

VOORHEES-PATTISON HOUSE
3488 E. VIA GOLONDRINA



DESIGNED BY ARCHITECT ROY PLACE
1929

CITY OF TUCSON
HISTORIC LANDMARK NOMINATION
2015



Historic Landmark Nomination Proposal General Information

OVERVIEW:

Historic zoning is a zoning overlay which is added to the base zoning of a specific tract of land (for example (HR-1). This zoning overlay can apply to local historic preservation zones (HPZs) and historic landmarks (HLs).

Designating an HL is a two part process. First, the proposed HL is subject to a historical designation review process. The **Steps to Establish or Amend a Historic Preservation Zone or Historic Landmark** (Article 5.8.4 UDC) are as follows:

- 1.) **Nomination Proposal Package** prepared by applicant and submitted to City of Tucson Historic Preservation Office. (Requirements regarding Nomination Proposal can be found in SUBMITTAL CHECKLIST p.3)
- 2.) Applicant attends a **Historical Commission Nomination Review** and presents the Nomination Proposal and any other evidence of historical significance and integrity in a public meeting.
- 3.) **The Mayor and Council review** the project and the recommendations and decide whether to initiate the designation process.
- 4.) Rezoning Process

WHERE TO APPLY:

City of Tucson Historic Preservation Office:

Jonathan Mabry, PhD – Historic Preservation Officer - jonathan.mabry@tucsonaz.gov • Phone: (520) 837-6965

Jennifer Levstik, M.A. – Preservation Lead Planner - jennifer.levstik@tucsonaz.gov • Phone: (520) 837-6961

310 N. Commerce Park Loop, Santa Rita Bldg • PO Box 27210 • Tucson, AZ 85726-7210

<http://cms3.tucsonaz.gov/preservation>

SUBMITTAL REQUIREMENTS:

Refer Submittal Checklist. Complete Application Forms, and supplemental materials.

THE FOLLOWING CRITERIA ARE CONSIDERED WHEN REVIEWING A CITY HISTORIC NOMINATION APPLICATION:

Historic Landmark:

An HL shall include historic sites, buildings, and structures, as defined in Section 11.4.9, and which are individually listed or individually eligible for listing in the National Register of Historic Places at the local, state, or national level of significance. Properties that meet the aforementioned criteria may be proposed for designation as an HPZ Contributing Property or Historic Landmark.

Historic Landmark

A historic site or structure of the highest historic, cultural, architectural, or archaeological importance to Tucson that if demolished or significantly altered would constitute an irreplaceable loss to the quality and character of Tucson. A Historic Landmark is an outstanding or unique example of architectural style; is associated with a major historic event, activity, or person; or has unique visual quality and identification. A Historic Landmark may be located within the boundaries of or outside a historic district.

Historic Site or Historic Structure

A building, structure, object, or site, including vegetation or signs located on the premises, that:

- Dates from a particular significant period in Tucson's history, i.e., prehistoric, native indigenous, Pre-Colonial (before 1775), Spanish Frontier (Colonial) (1775-1821), Mexican Frontier (1821-1853), Territorial (1854-1912), Post-Territorial (1912-1920), or Post-World War I Development (1920-1945), or relates to events, personages, or architectural styles that are at least 50 years old; however, outstanding examples less than 50 years old should be evaluated on their own merits; and
- Is associated with the lives of outstanding historic personages; or
- Is associated with significant historic events or occurrences; or
- Exemplifies the architectural period in which it was built and has distinguishing characteristics of an architectural style or method of construction or is the notable work of a master builder, designer, or architect whose individual genius influenced his/her age; or
- Contributes information of archaeological, historic, cultural, or social importance relating to the heritage of the community; or
- Relates positively to buildings in its immediate vicinity in terms of scale, size, massing, etc., such that its removal would be an irreparable loss to the setting.

For Zoning and Subdivision review, the Unified Development Code (UDC) applies to this application. If you feel the Land Use Code (LUC) should apply, please consult with Zoning review staff. Applicable timeframes can be provided at your request or found in Administrative Manual Sec. 3-02 or found on our website at <http://cms3.tucsonaz.gov/pdsd>. For information about applications or applicable policies and ordinance, please contact Frank Dillon at 837-6957.

By state law, we cannot initiate a discussion with you about your rights and options, but we are happy to answer any questions you might have.

Planning & Development Services Department (PDSO) - 201 N. Stone Avenue
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EMAIL: DSD_ZONING_ADMINISTRATION@TUCSONAZ.GOV



Historic Landmark Nomination Proposal Application

Date Submitted: Resubmitted October 30, 2015

PROPERTY LOCATION INFORMATION

Project Name: Voorhees-Pattison House
Property Address: 3488 E. Via Golondrina
Architect/Designer: Roy Place
Builder: W. L. Moody/Echols
Plat Name: Colonia Solana Block: n/a Lot: 47
Pima County Parcel Number/s: 126-21-0480 Parcel Use: 0151

APPLICANT INFORMATION

APPLICANT NAME: Tucson Historic Preservation Foundation
ADDRESS: PO Box 40008, Tucson, Arizona, 85717
PHONE: 520-247-8969
EMAIL: info@preservetucson.org
PROPERTY OWNER NAME: Estate of Frances H. Pattison, Attn: Ann Pattison
333 South Eastbourne Avenue; Tucson, Arizona 85716
PHONE: (520) 321 - 4011 FAX: () _____ - _____

SIGNATURE OF OWNER _____ Date

SIGNATURE OF APPLICANT (if not owner) _____ Date

AREA TO BE REZONED

ACRES: .9095
Existing Zoning: R-1 Proposed Zoning: HLR-1

CHECKLIST FOR HISTORIC LANDMARK NOMINATION PROPOSAL

- Fee \$330.00 (Base Fee) + Variable Fees**
 - A completed Historic Nomination Proposal Application (a blank form is attached to this document).** Completely fill in all fields on the nomination application form. The Assessor's No. and the complete Legal Description can be found by contacting the Pima County Recorder's Office (<http://www.asr.pima.gov/>)
 - A completed National Register of Historic Places form or nomination or a State of Arizona Historic Property Inventory Form**
 - Pima County Assessor's Maps showing properties within 500' of the designation request**
 - Pima County Assessor's Record**
 - Color labeled photographs showing full exterior views, including all elevations, setting, outbuildings, and details of structural and landscape features**
 - Reproductions (high quality photocopies acceptable) of historical photographs**
 - A dimensioned, scaled site plan or survey of the site and the location/placement of all buildings/structures on the site.**
 - A scaled map of the site outlining the geographic boundaries of the proposed area**
- *All plans, maps and other figures should be clearly identified. All figures, including drawings, plans and maps, (excluding photographs, see above requirements) should be of a standard size (8.5"by 11", or 11" by 17").
- A list of proposed Neighborhood Advisory Board Members (If nominating a Historic Preservation Zone)**

WRITTEN REPORT

- Property Description**
 - Present and original (if known) physical appearance and characteristics.
 - A complete, detailed architectural description of all elevations of the exterior of the building and a complete description of all the site elements
 - A description of the interior features should also be included.
 - a brief description of the surrounding neighborhood or natural environment and its development, including relevant features such as neighboring buildings, natural features, topography, major roadway, etc.
 - A complete description of the alterations to the exterior of the building must be included as well.
- Statement of Significance and Integrity**
 - A chronological list of prior owners
 - Chronology of past uses
 - Information on historically significant events which occurred at the location
 - Information on architect, landscape architect, builder, contractor and any craftsmen who worked on the on the site
 - The project's historic context, and explain how the building fits into the history of the city and the neighborhood.
- Complete Bibliography**

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Property Description:

Setting

The Voorhees-Pattison home located in central Tucson at 3488 E. Via Golondrina. Sited on the eastern edge of the Colonia Solana Residential National Register of Historic Places District (1928-1941) the home is located on the southwest corner of Via Golondrina and Randolph Way oriented on an east-west access with the front elevation facing north. The property is to the west of and directly across the street from the Municipal Randolph Golf Course and one block south the City of Tucson Historic Landmark El Con Water Tower. The Colonia Solana historic district (listed in 1989 and amended in 2000 and 2003) is made up of 111 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 plat is one of the first in Arizona to incorporate a non-symmetrical, curvilinear layout. The plat designed by American Architect and Landscape architect Steven Child (1866-1936) includes a natural arroyo which runs diagonally across the southern portion and is an integral part of the district. The subdivision is clearly defined by rectilinear boundary avenues which contain the gently arcing small-scale streets. Native desert plant materials are used in an unusual, naturalistic fashion 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 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. Development within the district generally has been uniform since 1929, with pauses in construction during the Depression and during WWII.

Main Residence

The Voorhees-Pattison home at 3488 E. Via Golondrina was designed by Roy Place and built in 1929. It was one of the first houses constructed in Colonia Solana and served as a model home intended to entice clients to build within the subdivision. The long, rambling and elegant, rectangular, two-story house is constructed of brick and stucco and has undergone virtually no exterior renovations or updates since its original construction. The home's exterior stylistic features were tailored to the market; the design an architectural sophisticated and outstanding example of Spanish Colonial revival. The home also features many unique decorative characteristics including: wrought iron grillwork, hand made revival tile, balconettes with hooded windows, a second-story room and well proportioned rooms, fireplace details, an octagonal master bathroom, and a detached three-car garage with second-story sleeping porch.

Detached Garage / Sleeping Porch

The property features a detached three-car garage with screened sleeping porch. The garage and sleeping porch are currently in poor condition. The garage is unique to this property; similar features are not found anywhere else in the neighborhood. A room above the garage was designed as a screened sleeping porch.

North Elevation

The long rectangular massing is broken up by a central tower and second story, which extends above the entryway. The asymmetrical façade features a deeply recessed arched entry. An arc of decorative tile frames the doorway. Four ground-level balconies with wood casement windows, hoods, and wrought iron detailing are defining elements of the façade. Two smaller steel casement windows are located to the west of the recessed entry and one punctuates the second story tower. Decorative tile vents are present above the entryway. Combinations of low gable, shed and hipped roofs lend visual interest to the roofline and are covered in red Spanish tile. Virtually no modifications have been made to the original design of the front façade.

East Elevation

At some point a shed roof constructed of wood and terra cotta tile was added, extending to the east, creating a covered area. Two decorative terra-cotta vents are the only decorative elements on the east façade.

South Elevation

The home's rear, South Elevation is characterized by low, horizontal rectangular massing. There is considerably less ornamentation and decoration than the north façade. Steel casement and double-hung wood frame windows line the walls. A back door leads out from the kitchen, just to the west of the tower and French doors open up onto a south-facing porch that extends from the roofline of the eastern half of the house. Slight variations in gable pitch lend visual interest to the roofline. French doors open up from the house to a back porch, which extends from the roofline on the east side, supported by squared wooden beams. The porch was originally screened.

West Elevation

The west elevation features two casement windows, a decorative terra cotta vent, and a low-pitched gabled roof.

Interior Features

The City of Tucson Historic Landmark designation does not regulate the interior of privately owned property. However, the Voorhees-Pattison interior retains an exceptionally high degree of historic integrity that should be noted. The impressive interior features maintain almost all the original design elements. The home contains massive oak wood flooring and African mahogany doors and arched doorways. The staircase leading to the upstairs bedroom is accented with original decorative tile. The upstairs bedroom is equipped with a corner fireplace, an unusual feature for a second story at that time. The first-floor rooms and hallway feature coved ceilings and numerous original built-in bookshelves, coves, and niches. Many original light fixtures remain, designed in an ornate Spanish Colonial style. The highlight of the interior is the original octagonal master bathroom with green and lavender ceramic tile floors and walls; all original fixtures and a central, raised tub.

1. Location. When built, the property was located on the suburban edge of Tucson a few blocks south of the El Conquistador Hotel (built 1928, demolished 1968). In 1929 the home stood virtually alone. Subsequent planned development has changed the suburban desert flavor but the landscape of Colonia Solana has retained the sense of a desert place. The original boundaries of the property remain intact.

2. Design. The home has remained relatively unaltered. Continual occupancy and maintenance has kept the resources in stable and fair condition and has retained its original artistic integrity and key features and details.

3. Setting. Surrounding development has reduced the original desert suburban character, yet the original boundaries remained intact and the setting and desert feel within the subdivision remains generally unaltered.

4. Materials. The materials remain the same from the period of significance. Limited alterations have remained true to the original material palette.

5. Workmanship. The quality of workmanship is intact; the original craftsmanship with which the house was built is still present, details such as wrought iron ornamentation and fixtures, carved doors and hand painted tiles are still present and in good condition.

6. Feeling. The sense of place persists, including the rural feel of the parks-inspired vegetation of the surrounding subdivision.

7. Association. The historic associations of the property have remained intact; very few modifications have been made to the original design.

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Statement of Significance and Integrity

The Voorhees-Pattison House is an outstanding and intact example of Spanish Revival residential architecture in Tucson and is one of the exceptional historic homes in the Colonia Solana Historic District. The first owner of the home was Anson Voorhees and his two sons. Voorhees was born in Brooklyn in 1862 and ran a successful dry goods business. In 1923 his wife Anna passed away. Following her death, Voorhees retired from his business and with his two sons, J.E. and A. Willard, moved to Tucson. The home has a high degree of integrity and exemplifies architectural trends popular in Tucson in the late 1920s. The home is believed to be individually eligible for listing in the National Register of Historic Places as the work of a recognized architectural master, designed by important early twentieth century architect Roy Place. The property is listed in the National Register of Historic Places as a contributor to the Colonia Solana District.

Notable Architects and Craftsmen

Roy Place (1887 – 1950) designed the Voorhees-Pattison House in 1929 as a model home for the Colonia Solana development. Place was one of Tucson's most prolific architects of the period and was responsible for a number of Southern Arizona's most iconic and prominent public landmark buildings. A San Diego native, Place's work was heavily influenced by the Spanish Colonial and Renaissance styles typical of the period. Place's most notable work in Tucson includes the Pima County Courthouse downtown, the recently restored Montgomery Ward Building on the south east corner of Stone and Pennington, the Pioneer Hotel, numerous schools and a number of the distinctive buildings comprising the University of Arizona campus, for which he served as the chief architect for a number of years.

Roy Place was also responsible for the most prominent feature of Colonia Solana: the El Con Water Tower. Designated as a City of Tucson Historic Landmark, the El Con Water Tower was built in 1928 by Martin Schwerin to serve the then new subdivision of Colonia Solana. In 1932, Roy Place designed the ornate tower building enclosing the metal frame, masking the 50,000 gallon tank, and highlighting the area's elegant housing development.

Stephen Child (1866-1936), the landscape architect for the Colonia Solana subdivision, was strongly influenced by the Parks traditions and the American Beautiful movement. The rural feel of Colonia Solana is a result of Child's use and enhancement of the natural landscape and its features. Child saw the desert landscape and arroyos as assets to the development rather than obstacles. Instead of filling the washes, as was typically done, he emphasized them and incorporated them into the design. He stressed the importance of creating "Arroyo Chico Parque" with parallel roads and footpaths planted with native desert plants, which have remained features that continue to define the feel of the neighborhood.

Historic Context

The Voorhees-Pattison House is one of the important pre-WWII revival residences constructed in the Colonia Solana Subdivision. 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 in 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 on the other two sides define the district boundaries. El Encanto Estates and the 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. Due to the stability of the surrounding area, strength of community plan and subdivision layout, retention of original desert landscaping and deed restrictions, Colonia Solana retains a distinct sense of privacy and place.

Directly north of Colonia Solana is the City Beautiful-inspired El Encanto National Register Historic District. In the mid-1920s, both El Encanto and Colonia Solana served as exclusive residential neighborhoods catering to wealthy winter visitors; bookmarking the eastern edge of Tucson and

serving as architectural compliments to the adjacent and newly-built El Conquistador Resort Hotel (1926). In 1989, the subdivision was listed in the National Register of Historic Places and amended in 2000 and 2003 to include architect-designed, midcentury modern homes.

The district's residential architecture is reflective of the local popularity of revival-styles between World War I and World War II, and later by a postwar boom in midcentury residential construction. As a result, Spanish Colonial Revival and Ranch-style homes are the dominant architectural styles within Colonia Solana. Although the majority of residences were constructed after World War II, many of these buildings utilized revival-style features and details, helping to further the feeling and appearance of a mid-20th century neighborhood. Moreover, the collection of large, custom-built residences reinforces the exclusivity of the district, as does the subdivision plan of large lots, deep setbacks, lush vegetation, and deed restrictions.

The Voorhees-Pattison House like many of the homes were designed by popular, local architects with expansive portfolios and whose architectural imprint is not only visible within Colonia Solana, but throughout Tucson. Some of those architects include: Roy Place, Merritt Starkweather and Josias Joesler who all utilized revival-style architecture to design many of the district's first homes and helped shaped Tucson's revivalist vernacular during the mid-to-late 20th century. Later residences in the district were designed by modernist architect including: Anne Rysdale, Arthur Brown, and Tom Gist.

Additionally, Colonia Solana is significant for being an unusual development, influenced by the Park tradition which in which nature and the rural landscape were seen as positive values which would enrich human life. This tradition encouraged the use of natural landforms and the preservation of native vegetation and wildlife. Road systems and other man-made improvements were to be introduced with sensitivity to provide functional solutions without violating nature. Any added landscaping should be native plant material or carefully selected vegetation harmonious with the natural setting. This planning tradition was influenced by the works of the 19th Century Romantic Periods 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 first commuter suburb outside of London: the picturesque Bedford Park.

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 center 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 from 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. However, the primary determinant of Colonia Solana is the natural landscape and its features while the planning details mentioned are elements that developed appropriately from this natural form and are not imposed arbitrarily.

In 1928 the land underlying the Colonia Solana subdivision was owned by Country Club Realty Co. The first house constructed was a grand spec house built by George B. Echols. 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, drastically slowed development and only two houses were built between 1931 and 1932. Construction picked up again after 1935.

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During the historic period, the Spanish Colonial Revival style was the dominant style in Colonia Solana. Of the 32 homes constructed during this era, all but seven were of the Spanish Colonial Revival style.

Colonia Solana exists today in much the same form as it was designed with a few exceptions. 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. 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 use them in the design. He stressed the importance of creating "Arroyo Chico Parque" with parallel roads and footpaths planted with native desert plants.

The desert location of Colonia Solana contained no vegetation of any importance. Child had the arroyo planted with a variety of desert plants, mostly taken from the open desert, grouped and planted closer together than they naturally occur. The mini-parks at the street intersections were to be similarly landscaped. Child thought this sampling of native desert within the subdivision would be an unusual and welcome amenity. As properties were developed, most homeowners added natural landscaping similar to that found in the parks, adding a sense of cohesiveness to the entire neighborhood. The Voorhees-Pattison house magnificently reflects the characteristics that were imbedded into the Colonia Solana concept.

Architectural Description

The Voorhees-Pattison home, was a model and epitomizes the characteristics and qualities developed in Colonia Solana before WWII. This property like many early homes in the Colonia Solana district reflect the construction practices used in the larger city. Materials generally were not local, but shipped from Phoenix, Los Angeles, the East or were imported from Mexico. Some elements were fabricated locally, however, such as doors, millwork, and wrought iron.

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 thick 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.

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 paneling, much of it African mahogany.

Since a number of houses were built before air conditioning was in common use, the need for natural cooling was a design consideration. Houses inspired by Sonoran precedent used traditional elements- thick masonry walls, well-insulated roofs, small window openings, and high ceilings. The houses with later Spanish Colonial precedent utilized larger window openings for ventilation. As they became available, evaporative cooling and air conditioning were added to the houses. Arcades, ramadas, shady patios, and fountains provided exterior shading and natural cooling which made outdoor living a pleasant experience, even in hot weather.

The architectural styles found in Colonia Solana and epitomized by the Voorhees-Pattison home 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 26 Spanish Colonial Revival style houses, one Monterey style house, two Pueblo Revival style houses, and four Ranch style houses in the neighborhood. During the twenties and thirties, period architecture prevailed, but after the War, contemporary styles predominated. In total, thirty-three houses were built before the

war, and seventy-seven after. Consequently, Ranch style and Spanish Colonial Revival Style are the two most prevalent styles found in Colonia Solana.

Spanish Colonial Revival Style

The Voorhees-Pattison house is an outstanding example of 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 descendants 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 it's apex but fell from favor during the 1940's. Spanish Colonial Revival is most common in the Southwest and Florida.

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. Many variations use gabled or hipped roofs, as well as flat roofs with parapets, 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 multi-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 are also characteristic of the style. Tucson, like Santa Barbara, California, built so many Spanish Colonial Revival style buildings during this time period that the city developed a distinct character.

Resident History

The current and longest owners of the property are the Pattison Family. The Pattisons have been exceptional stewards of the historic property, maintaining its historic integrity for decades. Recounts from family members substantiate the attention paid to historic detail and conscientious maintenance of the property. Ann, daughter of the Pattisons, recalls her mother re-stuccoing the exterior with a "hand-tinted stucco" that was "intended to resemble the original salmon color." Her mother also carefully restored and repainted all of the original wooden casement windows and her father made improvements to the septic system, creating a network of leach fields. He also made additions to the landscaping, planting a dense oleander hedge as well as "hundreds of trees designed to get their nourishment from the leach fields." Aside from repainting the interior a more neutral palette, a departure from it's original "salmon and grey" color scheme, adding the eastern porch roof, and raising the roof of the room above the detached garage in order to accommodate a cooling system with its necessary duct work, modifications to the property during the Pattison family's ownership were minimal and consistent with its period.

Complete Bibliography

Child, Steven. Colonia Solana: A subdivision on the Arizona Desert. Landscape Architecture. Unknown publisher, October 1928.

Comey, Ralph. Colonia Solana Residential Historic District. National Register of Historic Places Nomination Form. Tucson: Ralph Comey Architects, 1988.

Comey, Ralph. Arizona State Historic Property Inventory Form, Voorhees Home, 1988.

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

Tucson Magazine. Colonia Solana – Colony of the Sun. Tucson Magazine, 1937.

Photographs

Historic Photographs

001 Photo of exterior north elevation circa 1930. Arizona State Historical Society.

002 Photo depicting interior arched doorways circa 1930. Arizona State Historical Society.

Contemporary Photographs

All Contemporary Photographs by Jude Ignacio and Gerardine Vargas, September 2014.

003 View of the north elevation, facing southeast.

004 View of north elevation facing southwest.

005 Detail of second-story tower.

006 Detail of recessed arched entry and tile decoration.

007 View of back porch, facing northwest.

008 View of south elevation, facing northeast.

009 View of west elevation, facing southeast.

010 View of interior arched doorway woodwork, original painted tile detailing on stairs, hallway.

011 Octagonal bathroom with original tile and fixtures, raised central bath.

3488 East Via Golondrina

Parcel: 126-21-0480

Parcel Use: 0151

0.9095 Acres

Legal Description: Colonia Solana Lot 47

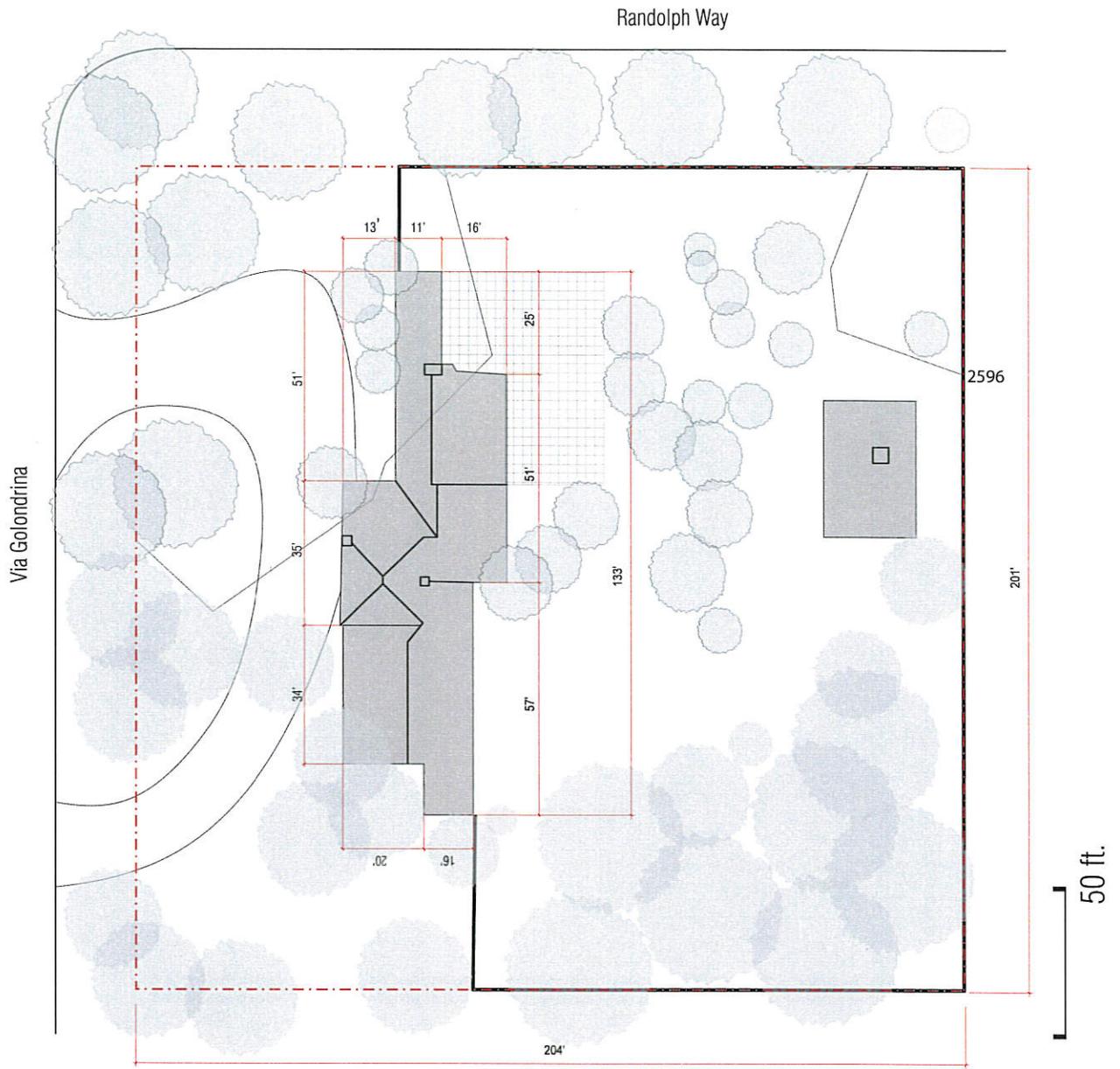
Zone: R-1

Built 1929

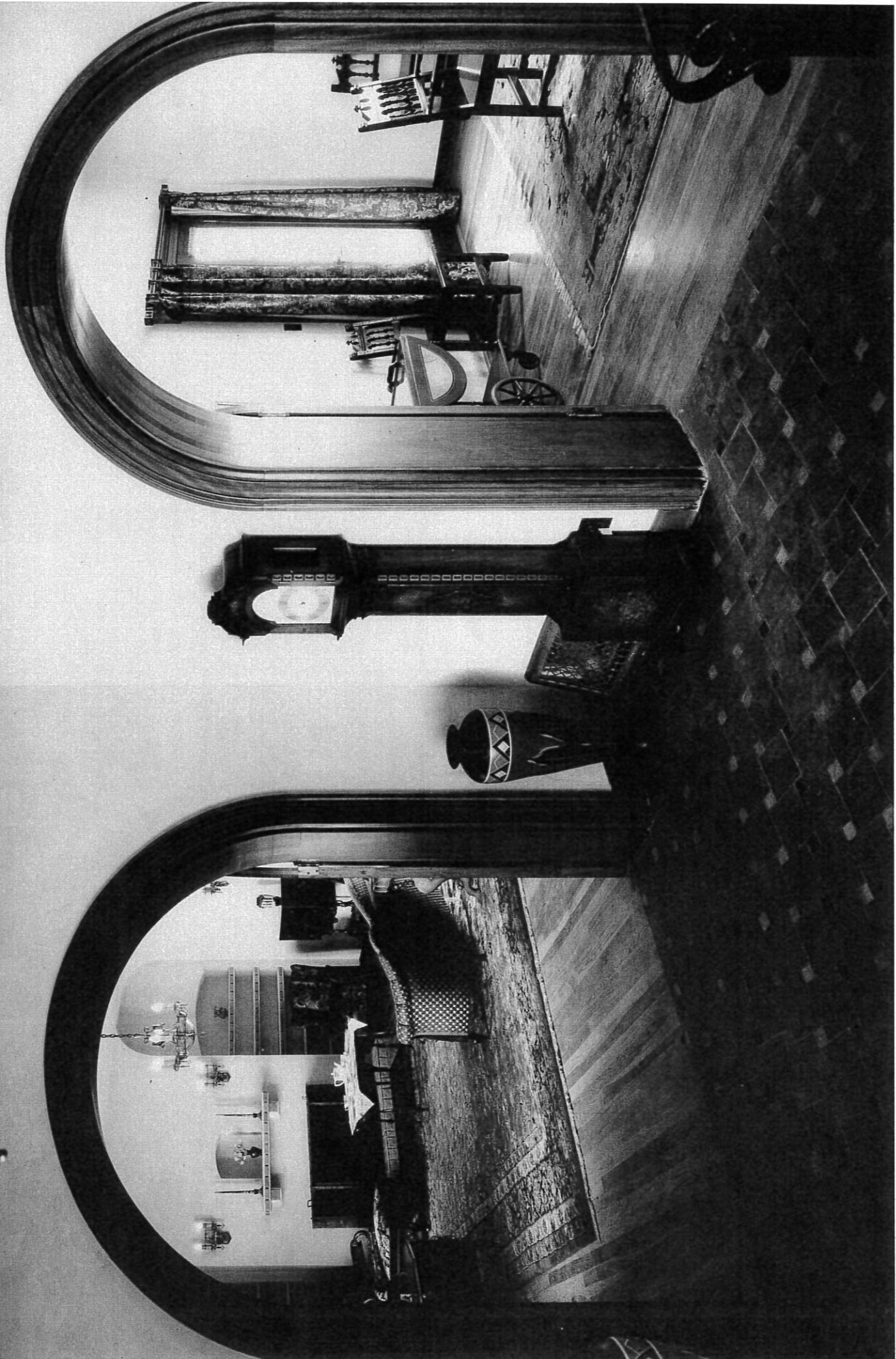


3488 East Via Golondrina

Parcel: 126-21-0480
Parcel Use: 0151
0.9095 Acres
Legal Description: Colonia Solana Lot 47
Zone: R-1
Built 1929













3488



















Book-Map-Parcel: 126-21-0480

[Oblique Image](#)

Tax Year:

Tax Area: [0150](#)

Property Address:

Street No	Street Direction	Street Name	Location
3488	E	VIA GOLONDRINA	Tucson

Taxpayer Information:

PATTISON FRANCES H ESTATE OF
ATTN: ANN PATTISON
333 S EASTBOURNE AVE
TUCSON AZ

Property Description:

COLONIA SOLANA LOT 47

85716- 5534

Valuation Data:

2015				2016				
	LEGAL CLASS	VALUE	ASMT RATIO	<u>ASSESSED VALUE</u>	LEGAL CLASS	VALUE	ASMT RATIO	<u>ASSESSED VALUE</u>
TOTAL FCV	Historic/Entprs (6)	\$421,086	5.0	\$21,054	Historic/Entprs (6)	\$415,803	5.0	\$20,790
LIMITED VALUE	Historic/Entprs (6)	\$421,086	5.0	\$21,054	Historic/Entprs (6)	\$415,803	5.0	\$20,790

Property Information:

Section: 16
Town: 14.0
Range: 14.0E
Map & Plat: 5/32
Block: 0
Tract:
Rule B District: 2
Land Measure: 1.00S
Group Code:
Census Tract: 1900
[Use Code:](#) 0151 (SFR GRADE 010-5 URBAN SUBDIVIDED)
File Id: 1
Date of Last Change: 7/23/2013

Residential Characteristics:

Property Appraiser: **Gwenn S.** Phone: (520)724-4394

Appraisal Date: 6/1/1998	Property Type: Single Family Residence
Processed:	Area ID: Ed 14-201900-01-5
Building Class: 5	Physical Condition: Minimum
Total Livable Area: 3,407	Garage Type: Garage
Effective Construction Year: 1929	Garage Capacity: 2
Stories: 1.5	Patio Type: Covered
Rooms: 9	Patio Number: 1
Quality: Fair	Pool Area: 0
Exterior Walls: 8in Stucco	Valuation Type: 00
Roof Type: Tile	Total Main: \$415,803
Heating: Other	Total Control: \$415,803
Cooling: Evaporative	Total Actual: \$415,803
Bath Fixtures: 14	FCV Adjustment Factor: 0.900
Enhancement: \$0	Last Action: 0226

Description	Quality	Construction	Ratio
STRUCTURAL CRACKS			0.90

Valuation Area:

Condo Market: 60
DOR Market: 10
MFR Neighborhood: SC_PETER_HOWELL
SFR Neighborhood: 20190001
SFR District: 14

Supervisor District:

(2) RAMON VALADEZ

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
0	7389	514	10/16/1984	
0	3988	375	5/4/1971	

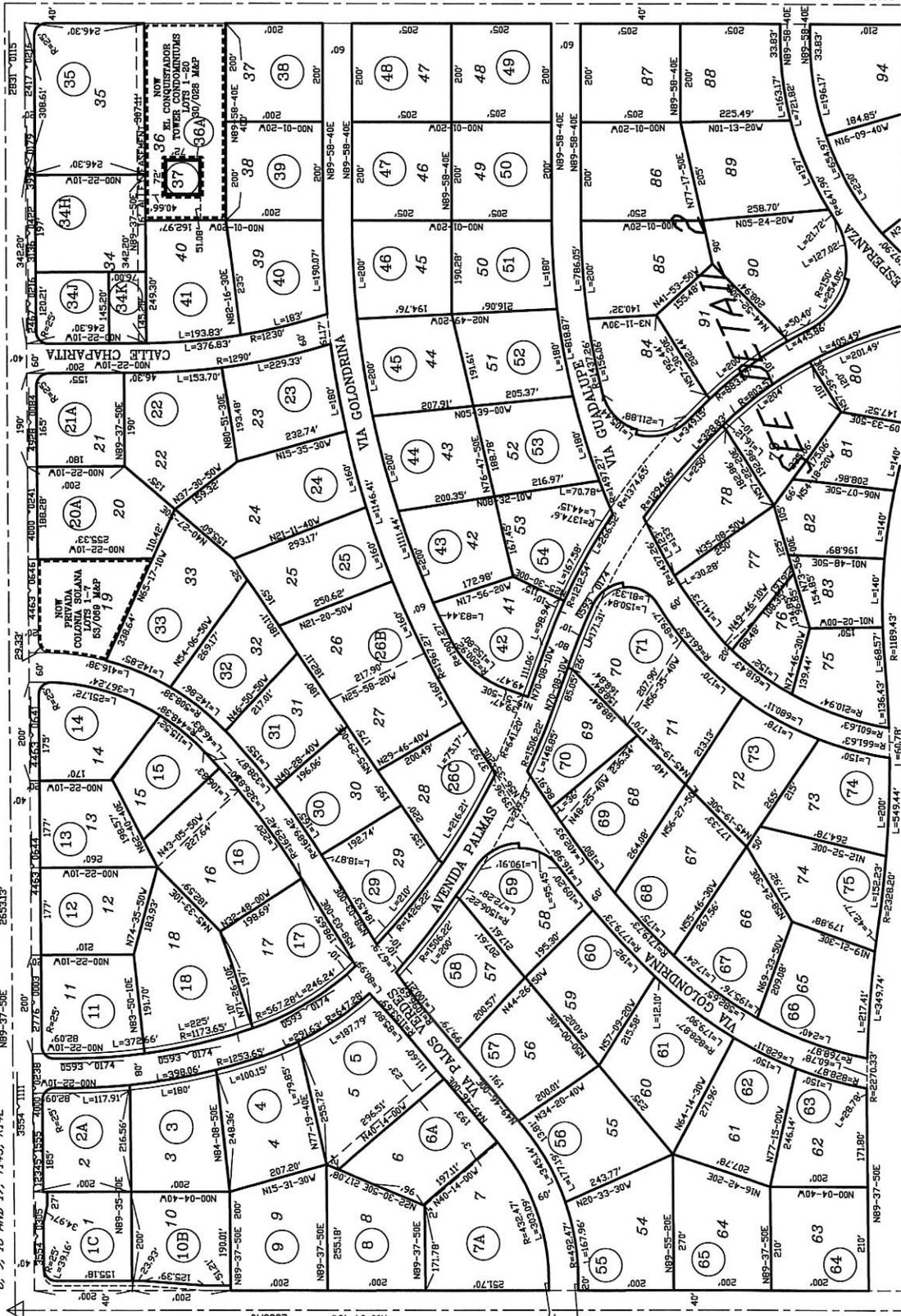
Parcel Note: Click to see/expand 3 note(s)

ASSESSOR'S RECORD MAP
 126-21 COLONIA SOLANA

DETAIL 1

EL ENCANTO ESTATES
 05/35 M&P

2" IRON PIPE WITH STAMPED CAP, BELOW SURFACE, AT CORNER COMMON TO SECTIONS 8, 9, 16 AND 17, T14S, R14E



BROADWAY VILLAGE
 BOOK 07 PAGE 09 M&P



UNSUBDIVIDED

PINE
 COUNTY
 ASSESSOR

SEE BOOK 05 PAGE 032 M&P
 2015-1

S16, T14S, R14E

AMP05V05032_01 - 06/13/14



FEET

2663.84'

RANDOLPH WAY

N00-01-20W

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ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION

SURVEY AREA NAME: Colonia Solana Neighborhood
 HISTORIC NAME: Voorhees Home
 ADDRESS/LOCATION: 3488 Via Golondrina
 CITY/TOWN: Tucson
 TAX PARCEL NUMBER: 126-21-0480 / 0.94 Acres
 OWNER: Pattison, Karl M. & Frances
 OWNER ADDRESS: 3488 E. Via Golondrina

HISTORIC USE: Residence
 PRESENT USE: Residence
 BUILDING TYPE: House
 STYLE: Spanish Colonial Revival
 CONSTRUCTION DATE: 1929
 ARCHITECT/BUILDER: R. Place & W.L. Moody/Echols
 INTEGRITY: Maintained after alterations
 CONDITION: Fair

DESCRIPTION

FLOORS: 1 & 2 DIMENSIONS: (l) 107(w) 38
 STRUCTURAL MATERIAL: Brick
 FOUNDATION MATERIAL: Concrete
 WALL SHEATHING: Stucco
 APPLIED ORNAMENT: Wrought Iron grille work

SKETCH MAP:
 See Final Map

COUNTY: Pima SURVEY SITE: 47
 USGS QUAD: Tucson, Az.
 T 14S R 14E S 16 / NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$
 UTM _____

Description (contd.)

ROOF TYPE: Low gable
 ROOF SHEATHING: Spanish tile
 EAVES TREATMENT: Stucco coved to under-side of tile roof.
 WINDOWS: Metal & wood casement, wood double hung 1/1.
 ENTRY: Off-center, recessed, solid wood door, tile surround
 PORCHES: Covered porch on south and east
 STOREFRONTS: NA

NOTABLE INTERIOR: Tile floor entryway, stairway w/terra cotta treads (Cont.)
 OUTBUILDINGS: Detached 3-car garage w/screened sleeping (Cont.)
 ALTERATIONS: Porch cover added on the east, sleeping room enclosed. c.1944

PHOTOGRAPH

PHOTOGRAPHER: L. Wilson
 DATE: March 1988 VIEW: S, FF
 NEGATIVE NUMBER: B 12A



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

Notable interior (Cont.): w/ceramic tile risers, oak flooring, upstairs bedroom w/ fireplace w/tile surround. African Mahogany doors. Unique octagonal bath: ceramic tile floor/walls, central raised tub, coved ceiling. Original mailbox.
 Outbuildings (Cont.): porch (now enclosed).

SIGNIFICANCE:

AREAS OF SIGNIFICANCE: COMMERCE___ COMMUNITY PLANNING___ ECONOMICS___
 EXPLORATION/SETTLEMENT___ GOVERNMENTAL___ MILITARY___ RELIGION___ SCIENCE___
 THEATRE___ TRANSPORTATION___ TOURISM___ OTHER(specify) Architecture

HISTORIC ASSOCIATIONS (be concise):

PROMINENT OCCUPANT/HISTORIC ASSOCIATION(S) Anson Voorhees and his two sons, J.E. and A. Willard, were all prominent professionals or businessmen.

RELATIONSHIP TO LOCAL DEVELOPMENT Relates to the earliest dev. in Colonia Solana

CULTURAL AFFILIATIONS None

ARCHITECTURAL STYLE A fine example of Spanish Colonial Revival

MAJOR ARCH. FORM/MATERIAL None

ENGINEERING/STRUCTURAL None

DISTRICT/STREETScape CONTRIBUTION _____

DISCUSSION AS REQUIRED: The Voorhees home was one of the first houses constructed in Colonia Solana. These first houses were constructed as model homes and contain unique features tailored to the market; the octagonal bathroom is one such feature. The upstairs bedroom contains a corner fireplace - fireplaces were very rarely built in rooms above the first floor. The balconettes and hoods over the windows on the front facade are of Mexican Tradition. The 3-car garage and extensive second-story ~~porch~~ sleeping porch are not found anywhere else in the neighborhood.

Landscaping: Originally part desert, part non-desert type.

CONTEXT: ISOLATED/RURAL___ RESIDENTIAL STREET XX COMMERCIAL___ CENTRAL SQUARE___
 CBD:___ OTHER:_____

BIBLIOGRAPHY/SOURCES: McAlester, Virginia & Lee, A Field Guide to American Homes; Blumenson, John J.-G., Identifying American Architecture; Poppeliers, John, Chambers, Allen & Schwartz, Nancy, What Style Is It?; Barrow, William C., Historical Tucson; A class project of the College of Architecture at the University of Arizona, Tucson. Deed Restrictions, Colonia Solana; Oral Interviews with Arthur T. Brown, Edward Herreras, Mrs. Roy Place, & Bill Barrow; Clippings File, Tucson Citizen & Arizona Daily Star.

LISTING IN OTHER SURVEYS: NA

NATIONAL REGISTER STATUS: _____

LISTED___ DETERMINED ELIGIBLE___ DETERMINED NOT ELIGIBLE___ NOT EVALUATED___

COMMENTS/DEVELOPMENT PLANS/THREATS: None

SURVEYOR R. Comey Architects SURVEY DATE March 1988 DATE FORM COMPLETED March 1988

COLONIA SOLANA
RESIDENTIAL HISTORICAL DISTRICT
TUCSON, ARIZONA

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

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 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

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing	
32	79	buildings
1		sites
1		structures
1		objects
35	79	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.

Signature of certifying official

Date

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.

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.

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National Park Service

National Register of Historic Places Continuation Sheet

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SUMMARY STATEMENT

Located in the central part of Tucson, Arizona, the Colonia Solana Residential Historic District (1928-1941) is made up of 111 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 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

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

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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 Randolph 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 one threat to the integrity of Colonia Solana.

On entering Colonia Solana one finds many curving streets; large lots, most 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

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Section number 7 Page 3

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. 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 harmony of landscaped lots which create a uniform context within the subdivision, 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.

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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 ten 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.

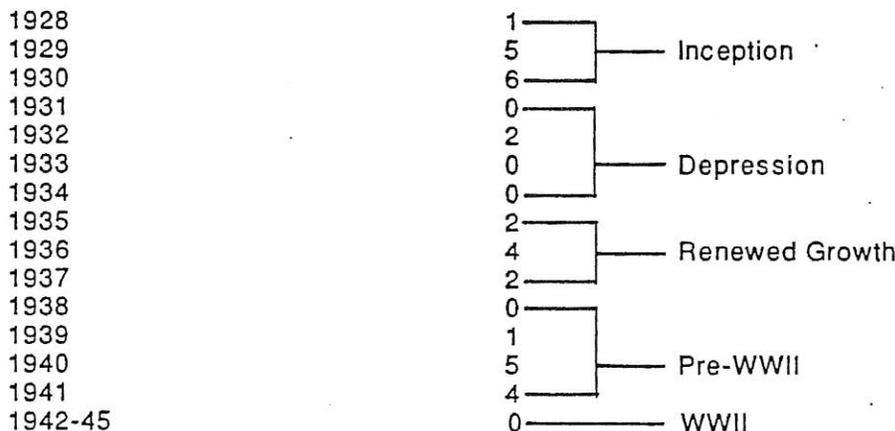
Development of Styles in the District

During the historic period, the Spanish Colonial Revival style was the dominant style in Colonia Solana. Of the 32 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 Neoclectic style residences.

Construction Patterns

Construction Date

Residences Constructed



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1946	2	— Increased Development
1947	3	
1948	4	
1949	6	— Continued Growth
1950	6	
1951	8	
1952	6	
1953	8	
1954	3	
1955	2	
1956	2	
1957	2	
1958	4	
1959	5	— Sporadic Growth
1960	4	
1961	2	
1962	2	
1964	2	
1965	0	
1966	1	
1967	1	
1970's	7±	

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 had studied under Frederick Law Olmstead, 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; 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

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is a modest but skilfully designed subdivision which embodied a new approach to suburban housing. It differed 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

not from
with the
street

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National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 7

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. Child thought this sampling of native desert within the subdivision would be an unusual and welcome amenity. However, as properties were developed, most home owners added natural landscaping similar to that found in the parks, which added a sense of cohesiveness to the entire neighborhood.

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

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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 sarothroides* (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), *Atriplex canescens* (Four-wing Saltbush), *Opuntia ficus-indica* * (Indian Fig), *Opuntia leptocaulis* (Christmas Cactus), one *Rhus Lancea* * (African Sumac), one *Condalia Lycioides* (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).

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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 *Platyclusus orientalis* (Oriental Arborvitae), located in two parks.

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 sideyards and non-desert landscaping occurring in yards 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.

Fourteen of the thirty-two contributing properties, however, do have non-desert vegetation. These follow landscape patterns prevalent in California and the eastern United States. Such patterns typically have 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).

(* indicates non-native plants)

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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. They seem incongruous in a desert environment. 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, however, 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.

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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 a number of houses were built before air conditioning was in common use, the need for natural cooling was a design consideration. Houses inspired by Sonoran precedent used traditional elements - thick masonry walls, well-insulated roofs, 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.

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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 over the same period. Additionally, there are nine Modern style houses, one International style house, and one Neoclectic 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 24% of the buildings in Colonia Solana. Of the contributing houses, twenty six are of the Spanish Colonial Revival Style, one is of the Monterey style, and 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, nine of the Modern Style, seven of the Spanish Colonial Revival Style, one of the International Style, and one of the Neoclectic Style. There are a total of seventy seven 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. 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 categories some buildings containing Neoclectic stylistic details. However, we have used Neoclectic 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.

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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.

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, most of the major public buildings of this type have been razed.

The design elaborations of the Spanish Colonial Revival Style are identified by Virginia and Lee McAlester (1984) 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

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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 are typically 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

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are two examples of this genre in the Colonia Solana Residential Historic District. 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 and 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 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.

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One particularly good example of this style exists in the Colonia Solana Residential Historic District. The 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 1950'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.

International Style

During the 1930'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

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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 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 rather than contrast with it, as in the International style, (#45).

Neoelectic

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 Neoelectic, 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 example of Neoelectic 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.

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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.

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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 Beidleman 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

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significant architectural value, including stylistic merit, and exhibiting unique or unusual design and/or craftsmanship quality; (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 also 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; 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 (70%), 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).

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)

Community Planning and Development

Landscape Architecture

Architecture

Significant Person

Multiple

Period of Significance

1928-1942

Cultural Affiliation

N/A

Architect/Builder

Child, Stephen

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

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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 landscaping, 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; subdivisions outside the City near the mountains were influenced by Catalina Foothills Estates. 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

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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-six 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 77 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 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.

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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 Range 14, 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. Tucson's first suburban subdivision soon would be a reality. The Brown's house and two acres, still owned by Harry Heighton, 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.

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Bryant published an attractive descriptive brochure and started marketing the "Villa Sites". He organized a group of Tucson builders to construct a model home which was displayed under a high tent, and thousands of people came to view it. 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", still the largest house in the neighborhood. Unfortunately, the stock market crash of 1929 ended everything. Echols' house did not sell for ten years, and Harry Bryant was wiped out.

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 contain commercial property. Lot #36, which contains the water tower, also contains an apartment complex.

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 commercial development for several Broadway and Country Club lots. Together the Colonia Solana and El Encanto neighborhoods succeeded

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obtaining an ordinance from the City of Tucson for a joint land use plan. This plan has helped protect residential zoning in both neighborhoods though 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 thoroughfare improvement 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. The southern side may 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.

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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 Jenson, 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,

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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

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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 did not come into force until the 1950's for both incorporated and unincorporated areas. 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,

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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 final landscape. These traditions originated in the Parks movement. Functional planning is important, too, and a direct, simple circulation scheme should be developed, but aesthetic

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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. As time passed and houses were built, many were landscaped with naturalized desert vegetation, (14 out of 32 contributing houses). Colonia Solana seemed like a rural, desert community. Arroyo Chico had become 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.

In addition to desert landscaping, many 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. 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

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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, 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." *

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.

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

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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.

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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

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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. Few of these houses are distinguished architecturally, however. Still, they are well-preserved in Colonia Solana.

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

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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 a noted early architect and public servant, was born in Ullenvang's Parish, Hardanger, Norway on July 24, 1872, 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-

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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 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 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, 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.

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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 1987), the American Legion Club, additions to St. Mary's Hospital, and several houses in Tucson including four 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 at Amerind, in Dragoon.

Roy Place

Roy Place, 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.

Josias Thomas Joesler

Tucson's most famous architect, Josias Thomas Joesler, was born in Zurich, Switzerland, on November 3, 1895, 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, Joesler's studio (originally the Catalina Foothills Estates sales

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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 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 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.

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Ann J. Rysdale

Ann J. Rysdale, Tucson's first woman architect, was born in the city. She attended Tucson High School, and graduated from the University of Arizona in 1949 with a degree in engineering and fine arts, since the University did not yet offer an architectural degree. She did graduate work at the University of Washington before returning to Tucson to start an architectural practice.

At first, Rysdale's work was primarily residential, and she designed houses in Colonia Solana, El Encanto, Country Club Estates, Highland Manor, and Palo Alto Village. Later commercial structures included Rosemont and Broadway Shopping Center and Rhodes Jewelry Company. She designed twenty-one houses in Colonia Solana.

Gordon Luepke

Gordon Luepke was a respected architect who worked for Josias Joesler and later started his own practice. He designed a number of important buildings in Tucson including the newer Pima County Courts Building, several University of Arizona buildings, Palo Verde High School, Vail Junior High School and the attractive Casas Adobes Shopping Center. Luepke also designed three houses in Colonia Solana.

Frederick A. Eastman

Frederick A. Eastman 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 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.

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ASSOCIATION WITH SIGNIFICANT INDIVIDUALS

Early residents within the Colonia Solana 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 subdivisions, 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.

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NATIONAL LEVEL

Dr. Paul Brinton (original Brown lot)

Dr. Paul Brinton is significant for his national prominence 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 prominence 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.

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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.

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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).

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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, including 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 Sahuarita 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.

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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 prominence 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.

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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. 1935; 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.

9. Major Bibliographical References

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 # _____

See continuation sheet

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 _____

UTM References

A

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--

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Zone Easting Northing

B

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--

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Zone Easting Northing

C

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--

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D

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--

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See continuation sheet

Verbal Boundary Description _____

See continuation sheet

Boundary Justification _____

See continuation sheet

11. Form Prepared By

name/title Ralph Comey, Project Manager
organization Ralph Comey Architects date 4/1/88
street & number 2980 N. Campbell, Suite 150 telephone (602) 795-1191
city or town Tucson state Arizona zip code 85719

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Section number 9 Page 1

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Books:

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Section number 9 Page 2

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- Barrow, William C.: "Historical Tucson." The Saguaro. June, 1986, p.12.
- Child, Stephen: "Colonia Solana: A Subdivision on the Arizona Desert." Landscape Architecture. Unknown publisher, October, 1928. p.1-8.
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- Child, Stephen: Some Impressions of Landscape Architecture of Today in England and America. "Landscape Architecture. July, 1913, vol. B.,p. 158-165.
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- Duell, Prentice: "A Review of the Modern Architecture in Arizona." The Western Architect. June, 1922. p.71-77.
- Rogers, Walter: "Looking Backward to Cope with Water Shortages...A History of Native Plants in Southern Arizona." Landscape Architecture. May, 1979, p. 304-314.
- Unknown Author: A.S.L.A. Notes. Stephen Child. Obituary. p.33-34, vol. 27, No. 1. Oct., 1936.
- Unknown Author: Colonia Solana - Colony of the Sun. Tucson Magazine, Feb. 20, 1937.
- Unknown Author: Colonia Solana - The Sunny Colony. The Country Club Realty Company, Inc.

Newspapers:

- Obituaries were used from the: Arizona Daily Star, Tucson Citizen, Phoenix Gazette, Phoenix Republic.
- Pertinent newspaper articles found in the clippings file at the State Historical Society in Tucson were also utilized.

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Colonia Solana, The Sunny Colony. Country Club Realty Co. 1928. Description of community and deed restrictions for new Owners.

Colonia Solana Subdivision Plan. Filed in the Pima County Recorder's Office on July 25, 1928.

Declaration of Establishment of Conditions and Restrictions of Colonia Solana Subdivisions. Filed May 11, 1928 by Country Club Realty Co.

Plans and Studies:

Arroyo Chico Parque. A Dynamic Urban/Desert Habitat. Richard H. Barber. Spring, 1986.

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Land Use and Development Plan for Colonia Estates Broadway Frontage. Urban Engineering, 1978.

A Neighborhood Plan for Colonia Solana - El Encanto, Tucson, Arizona. Brooks & Associates, February 12, 1979.

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Section number 9 Page 4

Directories:

Arizona State Board of Technical Registration, 1923-33.

Tucson City Directories: 1921-28.

Miscellaneous:

Assessor's Records and Title Records, Pima County.

Clippings from the Arizona Historical Society in Tucson, Arizona, Clippings of Arizona residents. Various dates and newspapers.

Oral Interviews:

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.

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VERBAL BOUNDARY DESCRIPTION

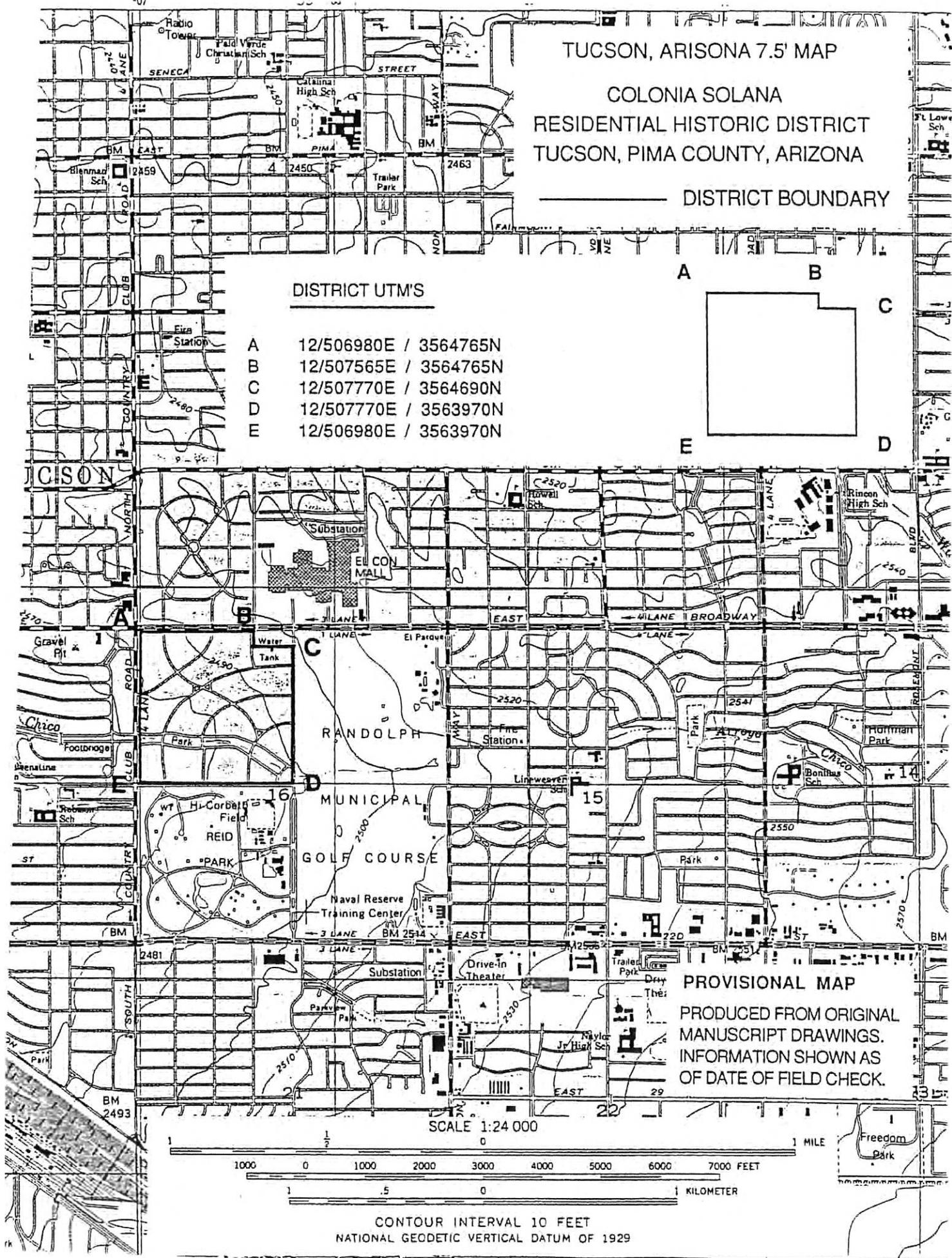
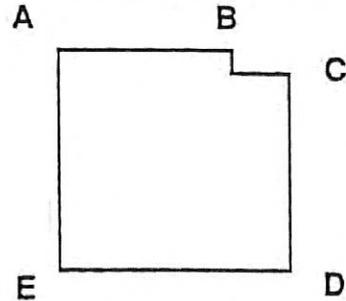
Beginning at the intersection of the south curbline of Broadway Boulevard and the east curb line of Country Club Road, then proceeding east following the south curbline of Broadway 1902 feet to the east curbline of Calle Chaparita then turning south and following the east curbline of Calle Chaparita 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.

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



PROVISIONAL MAP
 PRODUCED FROM ORIGINAL
 MANUSCRIPT DRAWINGS.
 INFORMATION SHOWN AS
 OF DATE OF FIELD CHECK.

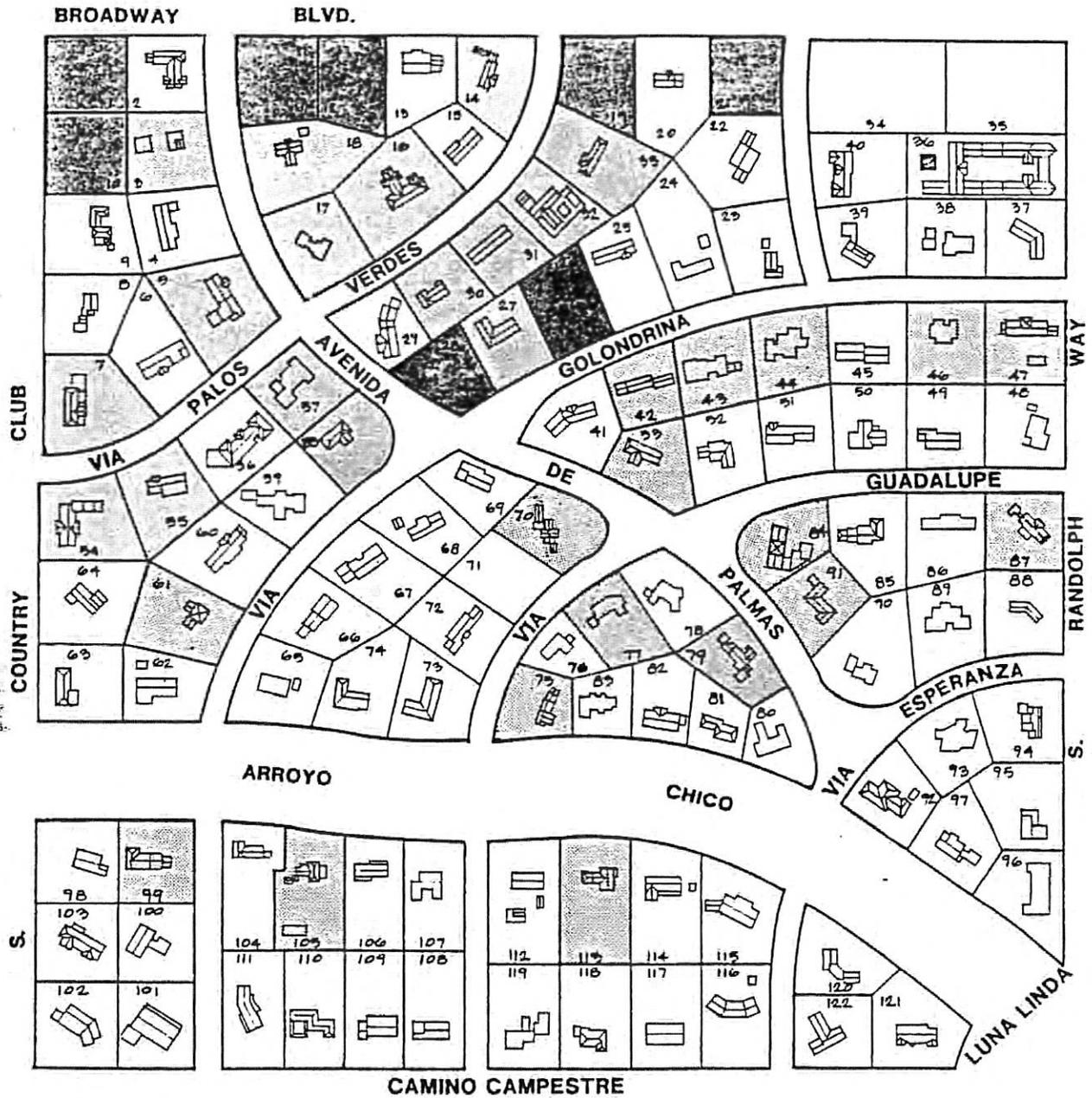
SCALE 1:24 000

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



LEGEND

- HISTORIC DISTRICT BOUNDARY LIMITS
- BLOCK LINE
- LOT LINE
- ESTABLISHED SURVEY MONUMENT

- 71 LOT NUMBER
- 32 ADDRESS NUMBER
- CONTRIBUTING
- NON-CONTRIBUTING
- VACANT LOT

OVERHEAD VIEW OF EXISTING HOUSE

STREETSCAPE PHOTO NUMBER & VIEW DIRECTION ARROW

NORTH



NO SCALE



COLONIA SOLANA
AERIAL LANDSCAPE PLAN



NORTH



NO SCALE

SCR: South County Ranches
 PR: Pueblo Ranches

Contributing Properties recommended for inclusion
 to the National Register Nomination

<u>No.</u>	<u>Address</u>	<u>Historic Name</u>
3	140 Avenida de Palmas	O'Dowd Residence / SCR / 1921 / Claude Maxwell Blk.
5	244 Avenida de Palmas	VanderVries Residence / SCR / 1932 / unk.
7	315 S. Country Club Rd.	Bilby Residence SCR / 1932 / Eastman
14	3274 E. Broadway	Mack Residence SCR / 1940 / Starkweather
16	3233 Via Palos Verdes	Fulton Residence SCR / 1930 / Starkweather
17	155 Avenida de Palmas	Van Atta Residence SCR / 1941 / Jozabev
18	147 Avenida de Palmas	Martin Residence SCR / 1929 / Ken Place
26,27,28	3325 Via Golondrina	O'Donnell Residence (#27) SCR / 1930 / Linda Morrison Deanna #18th
30	3236 Via Palos Verdes	Present Residence SCR / 1930 / unk.
31	3248 Via Palos Verdes	Monthan Residence Ranch / 1941 / unk.
32	3260 Via Palos Verdes	Griffin Residence SCR / 1930 / unk.
33	3272 Via Palos Verdes	Foster Residence SCR / 1941 / Starkweather
42	3346 Via Golondrina	Gill Residence Ranch / 1940 / unk.
43	3352 Via Golondrina	Erdman Residence SCR / 1930 / unk.
44	3380 Via Golondrina	Shearman Residence SCR / 1930 - unk.
46	3450 Via Golondrina	Feldman Residence PR - 1920 - unk.
47	3488 Via Golondrina	Voorhees Residence SCR - 1929 - Place / Mead / Echols
53	449 Avenida de Palmas	Witz Residence SCR - 1935 - Arnett
54	335 S. Country Club Road	Knapp Residence SCR - 1930 - F. Nelson
55	3134 Via Palos Verdes	Joynt Residence Ranch - 1940 - Starkweather
57	300 Avenida de Palmas	Kibler Residence SCR - 1930 - Frank Puto, Gull.
58	340 Avenida de Palmas	Tidmarsh Residence SCR - 1929 - unk.
61	548 Via Golondrina	None Monterey - 1930 - Jozabev
70,71	436 Avenida de Palmas	El Deseo Real SCR - 1920 - Echols (Landing Pt.)
75	575 Via Guadalupe	Kimball Residence SCR - 1930 - Jozabev
77	525 Via Guadalupe	Schwerin Residence PR - 1939 - Brown & Moore
84	515 Avenida de Palmas	Matthews Residence SCR - 1939 - unk.
87	3490 Via Guadalupe	Smedley Residence SCR - 1937 - unk.
91	545 Avenida de Palmas	Quesnel Residence SCR - 1930 - Starkweather
99	3150 Arroyo Chico	Crabbe Residence Ranch - 1940 - John Joynt.
105	3242 Arroyo Chico	Conner Residence SCR - 1933 - Jozabev
113	3346 Arroyo Chico	Diemes Residence SCR - 1937 - unk.

Noncontributing Properties not recommended for inclusion
to the National Register Nomination

Armed not listed on non-recommended "short list"

<u>No.</u>	<u>Address</u>	<u>Historic Name</u>
2	100 Avenida de Palmas	Norton Residence <i>Ranch - 1948</i>
4	150 Avenida de Palmas	Richardson Residence <i>SCR - 1950</i>
6	3135 Via Palos Verdes	Katcher Residence <i>Ranch - 1952</i>
8	239 S. Country Club Road	Killen Residence <i>Ranch - 1949</i>
9	221 S. Country Club Road	Biele Residence <i>Ranch - 1950</i>
13	3252 E. Broadway Blvd.	Virtue Residence <i>Ranch - 1952</i>
15	3259 Via Palos Verdes	Mack Residence #2 <i>Ranch - 1951</i>
20	3332 E. Broadway Blvd.	Ganem Residence <i>Ranch - 1954</i>
22	142 Calle Chaparita	O'Dowd Residence <i>Ranch - 1951</i>
23	190 Calle Chaparita	Smith Residence <i>Ranch - 1950</i>
24	3355 Via Golondrina	Wood Residence <i>Ranch - 1946</i>
25	3337 Via Golondrina	Grant Residence <i>Ranch - 1949</i>
29	3210 Via Palos Verdes	Renaud Residence <i>Ranch - 1955</i>
37	190 S. Randolph Way	Blixt Residence #2 <i>Ranch - 1952</i>
38	3455 Via Golondrina	Sitterly Residence <i>SCR - 1949</i>
39	185 Calle Chaparita	Manspeaker Residence <i>Ranch - 1952</i>
40	125 Calle Chaparita	Cotten Residence <i>Ranch - 1952</i>
41	3330 Via Golondrina	Miller Residence <i>Ranch - 1950</i>
45	3410 Via Golondrina	Silverman Residence <i>Talson - 1952</i>
48	3489 Via Guadalupe	Paris Residence <i>Ranch - 1948</i>
49	3455 Via Guadalupe	Kurtin Residence <i>Ranch - 1955</i>
50	3445 Via Guadalupe	Reese Residence <i>Ranch - 1958</i>
51	3435 Via Guadalupe	Hatcher Residence <i>Ranch - 1959</i>
52	3425 Via Guadalupe	Bogard Residence <i>Ranch - 1951</i>
56	3144 Via Palos Verdes	Bloom Residence <i>Ranch - 1959</i>
59	450 Via Golondrina	Raab Residence <i>Modern - 1953</i>
60	502 Via Golondrina	Laz Residence <i>Ranch - 1955</i>
62	3145 Arroyo Chico	Price Residence <i>Ranch - 1952</i>
63	435 S. Country Club Road	Sulger Residence <i>Ranch - 1953</i>
64	425 S. Country Club Road	Swift Residence <i>Ranch - 1950</i>
65	3201 Arroyo Chico	Schwerin Residence #2 <i>SCR - 1957 - Brown (P)</i>
66	505 Via Golondrina	Garten Residence <i>Ranch - 1951</i>
67	445 Via Golondrina	Pohle Residence <i>Ranch - 1949</i>
68	345 Via Golondrina	Linter Residence <i>Ranch - 1951</i>
69	400 Avenida de Palmas	Blixt Residence <i>Ranch - 1951</i>
72	550 Via Guadalupe	Becker Residence <i>Ranch - 1955</i>
73	560 Via Guadalupe	Kaufmann Residence <i>Ranch - 1954</i>
74	3231 Arroyo Chico	Bruce Residence <i>Ranch - 1948</i>
76	555 Via Guadalupe	Whitacre Residence <i>Modern - 1949</i>

Noncontributing Properties not recommended for inclusion (Cont'd)

<u>No.</u>	<u>Address</u>	<u>Historic Name</u>
78	520 Avenida de Palmas	Adamson Residence <i>International - 1947</i>
79	550 Avenida de Palmas	Iola Residence <i>SCR - 1941 alteration beyond mt.</i>
80	3385 Arroyo Chico	Cole Residence <i>Modern - 1958</i>
81	3345 Arroyo Chico	Lynch Residence <i>Neo-Classical Rev. - 1949</i>
82	3333 Arroyo Chico	Wilkison Residence <i>Ranch - 1951</i>
83	3323 Arroyo Chico	Thomas Residence <i>SCR - 1967</i>
85	3440 Via Guadalupe	Myerson Residence <i>Ranch - 1954</i>
86	3464 Via Guadalupe	Rosenberg Residence <i>Modern - 1940 - 1941</i>
88	3489 Via Esperanza	Lesemann Residence <i>Ranch - 1950</i>
89	3455 Via Esperanza	Dicicco Residence <i>SCR - 1971</i>
90	565 Via Palos Verdes	West Residence <i>SCR - 1951</i>
92	3407 Arroyo Chico	Wolk Residence <i>Ranch - 1901</i>
93	3448 Via Esperanza	Wheeler Residence <i>Modern - 1948</i>
94	3480 Via Esperanza	Fawcett Residence <i>Ranch - 1948</i>
95	430 S. Randolph Way	Gianas Residence <i>Modern - 1968</i>
96	444 S. Randolph Way	Adamson Residence #2 <i>SCR - 1959</i>
97	3435 Arroyo Chico	Little Residence <i>Ranch - 1939</i>
98	3110 Arroyo Chico	Kinsock Residence <i>Ranch - 1958</i>
100	630 Via Golondrina	Ferry Residence <i>Ranch - 1960</i>
101	3145 Camino Campestre	Horowitz Residence <i>Ranch - 1959</i>
102	575 S. Country Club Road	Krotenberg Residence <i>Ranch - 1964</i>
103	555 S. Country Club Road	Parkhill Residence <i>Ranch - 1949</i>
104	3202 Arroyo Chico	McCann Residence <i>Ranch - 1950</i>
106	3248 Arroyo Chico	Martin Residence #2 <i>Ranch - 1953</i>
107	602 Via Guadalupe	Williams Residence <i>Ranch - 1951</i>
108	3255 Camino Campestre	Dengler Residence <i>Ranch - 1950</i>
109	3249 Camino Campestre	Hall Residence <i>Ranch - 1960</i>
110	3243 Camino Campestre	Dwyre Residence <i>Ranch - 1942</i>
111	645 Via Golondrina	Orms Residence <i>Ranch - 1959</i>
112	3312 Arroyo Chico	Price Residence <i>Ranch - 1952</i>
114	3364 Arroyo Chico	Scanland Residence <i>Ranch - 1953</i>
115	3380 Arroyo Chico	Vance Residence <i>Ranch - 1956</i>
116	3371 Camino Campestre	Ormes Residence <i>Ranch - 1900</i>
117	3351 Camino Campestre	Wilde Residence <i>Ranch - 1959</i>
118	3331 Camino Campestre	None <i>Ranch - 1954</i>
119	3301 Camino Campestre	Perry Residence <i>Modern - 1978</i>
120	501 Via Esperanza	Becker Residence <i>SCR - 1901</i>
121	3435 Camino Campestre	Yrun Residence <i>Ranch - 1932</i>
122	515 Via Esperanza	Ormes Residence #2 <i>Ranch - 1959</i>
36	136 S. Randolph	None

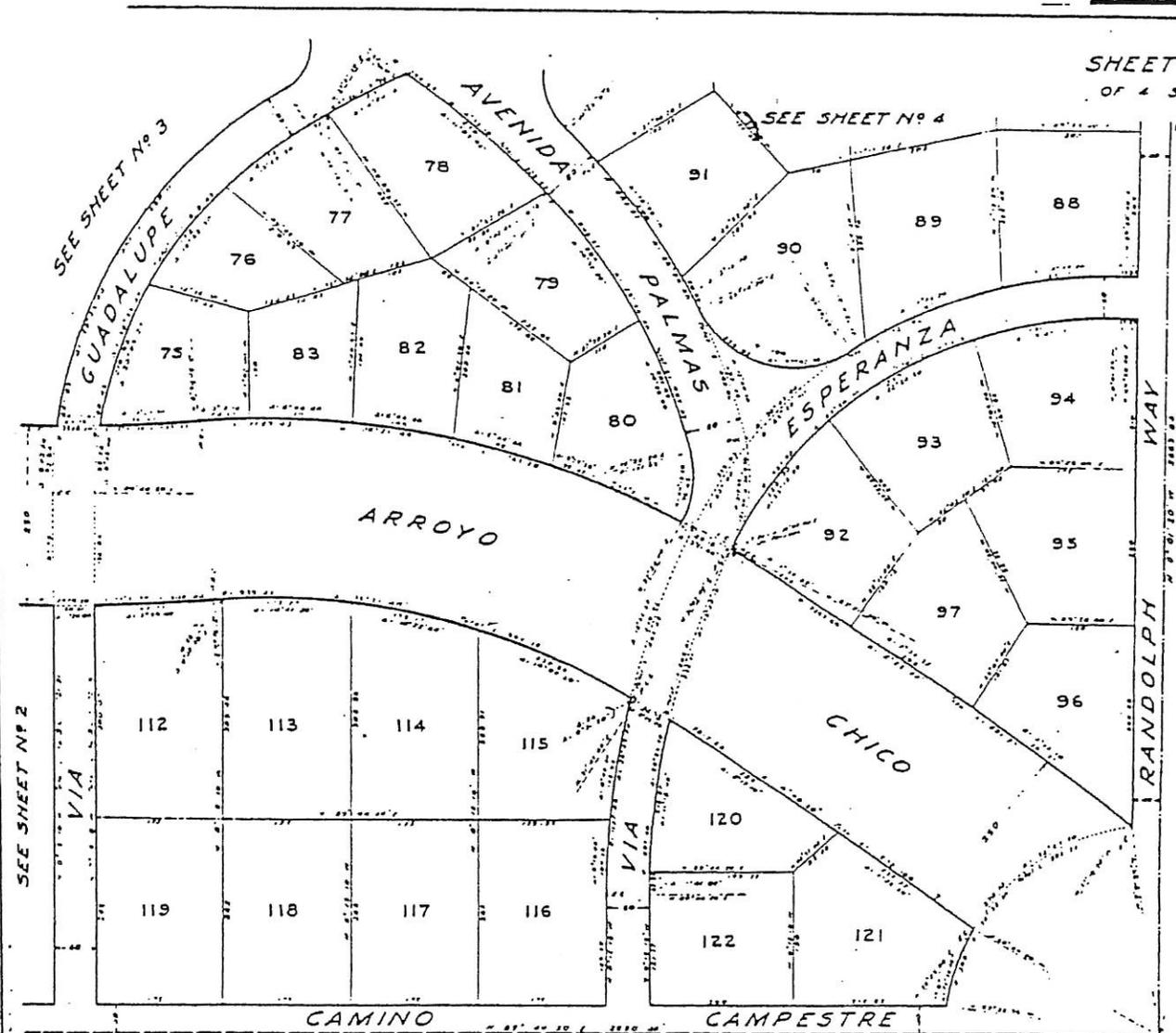
Noncontributing Properties recommended for future
inclusion to the National Register Nomination

<u>No.</u>	<u>Address</u>	<u>Historic Name</u>	<u>Bldg. Date</u>
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	c.1954
120	501 Via Esperanza	Becker Residence	c.1961

APPENDIX A

Copy of Original Subdivision Map

Copy of Original Deed Restrictions



COLONIA SOLANA

RESUBDIVISION OF N. W. 1/4 Sec. 16, T. 14 S. R. 14 E. G. & S. R. B. & M.
MAY 1912 PIMA COUNTY, ARIZONA

SCALE: 1 IN. = 80 FT.

STATE OF ARIZONA
COUNTY OF PIMA
I, J. C. ...
...

STATE OF ARIZONA
COUNTY OF PIMA
I, ...
...

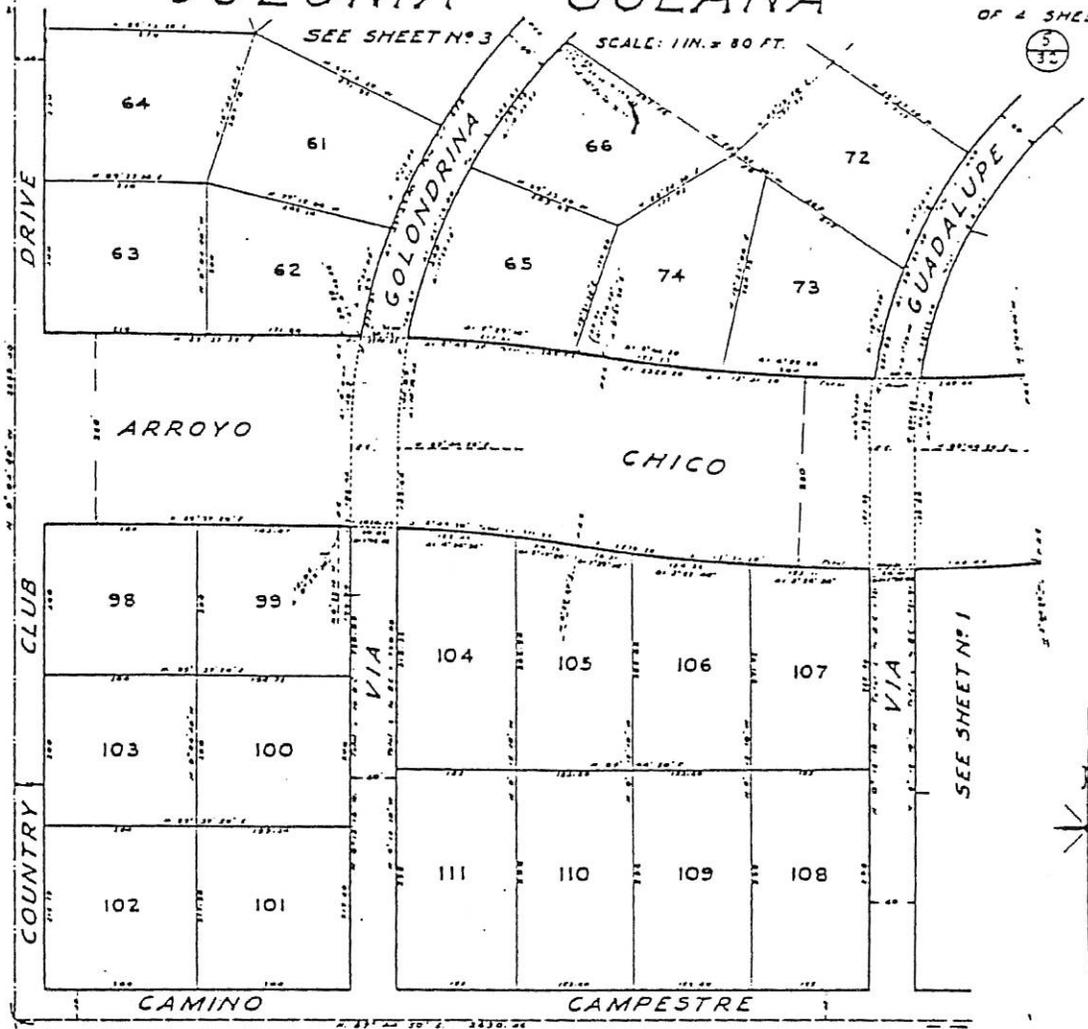
...

COLONIA SOLANA

SHEET Nº 2
OF 4 SHEETS

(5)
32

SEE SHEET Nº 3 SCALE: 1 IN. = 80 FT.



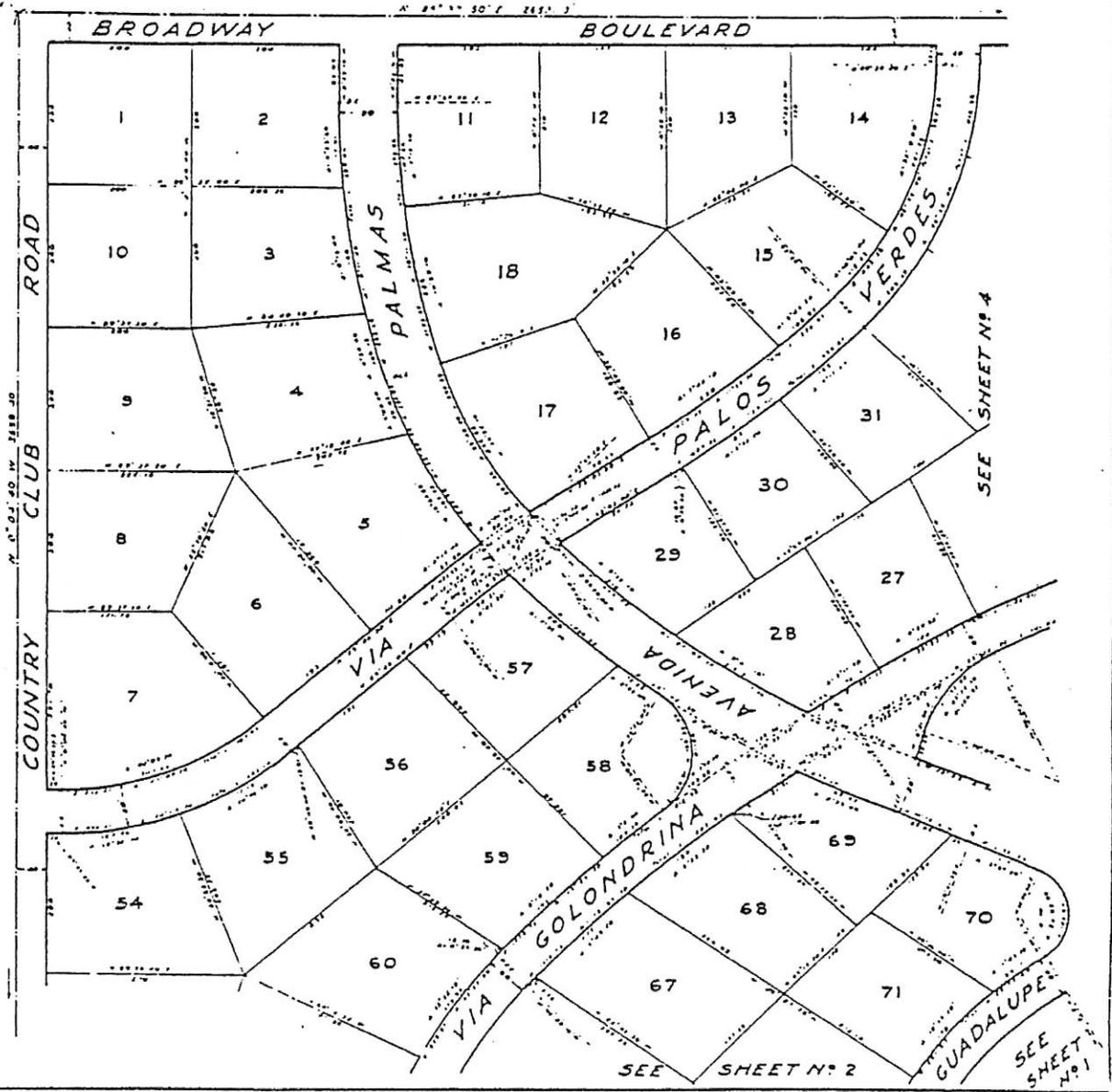
1.5' from page with original title sheet
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COLONIA SOLANA

SHEET Nº 3
OF 4 SHEETS

SCALE: 1 IN. = 80 FT.

5
32

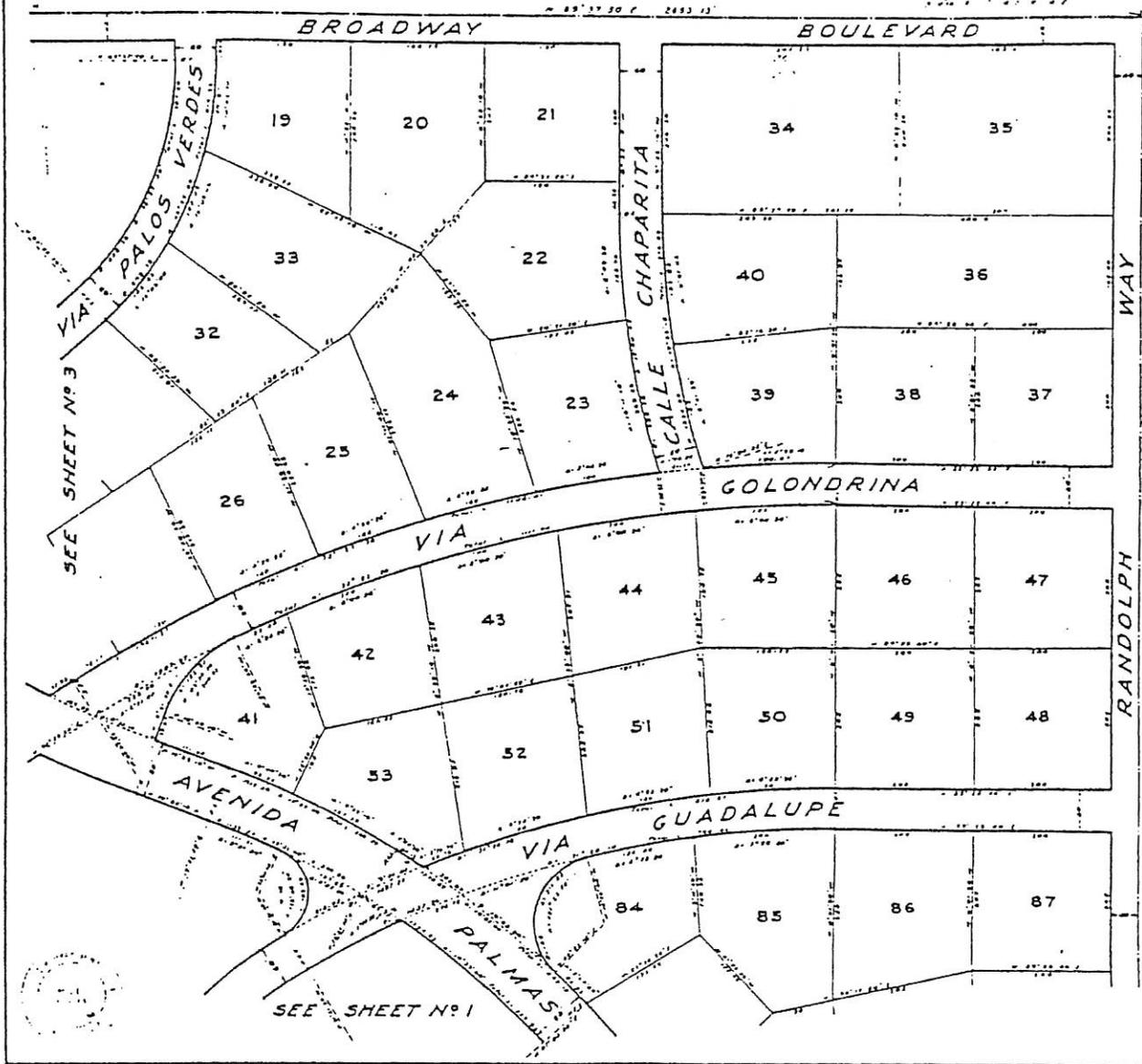


COLONIA SOLANA

OF 4 SHEETS

SCALE: 1 IN. = 80 FT.

5
32



DECLARATION OF ESTABLISHMENT OF CONDITIONS AND RESTRICTIONS
C
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 property 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 tenement, as follows, to-wit:

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

2. 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 part of, 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 or used as domestic servants by the owners or tenants of any lot 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 County 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 not closer 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 successor 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 unenforceable.

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. F. Kruttschnitt, Jr.
Secretary

By Harry F. Bryant
President

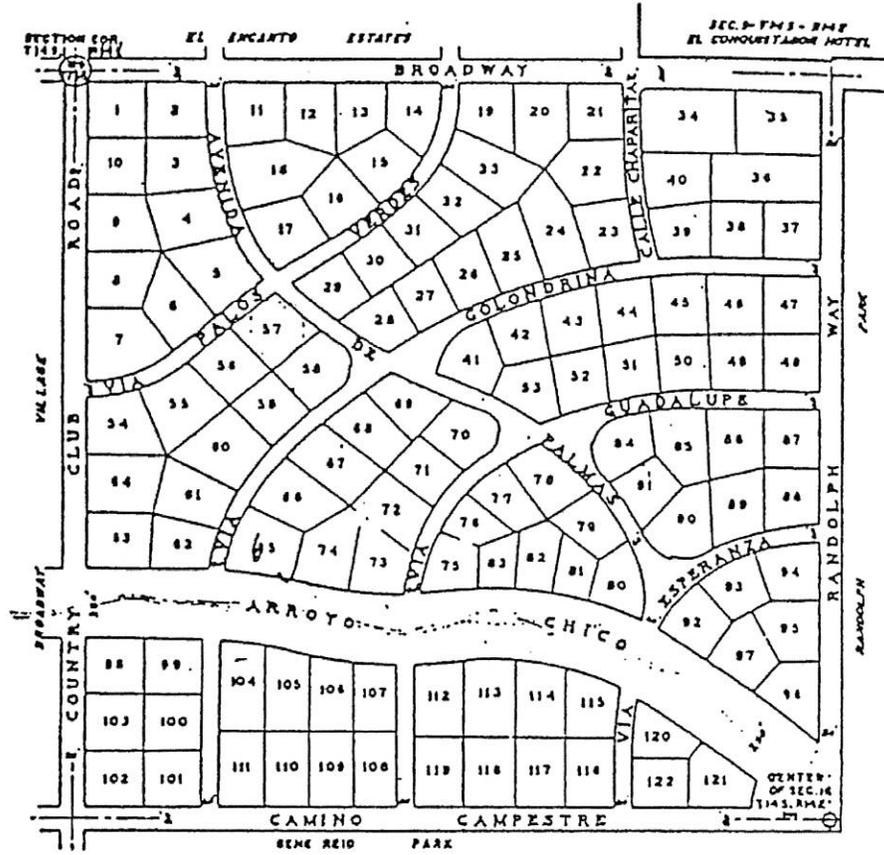
(ACKNOWLEDGMENT)

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

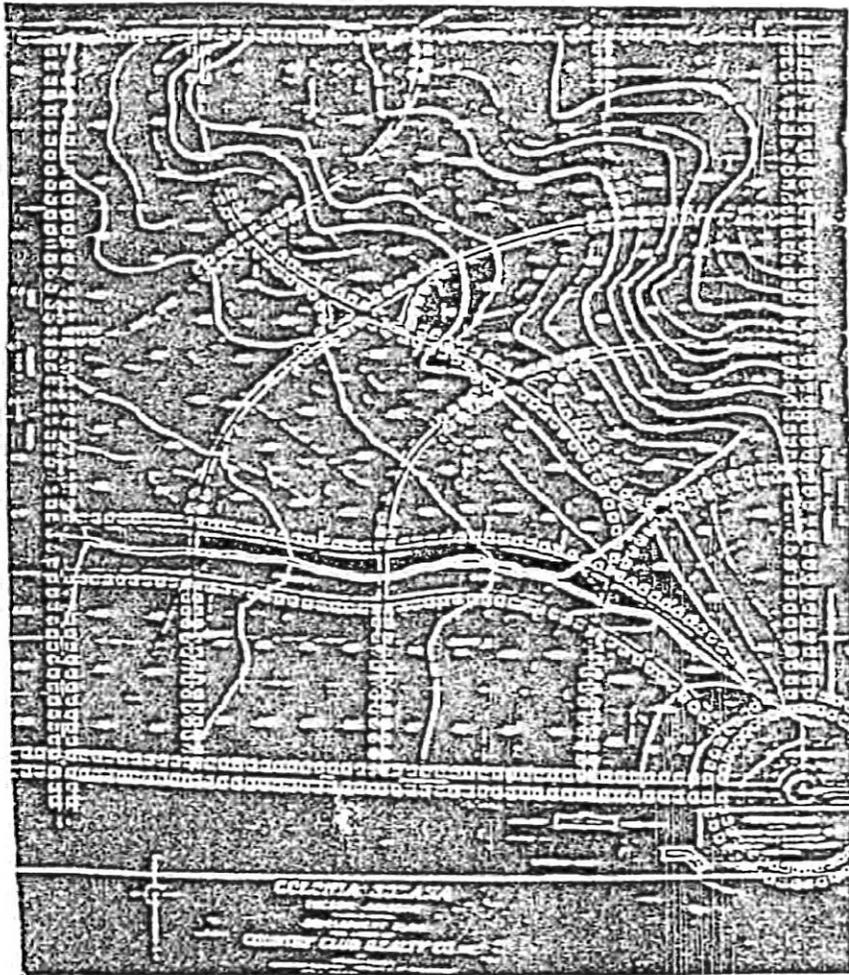
APPENDIX B

Site Maps Plans of Related Communities

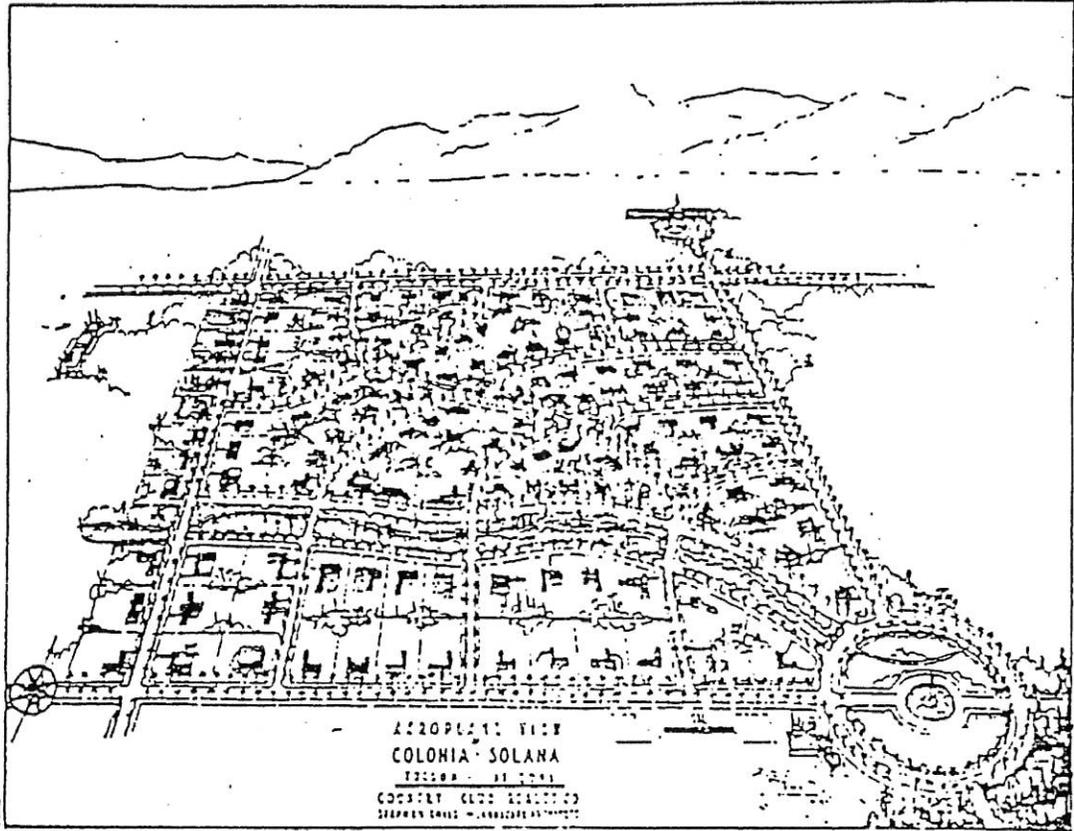
COLONIA SOLANA



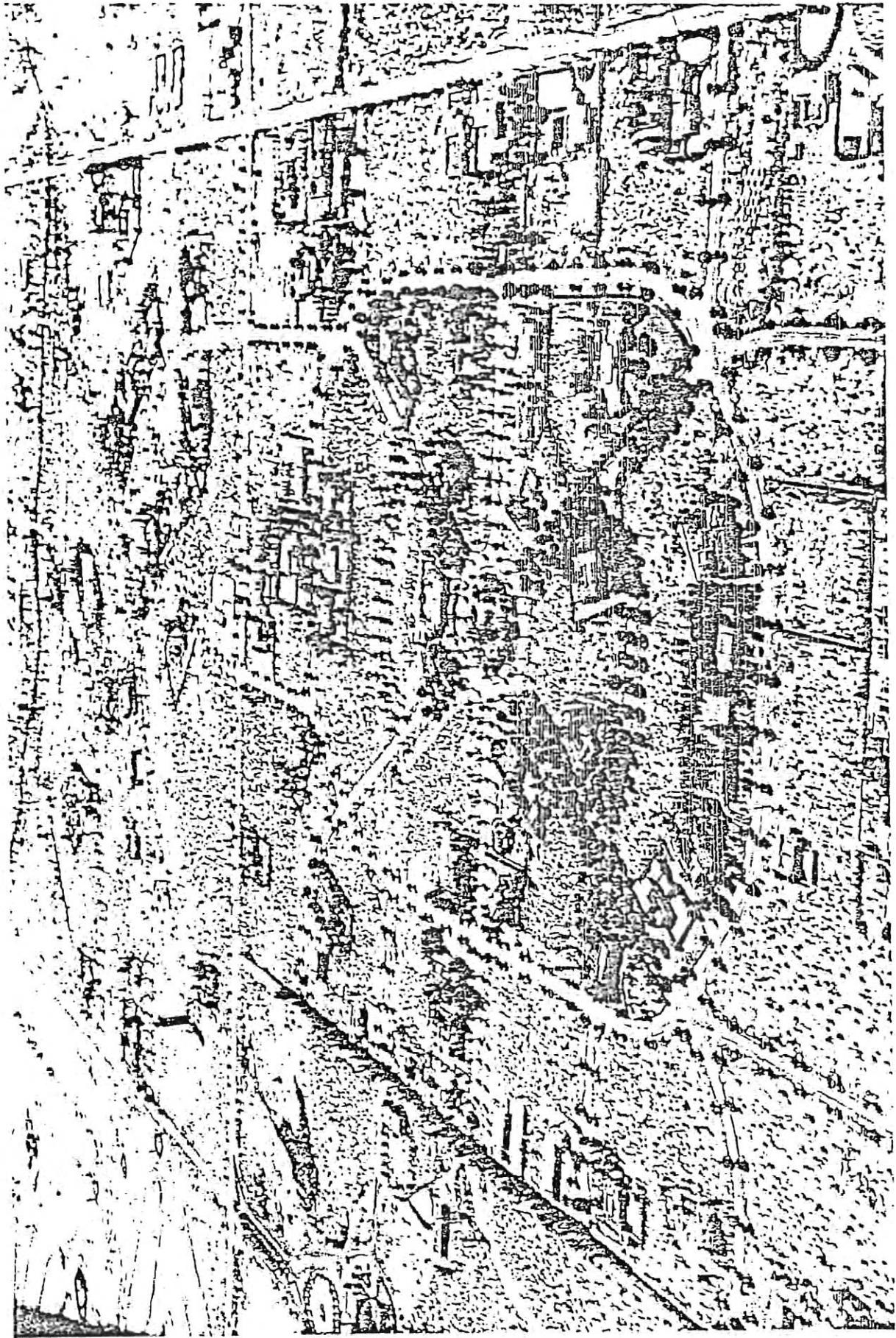
Subdivision plan Colonia Solana



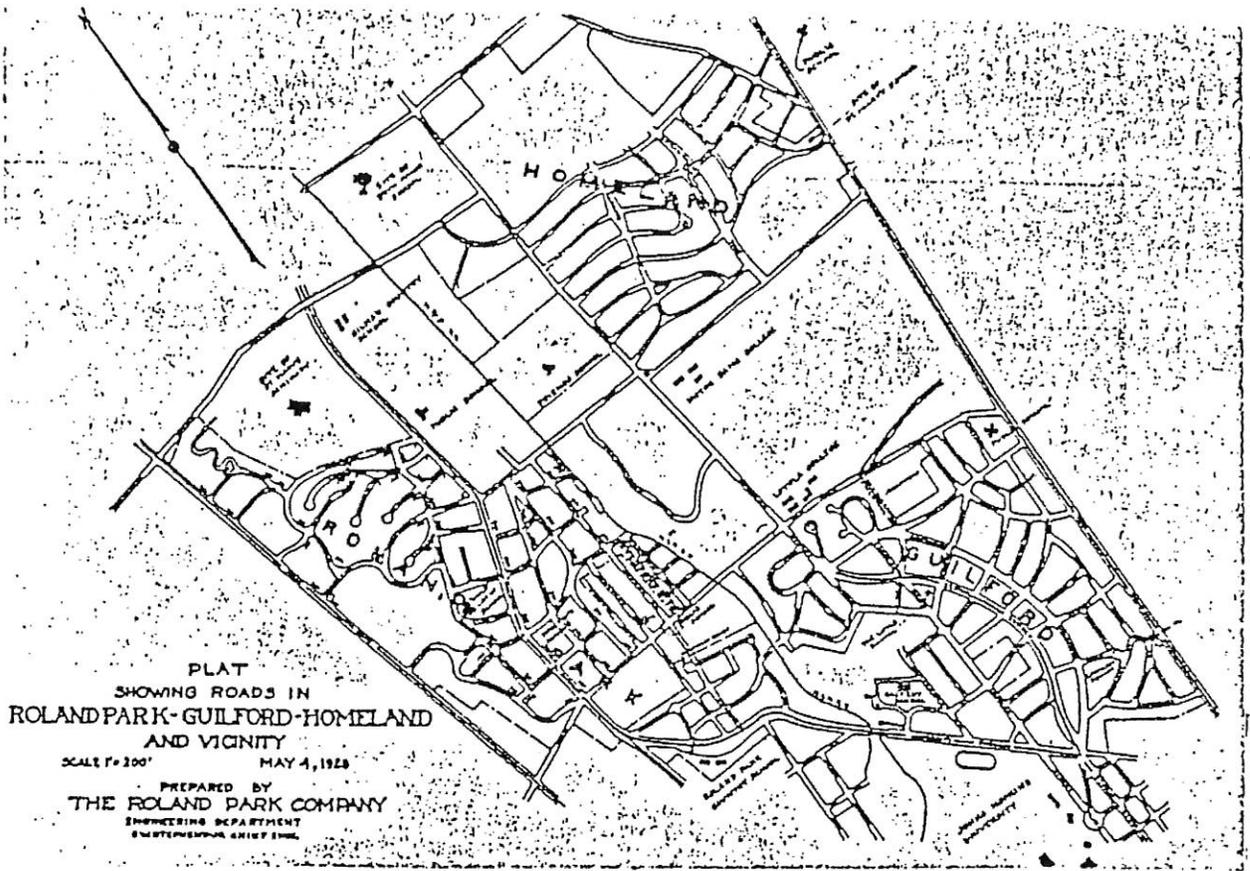
Early drawing, Colonia Solana
Plan superimposed on topo,



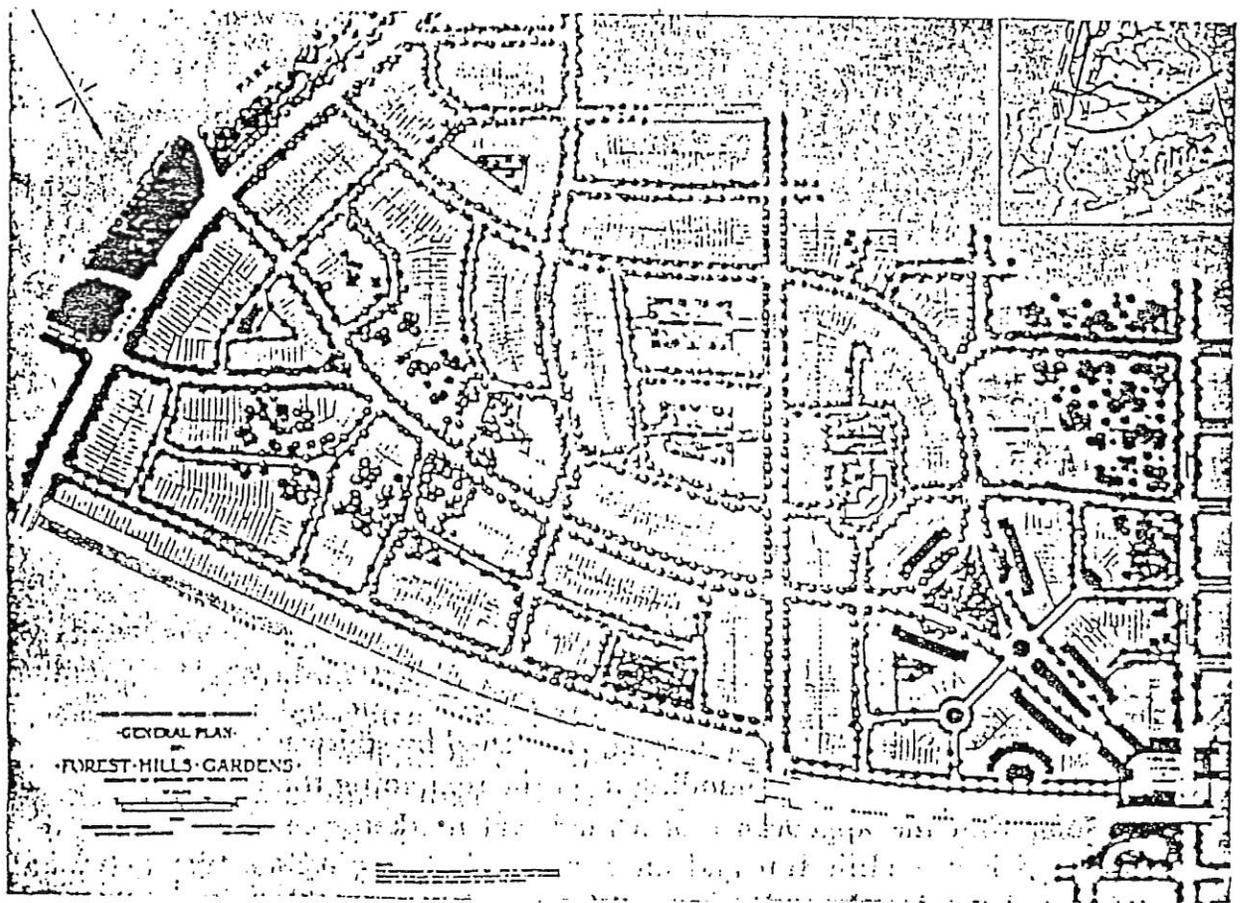
Aerial view of Colonia Solana looking north.
Early scheme.



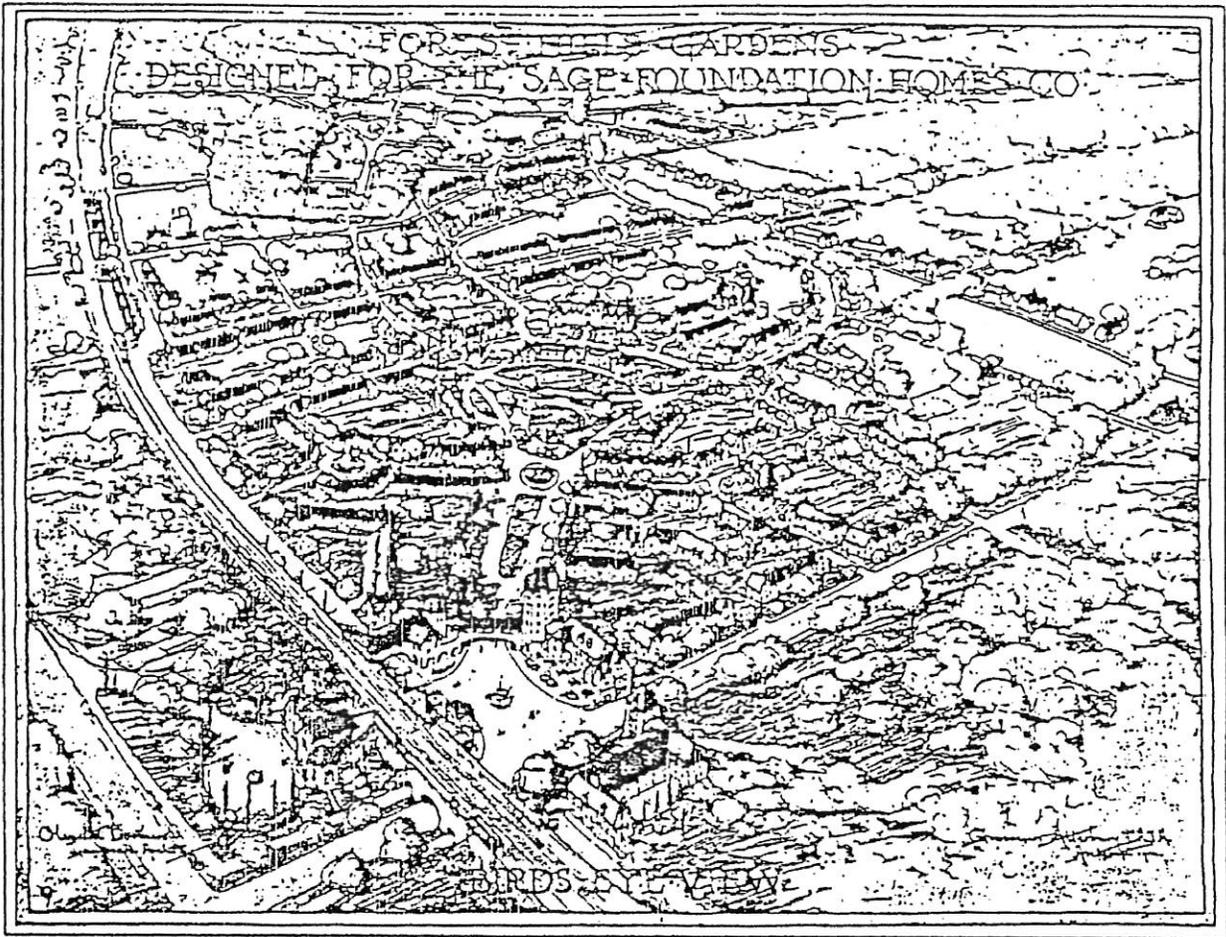
Early 1940's aerial view of Colonia Solana looking south.
(El Encanto in foreground.)



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



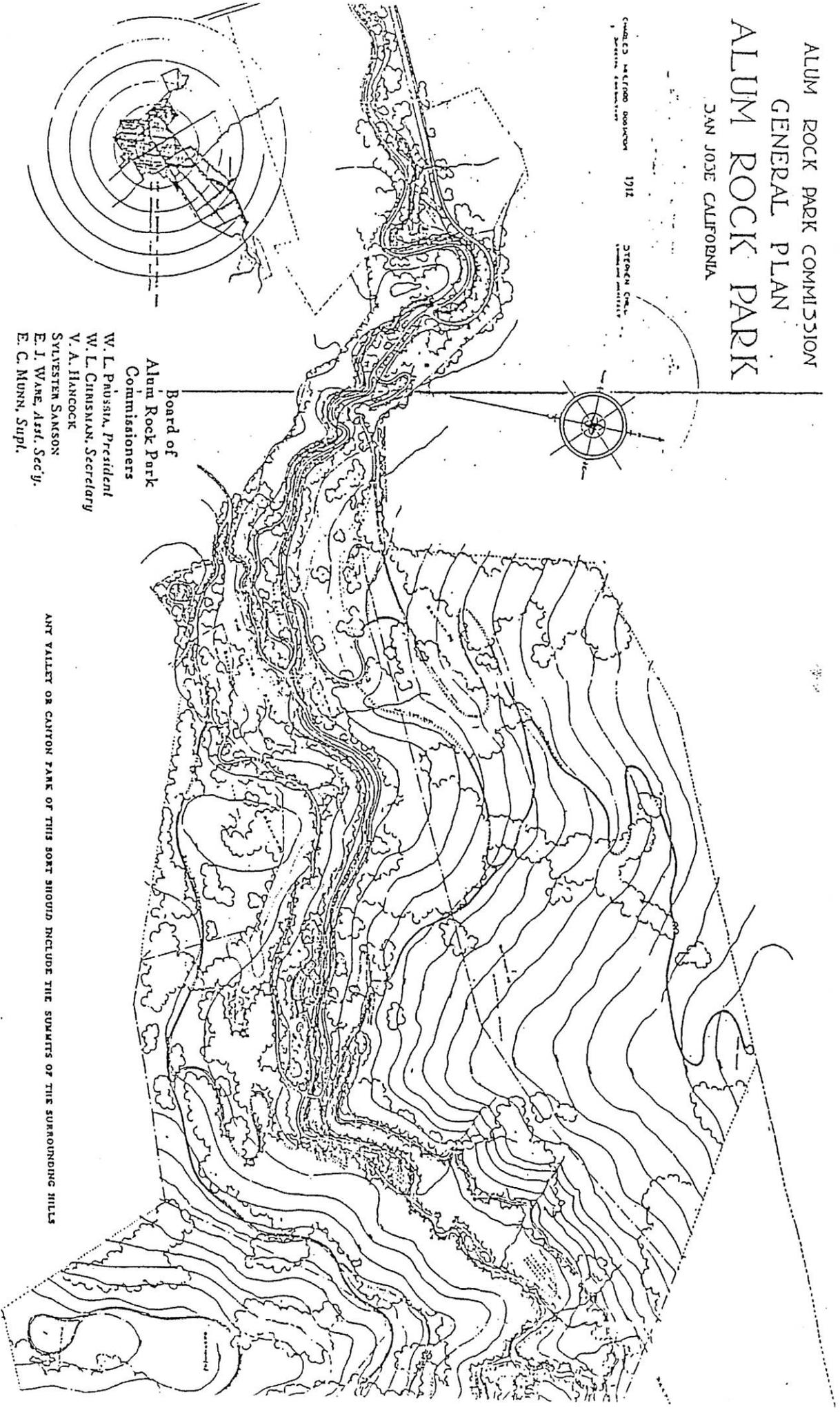
Plan of Forest Hills Gardens, New York 1909
 Olmsted Brothers, Landscape Architects.



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

ALUM ROCK PARK COMMISSION
GENERAL PLAN
ALUM ROCK PARK
SAN JOSE CALIFORNIA

CHAS. E. HARRISON ARCHT. 1912
STEPHEN CHILD
LANDSCAPE ARCHT.



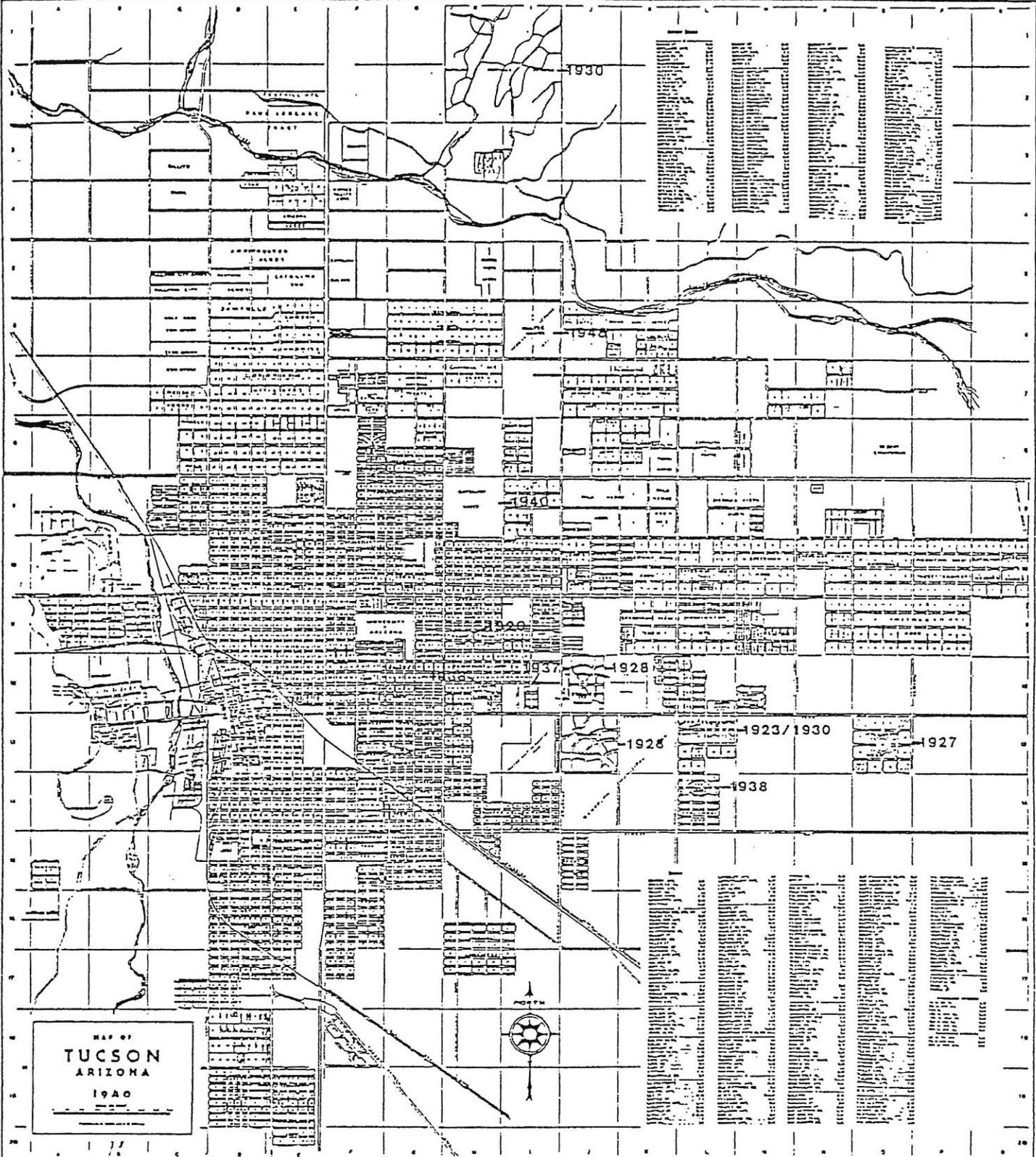
Board of
Alum Rock Park
Commissioners
W. L. PAUSSIA, *President*
W. L. CHAMMAN, *Secretary*
V. A. HANCOCK
SYLVESTER SANSON
E. J. WARE, *Asst. Sec'y.*
E. C. MUNN, *Supl.*

ANY VALLEY OR CANYON PARK OF THIS SORT SHOULD INCLUDE THE SUMMITS OF THE SURROUNDING HILLS

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

APPENDIX C

Dated subdivision map
Early Subdivision Development



MAP OF
TUCSON
ARIZONA
1940



1930

1928

1926

1928

1923/1930

1938

1927

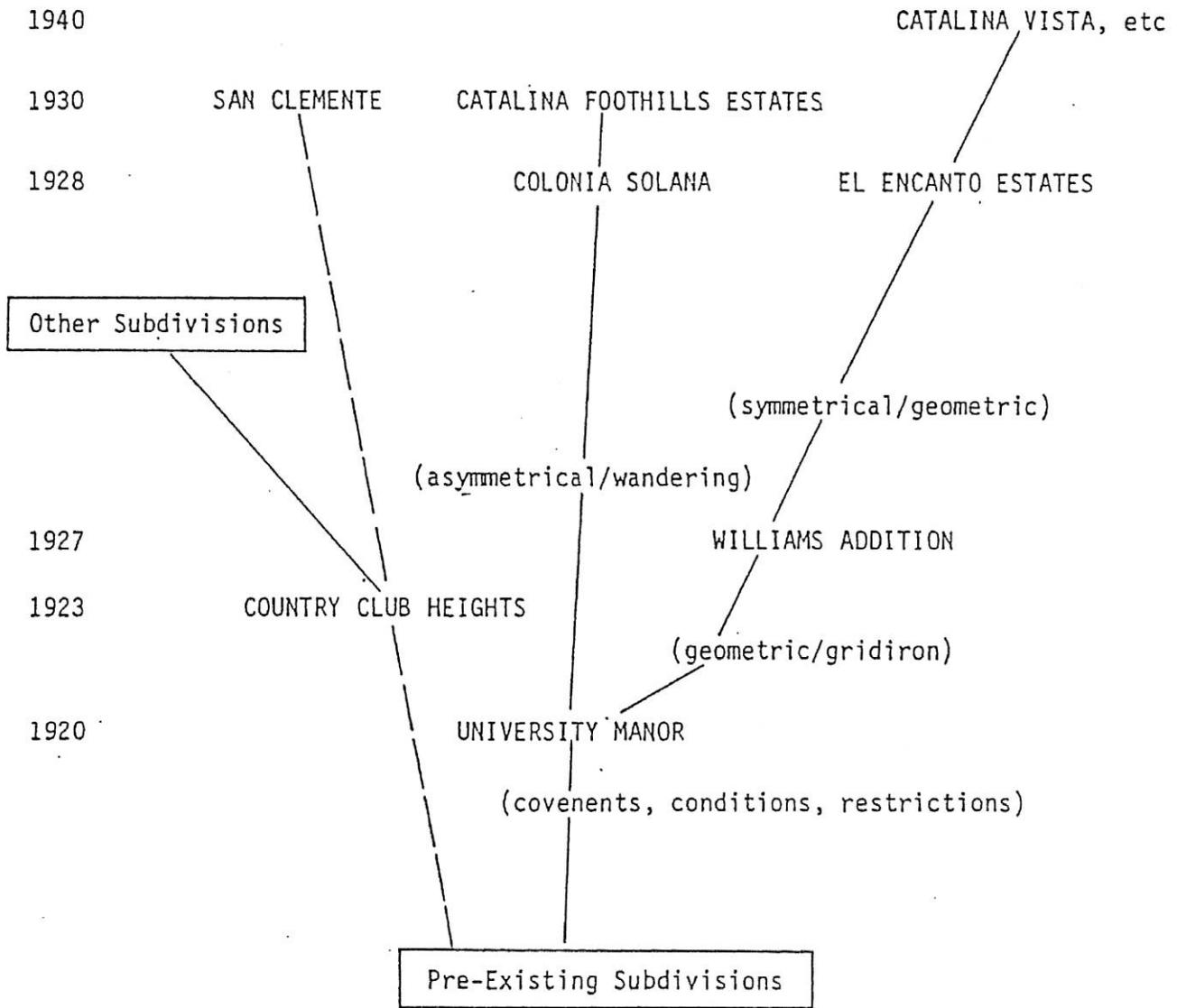
1928

1928

1928

EARLY SUBDIVISION DEVELOPMENT

Tucson, Arizona



APPENDIX D

Style Sort for Long and Short Forms

Contributing Structures - sorted by style

<u>No.</u>	<u>Address</u>	<u>Style</u>
1928 61	548 Via Golondrina	Monterey
1932 46	3450 Via Golondrina	Pueblo Revival
1939 77	525 Via Guadalupe	Pueblo Revival
1940 31	3248 Via Palos Verdes	Ranch
1942 42	3346 Via Golondrina	Ranch
1945 55	3134 Via Palos Verdes	Ranch
1947 99	3150 Arroyo Chico	Ranch
1941 17	155 Avenida de Palmas	Sonoran Revival
1950 57	300 Avenida de Palmas	Sonoran Revival
1929 3	140 Avenida de Palmas	Spanish Colonial Revival
1931 5	244 Avenida de Palmas	Spanish Colonial Revival
1932 7	315 Country Club Road	Spanish Colonial Revival
1940 14	3294 Broadway	Spanish Colonial Revival
1941 16	3233 Via Palos Verdes	Spanish Colonial Revival
1929 18	147 Avenida de Palmas	Spanish Colonial Revival
1930 27	3325 Via Golondrina	Spanish Colonial Revival
1935-38 30	3236 Via Palos Verdes	Spanish Colonial Revival
1930 32	3260 Via Palos Verdes	Spanish Colonial Revival
1931 33	3272 Via Palos Verdes	Spanish Colonial Revival
1941 43	3352 Via Golondrina	Spanish Colonial Revival
1932 44	3380 Via Golondrina	Spanish Colonial Revival
1939 47	3488 Via Golondrina	Spanish Colonial Revival
1935 53	449 Avenida de Palmas	Spanish Colonial Revival
1936-39 54	335 Country Club Road	Spanish Colonial Revival
1929 58	340 Avenida de Palmas	Spanish Colonial Revival
1928 70 & 71	436 Avenida de Palmas	Spanish Colonial Revival
1930 75	575 Via Guadalupe	Spanish Colonial Revival
1929 84	515 Avenida de Palmas	Spanish Colonial Revival
1927 87	3490 Via Guadalupe	Spanish Colonial Revival
1927 91	545 Avenida de Palmas	Spanish Colonial Revival
1935 105	3242 Arroyo Chico	Spanish Colonial Revival
1937 113	3346 Arroyo Chico	Spanish Colonial Revival

Non-contributing Structures - sorted by style

<u>No.</u>	<u>Address</u>	<u>Style</u>
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)

<u>No.</u>	<u>Address</u>	<u>Style</u>
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

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

Noncontributing Properties - sorted by date

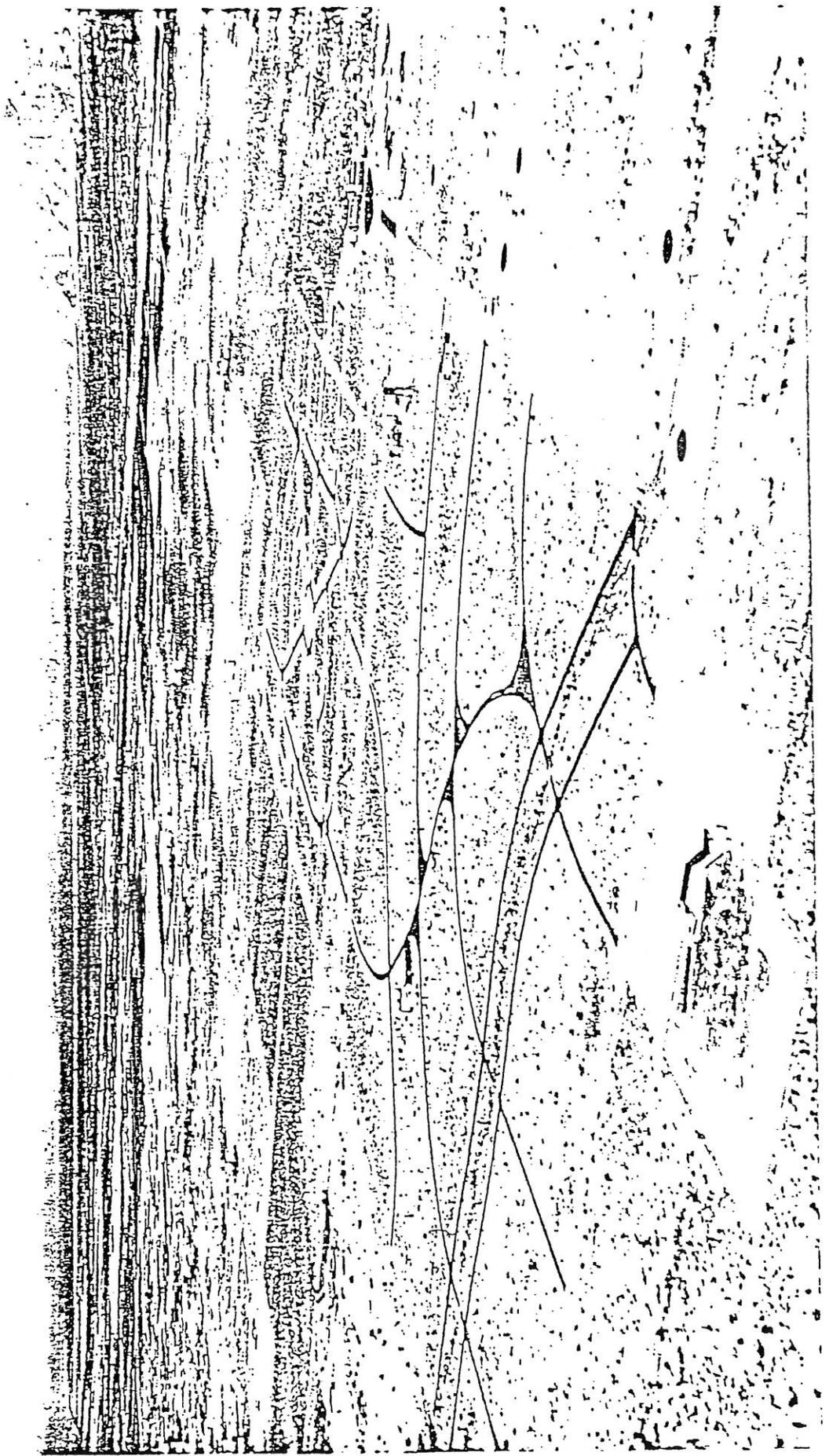
<u>No.</u>	<u>Address</u>	<u>Date</u>
79	550 Avenida de Palmas	1941
24	3355 Via Golondrina	1946
8	239 S. Country Club	1946
86	3464 Via Guadalupe	1947
110	3243 E. Camino Campestre	1947
78	520 Avenida de Palmas	1947
74	3231 Arroyo Chico	c.1948
48	3489 Via Guadalupe	1948
93	3448 Via Esperanza	1948
2	100 Avenida de Palmas	1948
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
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
114	3364 E. Arroyo Chico	1953
106	3248 E. Arroyo Chico	1953

Noncontributing Properties - sorted by date (Cont'd)

<u>No.</u>	<u>Address</u>	<u>Date</u>
45	3410 Via Golondrina	1953
29	3210 E. Via Palos Verdes	1951-53
63	435 S. Country Club Road	1953
72	550 Via Guadalupe	1953
97	3435 Arroyo Chico	1954
118	3331 Camino Campestre	1954
73	560 Via Guadalupe	1953-54
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
36	136-72 S. Randolph Way	1960
120	501 Via Esperanza	c.1961
92	3407 Arroyo Chico	c.1961
103	555 Country Club	1962
121	3435 Camino Campestre	1962
94	3480 Via Esperanza	1964
102	575 S. Country Club Road	1964
95	430 S. Randolph Way	1966
83	3323 Arroyo Chico	1967
69	400 Avenida de Palmas	1970's
89	3455 Via Esperanza	1971
119	3301 Camino Campestre	c.1978
59	450 Via Golondrina	1982

APPENDIX F

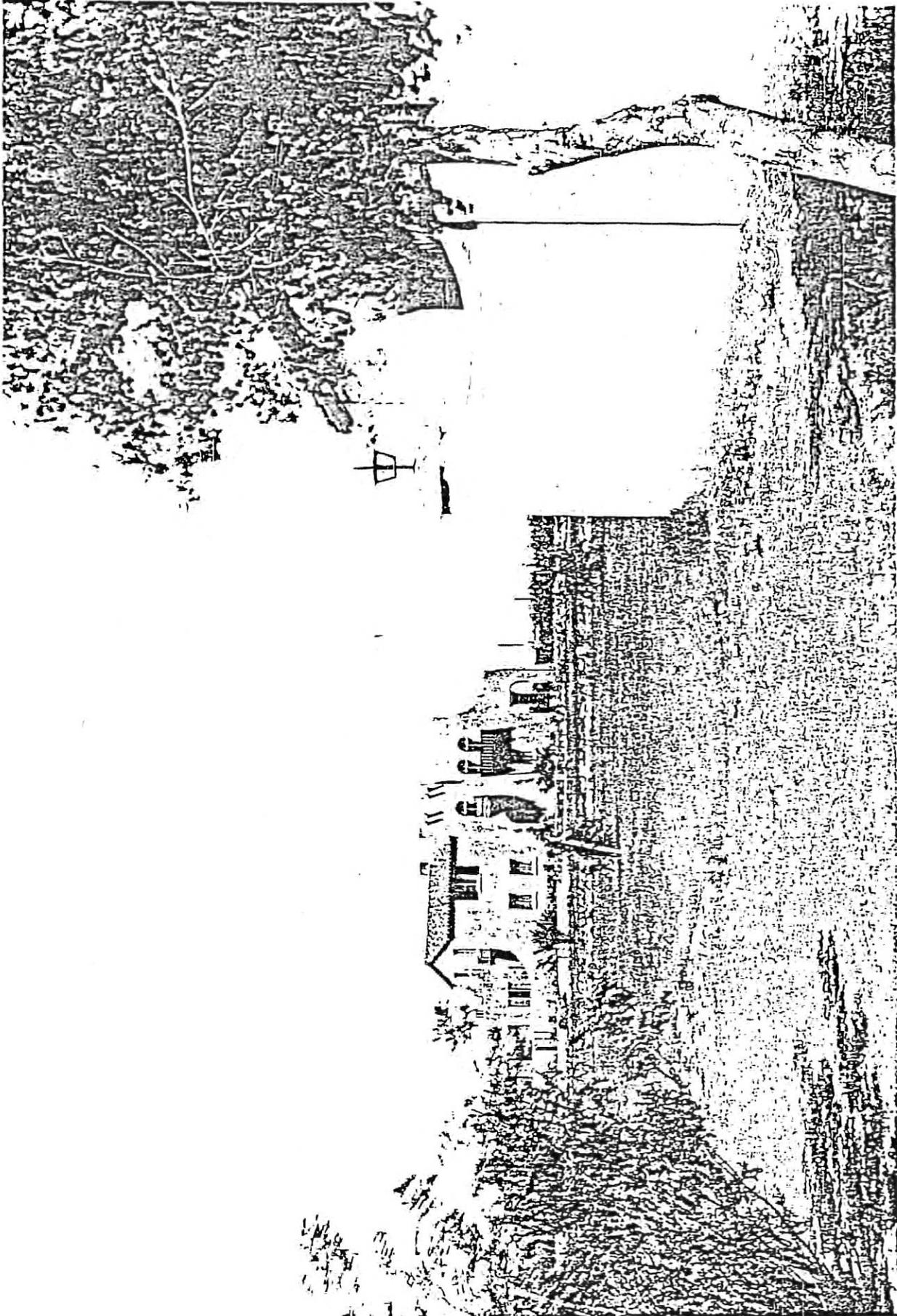
Early Photographs
Exemplary Drawings of Residences



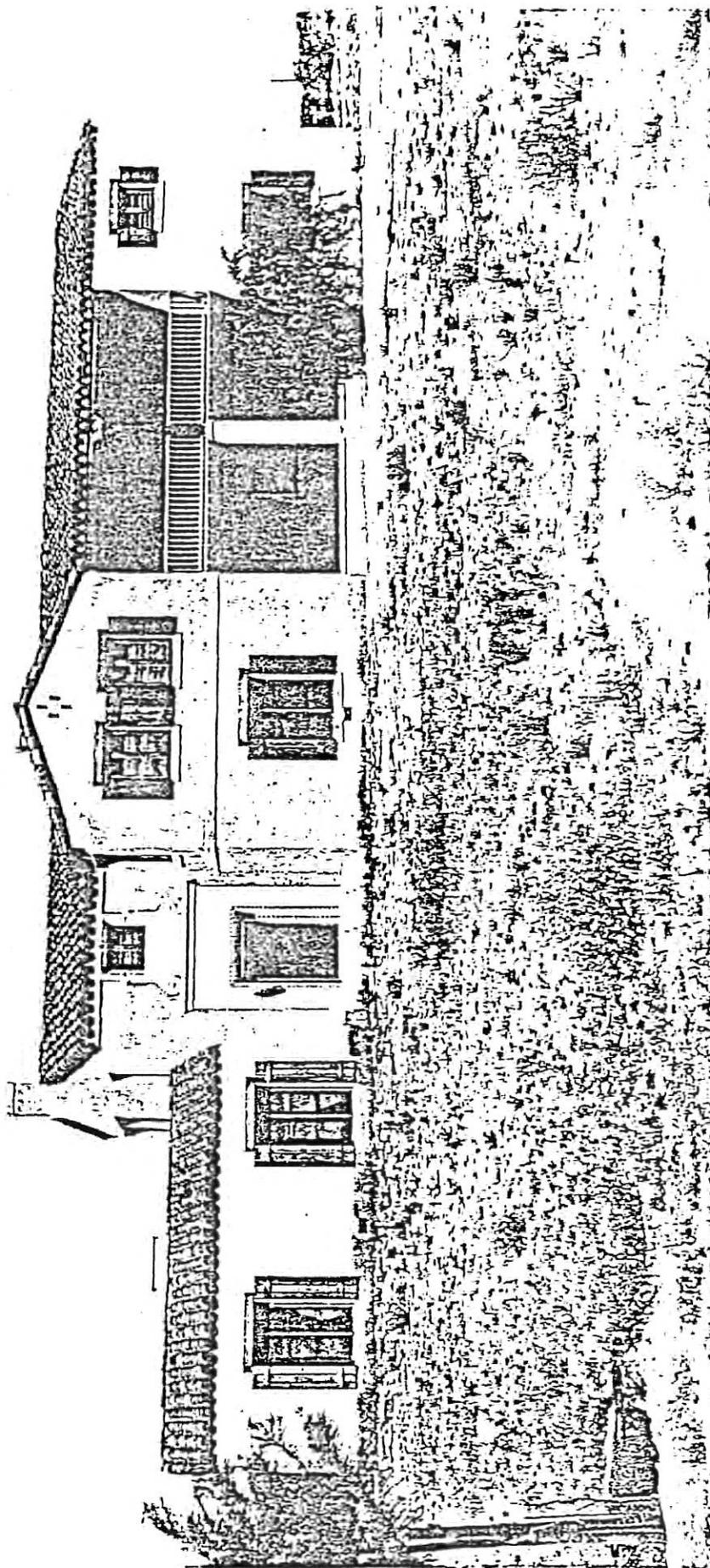
Early aerial photo of Colonia Solana.



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

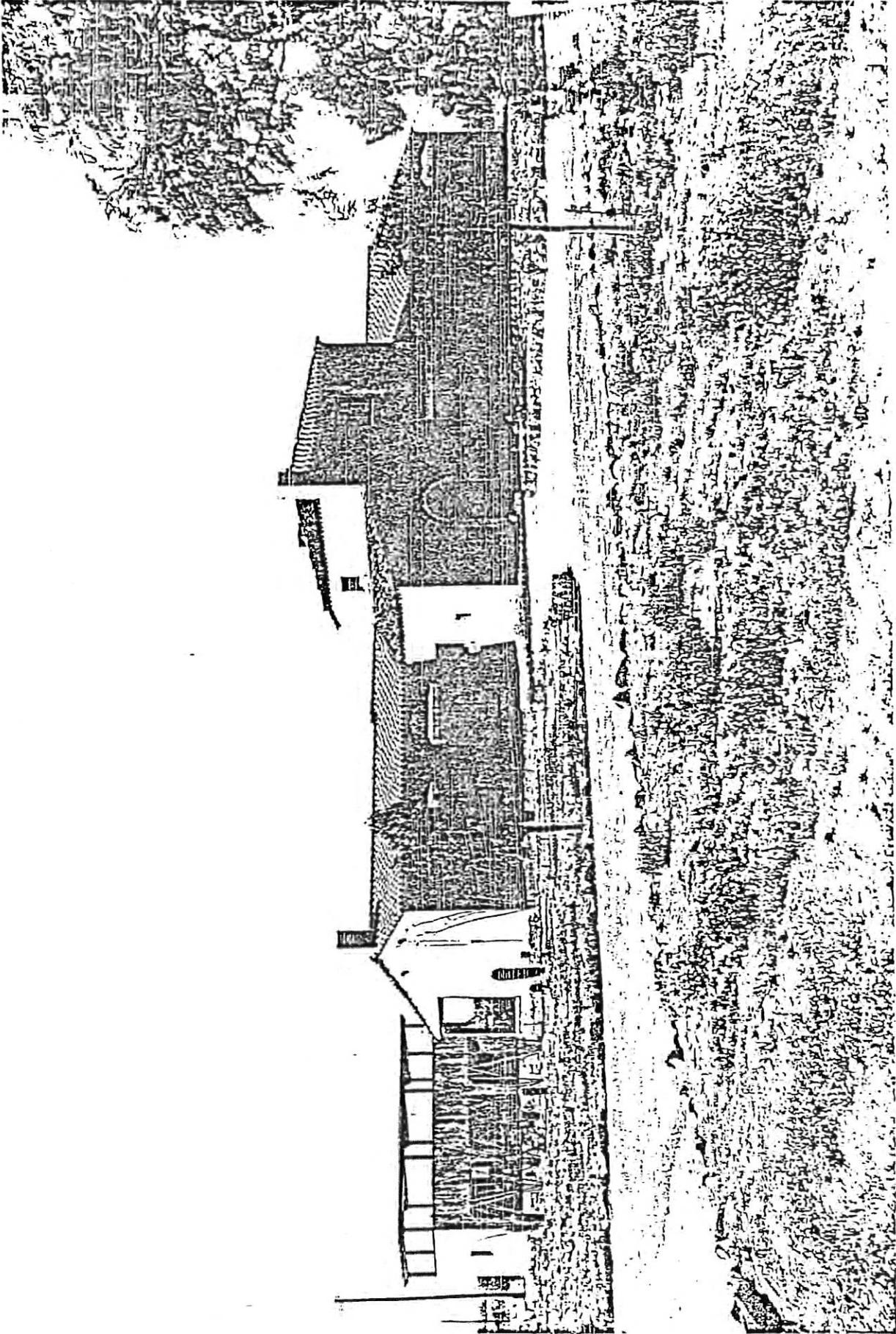


Early photo
O'Dowd Home 140 S. Ave. de Palmas (Lot #3)

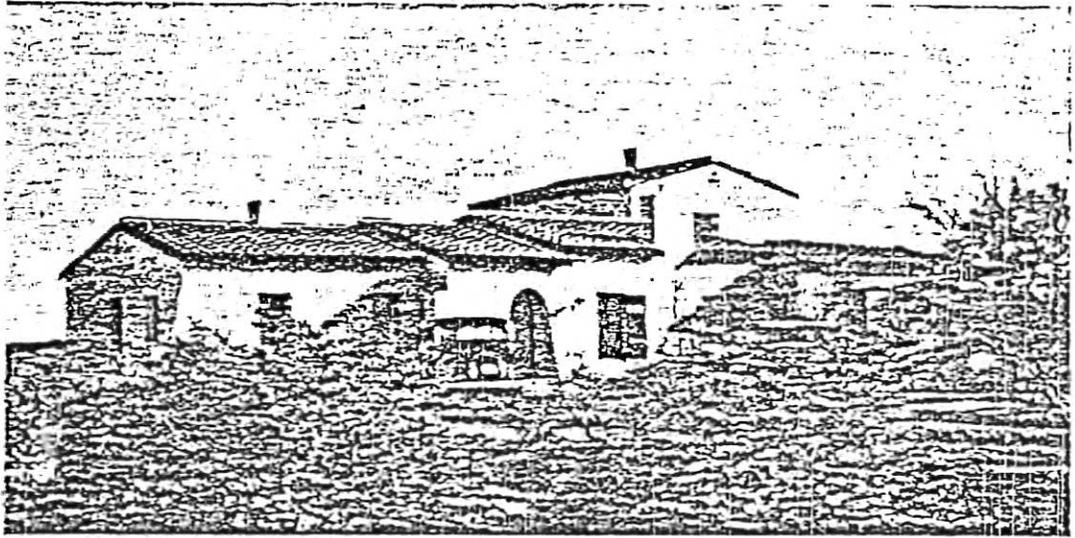


Early photo

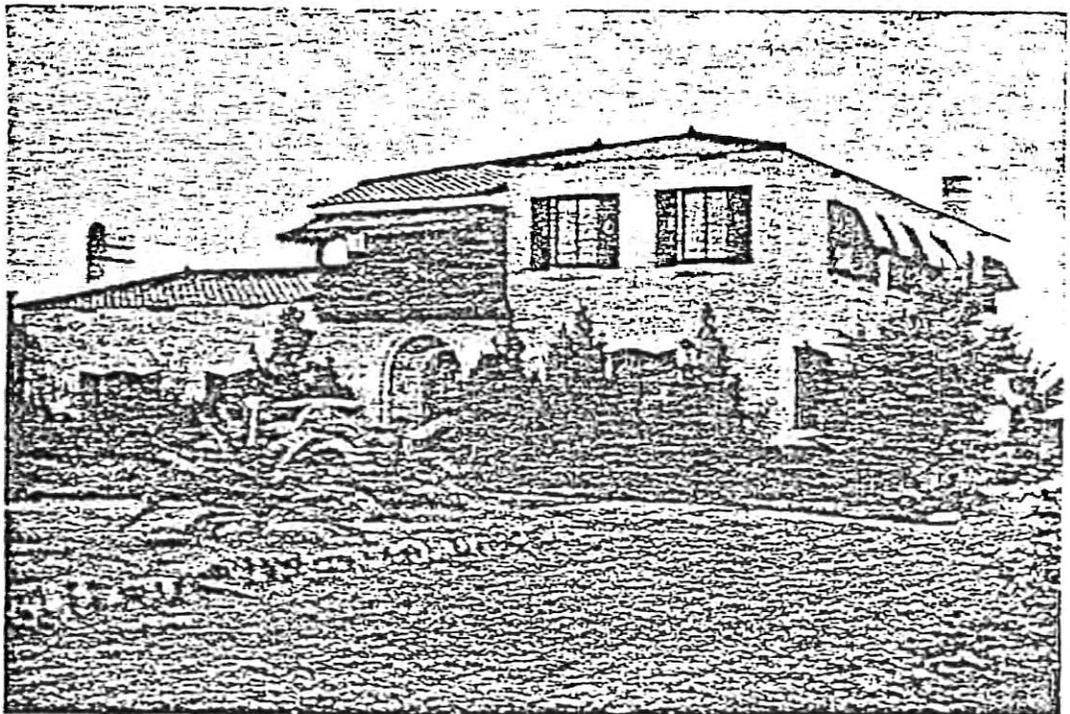
El Deseo Real 436 S. Ave de Palmas (Lot #70,71)



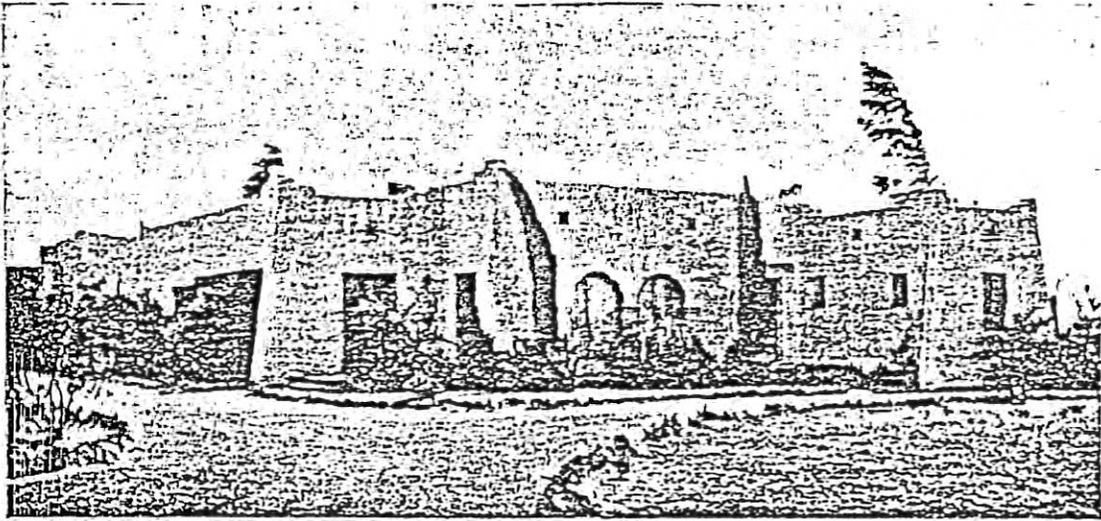
Early photo
Voorhees Home 3488 Via Golondrina (Lot #47)



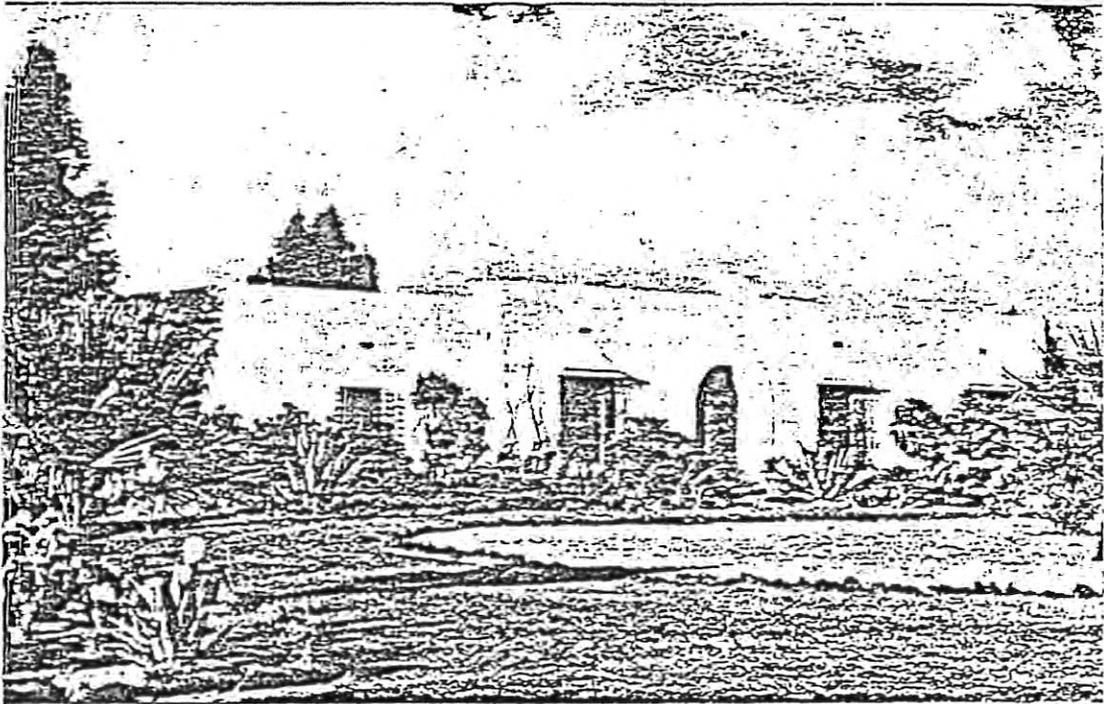
Early photo
Kimball Residence 575 Via Guadalupe (Lot #75)



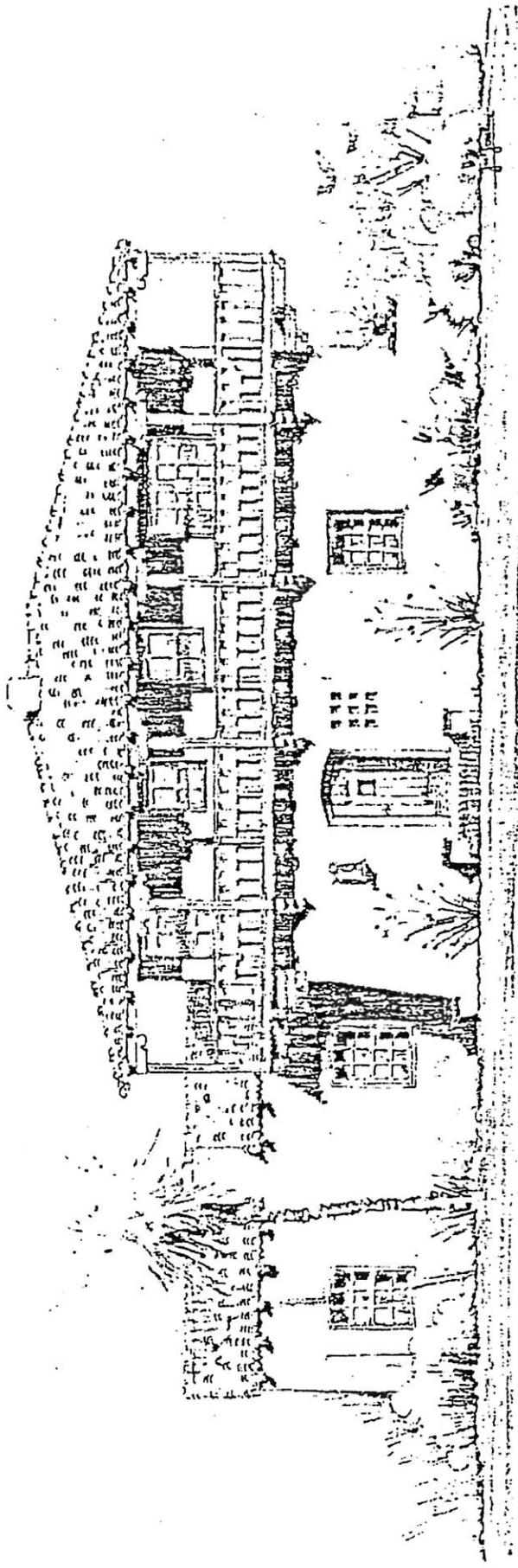
Early photo
Tidmarsh Home 340 S. Avenida De Palmas (Lot #58)



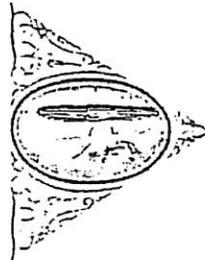
Early Photo
Feldman Residence 3450 E. Via Golondrina (Lot #46)



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

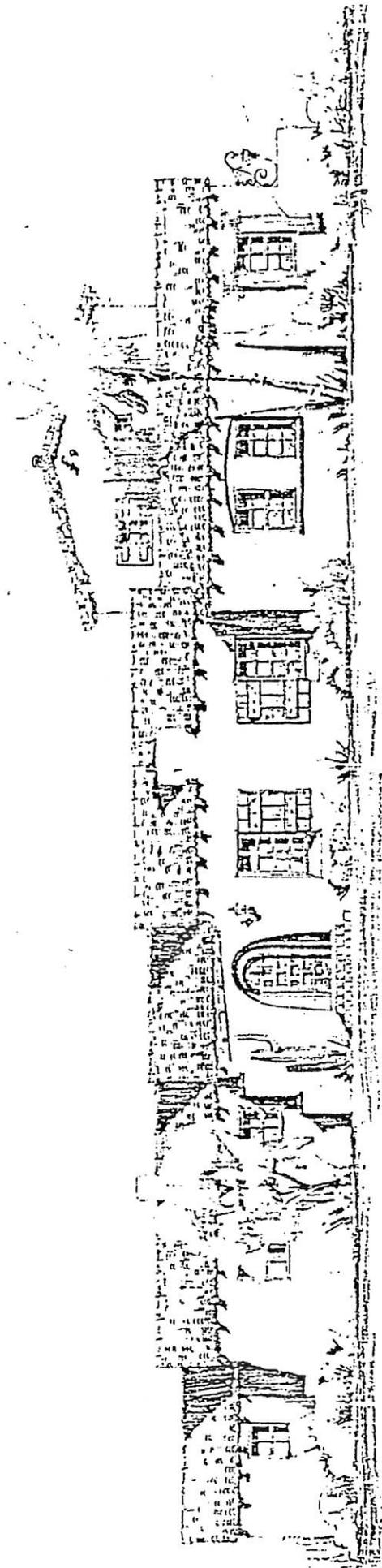


COLONIA SOLANA
THE SUNNY COLONY



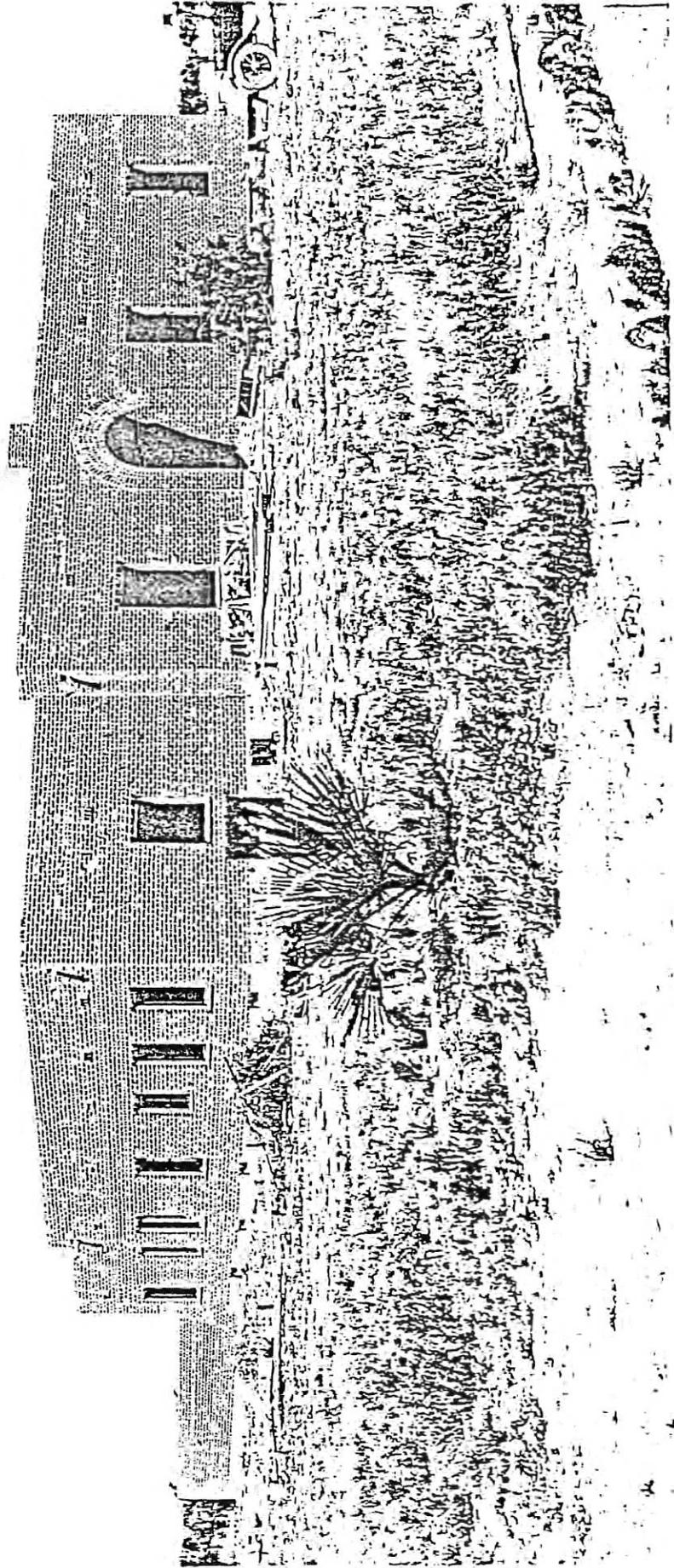
THIS BEAUTIFUL
PROPERTY
FOR SALE

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



THESE PLANS BEING BUILT BY
JOHN S. MURPHY, BUILDING COMPANY.

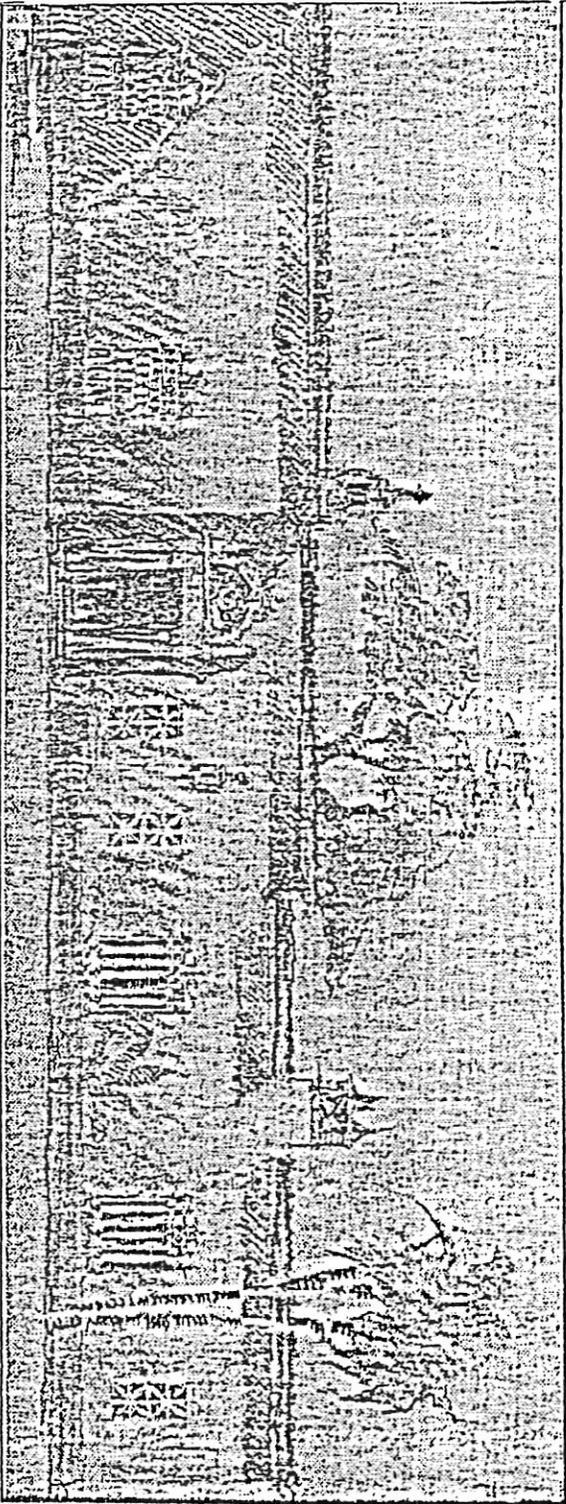
Rendered elevation drawing by Josias Joesler
Kimball Residence 575 Via Guadalupe (Lot #75)



Construction photo

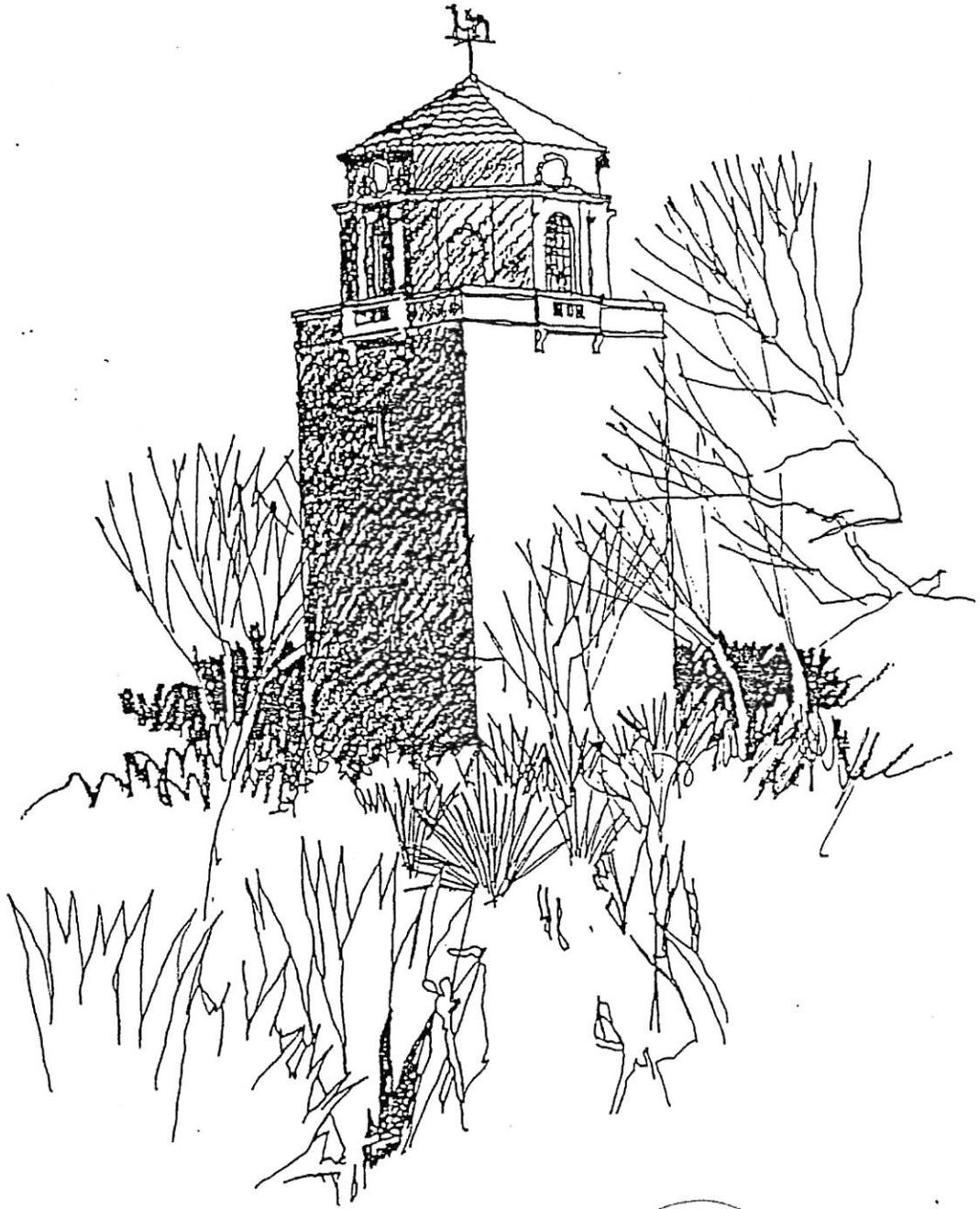
Kibler Residence 300 S. Avenida de Palmas (Lot #57)

Home Planned for Colonia Solana by Martin Scherwin



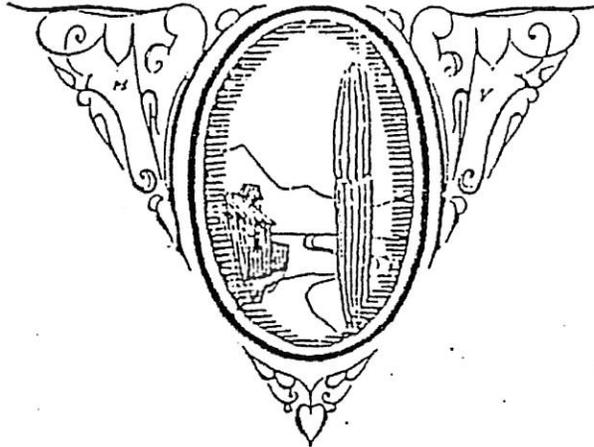
Architect's drawing of a proposed new Colonia Solana home planned by Martin Scherwin, owner of the exclusive suburban subdivision, is seen above. The plans call for an attractive Spanish type of architecture with construction of adobe and stucco. The home will be built around three sides of a patio. The millwork 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 Solana water system.

Architect's sketch by Arthur T. Brown



Sketch of Water Tower by Prof. Kirby Lockard

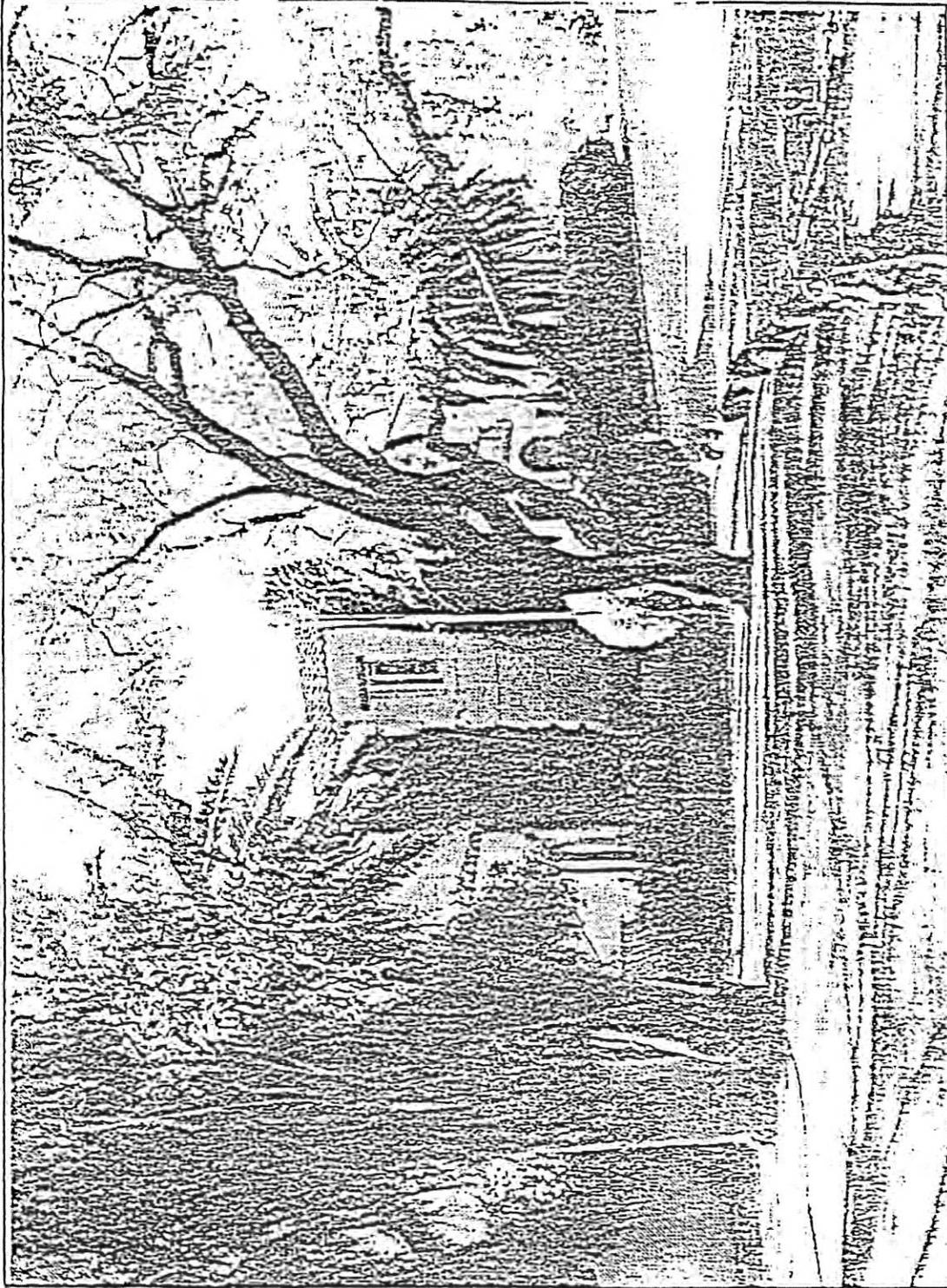
COLONIA SOLANA
THE SUNNY COLONY



Logo from original subdivision pamphlet 1928.

APPENDIX G

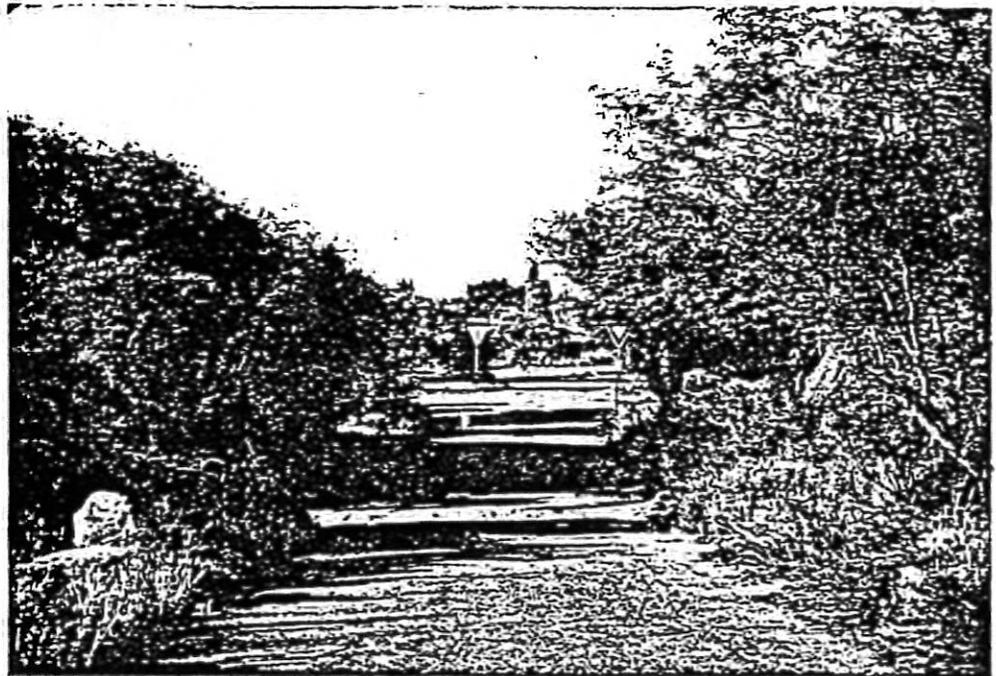
Recent Photos



1986 view showing landscaping
El Deseo Real 436 S. Ave de Palmas (lot 70 & 71)



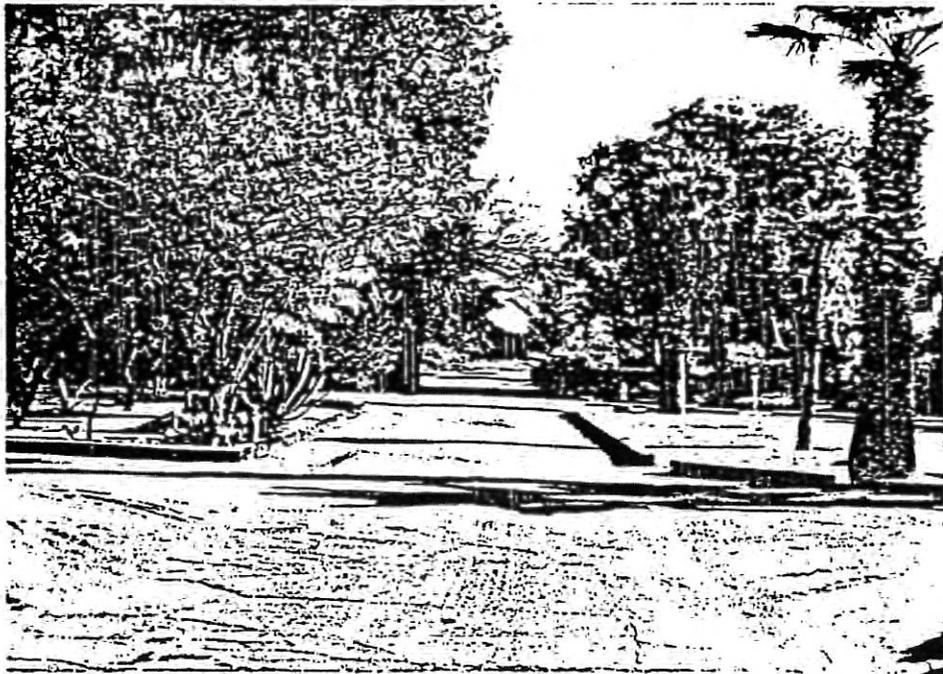
View of arroyo (photo 11)



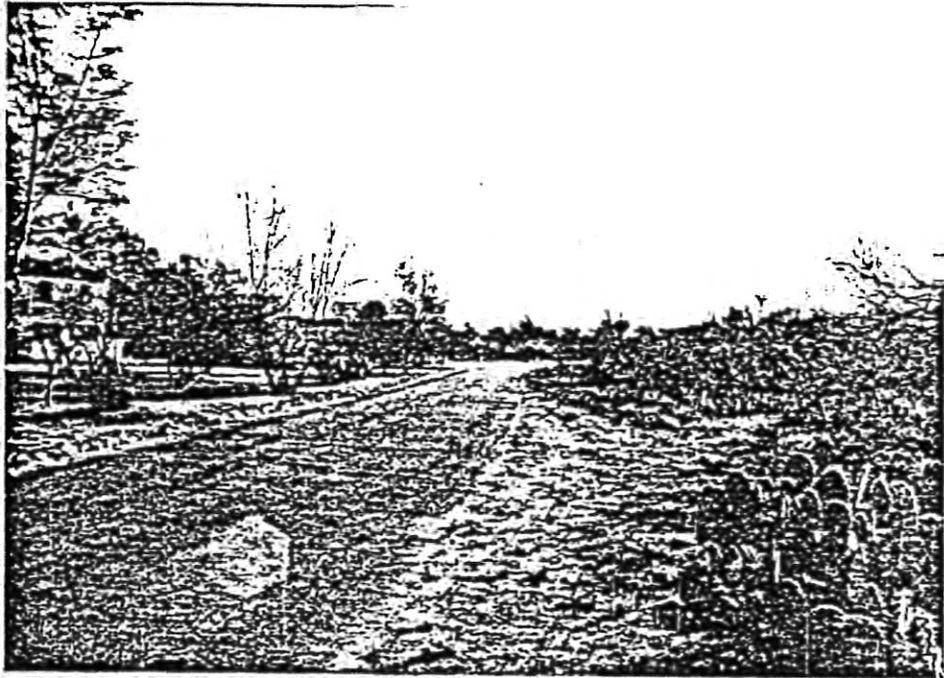
View from Via Esperanza across arroyo
Note "Arizona dip". (photo 10)



View east along Via Golondrina towards water tower
(photo M-6A)



View northeast along Via Palos Verdes (photo M-0A)



View east along Arroyo Chico (photo M-24A)



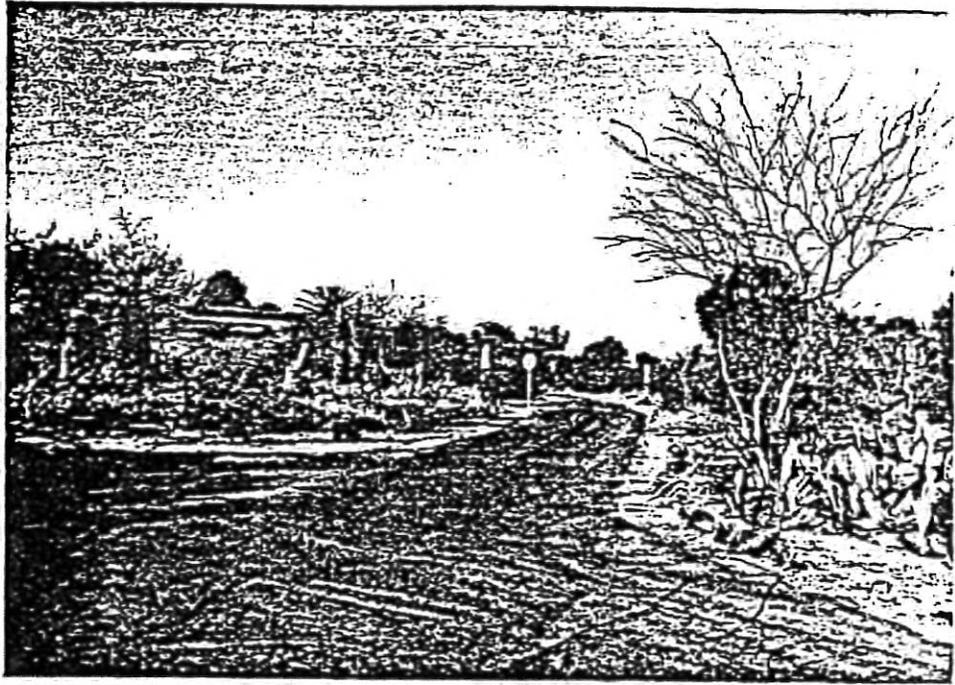
View west along Arroyo Chico (photo M-19A)



View of desert landscaping (photo M-12A)
Echols Residence, 436 Avenida de Palmas (Lot #70)



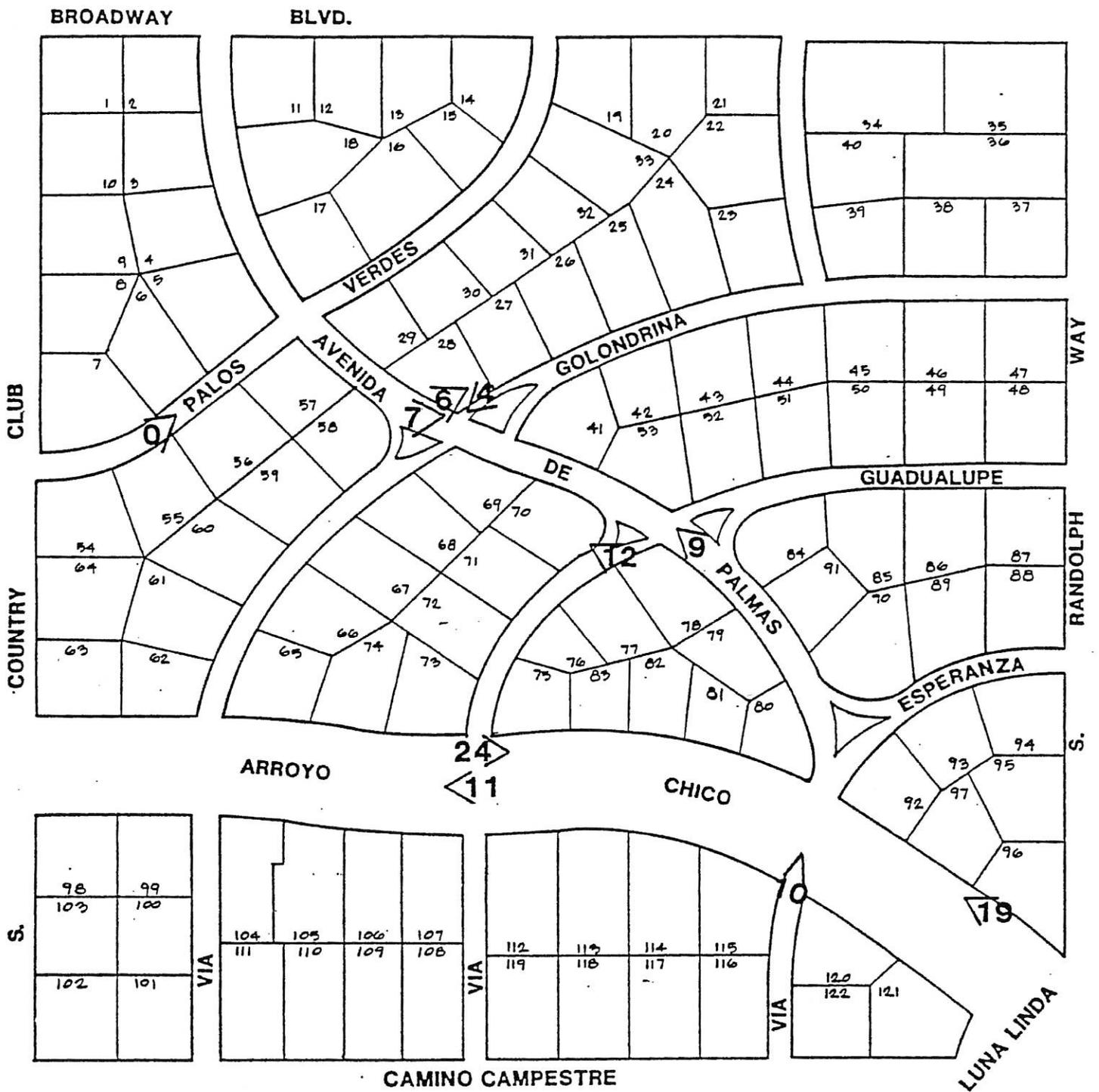
View southwest along Via Golondrina (photo M-4A)
Mini-park to right



View northwest along Avenida de Palmas (photo M-9A)



View east along Avenida de Palmas showing mini-park
at intersection of Via Golondrina (photo M-7A)



Plan of Colonia Solana. Photo locations

