

PH0695408
FOR NPS USE ONLY
RECEIVED JAN 23 1979
DATE ENTERED FEB 26 1979

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Ronstadt House

AND/OR COMMON

2 LOCATION

STREET & NUMBER

607 North 6th Avenue

NOT FOR PUBLICATION

CITY, TOWN

Tucson

CONGRESSIONAL DISTRICT

2

STATE

Arizona

VICINITY OF

CODE
04

COUNTY
Pima

CODE
019

3 CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

4 OWNER OF PROPERTY

NAME

Howard & Glendora Goff

&

David Goff

STREET & NUMBER

405 North 400 West

2562 North Bentley Avenue

CITY, TOWN

Marion, Indiana 46952

VICINITY OF

Tucson, AZ 85716

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Pima County Courthouse

STREET & NUMBER

CITY, TOWN

Tucson

STATE

Arizona

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

DATE

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION

EXCELLENT

GOOD

FAIR

DETERIORATED

RUINS

UNEXPOSED

CHECK ONE

UNALTERED

ALTERED

CHECK ONE

ORIGINAL SITE

MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The imposing two-story Ronstadt House stands on a double lot (132' x 184') on the NW corner of North 6th Avenue and East 5th Street. The building is 62' x 72' with 4960 square feet of interior space.

The walls of plastered brick are 16" thick on the first floor and 12" on the second floor. The basement walls and foundations are volcanic rock, a material much used locally at the time the house was built. The roof is flat with wide eaves and boxed cornice.

The facade is dominated by full-height octagonal columns joined by a balcony. Both balcony and capitals have Sullivanesque ornamentation of hand-cast concrete. The second floor has an arcaded porch on three sides. This has since been closed in.

The raised basement, with its floor of herringbone brick, originally had a storage room, a furnace room, and a large bedroom and bath for the boys. It is now divided into two apartments.

The main floor contained a large central hall, a dining room, parlor, bedroom, kitchen, pantry, sewing room, and a "den" apiece for Fred and Lupe. This floor is now divided into six apartments. The second floor originally had three bedrooms, a bath, and a central hall and is now divided into two apartments.

The house has oak floors, high ceilings, dark wood paneling, picture molding, and leaded glass. The dining room and parlor are separated by sliding doors and have fireplaces with a shared chimney. The main staircase has square newels and railings. There was a wood stove and chimney in the kitchen.

The original yard had a garden and fruit trees in the back, two palm trees in the front, and scattered shade trees. There was a redwood and tin stable and a redwood fence in the rear. The front and side had a low concrete wall.

Some alterations were made while the Ronstadts still lived in the house. As the family grew larger, a new bedroom and porch were added on the north side. A penthouse, reached by an outside stairway, was built over the kitchen.

After the house was sold in 1922, it was converted to six apartments. The veranda and the side porch were closed in. The stables were removed and replaced with plastered adobe apartments. Later, when the building was used as a tuberculosis sanatorium, some frame cottages were built on the north side of the house and another penthouse was added.

Through a succession of owners, the building deteriorated from abuse, overcrowding, and lack of maintenance. By 1977, when the present owner purchased the house, it contained 26 rental units, most without plumbing. Ramshackle units had been added on the roof and the traffic had made holes in the roof. Rain, seepage, and faulty plumbing had caused erosion.

During the past year, the roof units have been removed and the building has been reroofed. Accumulated trash and garbage have been hauled out and the house has been fumigated. The plumbing has been repaired, the number of rental units has been greatly reduced, and the building has been painted. The owner continues to rent some

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

| | |
|------------------|-------------|
| FOR NPS USE ONLY | |
| RECEIVED | JAN 23 1979 |
| DATE ENTERED | FEB 26 1979 |

CONTINUATION SHEET Ronstadt House ITEM NUMBER 7 PAGE 1

of the units in order to raise funds for restoration of the exterior and rehabilitation of the interior.

The area is now in a transition from residential to offices and is zoned B-1, which allows two-story general business and retail structures. The building will probably be made into offices as several other older homes in the area have been.

8 SIGNIFICANCE

| PERIOD | AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW | | | |
|---|--|---|---|--|
| <input type="checkbox"/> PREHISTORIC | <input type="checkbox"/> ARCHEOLOGY-PREHISTORIC | <input type="checkbox"/> COMMUNITY PLANNING | <input type="checkbox"/> LANDSCAPE ARCHITECTURE | <input type="checkbox"/> RELIGION |
| <input type="checkbox"/> 1400-1499 | <input type="checkbox"/> ARCHEOLOGY-HISTORIC | <input type="checkbox"/> CONSERVATION | <input type="checkbox"/> LAW | <input type="checkbox"/> SCIENCE |
| <input type="checkbox"/> 1500-1599 | <input type="checkbox"/> AGRICULTURE | <input type="checkbox"/> ECONOMICS | <input type="checkbox"/> LITERATURE | <input type="checkbox"/> SCULPTURE |
| <input type="checkbox"/> 1600-1699 | <input checked="" type="checkbox"/> ARCHITECTURE | <input type="checkbox"/> EDUCATION | <input type="checkbox"/> MILITARY | <input type="checkbox"/> SOCIAL/HUMANITARIAN |
| <input type="checkbox"/> 1700-1799 | <input type="checkbox"/> ART | <input type="checkbox"/> ENGINEERING | <input type="checkbox"/> MUSIC | <input type="checkbox"/> THEATER |
| <input type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> COMMERCE | <input type="checkbox"/> EXPLORATION/SETTLEMENT | <input type="checkbox"/> PHILOSOPHY | <input type="checkbox"/> TRANSPORTATION |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> COMMUNICATIONS | <input type="checkbox"/> INDUSTRY | <input type="checkbox"/> POLITICS/GOVERNMENT | <input type="checkbox"/> OTHER (SPECIFY) |
| | | <input type="checkbox"/> INVENTION | | |

SPECIFIC DATES

1904

BUILDER/ARCHITECT

Henry C. Trost

STATEMENT OF SIGNIFICANCE

The Ronstadt House weaves together several significant threads in the fabric of Tucson history and development: the impact of Mexican-American pioneers on the life of the community, the development of local industry and commerce, the construction of fine homes as an expression of Tucson's maturity, the impact of noted Southwestern architect Henry C. Trost, the gradual decline of an older neighborhood, and the growing trend toward preservation and revitalization.

Frederick Ronstadt was born at Hacienda Las Delicias near Magdalena, Sonora in 1868. His mother was Margarita Redondo and his father Colonel Frederick Augustus Ronstadt, a German mining engineer and district prefect in Sonora. Colonel Ronstadt had purchased property in Tucson in 1863 and had also been a signer of a petition to create a separate territory of Arizona before that.

In April 1882, Colonel Ronstadt brought young Fred, then 14, to Tucson and apprenticed him to wagonmakers Winnall Dalton and Adolfo Vasquez. Winnall Dalton was a well-educated cosmopolitan man whose father was English and whose mother came from a prominent California family. Dalton spoke several languages. His wife was a cousin of Colonel Ronstadt's wife.

In 1886, Dalton decided to devote his time to farming and mine ventures. Vasquez then leased the shop to young Fred. After two years, Fred went to Los Angeles for a few months to see whether there might be better opportunities there but there were not, so he returned to Tucson. The lease expired in 1892 and Ronstadt built a small shop and made wagons in exchange for tools and materials. Since this not very successful, he closed the shop and worked for another firm for awhile. At the same time he played flute and clarinet three nights a week at the opera house and gave music lessons to twenty boys.

By 1894 Ronstadt had saved enough money to open his own wagon shop and this time he was very successful. Dalton's mining investments had not turned out well so he came to work for Ronstadt in 1899. Ronstadt's business continued to prosper. His carriages and wagons were sold throughout the West and in northern Mexico. The mule-drawn cars for the Tucson street car company were made by Ronstadt's firm. As his business expanded, he was several times forced to move to larger quarters. He founded a large hardware company, sold farm and road-building machinery, and became Tucson's first automobile dealer.

Ronstadt and his first wife had four children: Fred, Luisa, Laura, and Alice. After she died, he married Guadalupe, the daughter of Winnall Dalton. They also had four children: Edward, Gilbert, Alfred, and William. Edward and Gilbert still run the Ronstadt Hardware Company, Alfred was a lawyer in Mexico City and is now retired, and William is a retired naval intelligence officer. All four were born in the Ronstadt House. Linda Ronstadt, the popular singer, is Gilbert's daughter.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY C. 1/2

UTM REFERENCES

| | | | |
|---|------|---------|----------|
| A | 12 | 503000 | 3565660 |
| | ZONE | EASTING | NORTHING |

| | | | |
|---|------|---------|----------|
| B | | | |
| | ZONE | EASTING | NORTHING |

VERBAL BOUNDARY DESCRIPTION

Tucson Block 50, Lot 9
NW corner of North 6th Avenue and East 5th Street

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

| STATE | CODE | COUNTY | CODE |
|-------|------|--------|------|
| STATE | CODE | COUNTY | CODE |

11 FORM PREPARED BY

NAME / TITLE

Marjorie H. Wilson

Historian

ORGANIZATION

Arizona State Parks Board, Heritage Cons. Section

DATE

September, 1978

STREET & NUMBER

1688 West Adams

TELEPHONE

(602) 271-4174

CITY OR TOWN

Phoenix

STATE

Arizona 85007

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

Rochelle H. Hall

DATE

1-15-79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

Walter D. ...

KEEPER OF THE NATIONAL REGISTER

ATTEST:

[Signature]

DATE

2-26-79

DATE

2/26/79

KEEPER OF THE NATIONAL REGISTER

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED

JAN 23 1979

DATE ENTERED

FEB 26 1979

CONTINUATION SHEET Ronstadt House ITEM NUMBER 8 PAGE 1

Ronstadt commissioned Henry C. Trost, noted southwestern architect, to design a home for his bride, Lupe. Construction began in the fall of 1903 and the house was finished in March of 1904, just as the Ronstadts were returning from their honeymoon in Mexico City.

In addition to being a highly successful businessman, Ronstadt was very active in civic affairs. His only political venture was to be a County Supervisor in 1902, but he spearheaded many civic improvements of all kinds. He was especially interested in music. In addition to playing the flute and clarinet, he also played the guitar and sang. He was for many years the leader of the Philharmonic Band, which gave Sunday concerts in the park. During the Spanish-American War, the band became the regimental band for the Arizona National Guard. He was also a member of the Saturday Morning Musical Club and of the Tucson Symphony. His family shared his love for music. His daughter Luisa was a professional singer and dancer specializing in Spanish and Latin American music; his granddaughter Linda is a successful recording star. Ronstadt died in 1954 and was active in civic and business affairs until the end.

The selection of Henry Trost to design the family home was not surprising. Trost (1860-1933) had been in Tucson since 1898 and during the next two decades was chosen to design a great many prominent buildings and homes in Tucson and other Arizona cities. One of his buildings is the Carnegie Library in the National Register Armory Park District. In 1904 he moved his main office to El Paso, where several of his buildings and houses are still standing. Many of his designs are considered to be strongly influenced by Louis Sullivan and by the Prairie School.

The Ronstadt family lived in the house until 1922 when it was sold to Marguerite B. Strong and converted to six apartments under the name St. Francis Apartments. In the last 50 years, the house has changed hands several times and several more apartments have been added. At one time the building was used as a tuberculosis sanatorium and the two frame cabins are from this period. The present owner purchased the house in April 1977 and has removed many of the intrusive additions and made considerable progress in rehabilitating the building.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

| | |
|------------------|-------------|
| FOR NPS USE ONLY | |
| RECEIVED | JAN 23 1979 |
| DATE ENTERED | FEB 26 1979 |

CONTINUATION SHEET Ronstadt House ITEM NUMBER 9 PAGE 1

Arizona Daily Star: December 3, 1933; December 14, 1954; May 3, 1959; March 8, 1963;
May 10, 1964; May 30, 1965; and December 17, 1968.

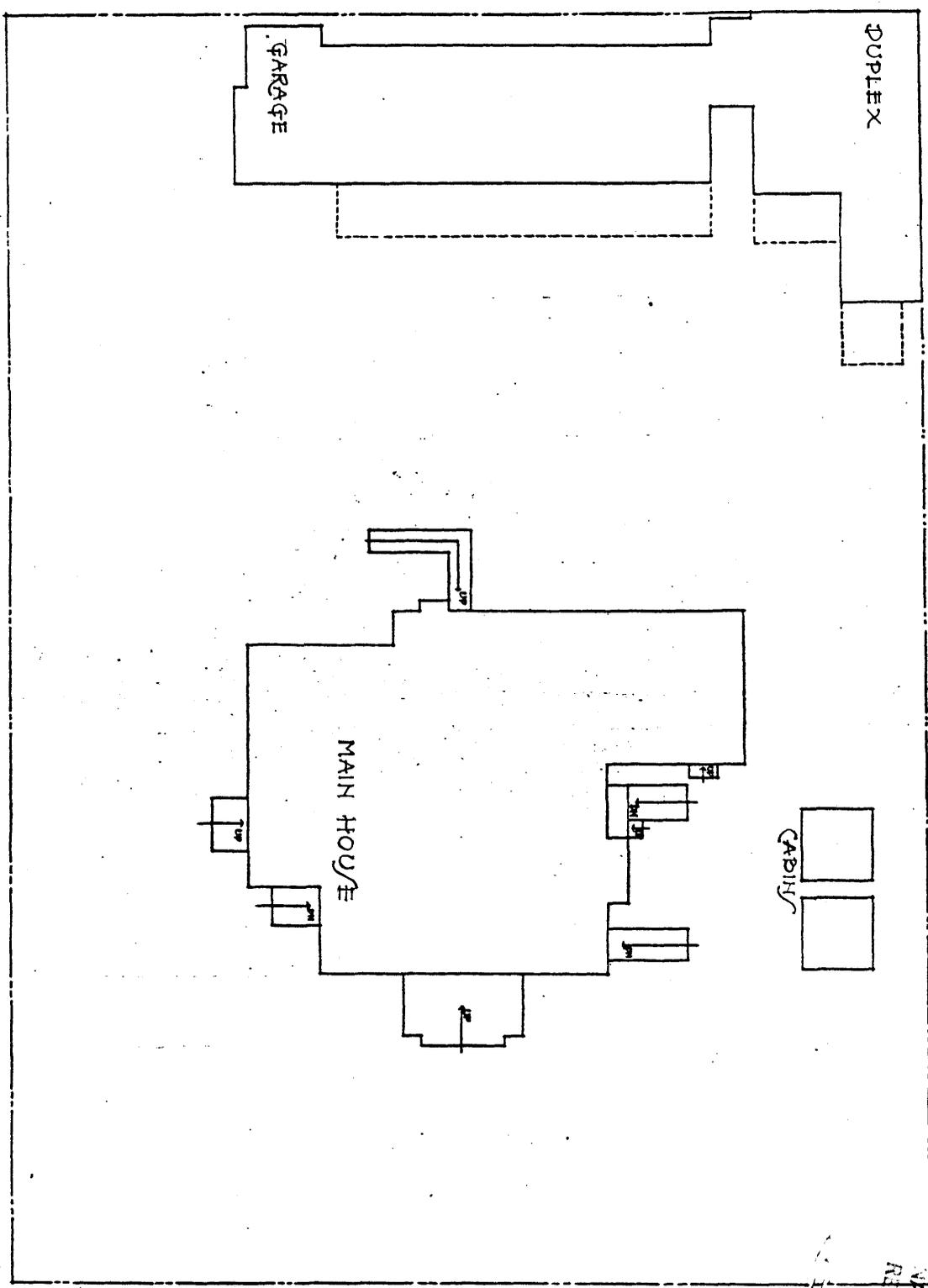
Engelbrecht, L.C. "Henry Trost: The Prairie School in the Southwest", Prairie School Review, 1969.

Goff, David. Correspondence, 1978.

Sherman, J.E., and Ronstadt, E.F. "Wagon Making in Southern Arizona", The Smoke Signal, Spring, 1975.

Trost, H.C. Trost & Trost, Architects, 1907.

Tucson Daily Citizen, May 4, 1964 and 1904



5TH ST.

6TH AVE.

SITE PLAN
SCALE 1/8" = 10'

CABINS

GARAGE

DUPLEX

MAIN HOUSE

NATIONAL REGISTER

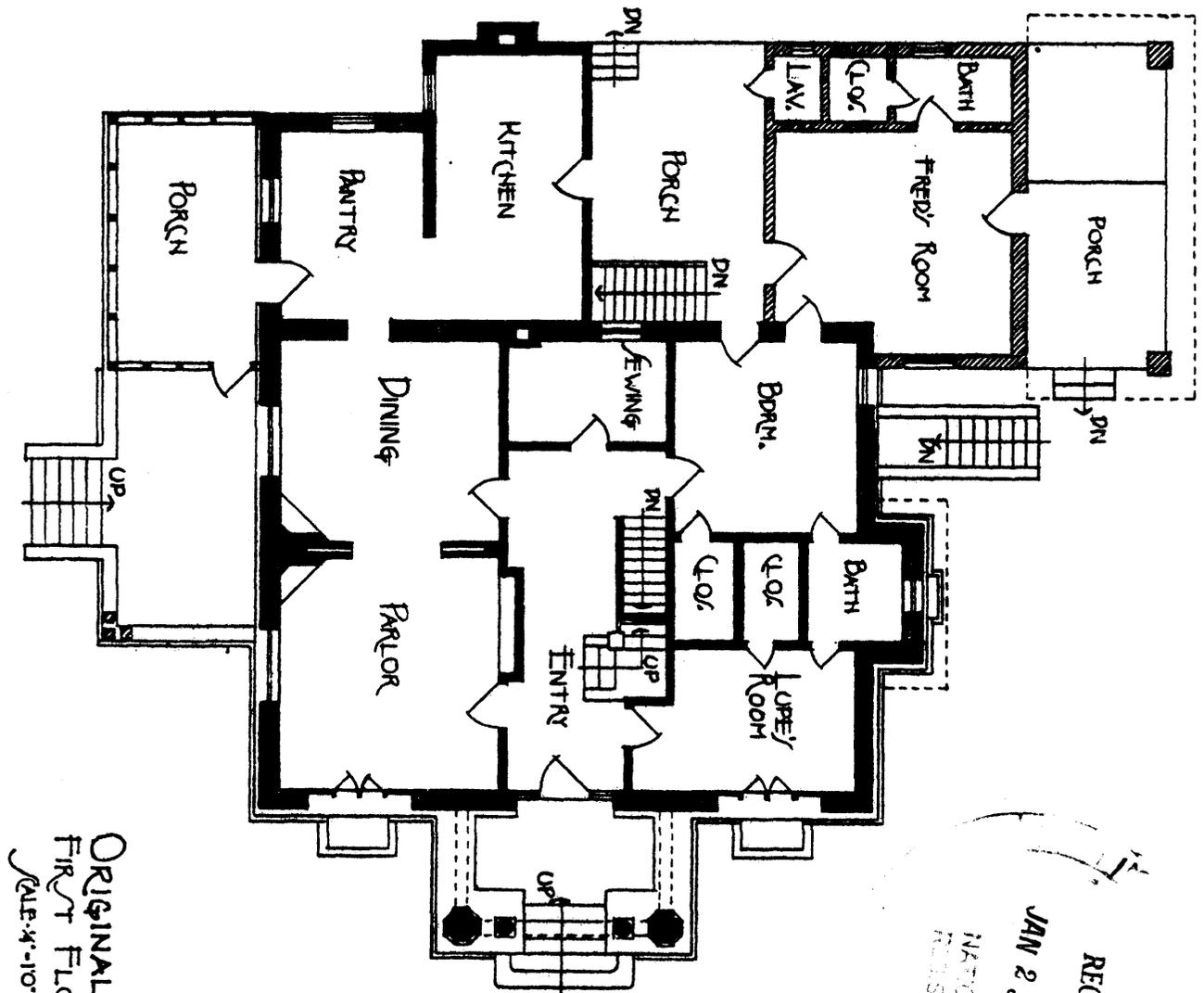
JAN 23 1979

RECORDED

RONSTADT HOUSE

607 N. 6TH AVE
TUCSON, ARIZONA

GOFF-EARL-BANKS-LOW
JULY 1977



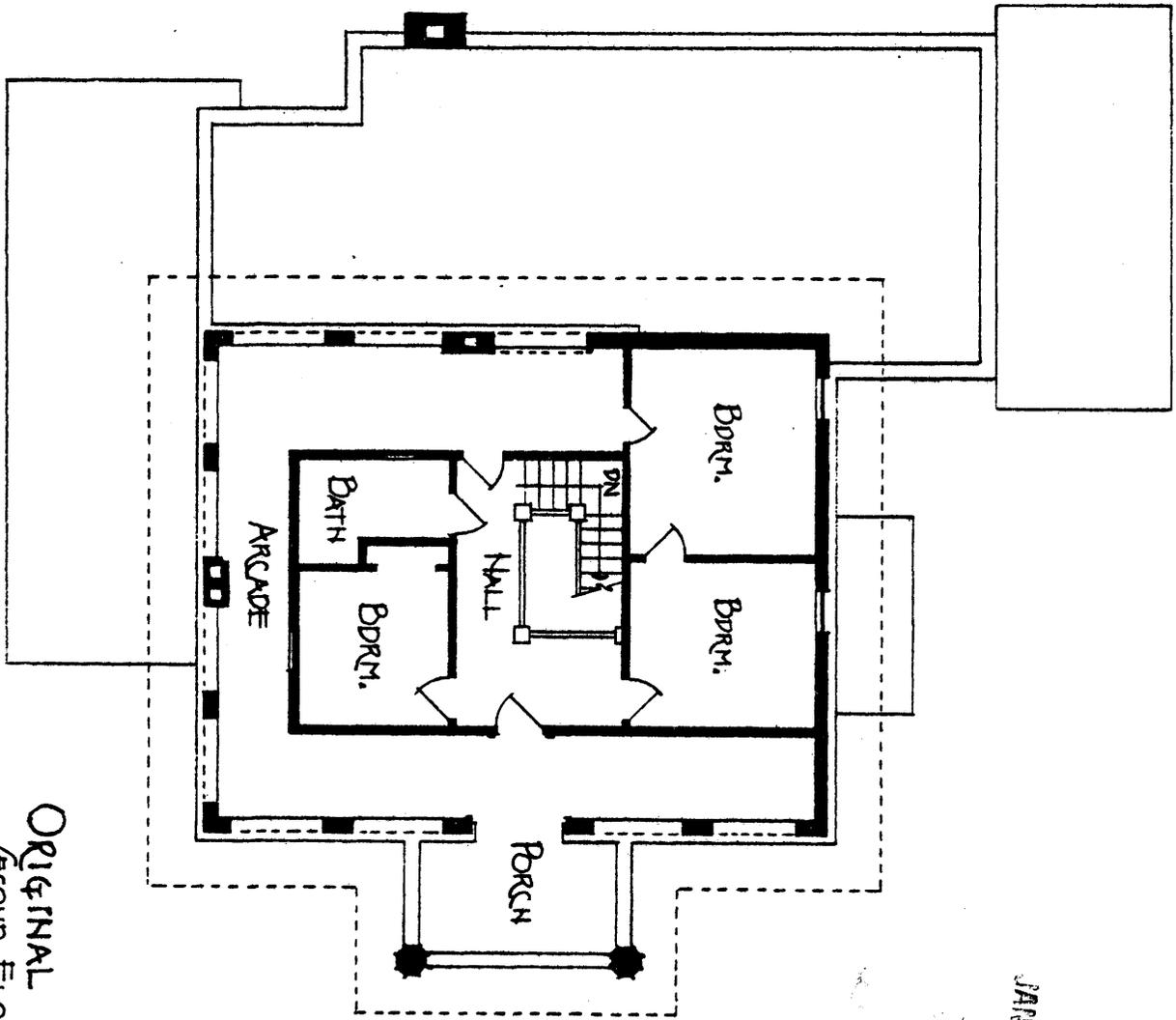
ORIGINAL
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

RECEIVED
JAN 23 1977
NATIONAL
REGISTER

RONSTADT HOUSE

607 N. 6th AVE
TUCSON, ARIZONA

GOFF-EARL-BANKS-LOW
JULY 1977



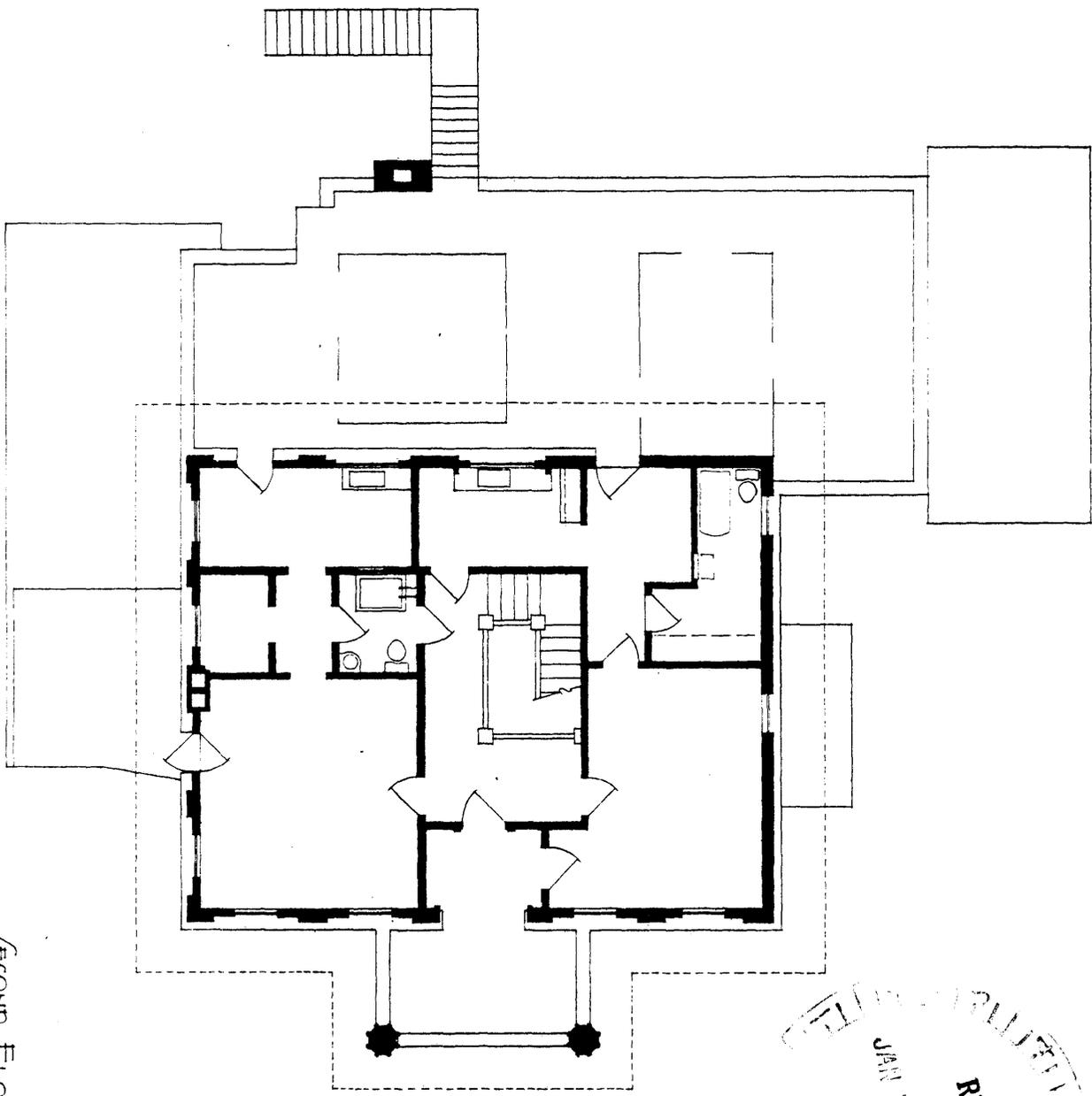
ORIGINAL
 SECOND FLOOR PLAN
 SCALE: 1/4" = 10' 

JAN 22 1977
 ARCHITECT
 G. EARL BANKS LOW

ROHSTADT HOUSE

607 N. 6TH AVE
 TUCSON, ARIZONA

G. EARL BANKS LOW
 JULY 1977



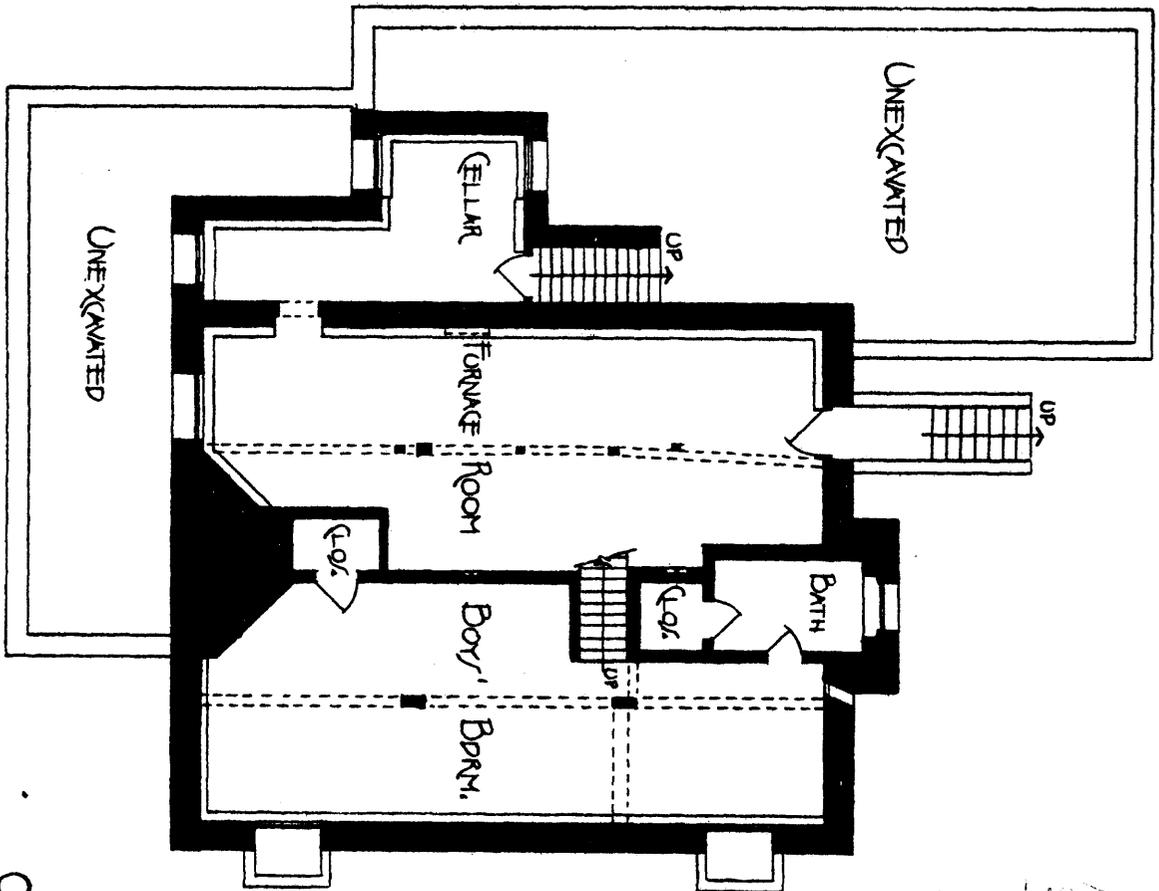
SECOND FLOOR PLAN
SCALE: 1/4" = 10' 1/2"

RECEIVED
JAN 10 1977
NATIONAL
RECORDS CENTER
FBI

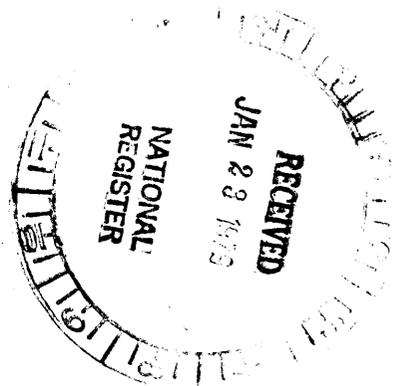
RONSTADT HOUSE

607 N 6TH AVE
TUCSON, ARIZONA

GOFF EARL BANKS LOW
JULY 1977



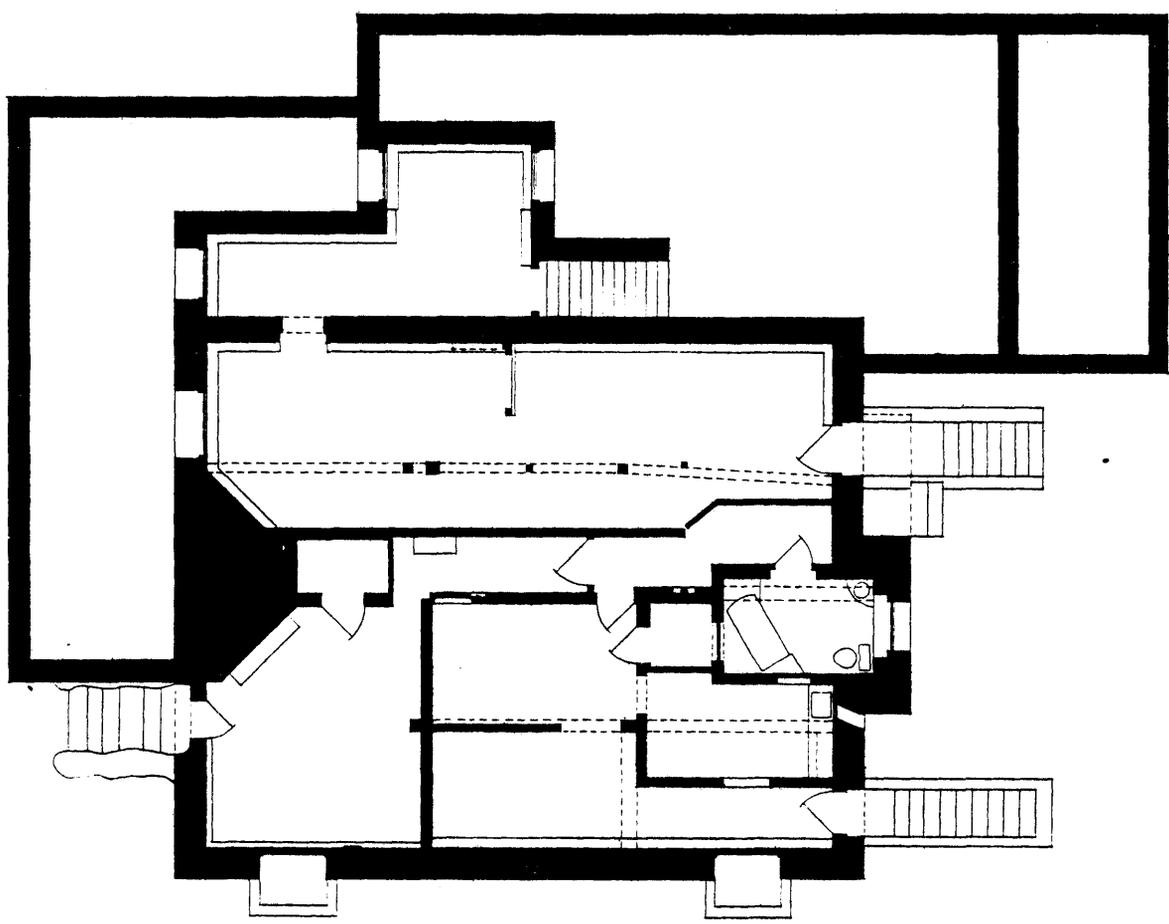
ORIGINAL
 BASEMENT PLAN
 SALE-4-10' 5TH



ROHSTADT HOUSE

607 N. 6TH AVE
 TUCSON, ARIZONA

GOFF-EARL BANKS-LOW
 JULY 1977



BASEMENT PLAN
SCALE: 1/4" = 1'-0"
7/77

RECORDED
JAN 28 1978

RONSTADT HOUSE

607 N. 6TH AVE.
TUCSON, ARIZONA

GOFF · EARL · BANKS · LOW
JULY 1977