

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).

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

historic name Colonia Solana

other names/site number _____

2. Location

street & number Bounded by Broadway, Country Club, Cmo. Campestre &
Randolph Way

not for publication

city or town Tucson

vicinity

state Arizona code AZ county Pima code 019 zip code 85711

3. State/Federal Agency Certification

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

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

national statewide local

James W. Garrison
Signature of certifying official/Title

30 APRIL 2012
Date

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

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

Signature of commenting official

Date

Title

State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other (explain:)

Signature of the Keeper

Date of Action

Colonia Solana Amendment 2010
Name of Property

Pima, Arizona
County and State

5. Classification

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

- private
- public - Local
- public - State
- public - Federal

Category of Property
(Check only one box.)

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

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

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

(*totals include prior deletions, per page 3)

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

N/A

Number of contributing resources previously listed in the National Register

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

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

MODERN MOVEMENT/Ranch Style

OTHER/Territorial

Materials
(Enter categories from instructions.)

foundation: CONCRETE

walls: BRICK, STUCCO

roof: ASPHALT, TERRA COTTA, CONCRETE

other: WOOD, METAL/iron, steel

Colonia Solana Amendment 2010

Pima, Arizona

Name of Property

County and State

Narrative Description

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

Summary Paragraph

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

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

Narrative Description

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

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

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

To the otherwise stable surroundings described above, the most noticeable change has occurred at El Con Shopping Center with several new buildings, a sidewalk and landscaping recently constructed along Broadway Boulevard. Corresponding to this build-up north of Broadway has been the development of Colonia Solana's former vacant lots on Broadway's south side with a high-density residential complex, a medical clinic and a secondary school. This strip of recent development buffers the intact, residential heart of the district from the busy arterial.

Colonia Solana Amendment 2010
Name of Property

Pima, Arizona
County and State

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

Resources Count

In the 1989 nomination there were:

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

In the 2000 amendment there were:

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

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

In the 2003 amendment there were:

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

In this 2010 amendment there are:

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

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

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

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

Contributors

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

Site: 50
Location: 3445 Via Guadalupe
Style: Modern Ranch

Historic Name: Reese House
Date: 1958

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

Colonia Solana Amendment 2010

Pima, Arizona

Name of Property

County and State

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Colonia Solana Amendment 2010

Pima, Arizona

Name of Property

County and State

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

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

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

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

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

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

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

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

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

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

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

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

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

Colonia Solana Amendment 2010

Pima, Arizona

Name of Property

County and State

Non-Contributors

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

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

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

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

Inventory Lists

2010 Contributing Additions

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

2010 Non-Contributing Additions

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

Colonia Solana Amendment 2010
Name of Property

Pima, Arizona
County and State

8. Statement of Significance

Applicable National Register Criteria

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

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

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

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

Areas of Significance

(Enter categories from instructions.)

LANDSCAPE ARCHITECTURE
COMMUNITY PLANNING & DEVELOPMENT
ARCHITECTURE

Period of Significance

1928-1964

Significant Dates

N/A

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

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

Period of Significance (justification)

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

Colonia Solana Amendment 2010

Name of Property

Pima, Arizona

County and State

Criteria Considerations (explanation, if necessary)

N/A

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

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

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

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

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

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

Developmental history/additional historic context information (if appropriate)

Architectural Development from 1956-1964 in Colonia Solana

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

Colonia Solana Amendment 2010

Pima, Arizona

Name of Property

County and State

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

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

Significance of the Styles

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

Ranch Style (1935-1970s)

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

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

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

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

Colonia Solana Amendment 2010

Pima, Arizona

Name of Property

County and State

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

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

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

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

Modern Style - 1940-1980

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

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

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

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

Colonia Solana Amendment 2010

Pima, Arizona

Name of Property

County and State

Eclectic - post World War II to present

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

Territorial Style - 1950s-1970s

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

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

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

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

Architect Association

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

Anne Jackson Rysdale (1921-?)

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

Colonia Solana Amendment 2010

Pima, Arizona
County and State

Name of Property

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

Edward M. Dunham Jr (1919 -?)

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

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

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

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

Frederick P. Cole (1909-1981)

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

Arthur Thomas Brown, FAIA (1900-1993)

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

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

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

Colonia Solana Amendment 2010

Name of Property

Pima, Arizona
County and State

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

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

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

Lew Place (1913-1986)

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

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

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

Other Architects

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

Integrity

Location: Colonia Solana has retained its integrity of location.

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

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

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

Colonia Solana Amendment 2010

Pima, Arizona
County and State

Name of Property

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

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

9. Major Bibliographical References

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Colonia Solana Amendment 2010
Name of Property

Pima, Arizona
County and State

Previous documentation on file (NPS):

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

Primary location of additional data:

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

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

10. Geographical Data

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

UTM References

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

| | | | | | | | |
|---|------|----------|----------|---|------|----------|----------|
| 1 | Zone | Eastings | Northing | 3 | Zone | Eastings | Northing |
| 2 | Zone | Eastings | Northing | 4 | Zone | Eastings | Northing |

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

(per 1989 nomination)

Boundary Justification (Explain why the boundaries were selected.)

(per 1989 nomination)

11. Form Prepared By

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

Additional Documentation

Submit the following items with the completed form:

Maps: A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

Colonia Solana Amendment 2010
Name of Property

Pima, Arizona
County and State

Continuation Sheets

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

Photographs:

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

Name of Property: Colonia Solana Residential Historic District

City or Vicinity: Tucson

County: Pima State: Arizona

Photographer: Ralph Comey

Date Photographed: August 26, 2009

Description of Photograph(s) and number:

- 1 of 8 View across Broadway Boulevard of Privada Colonia Solana Villas at the intersection of Via Palos Verdes, looking southwest.
- 2 of 8 Desert-landscaped island at the intersection of Avenida de Palmas and Via Guadalupe, looking east.
- 3 of 8 Typical desert-landscaped front yard on Via Golondrina, looking north.
- 4 of 8 Via Palos Verdes streetscape showing varied desert landscaping, looking east.
- 5 of 8 Via Golondrina streetscape along showing varied desert landscaping, looking east.
- 6 of 8 Modern Ranch style residence by architect Anne Jackson Rysdale on Via Esperanza, looking southeast.
- 7 of 8 Spanish Colonial Ranch style residence by Reid & Hazard Architects on Arroyo Chico, looking northeast.
- 8 of 8 Territorial style residence by architect Arthur T. Brown on Arroyo Chico, looking north.

Property Owner:

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

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

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

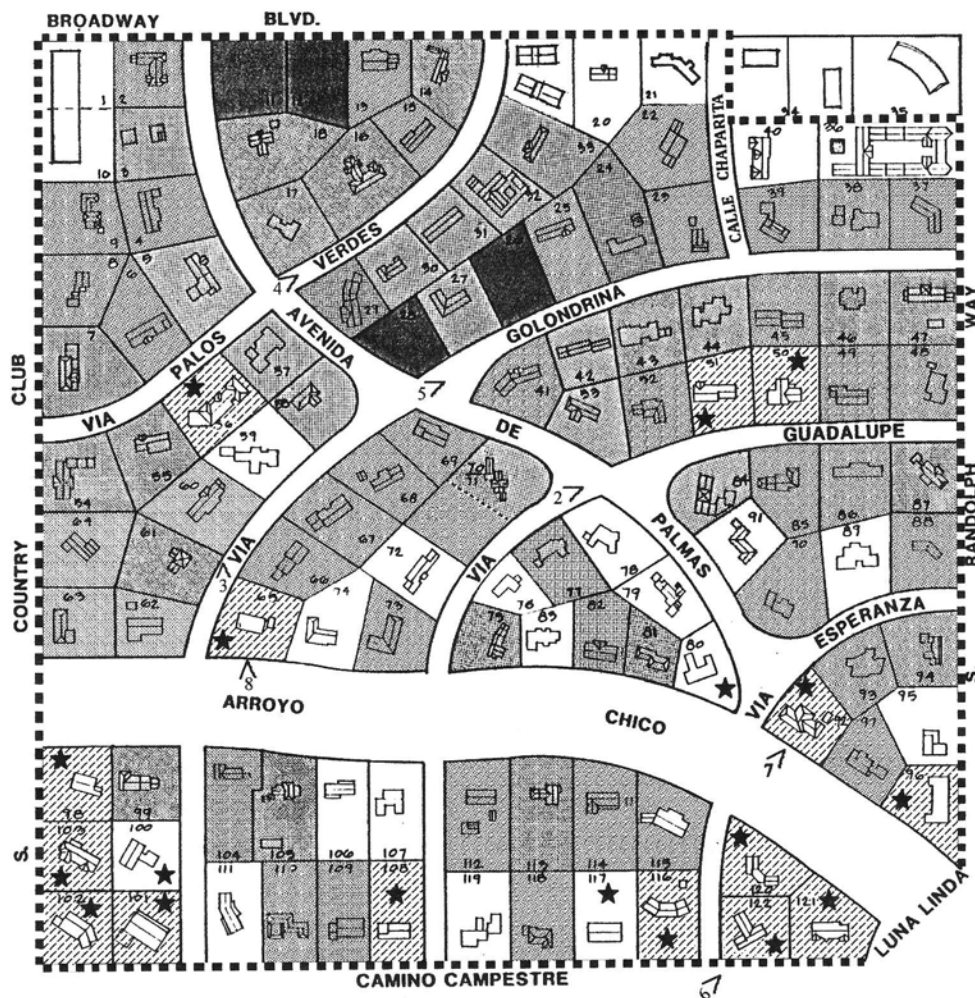
National Register of Historic Places
Continuation Sheet

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

Section number Maps Page 18

Historic Resources Map

COLONIA SOLANA



LEGEND

- CONTRIBUTING
- NON-CONTRIBUTING
- VACANT LOT
- NOMINATED FOR CONTRIBUTING
- HISTORIC DISTRICT BOUNDARY

★ Evaluated in 2010



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Colonia Solana 2010 Amendment

Name of Property
Pima, ArizonaCounty and State
N/A

Name of multiple listing (if applicable)

Section number Additional ItemsPage 19

Comprehensive Resources List

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Colonia Solana 2010 Amendment

Name of Property
Pima, Arizona

County and State
N/A

Name of multiple listing (if applicable)

Section number Additional Items Page 20

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

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Colonia Solana 2010 Amendment

Name of Property
Pima, Arizona

County and State
N/A

Name of multiple listing (if applicable)

Section number Additional Items Page 21

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

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

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

Section number Photographs Page 22



No. 1



No. 2



No. 3



No. 4

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

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

Section number Photographs Page 23



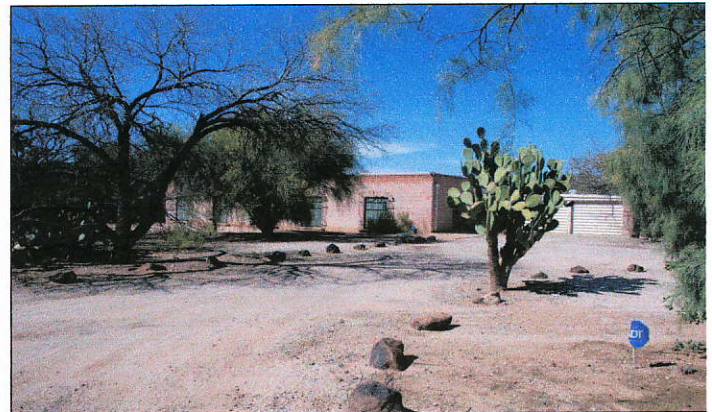
No. 5



No. 6



No. 7



No. 8