

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Colonia Solana Residential Historic District

other names/site number (National Register Update-New House Nominations)

2. Location Bounded by

street & number Broadway, Country Club, C. Campestre, Randolph Way not for publication N/A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

3. State/Federal Agency Certification

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

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 for additional comments.)

Signature of commenting or other official _____ Date _____

State or Federal agency and bureau _____

=====
National Park Service Certification
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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 Keeper

Date of Action

=====
Classification
=====

Ownership of Property (Check as many boxes as apply)

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

Category of Property (Check only one box)

- building(s)
X district
site
structure
object

Number of Resources within Property

Table with 2 columns: Contributing, Noncontributing. Rows for buildings, sites, structures, objects, and Total.

Number of contributing resources previously listed in the National Register 32

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

N/A

=====
Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub:
[Blank lines for function categories]

Current Functions (Enter categories from instructions)

Cat: Domestic

Sub: _____

=====
Description

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

- Neo Classical Revival
- Spanish Colonial Revival
- Ranch
- Modern

Materials (Enter categories from instructions)

- foundation masonry or concrete
- roof predominately gable or flat
- walls mostly masonry
- other _____

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

=====
Statement of Significance

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

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

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

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

Areas of Significance (Enter categories from instructions)
Architecture

Period of Significance 1928-1949

Significant Dates N/A

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

Cultural Affiliation N/A

Architect/Builder N/A

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

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Major Bibliographical References

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

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

Primary Location of Additional Data:

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

Name of repository: _____

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

The City of Tucson has developed a new drainage system along the east side of Colonia Solana. There is a new drainage swale along Randolph Way to take care of storm water runoff from a new jogging path and the repaved roadway. (see photo 1). Arroyo Chico runoff discharges into the naturalized Arroyo Chico wash, which flows through Colonia Solana. The wash banks here have been protected recently with rip rap rather than naturalized planting. (see photos 2 and 3). Although this improvement may have been necessary to control erosion, it conflicts with the Colonia Solana landscaping concept. The City has made further road improvements nearby at the intersection of Randolph Way and Camino Campestre. Sparse desert plantings here do not harmonize with the Colonia Solana vegetation and should be corrected.

A few additions, alterations, and other maintenance improvements have been made to the houses in Colonia Solana during the past ten years. Recently, a new house in the Neoclectic Santa Fe Style was built on Lot 21 at the corner of Broadway and Calle Chaparitos. (There are seven other vacant lots remaining.) Colonia Solana's residents have cherished the unique naturalized environment through the years and have worked together to protect it. No doubt their efforts have helped preserve Colonia Solana as it is today.

In 1988, when Colonia Solana was placed on the National Register, there were 32 contributing structures and 7 non-contributing. Since that time, 10 non-contributing houses built in or before 1948 have become eligible for submission this year, and 5 more will be eligible next year. One additional house, the Adamson house on Lot 78, was built in 1947, but 2 large two story wings were added in 1988. In ground area, the wings comprise about 70% of the total house, so the house cannot be considered 50 years old.

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

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

32 contributing (built before 1942)
78 non-contributing
110 total houses

In 1998 there are:

32 old contributing
10 new contributing 1998
5 new contributing 1999
47 total contributing
64 remain non-contributing (1 new house)
111 total houses

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

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

The following is a brief description of the styles.

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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 at least one example of Neoelectic architecture in the Colonia Solana district (#81). This particular example is probably best categorized as Neo-French due to its low hip roof and use of natural materials.

Spanish Colonial Revival

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

Ranch Style

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

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

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Modern Style

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

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

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View looking south
along Randolph way
Photo 1

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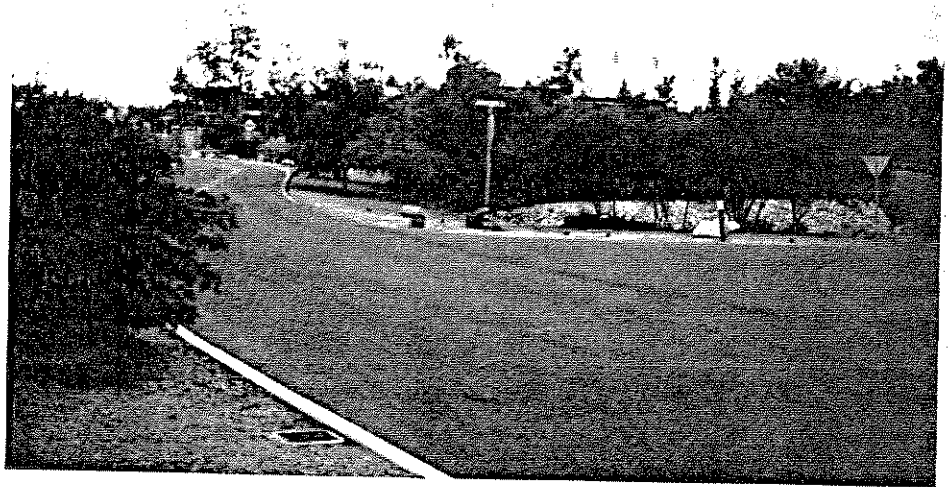
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View looking southwest
across Randolph Way
towards Arroyo Chico
Photo 2



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

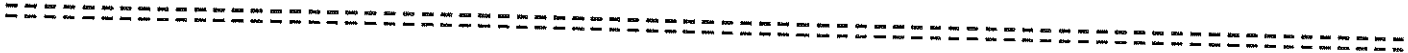


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Lot: No. 2 Ranch Style
Location: 100 S. Ave. De Palmas
Historic Name: Norton Residence
Date: 1948

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

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

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

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

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

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

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

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

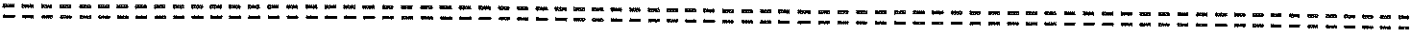
This house is a typical example of the southwestern Ranch style recalling early homestead architecture with its broad porch, tile roof, and brick and board and batten walls.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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10. Geographical Data
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Acreage of Property N/A

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

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

_____ See continuation sheet.

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

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

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11. Form Prepared By
=====

name/title _____
organization Ralph Comey Architects date 8/25/98
street & number 800 N. Swan Rd., Suite 111 telephone (520) 795-1191
city or town Tucson state AZ zip code 85711

=====
Additional Documentation
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Submit the following items with the completed form:

Continuation Sheets

- Maps**
A **USGS** map (7.5 or 15 minute series) indicating the property's location.
A **sketch** map for historic districts and properties having large acreage or numerous resources.

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

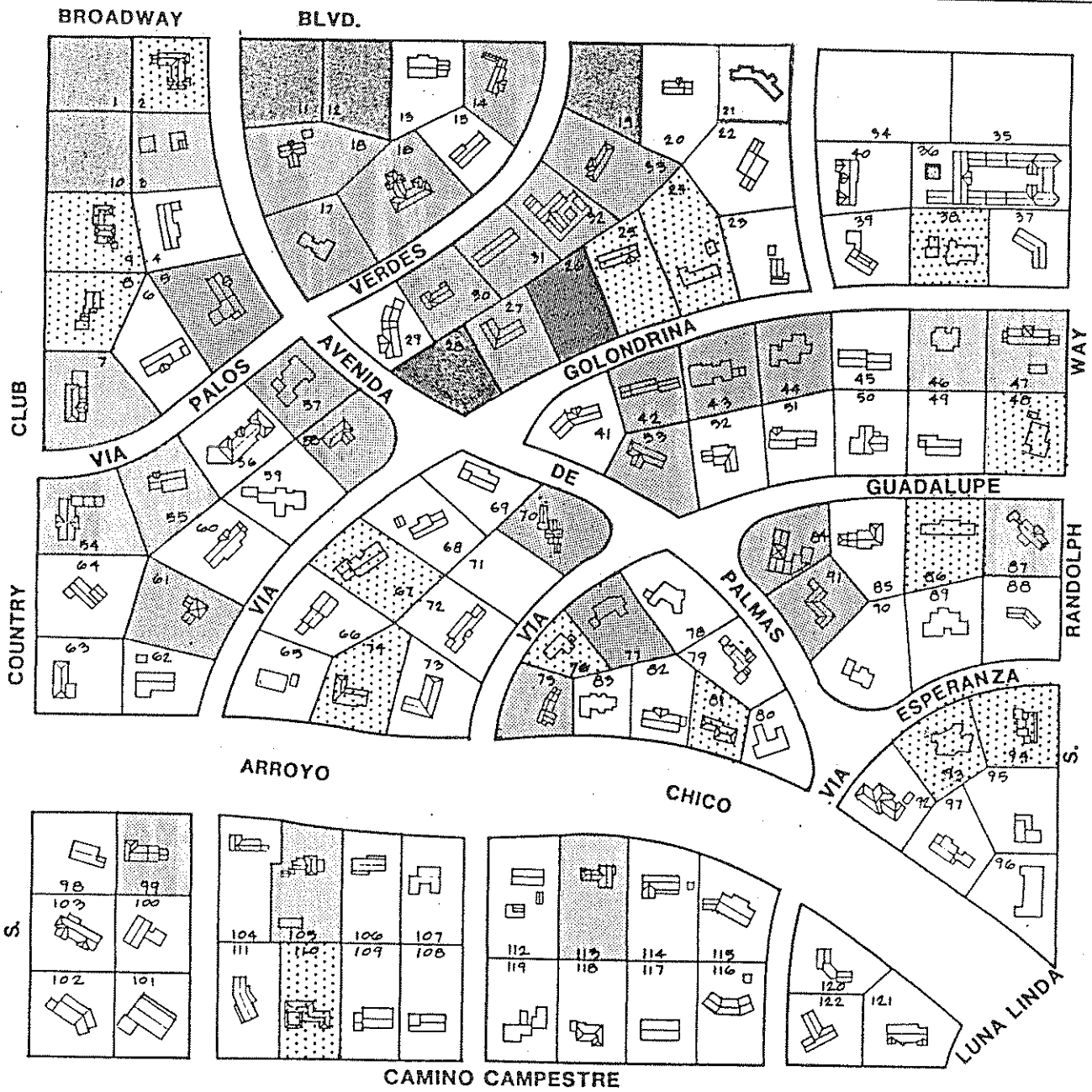
Additional items (Check with the SHPO or FPO for any additional items)

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Property Owner
=====

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

name _____
street & number _____ telephone _____
city or town _____ state _____ zip code _____

COLONIA SOLANA



LEGEND

- HISTORIC DISTRICT BOUNDARY LIMITS
- BLOCK LINE
- LOT LINE
- ESTABLISHED SURVEY MONUMENT
- OVERHEAD VIEW OF EXISTING HOUSE

- 71 LOT NUMBER
- NOMINATED FOR CONTRIBUTING
- CONTRIBUTING
- NON-CONTRIBUTING
- VACANT LOT

