showing drainage improvements to right.
Colonia Solana Residential Historic Dist.
Pima County
Arizona
Ralph Comey, photographer
View looking south
Photo No. 1
Neg. No. 7; Roll No. 3

View of culvert under Randolf Way
showing plantings which provide some
visual screening.
Colonia Solana Residential Historic Dist.
Pima County
Arizona
Ralph Cowey, photographer
View looking Southwest
Photo No. 2
Neg. No. 8, Roll No. 3


DIP

View of Arroyo Chico (southside)
showing dense vegetation.
Colonia Solana Residential Historic Dist.
Pima County
Arizona
Ralph Comey, photographer
View looking north -
photo No. 3
Neg. No. 17, Roll No. 3

View along Arroyo Chico (north side)
towards Price Residence.
Colonia Solana Residential Historic Dist.
Pima County
Arizona
Ralph Comey, photographer
View looking west
Photo No. 4
Neg. No. 16, Roll No. 3

View towards commercial building
at corner of Broadway and Country
Club.
Colonia Solana Residential Historic Dist.
Pima County
Arizona
Ralph Comey, photographer
View looking southwest
Photo No. 5
Neg. No. 4; Roll No. 3

View along Via Colondrina de
Mandel Residence and desert landscaping
Colonia Solana Residential Historic Dist.
Pima County
Arizona
Ralph Cowey, photographer
View looking southwest
Photo No. 6
Neg. No. 18, Roll No. 3

View towards Blixt Residence beyond mini
park at intersection of Via Golondria
and Avenida De Palmas.
Colonia Solana Residential Historic Dist.
Pima County
Arizona
Ralph Comey, photographer
View looking southwest
Photo No. 7
Neg. No. 11, Roll No. 3

View looking across mini-park towards
San Alta Residence at intersection of
Via Palos Verdes and Avenida de Palmas.
Colonia Solana Residential Historic District
Pima County
Arizona
Ralph Comey, photographer
View looking north.
photo No. 8
Neg. No. 10, Roll No. 3

View looking towards Linter Residence-
Colonia Solana Residential Historic Dist.
Pima County
Arizona
Ralph Comey, photographer
View looking southwest.
photo No. 9
Neg. No. 4. Roll No. 1

View looking towards El Dorado Residential
Colonia Solana Residential Historic Dist.
Pima County
Arizona
Ralph Comey, photographer
View looking southwest
Photo No. 10
Neg. No. 4, Roll No. 2

National Register of Historic Places

Note to the record

Additional Documentation: 2012

NPS Form 10-900 OMB No. 1024-0018 (Expires 5/31/2012)

88002963

RECEIVED 2280
MAY 04 2012
NAT. REGISTER OF HISTORIC PLACES
NATIONAL PARK SERVICE

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. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property Amendment to Colonia Solana Residential Historic District, Tucson, Arizona (2010)

historic name Colonia Solana

other names/site number

2. Location

street & number Bounded by Broadway, Country Club, Cmo. Campestre & Randolph Way ☐ not for publication

city or town Tucson ☐ vicinity

state Arizona code AZ county Pima code 019 zip code 85711

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:

___ national ___ statewide X local

James W. Garrison — 30 APRIL 2012
Signature of certifying official/Title — Date

AZ STATE PARKS/SHPO
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official — Date

Title — State or Federal agency/bureau or Tribal Government

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:) Additional Documentation Approved

for Edson M. Beall — 5·30·12
Signature of the Keeper — Date of Action

Colonia Solana Amendment 2010
Name of Property

Pima, Arizona
County and State

5. Classification

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

- [X] private
- [ ] public - Local
- [ ] public - State
- [ ] public - Federal

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

- [ ] building(s)
- [X] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
15	4	buildings
		district
1		site
		structure
		object
16*	4*	**Total**

(*totals include prior deletions, per page 3)

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

N/A

Number of contributing resources previously listed in the National Register

76 (per 2003 amendment) (see page 3)*

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

MODERN MOVEMENT/Ranch Style

OTHER/Territorial

Materials
(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK, STUCCO

roof: ASPHALT, TERRA COTTA, CONCRETE

other: WOOD, METAL/iron, steel

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

Colonia Solana Residential Historic District is located in central Tucson along East Broadway Boulevard east of South Country Club Road. The upscale neighborhood has a curvilinear-street plan and an informal desert setting. Noteworthy features include the unique layout (designed by nationally-recognized landscape architect Stephen Child), Arroyo Chico and its riparian banks, native desert vegetation, large lots and distinctive residences. In size, Colonia Solana is roughly one-half mile square and contains mostly single family residences, many of which have been designed by well-known Tucson architects. Houses reflect pre- and post-World War II building eras. Being added now are postwar examples of the Ranch, Modern-influenced Ranch and Territorial styles. Non-contributing properties include recently-constructed professional and institutional buildings on Broadway Boulevard plus residences within the heart of the district that do not meet the age criterion or have compromised integrity.

[Colonia Solana Residential Historic District was listed in the National Register in 1989 and amended in 2000 and 2003.]

Narrative Description

The purpose of this amendment to the Colonia Solana Residential Historic District, Tucson, Arizona, is to submit eighteen (18) additional residences, fifteen (15) of which are eligible contributors and three (3) of which are non-contributors to the district. Built between 1956 and 1964, these eighteen residences have now come of age. *[This amendment also adds one (1) contributing structure, a water tower listed in the 1989 nomination but not counted in subsequent amendments. Also being added is the never-counted, non-contributing apartment complex at 136-172 S. Randolph Way. Located on Lot 36, this water tower and apartment complex have always been within the district boundaries.]

Colonia Solana's houses have been well maintained through the years and the neighborhood has changed little. Deed restrictions that protected the neighborhood were in force between 1928 and 1978. The community plan, the landscape architecture and the distinctive residences together form a cohesive and exceptional neighborhood. Colonia Solana remains a unique, local example of the national suburban movement that began during the 1920s.

Colonia Solana retains its very stable location. Broadway Boulevard to the north is a major arterial that provides access to downtown Tucson and nearby services. National Register-listed El Encanto Residential Historic District is located just north of Broadway Boulevard. To its east is El Con Shopping Center. Just east of Colonia Solana beyond Randolph Way is Randolph Municipal Golf Course. South of Colonia Solana, beyond Camino Campestre, is Hi Corbett Baseball Field and Reid Park (formerly Randolph Park). West of Colonia Solana along County Club Road is Broadway Village Shopping Center and Broadway Village subdivision, a strip of historic houses.

To the otherwise stable surroundings described above, the most noticeable change has occurred at El Con Shopping Center with several new buildings, a sidewalk and landscaping recently constructed along Broadway Boulevard. Corresponding to this build-up north of Broadway has been the development of Colonia Solana's former vacant lots on Broadway's south side with a high-density residential complex (Photo No. 1), a medical clinic and a secondary school. This strip of recent development buffers the intact, residential heart of the district from the busy arterial.

Since 2003, the date of the second amendment to the historic district, the residential part of the neighborhood has changed very little in appearance. The street layout, the landscaping and the arroyo appear very much the same (Photos No. 2-5). The residences

with their facades of stucco and brick and roofs of Mission tile and asphalt shingles are mostly unchanged. Only four of these houses have remodeled facades.

Resources Count

In the 1989 nomination there were:

32 contributing residences*
78 non-contributing residences
110 total residences

In the 2000 amendment there were:

32 prior contributing residences
15 proposed contributing residences
47 total*
64 non-contributing residences (including one new house)
111 total residences

*Although earlier less than 50% of the residences were contributors, Colonia Solana was nominated on the strength of its exceptional subdivision plan.

In the 2003 amendment there were:

44 prior contributing residences (3 had become non-contributing)
32 proposed contributing residences
76 total
35 non-contributing residences
111 total residences

In this 2010 amendment there are:

76 prior contributing residences
15 proposed contributing residences
91 total*
23 non-contributing residences/buildings
1 prior contributing structure (per 1989 nomination)*
115 total resources

[In addition there are four (4) vacant lots.]

*At this time, 80% of Colonia Solana's resources are contributors.

(See Additional Documentation for the updated historic resources map and final property list.)

Contributors

The following residences are considered eligible contributors to the historic district because they contribute to the architectural development of Colonia Solana and Tucson. Also, they are architecturally significant as professionally-designed examples of their styles.

Site: 50
Location: 3445 Via Guadalupe
Style: Modern Ranch
Historic Name: Reese House
Date: 1958

Designed by architect Edward M. Dunham, Jr., this house has a low, extended scale and features typical of the Modern Ranch style, especially its prominent gable-front projection. The gable roof extends over the front porch and connects to a side-gabled wing.

Site: 51 Historic Name: Bernstein House
Location: 3435 Via Guadalupe Date: 1957/1958
Style: Spanish Colonial Ranch

Designed by Tucson architect Anne Rysdale, this house has an extended, side-gabled form and features that typify the Ranch style. The Southwest-influenced Mission tile roof places the property in the Spanish Colonial Ranch category.

Site: 56 Historic Name: Bloom House
Location: 3144 Via Palos Verdes Date: 1959
Style: Modern Ranch

Another project designed by architect Edward M. Dunham, Jr., this Modern Ranch style house has a low, extended, basically side-gabled form with a hip-roofed projection. The front façade is articulated by short room projections.

Site: 65 Historic Name: Schwerin House
Location: 3201 Arroyo Chico Date: 1957
Style: Territorial (Photo No. 8)

Designed by noteworthy architect Arthur T. Brown, this residence has a simple rectangular shape with a horizontal scale. Exemplifying its style, it has a flat roof with parapets and other typical features.

Site: 92 Historic Name: Wolfe House
Location: 3407 Arroyo Chico Date: 1961
Style: Spanish Colonial Ranch (Photo No. 7)

Designed by the architectural firm Reid & Hazard, this brick house with its Mission tile-clad, hipped roofs and gabled vents at the ridge ends, is a Eclectic-influenced version of its style due to its roof forms and vents, the slightly greater overhangs at the house ends and the curving brick wall enclosing patios.

Site: 96 Historic Name: Adamson House
Location: 444 S. Randolph Way Date: 1959
Style: Territorial

Designed by Tucson's noteworthy firm, Place & Place Architects, this residence has a low, extended profile and a flat roof with parapets capped by decorative brickwork as well as other characteristic Territorial style features.

Site: 98 Historic Name: Kinsock House
Location: 3110 Arroyo Chico Date: 1958
Style: Modern Ranch

This house has a low, extended profile with a low-pitched, side gabled roof. Its Modern style influences include spaced windows across the front façade that are located just beneath the plate beam. A sectional, brick and wood wall on the east encloses a front ramada.

Site: 101 Historic Name: Horwitz House
Location: 3145 Camino Campestre Date: 1959
Style: Eclectic Ranch

Designed by architect H. R. Jernigan, this brick residence has a low, extended façade with a recessed entry. The low-pitched, side-gabled roof extends forward to shelter a porch that is supported by ornamental pipe columns. On the west there is a flat-roofed, carport extension supported by a brick wall and pipe columns. The window shutters, long front porch and frontal carport are Eclectic details.

Lot: 102 Historic Name: Krotenberg House
Location: 575 S. Country Club Date: 1964
Style: Modern Ranch

The residence has an extended, angled form with a very low-pitched, side-gabled roof. There is a small, recessed porch at the front entrance with wrought iron grillwork. In character with its Modern influences, the window openings extend to the eave beam and are spaced across the façade. The added carports and roof projections at each end have decorative, steel framing.

Site: 103 Historic Name: Brucker House
Location: 555 S. Country Club Date: 1961
Style: Eclectic Ranch

This residence was built by Strunk Construction and may have been designed by its owner, Edward Brucker. It has a low, extended scale with an unusual combination of roof forms and blending of styles characteristic of the Eclectic Ranch tradition. In the two projecting wings, the gable roofs, window openings and other features are typical of the Ranch style. The Modern style appears on the portion with an overhanging shed roof and broad picture windows. The gabled, projecting front porch with wood details suggests the Colonial Revival style.

Site: 108 Historic Name: Dengler House
Location: 3255 Camino Campestre Date: 1956
Style: Eclectic Ranch

This house was designed by R.H. Dengler, its architect owner. This extended, low-scale residence has a side-gable roof with a front shed extension forming a porch. The concrete tile roof, wood shutters and the extensive porch are Eclectic features to this otherwise typical Ranch style house.

Site: 116 Historic Name: Orms House
Location: 3371 Camino Campestre Date: 1961
Style: Eclectic Ranch

Designed by architect Anne Jackson Rysdale, this residence has the typical extended plan with a low-pitched, side-gabled roof that characterizes the Ranch style but has non-Ranch features like arched window openings and an angled plan that are Eclectic.

Site: 120 Historic Name: (not found)
Location: 501 S. Via Esperanza Date: 1960
Style: Spanish Colonial Ranch

The original part of this brick residence has an extended scale with a Mission-tile-clad side-gabled roof, wrought-iron grillwork and a heavy, stepped, corner buttress in some ways characteristic of the prewar Spanish Colonial Revival style. The two-story, rear addition (1988), designed by architect John Campesano, does not compromise the integrity appreciably.

Site: 121 Historic Name: Yrun House
Location: 3435 Camino Campestre Date: 1961
Style: Ranch

Designed by Charles E. Cox & Associates, this masonry, cross-gabled house has a low, extended scale with projecting wings at each side, giving it a U-plan appearance from the street. The façade has a spandrel band of used brick capped by a reveal of header bricks. Gable ends have wood siding.

Site: 122 Historic Name: Orms House #2
Location: 515 S. Via Esperanza Date: 1960
Style: Modern Ranch (Photo No. 6)

Another Anne Jackson Rysdale design, this house has a low, extended scale and a low sloping, side-gabled roof typical of the Ranch style. In addition, there is a sloping, shed roof with overhangs above the south façade, a Modern style element. The shuttered windows are Eclectic elements.

Non-Contributors

The following residences are considered non-contributors to Colonia Solana Residential Historic District. While they meet the age criterion, their integrity has been compromised by front, patio wall obscuration.

Site: 80 Historic Name: Cole House
Location: 3377 Arroyo Chico Date: 1958
Style: Territorial Architect: F.P. Cole

Site: 100 Historic Name: Ferry House
Location: 630 Via Golondrina Date: 1960
Style: Modern Ranch

Site: 117 Historic Name: Wilde House
Location: 3351 Camino Campestre Date: 1958
Style: Ranch Architect: Anne Jackson Rysdale

Inventory Lists

2010 Contributing Additions

No.	Address	Year	Style	Eligibility
50	3445 Via Guadalupe	1958	Modern Ranch	Contributor
51	3435 Via Guadalupe	1957/1958	Spanish Colonial Ranch	Contributor
56	3144 Via Palos Verdes	1959	Modern Ranch	Contributor
65	3201 Arroyo Chico	1957	Territorial	Contributor
92	3407 Arroyo Chico	1961	Spanish Colonial Ranch	Contributor
96	444 S. Randolph Way	1959	Territorial	Contributor
98	3110 Arroyo Chico	1958	Modern Ranch	Contributor
101	3145 Camino Campestre	1959	Eclectic Ranch	Contributor
102	575 S. Country Club	1964	Modern Ranch	Contributor
103	555 S. Country Club	1961	Eclectic Ranch	Contributor
108	3255 Camino Campestre	1956	Eclectic Ranch	Contributor
116	3371 Camino Campestre	1961	Eclectic Ranch	Contributor
120	501 S. Via Esperanza	1960	Spanish Colonial Ranch	Contributor
121	3435 Camino Campestre	1961	Ranch	Contributor
122	515 Via Esperanza	1960	Modern Ranch	Contributor

2010 Non-Contributing Additions

No.	Address	Year	Style	Eligibility
80	3377 Arroyo Chico	1958	Territorial	N.C. Wall
100	630 Via Golondrina	1960	Modern Ranch	N.C. Wall
117	3351 Camino Campestre	1957	Ranch	N.C. Wall

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.)

- [x] 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.
- [x] 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.)

Property is:

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

Areas of Significance
(Enter categories from instructions.)

LANDSCAPE ARCHITECTURE
COMMUNITY PLANNING & DEVELOPMENT
ARCHITECTURE

Period of Significance
1928-1964

Significant Dates
N/A

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

Cultural Affiliation
N/A

Architect/Builder
Anne Rysdale, Edward M. Dunham, Art Brown, Reid & Hazard, Place & Place, Frederick P. Cole, H. R. Jernigan, R. H. Dengler

Period of Significance (justification)

When Colonia Solana was first nominated to the National Register in 1989, the period of significance was 1928 to 1942. The 2000 amendment extended the period of significance to 1949. The 2003 amendment extended the period of significance to 1955. This 2010 amendment extends the period of significance to 1964, the date which coincides with the effective build-out of historic pre- and post-World War II style residences in the neighborhood.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

Colonia Solana Residential Historic District (1928-1964) is a unique neighborhood in Tucson, Arizona, of primarily single family residences in a naturalistic desert setting. National Register listed in 1989 and amended in 2000 and 2003, today's district retains its local-level of significance under Criteria A and C. Under Criterion A, it relates to the national suburban movement of the 1920s. With its layout designed by nationally renowned landscape architect Stephen Child, it was developed to provide an upscale, informal, near-in community of fine houses in a desert setting. This subdivision influenced the planning of several other Tucson subdivisions. Colonia Solana also remains signficant under Criterion C because its unique landscape plan represents the work of a master, Stephen Child. It is also significant for the architectural quality of its residences, eighteen more of which are being submitted in this amendment. Built between 1956 to 1964, these residences include examples of the Territorial style and variants of the Ranch style. The strength of this current group of residences reinforces the unique character of Colonia Solana.

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

The historic significance of Tucson's Colonia Solana Residential Historic District was thoroughly documented in the 1988 National Register nomination. The district remains a unique, important, southwestern example of an American suburban, planned subdivision of the late 1920s. It is one of the few intact early Tucson subdivisions to deviate from the grid, to utilize natural contours in its layout and to preserve and enhance the desert vegetation. Its residences are among the most upscale examples in the city of Tucson.

Colonia Solana was the work of Stephen Child, a nationally known landscape architect. His design integrated existing Arroyo Chico into a curvilinear street layout with narrow, landscaped right-of-ways and islands at the street intersections. Native desert vegetation was planted liberally along the arroyo and the streets.

The first homeowners commissioned prominent architects to design high-quality, period revival and contemporary style residences. Residences built during the early, post-World War II period, documented by the 2000 and 2003 amendments, were predominantly Ranch and Modern in style. Residences that were built from 1956 to 1964, as documented in this amendment, were examples of the Territorial style and Ranch style variants. Modern style influences can be found in a number of the Ranches giving rise to the Modern Ranch style. Most were designed by prominent architects and many have Eclectic details.

Developmental history/additional historic context information (if appropriate)

Architectural Development from 1956-1964 in Colonia Solana

As elsewhere in the United States, the end of World War II in 1945 brought about change to virtually every aspect of life in Tucson and southern Arizona. The decade of 1950-1960 culminated a period of unprecedented growth in Tucson and Pima County that has not been matched since. Whereas most of the building took place on formerly undisturbed land, considerable infilling also occurred in existing neighborhoods like Colonia Solana. Besides the uniqueness of the subdivision itself, nearby early attractants were the El Conquistador Hotel (later to become El Con Shopping Center), Randolph Park and the upscale Broadway Village Shopping Center. The proximity to the University of Arizona and neaby downtown Tucson also contributed to the convenience of living in Colonia Solana.

The original 1928 deed restrictions stipulated that residences constructed upon the lots were to be worth at least $10,000, a considerable sum at that time. In addition, all lot improvements were subject to the approval of an architect's review and from 1939 to 1960, Arthur Thomas Brown was the reviewing architect. The deed restrictions remained in force until 1978 and ensured the continuing high quality of construction in Colonia Solana.

It is significant that during this era of rapid growth, two Tucson architects numbered among the new residents of Colonia Solana. These were F. P. Cole (3377 Arroyo Chico) and R.H. Dengler (3255 Camino Campestre). According to files at the City of Tucson, the plans for the Dengler House were drawn by Louise W. Dengler. It also appears that Dr. Edward Brucker drew his own plans for the unusual house at 555 S. Country Club. Another doctor, Dennis Bernstein (3435 Via Guadalupe) was a prominent ear, nose and throat surgeon and former president of the Pima County Medical Society. Martin and Jane Schwerin were the first owners of 3201 Arroyo Chico. Mr. Schwerin was a retired adventurer, mining engineer and explorer. Harold D. Adamson was the first owner of 444 S. Randolph Way. He founded Baum and Adamson Tire and Automotive Co. in 1923 and later served in the Arizona House of Representatives. Mario Yrun, first owner of 3435 Camino Campestre, was the assistant general manager of GAC Properties (1971) and a proponent of satellite city development

Significance of the Styles

To identify dwellings, the authors employ generally or regionally accepted definitions from A Field Guide to American Houses (McAlester & McAlester 1989), A Guide to Tucson Architecture (Nequette & Jeffery 2002), "Aldea Linda Residential Historic District National Register Nomination" (Comey, Diehl & Parkhurst 2009), and "El Montevideo Neighborhood Residential Historic District, National Register Nomination Amendment and Boundary Increase, 2006" (Comey and Parkhurst 2006). Style terms for some local variants come from Tucson Post World War II Residential Subdivision Development 1945-1973 (Akros, Inc. et. al. 2007).

Ranch Style (1935-1970s)

The Ranch style originated in California in the 1930s and gained popularity in the 1940s to become the dominant style throughout the country during the 1950s and 1960s. The style is based loosely on early Spanish Colonial precedents modified by certain early twentieth-century Craftsman and Prairie School influences. It is also based partly on the forms of early indigenous west-coast ranch and homestead architecture. (McAlester & McAlester 1989.)

Frank Lloyd Wright's architectural explorations in his Prairie houses of the early 1900s fostered a residential revolution that enabled the Ranch to be born. His work abandoned historical reference, simplified rooflines and opened interiors to light and view. Other architects followed Wright's lead. The Ranch style first appeared in the work of a few creative, southern California architects, particularly Cliff May, a Wright admirer. May's large, one-story, timber-framed houses with massive stone chimneys and broad, overhanging, gable roofs were widely published in home magazines. (Comey & Parkhurst 2006.)

The style remained a regional phenomenon until the end of World War II. A great demand for housing occurred after the war, when the home-building industry expanded and large tracts of land in suburban areas were developed. The increased use of the automobile and improved highway systems made suburban living possible. The Ranch style, with its simple forms and minimal ornamentation, was practical for large-scale construction. Spreading Ranch style houses with attached carports and garages that further increased façade widths required wider lots, not so available within cities but possible in the new subdivisions.

The Ranch style is typically single-story, low in profile, horizontal in expression, with its mass visible from the street. There is characteristically a garage or carport, often under the same roof. The roof has a low pitch with overhangs and exposed rafters. (Nequette & Jeffery 2002.)

Local variants of the Ranch style (Akros, Inc., et. al. 2007) include:

Modern Ranch: a blend of Ranch and Modern influences having extended Ranch plans with flattish, overhanging, side-gabled roofs sometimes combined with broad frontal gables and shed roofs. Roofs are commonly coated asphalt. Modern influenced windows may extend up to the wall plate.

Spanish Colonial Ranch: A southwest themed stylistic treatment of the typical Ranch with Mission tile-clad, side-gabled roofs and masonry walls commonly of burnt adobe or mortar washed brick.

Eclectic Ranch: In the Eclectic tradition, the addition of non-Ranch style features tacked onto the basic Ranch style form to give the residence distinction.

Modern Style – 1940-1980

Modern architecture developed from a number of roots in the late 19th and early 20th centuries. There was a need for new building types, a growing development of new technologies and materials, and a desire for more practical and beautiful building design. In the 1920s, a radical new architecture, the International style, developed in Europe. The style attempted to be a universal expression of modern life. Buildings were simplified and, influenced by Cubism, often treated as sculptural artifacts, white and geometric. Le Corbusier and Walter Gropius were early proponents. Mies van der Rohe created a variation using interactive planes of masonry and glass to create buildings of extraordinary beauty. The style spread throughout Europe and the United States. (Comey & Parkhurst 2006, 2009.)

In the United States, modern architecture at first appeared most prominently in the skyscraper design and other commercial buildings of the 1930s, but in the post-war period, the Modern style developed in residential design through the work of innovative architects and was most favored for custom designed houses built between 1950 and 1970. This style evolved from the International style and the Craftsman and Prairie styles as well as from the traditional Japanese pavilion, rural Alpine and Scandinavian forms and from the early indigenous western ranch architecture which also inspired the Ranch style.

The Modern style is based on certain intellectual premises relating to design, construction and the use of materials. Houses are designed with a strong concern for functional relationships. The style is characterized by two distinctive subtypes based on roof shape, flat or gabled, although shed and hip roofed examples can be found. Flat-roofed Modern houses resemble the International style except that natural materials – particularly wood, brick and stone – frequently are used. Gable forms feature overhanging eaves and roofs and solid-void wall relationships arranged to create an indoor-outdoor spatial connection using glass as an invisible barrier. Often, space is manipulated to create a feeling of dynamic spatial flow. Also, there can be an attempt to integrate the house into the landscape rather than to contrast with it, as in the International style.

Modern residences often reveal the structure or form of the house in traits like sloped ceilings. They also feature glazed gables. They generally emphasize open planning except for bedrooms. The use of partitions and space dividers that do not go up to the ceiling is another trait. In Tucson, starting in the post-war period, architects designed custom houses in the Modern style. The desert climate was a strong influence on design. Roof overhangs to create shade and other solar protective features were used. For solar protection, buildings were sited with solid walls facing east and west and with glazed areas facing north and south. Glazing usually occurred in strip windows and in large glassed areas rather than in individual windows. Walls were built using masonry and stucco and the use of wood, which is damaged by the sun, was minimized.

Eclectic - post World War II to present

The Eclectic movement - with its alternating emphasis on period designs that mimic the past and Modern designs that shun historic precedent - has continued to dominate American domestic building in the decades since 1940. The contemporary houses of the 1950s, most in the Ranch, Split-level, or Modern styles, grew from the earlier phases of Eclectic modernism and sometimes echo details borrowed from the preceding styles. The Modern styles of the 1950s and 60s were supplanted, during the '70s and '80s by a new taste for period styles. Homebuilders rather than architects first introduced this movement. The Eclectic movement borrows forms and details from the preceding Revival style but freely applies them with little concern for historically accurate detailing. (McAlester & McAlester 1989, Comey 1998).

Territorial Style - 1950s-1970s

This popular, parapeted style with Hispanic influence draws on regional historic precedents for inspiration. During the post World War II era, although overshadowed by the prolific Ranch and Modern styles, certain architects and builders continued to prefer it. Many Tucsonans popularly call the style "Territorial" and while it may be stuccoed, it is often constructed of burnt adobe. Territorial examples have all the conveniences found in Modern and Ranch style residences. (Comey & Parkhurst 2006.)

In the Hispanic tradition, early houses were rectangular, or cubic in form, presenting high, flat facades of exposed adobe on stone foundations with flat roofs. Drainpipes or canales pierced the parapet walls. Doorways were recessed and windows, appearing informally placed from the exterior, reflected the interior room arrangement. Because of adobe deterioration, the houses were eventually stuccoed and brick courses were added to parapets.

Gradually the style was transformed through contact with Anglo-American settlers from the East. (In southern Arizona, during the 1880s, sloping or pyramidal roofs were added above existing flat roofs. With the widespread adoption of pitched roofs, parapets tended to be eliminated, making the walls lower with changed proportions.) However, the flat roof, parapeted version also persisted to influence the Sonoran Revival and later Territorial architecture of the twentieth century.

Often constructed of burnt adobe, in Tucson the Territorial features flat roofs, parapets and flat facades. Parapet caps can be simple or more elaborate like those constructed of burnt adobe soldier courses set diagonally.

Architect Association

Some of the noteworthy architects who designed houses in Colonia Solana were discussed at length in the 1988 nomination. (It is known that from 1939 until 1960 Arthur T. Brown, the architect responsible for design review, kept records of construction. In addition the City of Tucson has on file micro-film plans of the current set of houses from which the architects' names can be discerned.) The following text will list or briefly discuss the architects that pertain to this submission.

Anne Jackson Rysdale (1921-?)

Tucson's first female architect of stature, Anne J. Rysdale, designed twenty-one houses in Colonia Solana. Since the 1988 nomination, more information has come to light about her. A Tucson native, Rysdale was born in 1921 as Barbara Anne Nicholas. She graduated from the University of Arizona in 1940 with a degree in engineering and the fine arts since the University did not yet offer an architecture degree. For a short time she worked under Tucson architect Henry Jaastad. Rysdale then left Tucson for Seattle to become an officer in the Navy during World War II. While in Seattle she obtained her architecture degree at the University of Washington. Upon her return to Tucson in 1945, she received additional architectural training under Tucson architect Arthur Brown before setting up her own practice. ("Anne Rysdale..." 1979, "Architect Anne Rysdale..." 1952.)

Rysdale's early work was primarily residential. She designed homes in Highland Manor, Palo Alto Village, El Encanto, Colonia Solana and the Country Club Estates. Later commercial structures she designed include the Rosemont and Broadway shopping center. She was responsible for the remodeling of Rhodes Jewelry Company as well.

Edward M. Dunham Jr (1919 -?)

The following is a biographical sketch composed by the architect for an office brochure created for the new (1959) partnership with Frederick O. Knipe:

"Born Jersey City, New Jersey October 25, 1919. Graduate of Belleville High School, Belleville, New Jersey - 1939. Graduate United States Merchant Marine Academy, Kings Point, New York - 1943. Graduate University of Idaho, Moscow, Idaho - 1949. Sailed in Merchant Marine on Chief Deck Officers Certificate. Worked in various architectural offices in Spokane, Washington, Hartford, Connecticut and Stamford, Connecticut. Several years in Venezuela with engineering department of Gulf Oil Company subsidiary. Associate with John Holbrook, Architect, Keene, New Hampshire. Head of American Machine & Foundry Company, architectural and engineering office in Tucson, Arizona. Own office for private practice in Tucson since early 1957. Partnership with Frederick O. Knipe, January 1, 1959.

Registered Architect in New Hampshire, Vermont, Connecticut and Arizona."

Mr. Dunham became a registered architect (#3025) in Arizona in 1958. The Knipe partnership ended in 1961 and in 1962, Mr. Dunham was residing in Los Alamos, New Mexico. After successive moves to Cedar Rapids, Iowa in 1964, and then Nancimo, B.C., he returned to Tucson in 1969. After ten years in Tucson, he returned to Canada where he took up residence in Yarmouth County, Nova Scotia. ("Edward M. Dunham..." n.d.)

Frederick P. Cole (1909-1981)

Architect Frederick "Red" Cole was born in Grand Forks, North Dakota, and attended the University of Illinois. He was a Tucson resident since 1938, having moved here because of arthritis. In 1945, Cole co-founded the architectural firm Blanton & Cole. He left the business in 1967 and worked independently until retiring in 1972. He designed a number of major public buildings in Tucson, including Wakefield Junior High School in 1949, the State Office Building on W. Congress Street in 1956, and other schools and buildings at the University of Arizona. He also worked on plans for buildings at Kitt Peak National Observatory and on housing projects at Davis-Monthan Air Force Base and at Fort Huachuca. ("Architect Frederick Cole..." 1981.)

Arthur Thomas Brown, FAIA (1900-1993)

Arthur Brown was one of three outstanding modernists, including Nicholas Sakellar and William Wilde, credited with bringing Modernism to Tucson. Also known as "Art," Mr. Brown was born in Tarkio, Missouri. His father was a professor and his mother an artist. He graduated from a local college with a degree in chemistry, then studied architecture at Ohio State University, graduating in 1927. Brown was hired as a draftsman in the renowned Chicago firm of David Adler where he became acquainted with the work of Louis Sullivan and Frank Lloyd Wright. During the Depression, Brown worked on the 1933 Century of Progress Exposition, designing auxiliary buildings and signage. (Nequette & Jeffery 2002.)

In 1936, Brown came to Tucson where he worked with Richard More who became his partner three years later. By 1941, Art Brown had his own firm which he maintained until his retirement in 1991. In 1961, Brown was honored as the first Arizona architect to be invested in the American Institute of Architects College of Fellows. His son, Gordon, joined him as partner in 1970.

Art Brown was an inventor as well as architect. He is credited with the first passive solar-designed school in the United States, the Rose School (1948). He experimented with

inexpensive materials and modular housing forms that he presented in national design competitions when the U.S. was experiencing a post-War demand for new, cost-effective housing. Ideas like subterranean houses, subfloor radiant heating, aluminum and foam insulated roof components, revolving patio covers and hyperbolic parabaloid shade structures established his reputation as a modernist sensitive to Tucson's desert environment.

Like other modernists, rejecting historic revival styles, Brown instead strove to design "without style." He described himself as an architect, artist and inventor.

Brown designed more than three hundred buildings in southern Arizona. Along with numerous houses of distinction that include his own Arthur T. Brown House (1926), some Tucson projects include the First Christian Church, Tucson General Hospital (recently demolished), Ball/Paylore House and the Faith Luthern Church (1951).

Lew Place (1913-1986)

Lew Place was the son of prominent Arizona architect Roy Place and a prominent Tucson architect in his own right. Born in San Diego, at age three young Place moved with his family to Tucson. He graduated from Tucson High School and attended the University of Arizona. As a teenager, Lew Place began working in the office of his father. He joined the firm in 1930, became a partner of Place and Place in 1940 and managed the firm after his father's death in 1950. Lew Place retired in 1976.("Lew Place..." 1986.)

From 1940 to 1976, among Lew Place's accomplishments in Tucson were the Great American Tower (formerly Home Federal Tower), First Interstate Bank and the Tucson Electric Power Co. building downtown. He also designed several University of Arizona buildings, including McKale Center, as well as Pueblo, Rincon and Salpointe High Schools.

Lew Place was a partner in the Associated State Capitol Architects during the late 1960s and early 1970s. With Les Mahoney of Phoenix, Place designed the additions to the state Capitol, the Industrial Commission Building in Phoenix and the Phoenix Coliseum. In 1973 Governor Jack Williams appointed Lew Place to the state Board of Technical Registration.

Other Architects

Architects who designed residences in Colonia Solana during this period and about whom little information has been found include: Reid & Hazard Architects, H. R. Jernigan, R. H. Dengler and Charles E. Cox & Associates.

Integrity

Location: Colonia Solana has retained its integrity of location.

Design: The integrity of the subdivision design is excellent. The non-symmetrical, curvilinear street layout, shaded arroyo and pervasive, naturalistic desert landscaping within Colonia Solana remain essentially unchanged. The integrity of the residences is good and many of the contributors have high architectural quality. All are very good, representative examples of their style.

New construction along Broadway Boulevard replaces the former, large vacant lots as a buffer between the arterial road and the residential heart of Colonia Solana.

Setting: Colonia Solana has retained its integrity of setting. The surroundings and the physical environment within the neighborhood remain constant except for the recent development along Broadway Boulevard. Colonia Solana's naturalistic desert setting and its arroyo continue to foster native fauna like hawks, bobcats and banded coyotes.

Materials: The neighborhood has kept its integrity of materials. The street pavement with numerous crack repairs and the naturalistic landscaping are reminiscent of earlier decades. Residents continue the tradition of planting desert species adjacent to their houses. Stucco, brick, asphalt and Mission tile remain the materials of choice for residences and occasional remodels.

Workmanship: Colonia Solana has very good integrity of workmanship. Although deliberately installed, the streets and plants have been carefully maintained to retain a naturalistic appearance. Landscaping adjacent to the houses has been executed with various degrees of expertise, from the work of the professional landscape architect to that of the amateur homeowner. The residences exhibit fine workmanship and have received excellent maintenance.

9. Major Bibliographical References

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

Akros, Inc., Wilson Preservation, Coffman Studios, LLC, HDR, Preservation Studies Program, CALA, University of Arizona. Tucson Post World War II Residential Subdivision Development 1945-1973, October 2007.

Ames, David L. and Linda Flint McClelland. Historic Residential Suburbs - Guidelines for Evaluation and Documentation for the National Register of Historic Places. U.S. Department of the Interior, National Park Service, National Register of Historic Places. September 2002.

"Anne Rysdale - architecture," Arizona Daily Star, 8 April 1979.

"Architect Anne Rysdale Enjoys Designing Houses," Tucson Daily Citizen, 25 November 1952.

"Architect Frederick Cole, 72, dies after long illness," Obituary, Arizona Daily Star, 26 November 1981.

Comey, Ralph, "Colonia Solana Residential Historical District, Tucson, Arizona," National Register Nomination, 1988.

Comey, Ralph, "Amendment to Colonia Solana Residential Historical District, Tucson, Arizona," National Register Update, 1998.

Comey, Ralph and Janet H. Parkhurst, "Aldea Linda Residential Historic District," National Register Nomination, 2009.

Comey, Ralph and Janet H. Parkhurst, "El Montevideo Neighborhood Residential Historic District (Amendment and Boundary Increase, 2006)," National Register Nomination, 2006.

"Edward M. Dunham, Jr. (1919- ?)," Typescript, Arizona Architectural Archives (UA), Arizona Historical Society (AHS), n.d.

"Lew Place, architect for McKale Center, dead at 73," Obituary, Arizona Daily Star, 26 August 1986.

Nequette, Anne M. and R. Brooks Jeffery. A Guide to Tucson Architecture. Tucson: University of Arizona Press, 2002.

Pima County Assessor (PCA), Property Record cards, http://www.asr.co.pima.az.us, ca. 1964/1965.

"Prominent Tucson architect Frederick Cole dies at age 72," Obituary, Tucson Citizen, 25 November 1981.

"Tucson architect Place dead at 73," Obituary, Tucson Citizen, 27 August 1986.

Colonia Solana Amendment 2010
Name of Property

Pima, Arizona
County and State

Previous documentation on file (NPS):

___ preliminary determination of individual listing (36 CFR 67 has been requested)
X 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 #_____
___ recorded by Historic American Landscape Survey #_____

Primary location of additional data:

X State Historic Preservation Office
___ Other State agency
X Federal agency
___ Local government
X University
X Other
Name of repository: Arizona Historical Society (AHS)

Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property (per 1989 nomination)
(Do not include previously listed resource acreage.)

UTM References
(Place additional UTM references on a continuation sheet.) (per 1989 nomination)

	Zone	Easting	Northing
1			
2			
3			
4			

Verbal Boundary Description (Describe the boundaries of the property.)

(per 1989 nomination)

Boundary Justification (Explain why the boundaries were selected.)

(per 1989 nomination)

11. Form Prepared By

name/title Ralph Comey & Janet H. Parkhurst
organization Ralph Comey Architects, Janet H. Strittmatter, Inc. date March 21, 2011
street & number 3834 E. Calle Cortez telephone 520-320-9043
city or town Tucson state AZ zip code 85716
e-mail comeyarchitects@cox.net, jhparkhurst@yahoo.com

Additional Documentation

Submit the following items with the completed form:

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. Key all photographs to this map.

Continuation Sheets
Additional items: (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Colonia Solana Residential Historic District

City or Vicinity: Tucson

County: Pima State: Arizona

Photographer: Ralph Comey

Date Photographed: August 26, 2009

Description of Photograph(s) and number:

1 of 8 View across Broadway Boulevard of Privada Colonia Solana Villas at the intersection of Via Palos Verdes, looking southwest.

2 of 8 Desert-landscaped island at the intersection of Avenida de Palmas and Via Guadalupe, looking east.

3 of 8 Typical desert-landscaped front yard on Via Golondrina, looking north.

4 of 8 Via Palos Verdes streetscape showing varied desert landscaping, looking east.

5 of 8 Via Golondrina streetscape along showing varied desert landscaping, looking east.

6 of 8 Modern Ranch style residence by architect Anne Jackson Rysdale on Via Esperanza, looking southeast.

7 of 8 Spanish Colonial Ranch style residence by Reid & Hazard Architects on Arroyo Chico, looking northeast.

8 of 8 Territorial style residence by architect Arthur T. Brown on Arroyo Chico, looking north.

Property Owner:

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

name _____

street & number _____ telephone _____

city or town _____ state _____ zip code _____

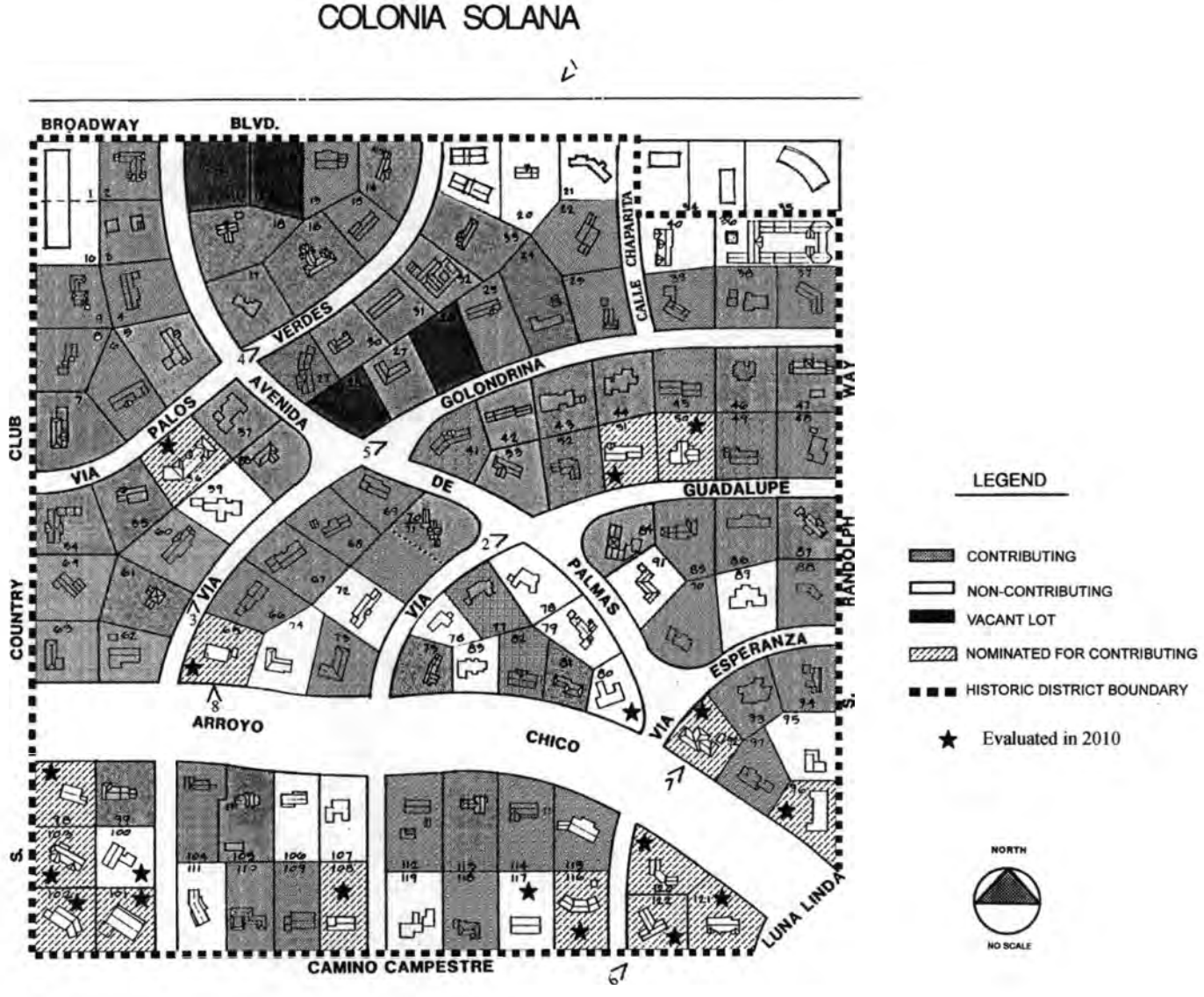
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Colonia Solana 2010 Amendment
Name of Property Pima, Arizona
County and State N/A
Name of multiple listing (if applicable)

Section number Maps Page 18

Historic Resources Map



Comprehensive Resources List

Lot No.	Address	Status
Lot 98	3110 E. Arroyo Chico	contributor
Lot 62	3145 E. Arroyo Chico	contributor
Lot 99	3150 E. Arroyo Chico	contributor
Lot 65	3201 E. Arroyo Chico	contributor
Lot 104	3202 E. Arroyo Chico	contributor
Lot 74	3231 E. Arroyo Chico	non-contributor
Lot 105	3242 E. Arroyo Chico	contributor
Lot 106	3248 E. Arroyo Chico	non-contributor
Lot 112	3312 E. Arroyo Chico	contributor
Lot 83	3323 E. Arroyo Chico	non-contributor
Lot 82	3333 E. Arroyo Chico	contributor
Lot 81	3345 E. Arroyo Chico	contributor
Lot 113	3346 E. Arroyo Chico	contributor
Lot 114	3364 E. Arroyo Chico	contributor
Lot 80	3377 E. Arroyo Chico	non-contributor
Lot 115	3380 E. Arroyo Chico	contributor
Lot 92	3407 E. Arroyo Chico	contributor
Lot 97	3435 E. Arroyo Chico	contributor
Lot 2	100 S. Avenida de Palmas	contributor
Lot 3	140 S. Avenida de Palmas	contributor
Lot 18	147 S. Avenida de Palmas	contributor
Lot 4	150 S. Avenida de Palmas	contributor
Lot 17	155 S. Avenida de Palmas	contributor
Lot 5	244 S. Avenida de Palmas	contributor
Lot 57	300 S. Avenida de Palmas	contributor
Lot 58	340 S. Avenida de Palmas	contributor
Lot 69	400 S. Avenida de Palmas	contributor
Lot 70/71	436 S. Avenida de Palmas	contributor
Lot 53	449 S. Avenida de Palmas	contributor
Lot 84	515 S. Avenida de Palmas	contributor
Lot 78	520 S. Avenida de Palmas	non-contributor
Lot 91	545 S. Avenida de Palmas	non-contributor
Lot 79	550 S. Avenida de Palmas	non-contributor
Lot 90	565 S. Avenida de Palmas	contributor
Lot 1/10	3130 E. Broadway	non-contributor
Lot 13	3252 E. Broadway	contributor

Lot No.	Address	Status
Lot 14	3294 E. Broadway	contributor
Lot 20	3332 E. Broadway	non-contributor
Lot 21	3362 E. Broadway	non-contributor
Lot 40	125 S. Calle Chaparita	non-contributor
Lot 22	142 S. Calle Chaparita	contributor
Lot 39	185 S. Calle Chaparita	contributor
Lot 23	190 S. Calle Chaparita	contributor
Lot 101	3145 E. Camino Campestre	contributor
Lot 110	3243 E. Camino Campestre	contributor
Lot 109	3249 E. Camino Campestre	contributor
Lot 108	3255 E. Camino Campestre	contributor
Lot 119	3301 E. Camino Campestre	non-contributor
Lot 118	3331 E. Camino Campestre	contributor
Lot 117	3351 E. Camino Campestre	non-contributor
Lot 116	3371 E. Camino Campestre	contributor
Lot 121	3435 E. Camino Campestre	contributor
Lot 9	221 S. Country Club	contributor
Lot 8	239 S. Country Club	contributor
Lot 7	315 S. Country Club	contributor
Lot 64	425 S. Country Club	contributor
Lot 63	435 S: Country Club	contributor
Lot 103	555 S. Country Club	contributor
Lot 102	575 S. Country Club	contributor
Lot 19	70-110 Placita Colonia Solana	non-contributor
Lot 37	190 S. Randolph Way	contributor
Lot 36	136-172 S. Randolph Way	non-contributor
Lot 36	Water Tower	contributor
Lot 95	430 S. Randolph Way	non-contributor
Lot 96	444 S. Randolph Way	contributor
Lot 120	501 S. Via Esperanza	contributor
Lot 122	515 S. Via Esperanza	contributor
Lot 93	3448 E. Via Esperanza	contributor
Lot 89	3455 E. Via Esperanza	non-contributor
Lot 94	3480 E. Via Esperanza	contributor
Lot 88	3489 E. Via Esperanza	contributor
Lot 68	345 S. Via Golondrina	contributor
Lot 67	445 S. Via Golondrina	contributor
Lot 59	450 S. Via Golondrina	non-contributor
Lot 60	502 S. Via Golondrina	contributor

Lot No.	Address	Status
Lot 61	502 S. Via Golondrina	contributor
Lot 66	505 S. Via Golondrina	contributor
Lot 100	630 S. Via Golondrina	non-contributor
Lot 111	645 S. Via Golondrina	non-contributor
Lot 27	3325 E. Via Golondrina	contributor
Lot 41	3330 E. Via Golondrina	contributor
Lot 25	3337 E. Via Golondrina	contributor
Lot 42	3346 E. Via Golondrina	contributor
Lot 43	3352 E. Via Golondrina	contributor
Lot 24	3355 E. Via Golondrina	contributor
Lot 44	3380 E. Via Golondrina	contributor
Lot 45	3410 E. Via Golondrina	contributor
Lot 46	3450 E. Via Golondrina	contributor
Lot 38	3455 E. Via Golondrina	contributor
Lot 47	3488 E. Via Golondrina	contributor
Lot 77	525 S. Via Guadalupe	contributor
Lot 72	550 S. Via Guadalupe	non-contributor
Lot 76	555 S. Via Guadalupe	non contributor
Lot 73	560 S. Via Guadalupe	contributor
Lot 75	575 S. Via Guadalupe	contributor
Lot 107	602 S. Via Guadalupe	non-contributor
Lot 52	3425 E. Via Guadalupe	contributor
Lot 51	3435.E. Via Guadalupe	contributor
Lot 85	3440 E. Via Guadalupe	contributor
Lot 50	3445 E. Via Guadalupe	contributor
Lot 49	3455 E. Via Guadalupe	contributor
Lot 86	3464 E. Via Guadalupe	contributor
Lot 48	3489 E. Via Guadalupe	contributor
Lot 87	3490 E. Via Guadalupe	contributor
Lot 54	3114 E. Via Palos Verdes	contributor
Lot 55	3134 E. Via Palos Verdes	contributor
Lot 6	3135 E. Via Palos Verdes	contributor
Lot 56	3144 E. Via Palos Verdes	contributor
Lot 29	3210 E. Via Palos Verdes	contributor
Lot 16	3233 E. Via Palos Verdes	contributor
Lot 30	3236 E. Via Palos Verdes	contributor
Lot 31	3248 E. Via Palos Verdes	contributor
Lot 15	3259 E. Via Palos Verdes	contributor
Lot 32	3260 E. Via Palos Verdes	contributor
Lot 33	3272 E. Via Palos Verdes	contributor

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Colonia Solana 2010 Amendment
Name of Property
Pima, Arizona
County and State
N/A
Name of multiple listing (if applicable)

Section number Photographs Page 22

No. 1

No. 2

No. 3

No. 4

No. 5

No. 6

No. 7

No. 8


TUCSON, ARISONA 7.5' MAP
COLONIA SOLANA
RESIDENTIAL HISTORIC DISTRICT
TUCSON, PIMA COUNTY, ARIZONA
DISTRICT BOUNDARY
DISTRICT UTM'S
A 12/506980E / 3564765N
B 12/507565E / 3564765N
C 12/507770E / 3564690N
D 12/507770E / 3563970N
E 12/506980E / 3563970N
A
B
C
D
E
PROVISIONAL MAP
PRODUCED FROM ORIGINAL MANUSCRIPT DRAWINGS. INFORMATION SHOWN AS OF DATE OF FIELD CHECK.
SCALE 1:24 000
1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 KILOMETER
CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

COLONIA SOLANA 2010 AMENDMENT
PIMA COUNTY, AZ
1 of 8

COLONIA SOLANA 2010 AMENDMENT
PIMA COUNTY, AZ
2 OF 8

COLONIA SOLANA 2010 AMENDMENT
PIMA COUNTY, AZ
3 OF 8

COLONIA SOLANA 2010 AMENDMENT
PIMA COUNTY, AZ
4 OF 8

COLONIA SOLANA 2010 AMENDMENT
PIMA COUNTY, AZ
5 OF 8

COLONIA SOLANA 2010 AMENDMENT
PIMA COUNTY, AZ
6 OF 8

COLONIA SOLANA 2010 AMENDMENT
PIMA COUNTY, AZ
7 OF 8

COLONIA SOLANA 2010 AMENDMENT
PIMA COUNTY, AZ
8 OF 8

National Register of Historic Places

Note to the record

Additional Documentation: 2016

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Colonia Solana Residential Historic District

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Pima

DATE RECEIVED: 4/08/16 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 5/24/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 88002963

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER:	N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT _____DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Approved

RECOM./CRITERIA Accept

REVIEWER Edson Beall DISCIPLINE Historian

TELEPHONE _____ DATE 5.24.16

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

NPS Form 10-900
(Rev. 10-90)

OMB No. 1024-0018

United States Department of the Interior
National Park Service

RECEIVED 2280
APR 08 2016
Nat. Register of Historic Places
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 Amendment to Colonia Solana Historic District

other names/site number 3351 E. Camino Campestre

2. Location

street & number 3351 E. Camino Campestre not for publication ____
city or town Tucson vicinity ____
state Arizona code AZ county Pima code ____ zip code 85711

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. (X See continuation sheet for additional comments.)

James W. Garrison AZSHPO 30 MARCH 2016
Signature of certifying official Date

AZ State Parks/State Historic Preservation Office
State or Federal agency and bureau

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

Signature of commenting or other official Date

State or Federal agency and bureau

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section Correction Page 1

3351 E. Camino Campestre
name of property
Pima, AZ
county and State

name of multiple property listing

==========

Correction to the Colonia Solana Historic District, listed in the National Register of Historic Places on 1/4/1989

CONTRIBUTING PROPERTY

ADDRESS: 3351 E. Camino Campestre
Tucson AZ 85711

This property was classified as a non-contributor because of an Undulating brick wall at front side of house. The owner contacted SHPO and requested a review of their property. The SHPO reviewed the property and contacted the Tucson CLG. Both agreed that the wall did not obscure enough of the front of the house to make it a non-contributor.

The Arizona SHPO requests that the Keeper add the property listed above to the "contributor" list in the nomination, as it does, in fact, contribute to the historic fabric of the Colonia Solana Historic District.

National Register of Historic Places

Note to the record

Additional Documentation: 2019

NPS Form 10-900 OMB No. 1024-0018

United States Department of the Interior
National Park Service

88 2963

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: Colonia Solana Residential Historic District (Amendment)
Other names/site number: _____
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: Bounded by Broadway, Country Club, C. Campestre and Randolf Wy
City or town: Tucson State: AZ County: Pima
Not for Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

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

I hereby certify that this 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 at the following level(s) of significance:

___**national** ___**statewide** X **local**

Applicable National Register Criteria:

X **A** ___**B** X **C** ___**D**

Erik Cuby 4/5/19

Signature of certifying official/Title: **Date**

State Historic Preservation Office, Arizona State Parks and Trails

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title: **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper — Date of Action: 5/20/15

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	[x]
Public – Local	[ ]
Public – State	[ ]
Public – Federal	[ ]

Colonia Solana Residential Historic District (Amendment) | Pima, AZ
Name of Property | County and State

Category of Property

(Check only **one** box.)

Building(s)	☐
District	☒
Site	☐
Structure	☐
Object	☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
	3	buildings
		sites
		structures
		objects
	3	Total

Number of contributing resources previously listed in the National Register _____

The Colonia Solana Residential Historic District is located in Tucson, Pima County, Arizona. The district was listed in the National Register of Historic Places on January 4, 1989. The district is listed at the local level of significance under Criteria A and C in the areas of significance of community planning and development, architecture, and landscape architecture. The district's period of significance is from 1928 to 1964.

This amendment updates the district documentation with regards to three properties to be classified as noncontributing to the district.

PROPERTY	LOT NO.	TAX PARCEL NO.
555 Via Guadalupe	76	126-21-077B

The house at 555 Via Guadalupe was classified as a contributor to the district in an amendment approved January 21, 2000. At that time the house was characterized by exposed brick exterior sheathing and a carport to northeast side (Fig. 1). The Arizona State Historic Preservation Office was made aware in 2018 that the house had been modified with the addition of a prominent, projecting, and stuccoed front entrance porch and the addition of a large projecting and stuccoed carport (Fig. 2). These alterations were made prior to 2008. It is the opinion of the Arizona SHPO that these alterations have adversely affected the property's integrity and that it no longer conveys the design characteristics for which it was classified as a contributor. The Arizona SHPO requests that the property be reclassified as noncontributing.

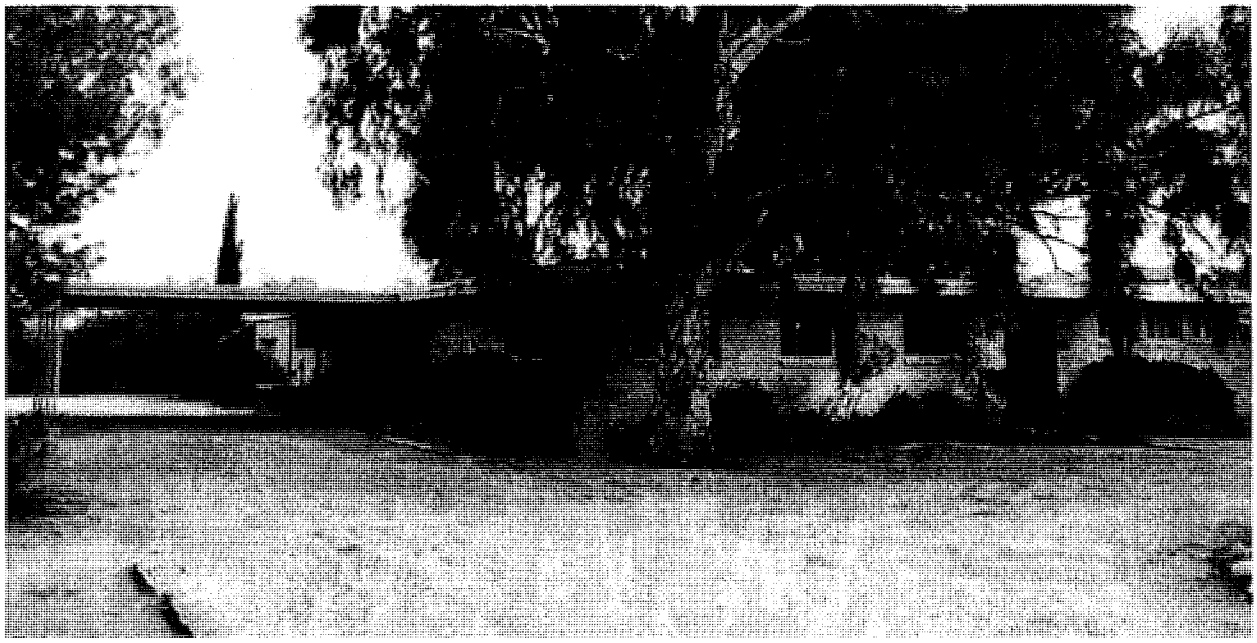


Figure 1. House at 555 Via Guadalupe (1998). Source: R. Comey, Arizona Historic Property Inventory Form.

Figure 2. House at 555 Via Guadalupe (2013). Source: Google (note: more recent images are largely obscured by landscaping).

PROPERTY	LOT NO.	TAX PARCEL NO.
3134 Via Palos Verdes	55	126-21-0560

The historic house at 3134 Via Palos Verdes was demolished in 2018 and has been replaced by a modern house, which is noncontributing to the district.

PROPERTY	LOT NO.	TAX PARCEL NO.
70-130 S. Placita Colonia Solana	19	126-21-1450 (to -1550)

These properties, known as Privada Colonia Solana Villas, are a 7-unit townhouse community constructed in 2007. The properties are noncontributing to the historic character of the district.

Colonia Solana Residential Historic District, Tucson, Pima County, Arizona

Contributing

Noncontributing

Noncontributing (2019 Amendment)

N

10. Form Prepared By
name/title: William S. Collins
organization: Arizona State Historic Preservation Office
street & number: 1100 W. Washington St.
city or town: Phoenix state: AZ zip code: 85007
e-mail: wcollins@azstateparks.gov
telephone: (602) 542-7159
date: April 5, 2019

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.)

National Register of Historic Places
Memo to File

Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.
Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

ARIZONA STATE PARKS

800 W. WASHINGTON
SUITE 415
PHOENIX, ARIZONA 85007
TELEPHONE 602-[redacted]-4174

542

RECEIVED
NOV 2 1 1988
NATIONAL
REGISTER

November 15, 1988

Ms. Carol D. Shull
Keeper of the National Register
National Register of Historic Places
National Park Service
U. S. Department of the Interior
Washington, D. C. 20240

RE: Colonia Solana Residential Historic District
National Register nomination

Dear Ms. Shull:

I am pleased to submit a National Register of Historic Places nomination for the property referenced above.

The nomination includes 35 contributing elements classed as follows:

32 Buildings
1 site (a park)
1 structure (water tower)
1 object (street signage)

Accompanying documentation is enclosed, as required. We look forward to your response.

Sincerely,

Shereen Lerner

Shereen Lerner, Ph.D.
State Historic Preservation Officer

Enclosure

SLR

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Colonia Solana Residential Historic District

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Pima

DATE RECEIVED: 11/21/88 DATE OF PENDING LIST: 12/06/88
DATE OF 16TH DAY: 12/22/88 DATE OF 45TH DAY: 1/05/89
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 88002963

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	Y	LANDSCAPE:	N	LESS THAN 50 YEARS:	Y
OTHER:	N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	Y	SLR DRAFT:	N		

COMMENT WAIVER: N

✓ ACCEPT ___ RETURN ___ REJECT 1/4/89 DATE

ABSTRACT/SUMMARY COMMENTS:

Please see attached comments and SLR form.

RECOM./CRITERIA Accept - A, C
REVIEWER Noble
DISCIPLINE Historian
DATE 1/4/89

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

CLASSIFICATION

___count ___resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

___historic ___current

DESCRIPTION

___architectural classification
___materials
___descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

___summary paragraph
___completeness
___clarity
___applicable criteria
___justification of areas checked
___relating significance to the resource
___context
___relationship of integrity to significance
___justification of exception
___other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___acreage ___verbal boundary description
___UTMs ___boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___sketch maps ___USGS maps ___photographs ___presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____

Arizona ®
State Parks

11 January 2000

Carol D. Shull
Keeper of the National Register
USDOI/National Park Service
Mail Stop 2280, 400
1849 C. St., NW
Washington, D.C. 20240

Dear Ms. Shull:

It is my pleasure to submit the enclosed National Register of Historic Places amendment for the following district in Pima County, Arizona:

Colonia Solona Historic District Amendment (reclassification of resources), Tucson, Arizona

This amendment consists of 15 additional properties and is nominated under Criteria C at the local level of significance.

Please call me at (602) 542-7136 if you have any questions.

Sincerely,

John H. Akers
Historian
Arizona State Historic Preservation Office

enclosures

Arizona State Parks
1300 W. Washington
Phoenix, AZ 85007

Tel & TTY: 602.542.4174
www.pr.state.az.us

800.285.3703
from (520) area code

General Fax:
602.542.4180

Director's Office Fax:
602.542.4188

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Colonia Solana Residential Historic District

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Pima

DATE RECEIVED: 1/21/00 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 3/07/00
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 88002963

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER:	N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

___ACCEPT ___RETURN ___REJECT 1.21.00 DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Accepted

RECOM./CRITERIA Accept

REVIEWER Edson Beall DISCIPLINE Historian

TELEPHONE _____ DATE 1/21/00

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

Arizona State Parks

"Managing and conserving natural, cultural, and recreational resources"

June 10, 2003

National Park Service
Keeper of the National Register
Carol D. Shull
1201 Eye Street, NW 8th Floor
Washington, D.C. 20005

Re: Colonia Solana Residential Historic District (amendment)
Pima County, Arizona

Dear Ms. Shull:

It is my pleasure to submit the enclosed National Register of Historic Places nomination for the following property in Pima County, Arizona:

Colonia Solana Residential Historic District (amendment)

The district consists of 76 contributing buildings, one contributing site, one contributing structure, one contributing object, and 35 non-contributing buildings nominated under Criteria A and C at the state level of significance. This amendment addresses a revised period of significance; reclassifies resources based on their inclusion in the period of significance or on alterations that render them no longer contributors; and discusses the significance of this property as the last remaining known work of landscape architect Stephen Child. Required documentation accompanies this letter.

Please call me at (602) 542-7136 if you have any questions.

Sincerely,

Christine M. Weiss

Christine M. Weiss
National Register Coordinator/Historian
Arizona State Historic Preservation Office

enclosure

Arizona State Parks
1300 W. Washington
Phoenix, AZ 85007

Tel & TTY: 602.542.4174
www.azstateparks.com

800.285.3703 from
(520 & 928) area codes

General Fax:
602.542.4180

Director's Office Fax:
602.542.4188

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Colonia Solana Residential Historic District

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Pima

DATE RECEIVED: 6/13/03 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 7/28/03
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 88002963

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER:	N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

√ ACCEPT ___RETURN ___REJECT 7/22/03 DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Accepted

RECOM./CRITERIA_____

REVIEWER_____ DISCIPLINE_____

TELEPHONE_____ DATE_____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

Arizona State Parks
AZStateParks.com

May 1, 2012

Carol Shull
Keeper of the National Register
National Park Service
1201 Eye Street, NW 8th Floor (MS2280)
Washington, D.C. 2005-5905

RE: AMENDMENT TO COLONIA SOLANA RESIDENTIAL HD
TUCSON, PIMA, AZ

Dear Ms. Shull:

I am pleased to submit the National Register of Historic Places Registration Form amendment for the Historic District referenced above.

Accompanying documentation is enclosed, as required. Should you have any questions or concerns please contact me at vstrang@azstateparks.gov or at 602.542.4662.

Sincerely,

Vivia Strang

Vivia Strang, CPM
National Register Coordinator
State Historic Preservation Office

Enclosures

VS:vs

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: ADDITIONAL DOCUMENTATION

PROPERTY NAME: Colonia Solana Residential Historic District

MULTIPLE NAME:

STATE & COUNTY: ARIZONA, Pima

DATE RECEIVED: 5/04/12 DATE OF PENDING LIST:
DATE OF 16TH DAY: DATE OF 45TH DAY: 6/20/12
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 88002963

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL:	N	DATA PROBLEM:	N	LANDSCAPE:	N	LESS THAN 50 YEARS:	N
OTHER:	N	PDIL:	N	PERIOD:	N	PROGRAM UNAPPROVED:	N
REQUEST:	N	SAMPLE:	N	SLR DRAFT:	N	NATIONAL:	N

COMMENT WAIVER: N

✓ ACCEPT ___ RETURN ___ REJECT 5.30.12 DATE

ABSTRACT/SUMMARY COMMENTS:

Additional Documentation Approved

RECOM./CRITERIA_____

REVIEWER_____ DISCIPLINE_____

TELEPHONE_____ DATE_____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

ARIZONA STATE HISTORIC PRESERVATION OFFICE (SHPO)
NATIONAL REGISTER NOMINATION
TRANSMITTAL FORM
****FEDERAL EXPRESS****

DATE: 3/30/16

TO:

J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmark Programs
National Register of Historic Places
1201 Eye St. NW, 8th Fl.
Washington D.C. 20005-5905

FROM:

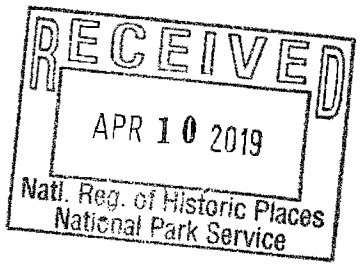
Vivia Strang, CPM
AZ State Parks
National Register Coordinator
State Historic Preservation Office
1100 West Washington Street
Phoenix AZ 85007

The following ten corrections/amendments to National Register Nomination properties are included in this package:

- **Medlock Place – 510 West Colter – delisting**
- **Jerome Historic District – 744 East Avenue – delisting**
- **Cottonwood MRA – Thompson Ranch – delisting**
- **Cottonwood MRA – Strahan House – delisting**
- **Fraser Fields – 106 N. Fraser Dr. W. – amendment**
- **Colonia Solana HD – 3351 E. Camino Campestre – amendment**
- **Menlo Park – 208 N. Palomas – amendment**
- **Willo HD – 121 W. Palm Lane – amendment**
- **Willo HD – 27 W. Lewis – amendment**
- **Feldman's HD – 516 E. Mabel - amendment**

Accompanying documentation is enclosed, as required. Should you have any questions or concerns please contact me at vstrang@azstateparks.gov or 602.542.4662.

ARIZONA STATE HISTORIC PRESERVATION OFFICE (SHPO)
NATIONAL REGISTER NOMINATION
TRANSMITTAL FORM
****FEDERAL EXPRESS****



DATE: April 8, 2019

TO:

Joy Beasley
National Register of Historic Places
1849 C Street NW, Mail Stop 7228
Washington, D.C. 20240

FROM:

William Collins
National Register Coordinator
State Historic Preservation Office
1100 West Washington Street
Phoenix AZ 85007

National Register District Amendments:

Clarkdale Historic District (Amendment)
Clarkdale, Yavapai County

Colonia Solana Historic District Historic District (Amendment)
Tucson, Pima County

Should you have any questions or concerns, please contact me at wcollins@azstateparks.gov or 602.542.7159.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Requested Action:	Additional Documentation
Property Name:	Colonia Solana Residential Historic District
Multiple Name:	
State & County:	ARIZONA, Pima

Date Received:	Date of Pending List:	Date of 16th Day:	Date of 45th Day:	Date of Weekly List:
4/10/2019	4/30/2019	5/15/2019	5/28/2019	

Reference number:	AD88002963
Nominator:	

Reason For Review:

__X__ Accept _____ Return _____ Reject __5/20/2019__ Date

Abstract/Summary Comments:	Although called an"Amendment" to the historic district, this nomination is to classify three buildings as noncontributing and through additional documentation.
Recommendation/ Criteria	

Reviewer Roger Reed Discipline Historian

Telephone (202)354-2278 Date

DOCUMENTATION: see attached comments : No see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.