

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Street & number Broadway, Country Club, C. Campestre & Randolph Way  not for publication N/A  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

<b>Ownership of Property</b>	<b>Category of Property</b>	<b>Number of Resources within Property</b>	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	<b>Contributing</b>	<b>Noncontributing</b>
<input checked="" type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>32</u>	<u>79</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>1</u>	<u>      </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>1</u>	<u>      </u> structures
	<input type="checkbox"/> object	<u>1</u>	<u>      </u> objects.
		<u>35</u>	<u>79</u> 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.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 1

---

### 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

Section number 7 Page 2

---

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

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

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.

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number 7 Page 4

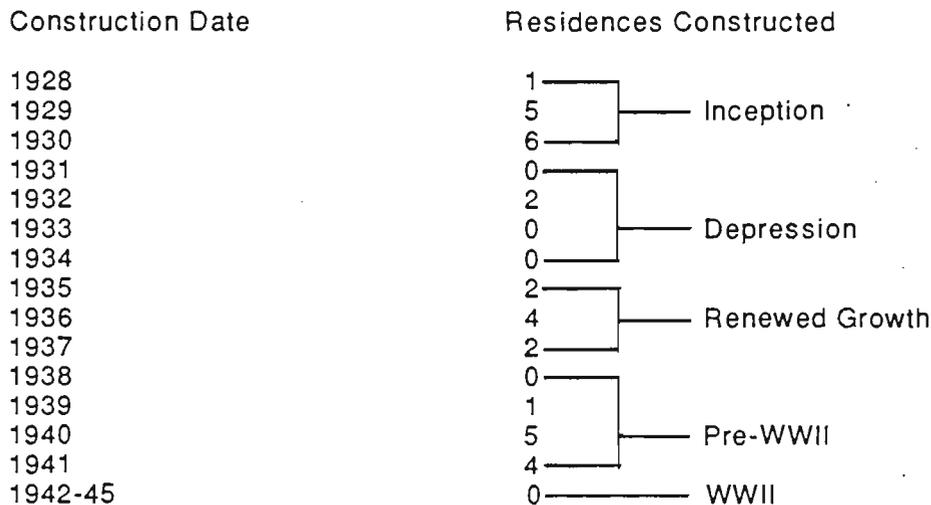
Development in the District

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 Neoeclectic style residences.

Construction Patterns



United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 5

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

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 6

---

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

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section 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

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 8

---

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

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

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

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

In the more lush riparian zone to the north along the arroyo the predominant canopy species is *Prosopis velutina* (Velvet Mesquite) with less frequent canopy species of *Parkinsonia aculeata* (Mexican Palo Verde) and *Acacia constricta* (Whitethorn Acacia). The understory vegetation is quite dense (nearly impenetrable) and is composed of large *Lycium pallidum* (Wolfberry), large *Baccharis sarrothroides* (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).

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 9

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)

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 10

---

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.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 11

---

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.

United States Department of the Interior  
National Park ServiceNational Register of Historic Places  
Continuation SheetSection number 7 Page 12

## 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 Neoelectic 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 Neoelectic 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 Neoelectic stylistic details. However, we have used Neoelectic 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.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 13

---

### 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

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 14

---

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

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 15

---

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.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 16

---

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

*Washington*  
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

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 17

---

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.

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 18

---

### 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.

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number 7 Page 19

---

## Methodology

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

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

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

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

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

## Definition of Contributing and Non-contributing Structures

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

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

United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 7 Page 20

---

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

Period of Significance

1928-1942

Significant Dates

N/A

Cultural Affiliation

N/A

Significant Person

Multiple

Architect/Builder

Child, Stephen

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

See continuation sheet

