

"HISTORIC BUILDING FORM"

SHPO INVENTORY NO. _____

ARIZONA STATE HISTORIC PROPERTY INVENTORY

IDENTIFICATION

SURVEY AREA NAME: John Spring Neighborhood Mountain View Addition

HISTORIC NAME: Ronstadt-Sims Warehouse

ADDRESS/LOCATION: 911 N 13 Av

CITY/TOWN: Tucson AZ

TAX PARCEL NUMBER: 116-16-2690

OWNER: Pappadeas Constantino M

OWNER ADDRESS: 237 Sierra Vista Dr
Tucson AZ

HISTORIC USE: commercial

PRESENT USE: commercial (presently vacant)

BUILDING TYPE: warehouse/office

STYLE: industrial vernacular (Anglo-Hispanic)

CONSTRUCTION DATE: 1920

ARCHITECT/BUILDER: unknown

INTEGRITY: altered minor

CONDITION: good

COUNTY: Pima SURVEY SITE: 78

USGS QUAD: Tucson

T 14 R 13 S 11 / NE 1/4 OF THE NE 1/4

UTM zone 12 (e)501980 (n)3565100

Description (contd.)

ROOF TYPE: gable & shed

ROOF SHEATHING: corrugated iron & rolled asphalt

EAVES TREATMENT: _____

WINDOWS: originally 1 casement
in office area

ENTRY: E & N sides

PORCHES: N/A

STOREFRONTS: N/A

DESCRIPTION

STORIES: 1.0 DIMENSIONS: (l) 109(w) 92

STRUCTURAL MATERIAL: adobe

FOUNDATION MATERIAL: concrete

WALL SHEATHING: plaster

APPLIED ORNAMENT: _____

NOTABLE INTERIOR: exceptionally open,
column free interior w/18' high walls

OUTBUILDINGS: _____

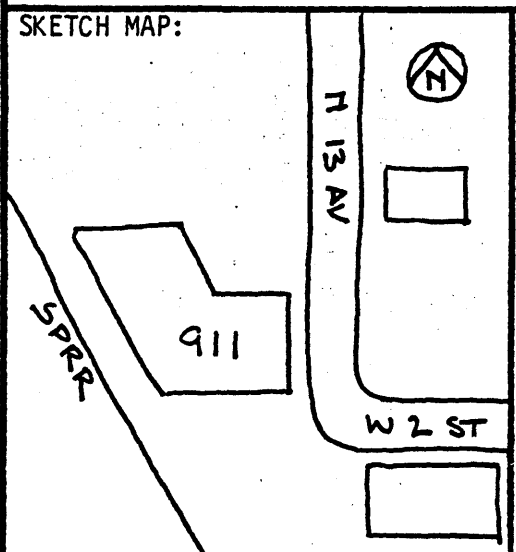
ALTERATIONS: warehouse "hut," 1947;
shelter, 1950

PHOTOGRAPH 78C

PHOTOGRAPHER: E. Husband

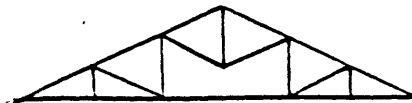
DATE: 7/87 VIEW: front

NEGATIVE NUMBER: JSNOM-4-2A/3



ADDITIONAL DESCRIPTION/ANALYSIS (annotated form):

Building's roof structure uses long-span
timber Howe trusses:



SEE ATTACHED NARRATIVE PAGES FOR DETAILED DESCRIPTION AND EVALUATION OF SIGNIFICANCE.

SIGNIFICANCE:

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

HISTORIC ASSOCIATIONS (be concise):

Built by Richard Ronstadt as expansion of
agricultural implement business; used by
Borderlands Construction Co. when many

Tucson streets being paved; Works Progress Administration circa 1940-1944

RELATIONSHIP TO LOCAL DEVELOPMENT World War I era demand for so. Az. agri. products

CULTURAL AFFILIATIONS pioneer German-Hispanic and later Anglo business community

ARCHITECTURAL STYLE industrial vernacular, Anglo-Hispanic hybrid type

MAJOR ARCH. FORM/MATERIAL N/A

ENGINEERING/STRUCTURAL 18' high adobe walls w/roof of long-span timber Howe trusses

DISTRICT/STREETScape CONTRIBUTION part of "railroad corridor" historic

DISCUSSION AS REQUIRED:

commercial landscape

Exceptional example of post World War I warehouse construction, both an
engineering feat of its time and an unusual application of mixed Anglo and
Sonoran forms to commercial building. Now unique in Tucson.

CONTEXT: ISOLATED/RURAL___ RESIDENTIAL STREET___ COMMERCIAL___ CENTRAL SQUARE___
CBD:___ OTHER: mixed use residential/commercial street

BIBLIOGRAPHY/SOURCES:

SEE ATTACHED SHEET FOR BIBLIOGRAPHY.

LISTING IN OTHER SURVEYS: none

NATIONAL REGISTER STATUS:

LISTED___ DETERMINED ELIGIBLE___ DETERMINED NOT ELIGIBLE___ NOT EVALUATED___

COMMENTS/DEVELOPMENT PLANS/THREATS:

Possible demolition by heirs of elderly owner.

SURVEYOR Eliza Husband SURVEY DATE 6/85 DATE FORM COMPLETED 5/85;
rev. 9/87

SEP 28 1988

John Spring Neighborhood Multiple Resource Area
National Register Nomination
RONSTADT-SIMS ADOBE WAREHOUSE
Narrative Pages for Survey Form JSN-78

DESCRIPTION

Summary Statement

The Ronstadt-Sims Adobe Warehouse (1920, JSN-78) is an individually nominated site within the John Spring Multiple Resource Area in Tucson, Arizona. The warehouse is an L-shaped adobe structure, on concrete foundations, approximately 9000 square feet in area, with 18-foot-high walls. The main, gabled roof makes use of long-span timber Howe trusses to achieve a large, open interior; and the trusses are visible from inside the building. The building's condition is good. Changes from the original include a shed-roofed wing addition (1950); closing in of the original loading door, still visible, on the east side (date unknown); and recent replastering in a modern texture. The historic interior is largely intact, and the facade retains its original small window into the office area. The building, now vacant and advertised for lease, has been used mostly as a warehouse by various firms. It is located across from a modest residential block at the west end of West Second Street and the Southern Pacific railroad alignment. It stands at the front edge of a double lot intended as part of a residential subdivision Mountain View Addition, platted 1903.

Boundary Description

The legal boundary of the Ronstadt-Sims Warehouse individual nomination coincides with the outer edge of the building lot. This lot is City of Tucson tax parcel 116-16-2690.

SIGNIFICANCE

Built in 1920, the Ronstadt-Sims Adobe Warehouse is a landmark of Tucson agriculture-related expansion. It is notable for its mixture of Sonoran and Anglo architectural influence, its unusual size, and its engineering. It forms part of a World War I era commercial landscape along the railroad corridor at the edge of a historic residential area, John Spring neighborhood. The Ronstadt-Sims warehouse is eligible for the National Register under Criterion A, as a building associated with southern Arizona's post-railroad agricultural development, and under Criterion C, as an unusual example of the post-railroad fusion of Sonoran architectural forms with imported engineering technology.

The building was first a warehouse for the Ronstadt Grain and Implement Company. Its owner, Richard Ronstadt, belonged to a pioneer Tucson family of successful Hispanic-German merchants. Ronstadt expanded operations from city center to this location near the railroad track during Tucson's World War I prosperity and population growth, when demand for the region's agricultural products stimulated expansion of agriculture-related businesses. After Ronstadt's death in 1925, the warehouse was bought by W. P. Sims, a Bisbee dentist, member of Arizona's first state Senate, and later president of the Arizona Corporation Commission. Sims's son, a paving contractor, used the warehouse in connection with his firm, Borderland Construction. Much of Tucson was being paved during this period, and the firm kept the warehouse until 1939. At the end of the

SEP 28 1988

Depression, the warehouse was taken over 1940-1944 by the Works Progress Administration. Subsequently it was leased to Montgomery Ward.

The Ronstadt-Sims Adobe Warehouse is a commercial example of the Sonoran building form modified by imported engineering technology, the long-span timber Howe truss. As a 9000 square-foot adobe warehouse, the Ronstadt-Sims example is now unique in Tucson. It had an earlier counterpart in the Tucson Farms Company's adobe warehouse (circa 1917) of about the same size. This building was also a product of World War I agricultural expansion. Now demolished, the Tucson Farms warehouse stood at 850 South Ninth Avenue. Since both Ronstadt and Tucson Farms sold farm equipment, and the two buildings are close in date as well as size and material, Ronstadt's warehouse may represent an imitation of, or competitive challenge to, the other firm.

BIBLIOGRAPHY

Arizona Daily Star 1951. Obituary of William P. Sims 4/18/21.

Arizona Republic 1948. Obituary of Mrs. William P. Sims 9/22/48.

Bufkin, D. 1981. From mud village to metropolis: the urbanization of Tucson. *Journal of Arizona History*

Pima County Assessor's records, various years.

Pima County Recorder's records, various years.

Sanborn Fire Map of Tucson. 1922.

Tucson Citizen 1925. Obituary of Richard R. Ronstadt 12/8/25.

Tucson city directories, various years.

LEVEL OF SIGNIFICANCE: Local

ACREAGE: Less than one (1).

CURRENT FUNCTION: Vacant commercial warehouse

PERIOD OF SIGNIFICANCE: 1920-1925. This period encompasses the resource's architectural significance as well as its agricultural significance while under Ronstadt's ownership. It also distinguishes between the building's original agricultural importance and its later use in construction activities.

United States Department of the Interior
National Park Service

MAR 30 1989

National Register of Historic Places Continuation Sheet

Section number _____ Page _____ Photo log - John Spring MRA Ronstadt-Sims Warehouse

JOHN SPRING MRA - Ronstadt-Sims Warehouse

General photo information:

1. John Spring MRA-Ronstadt-Sims Warehouse
2. Tucson, Arizona
3. Harris Sobin
4. 3/85 and 1/89
5. SHPO Archives
6. Photo #1: Interior of building

6. Photo #2: Exterior of building, view southwest

6. Photo #3: Exterior of building, view west.