

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
**FINAL**  
RECEIVED **JUNE 2011 FROM SHPO**  
DATE ENTERED

**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NOT FOR PUBLICATION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	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> MUSEUM
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> PRIVATE RESIDENCE
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> ENTERTAINMENT
		<input type="checkbox"/> NO	<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> GOVERNMENT
			<input type="checkbox"/> INDUSTRIAL
			<input type="checkbox"/> MILITARY
			<input type="checkbox"/> 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		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

### 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 Sullivan-esque 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

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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.

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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.

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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



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JAYNES

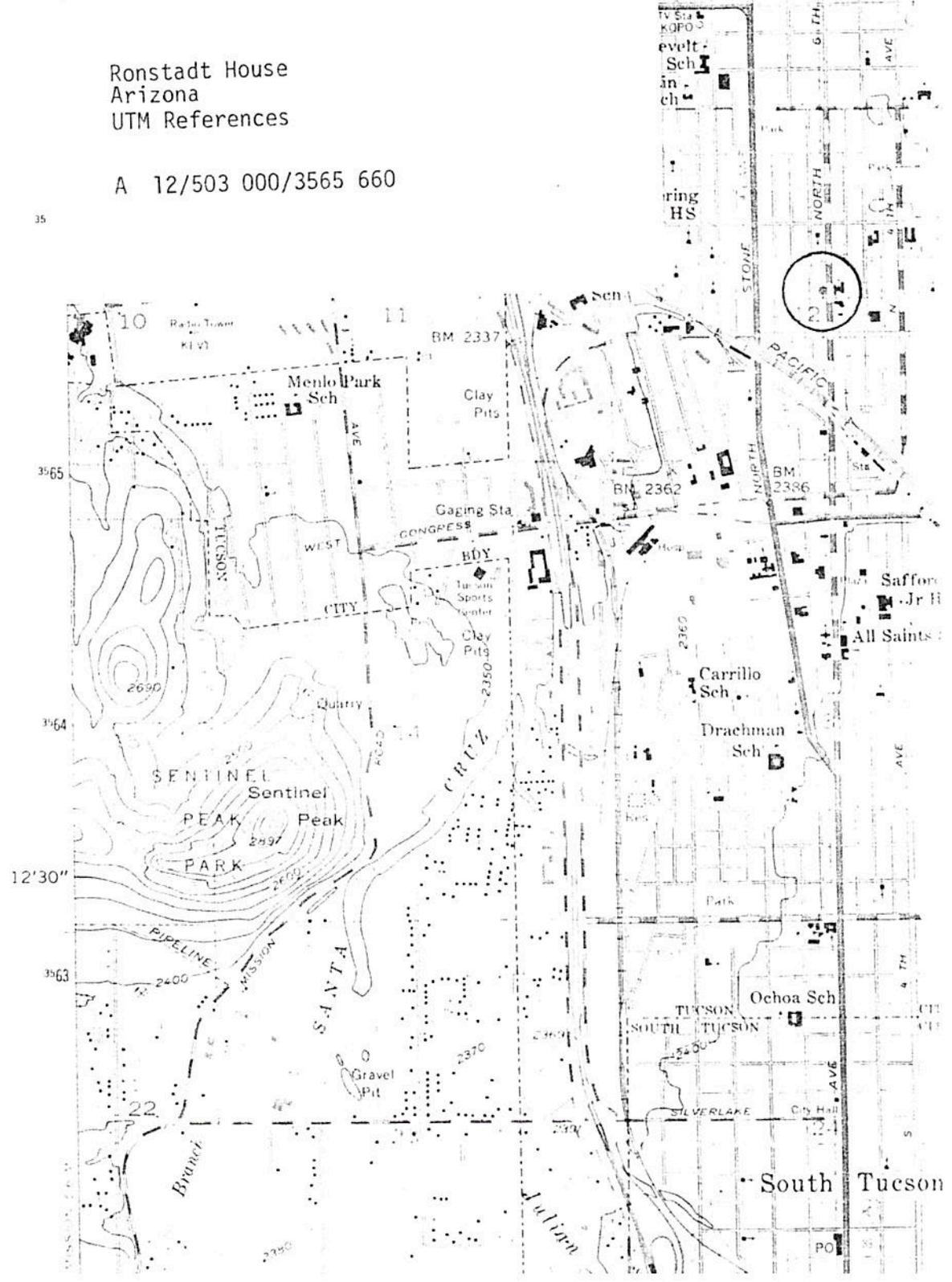
# DEPARTMENT OF THE INTERIOR GEOLOGICAL SURVEY

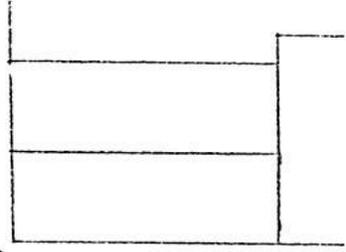
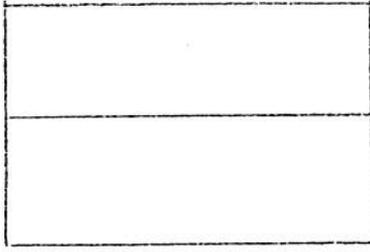
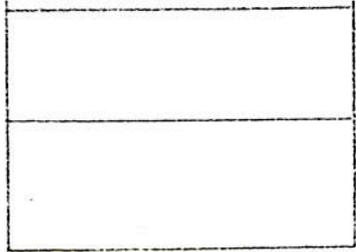


Ronstadt House  
Arizona  
UTM References

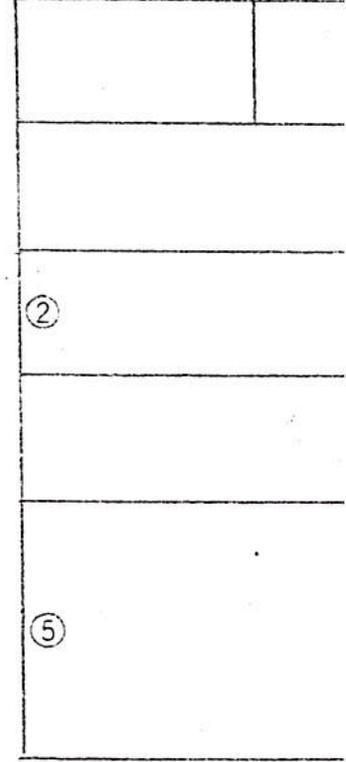
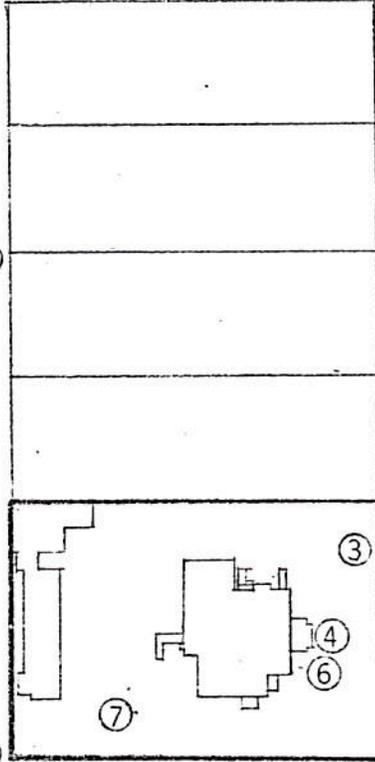
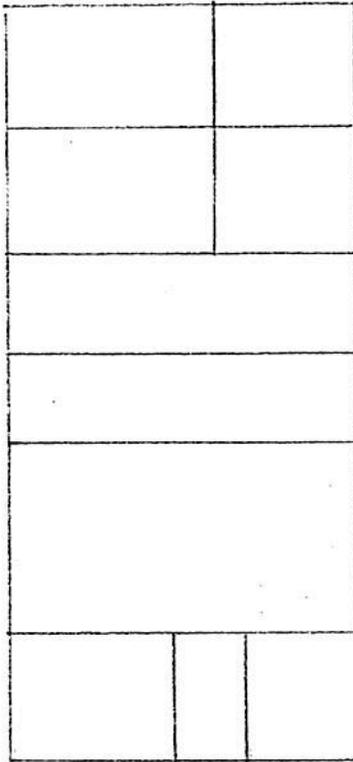
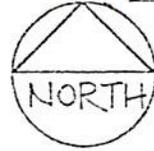
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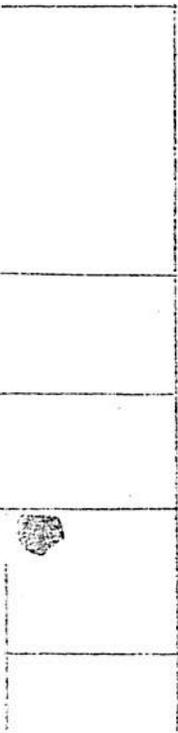




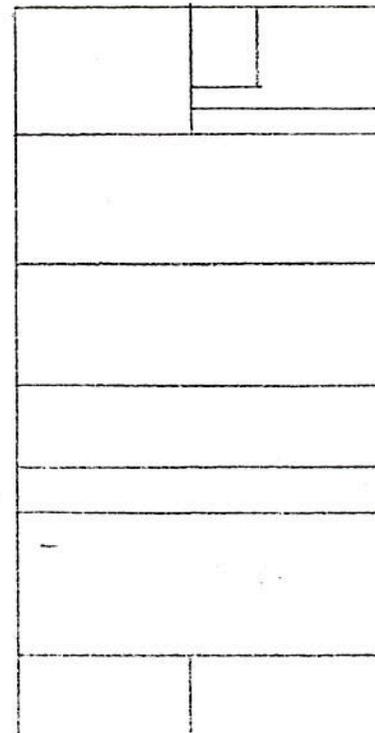
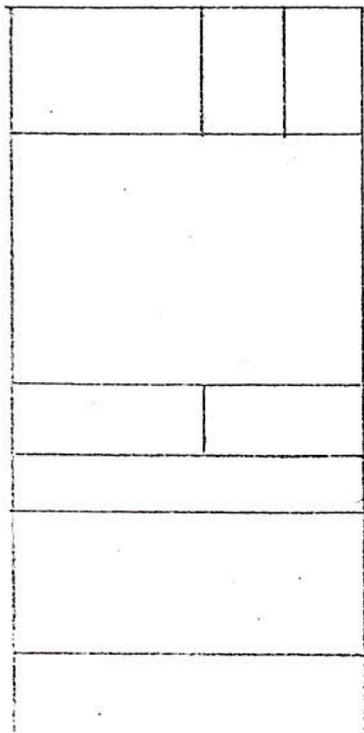
4<sup>TH</sup> STREET



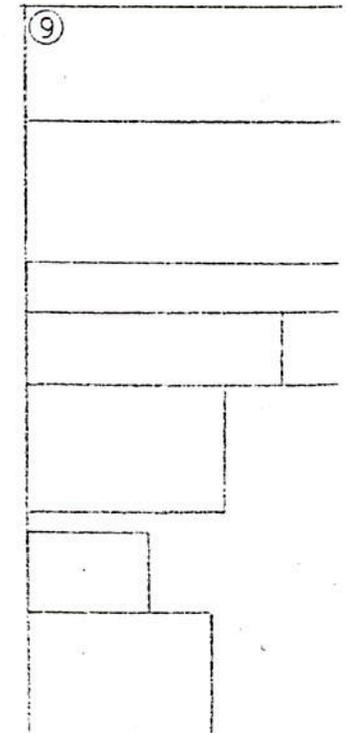
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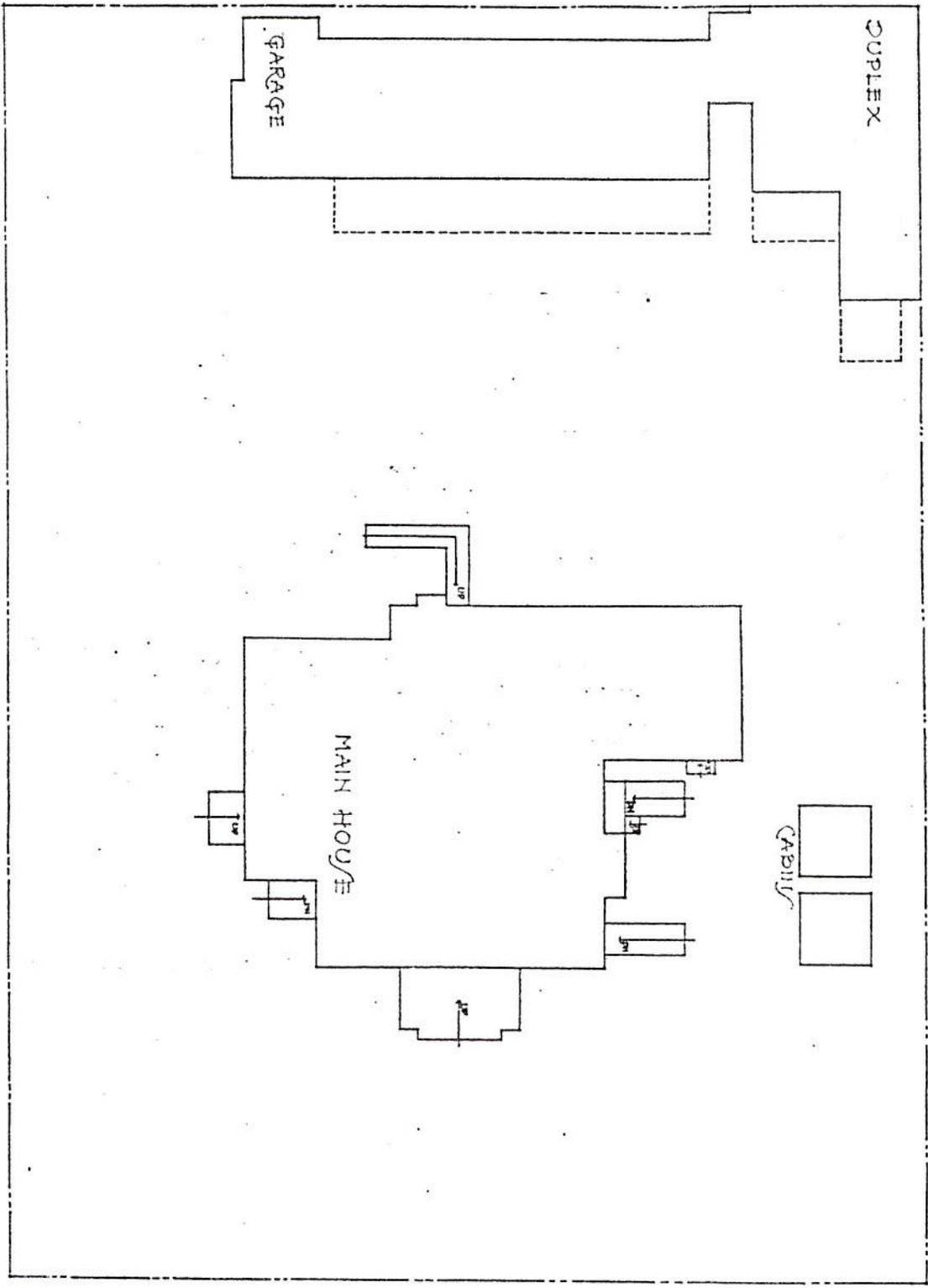


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6<sup>TH</sup> AVENUE

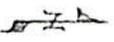




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6<sup>TH</sup> AVE.

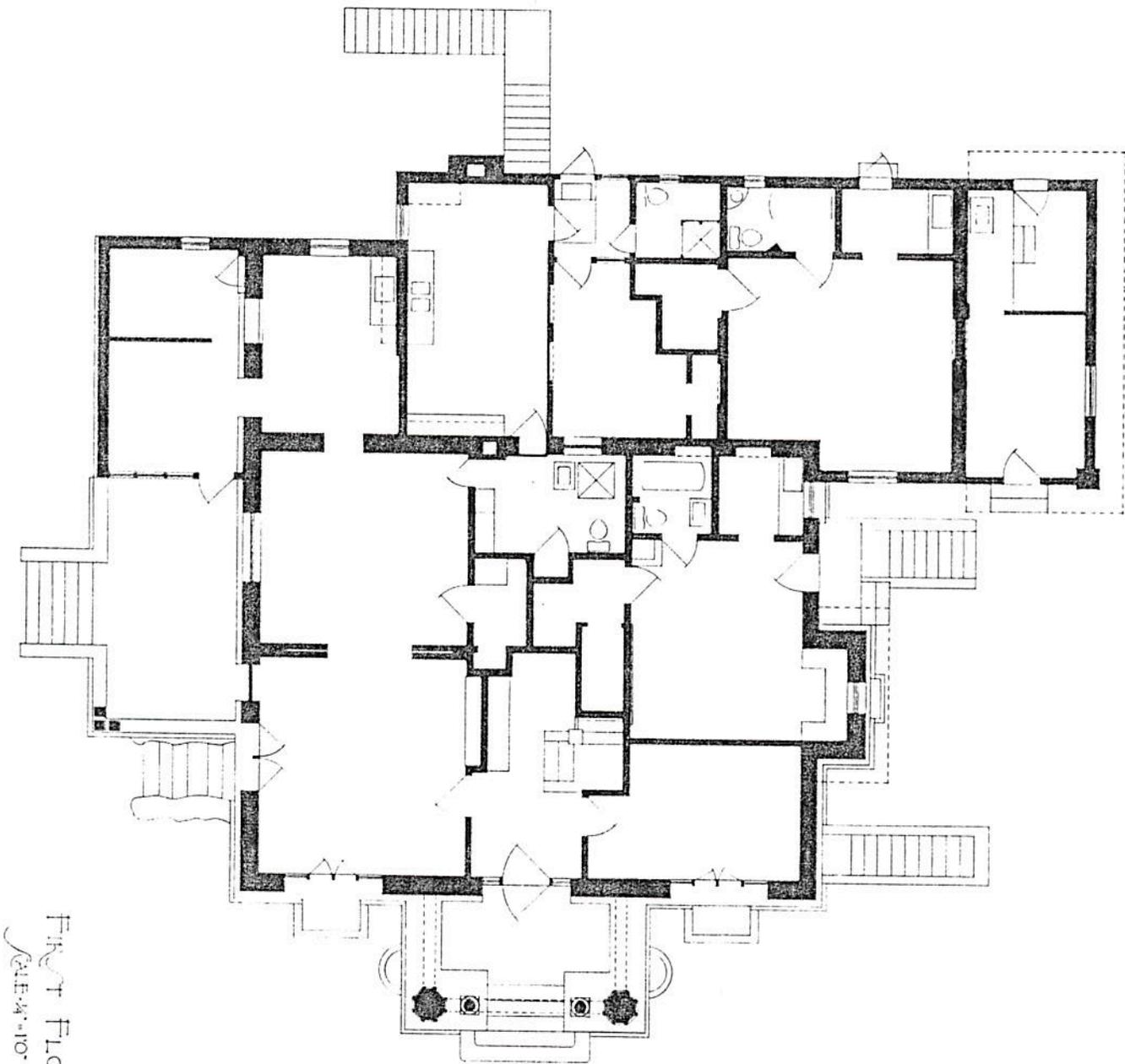
SITE PLAN  
SCALE: 1/8" = 10'



RONSTADT HOUSE

607 N. 6<sup>TH</sup> AVE  
TUCSON, ARIZONA

GOFF · EARL · BANKS · LOW  
JULY 1977



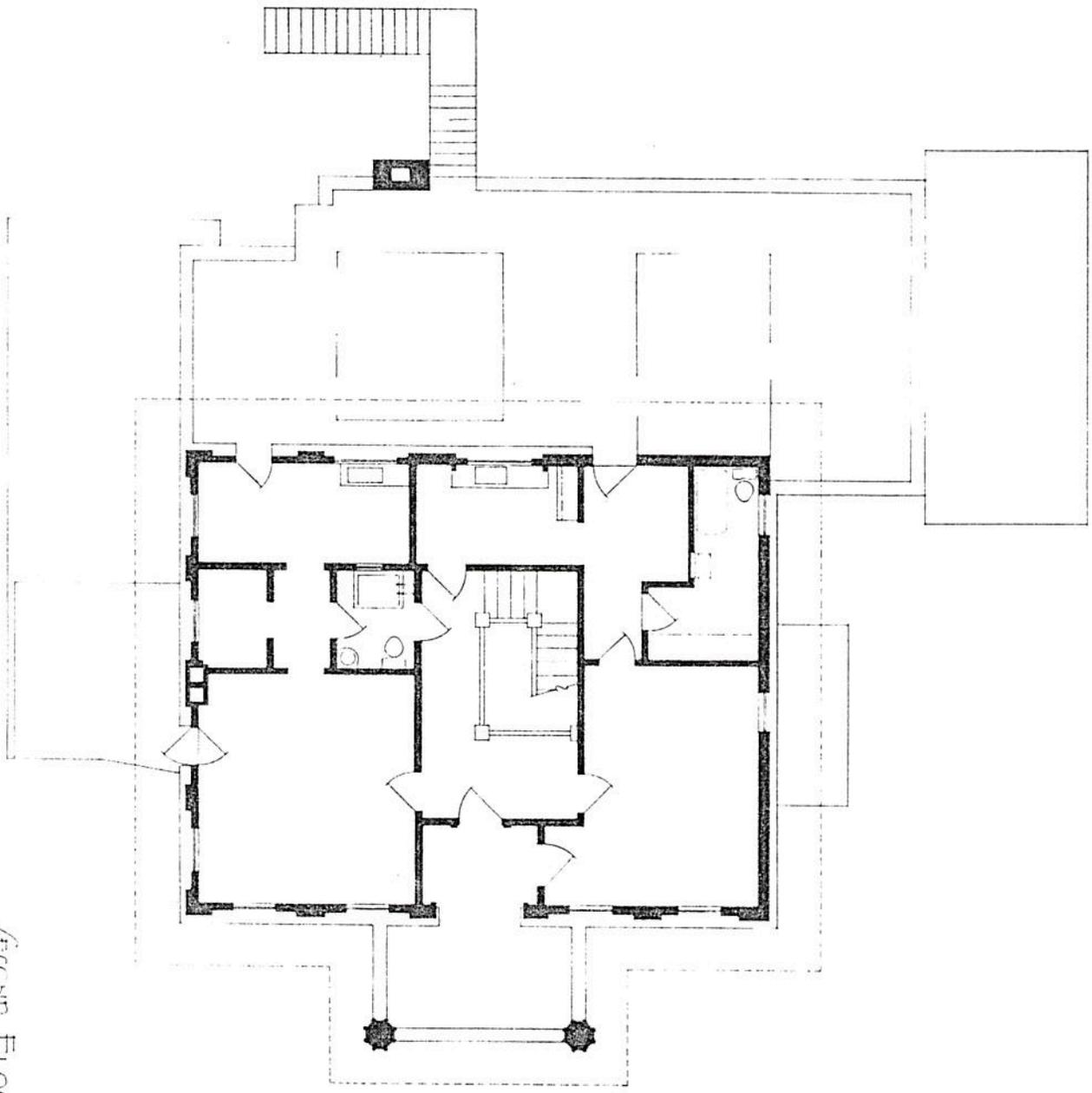
FIRST FLOOR PLAN  
SCALE: 1/4" = 10'

RONSTADT HOUSE

607 N. 6<sup>TH</sup> AVE.  
TUCSON, ARIZONA

GOFF · EARL · BANKS · LOW  
JULY 1977

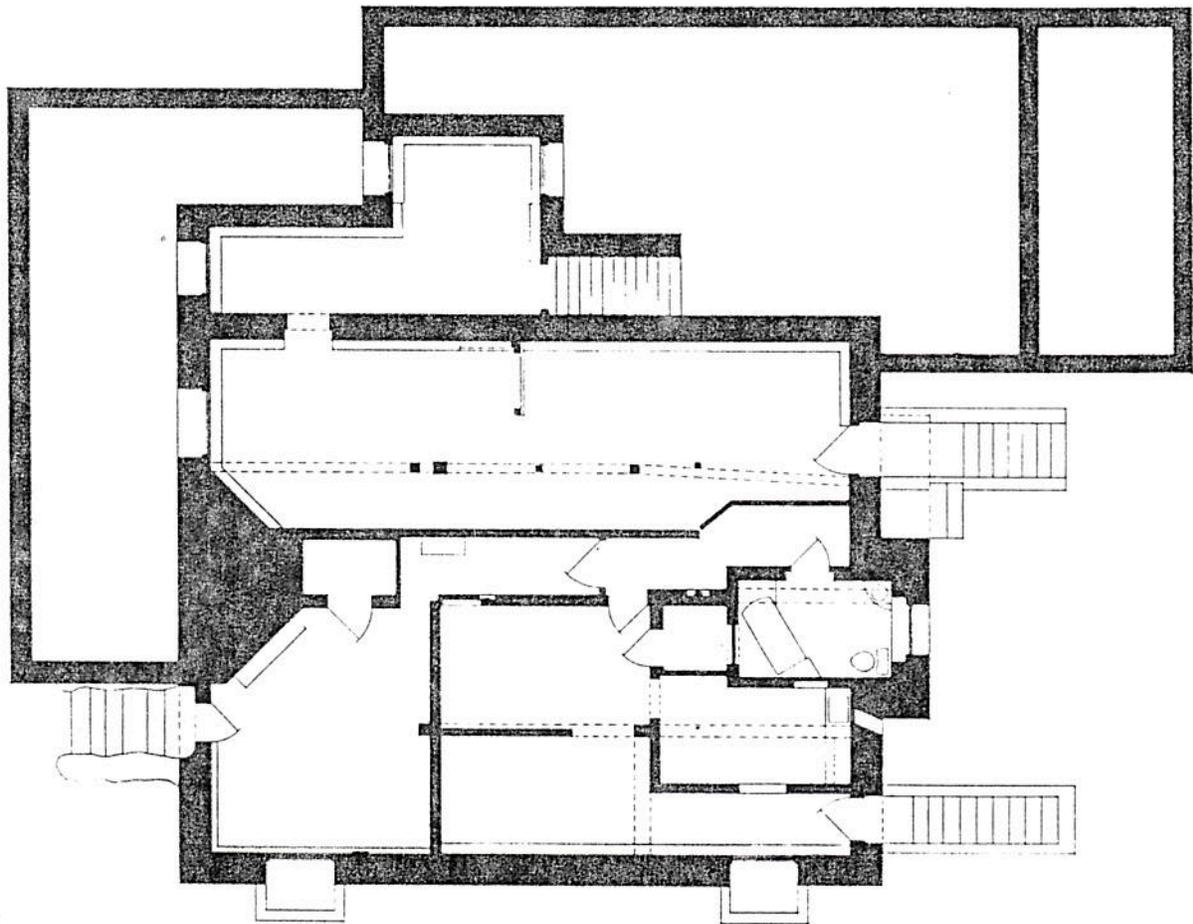
SECOND FLOOR PLAN  
24'-0" x 10'-0" 7/77



ROHSTADT HOUSE

607 N. 6<sup>TH</sup> AVE.  
TUCSON, ARIZONA

Goff·EARL·BANKS·LOW  
JULY 1977

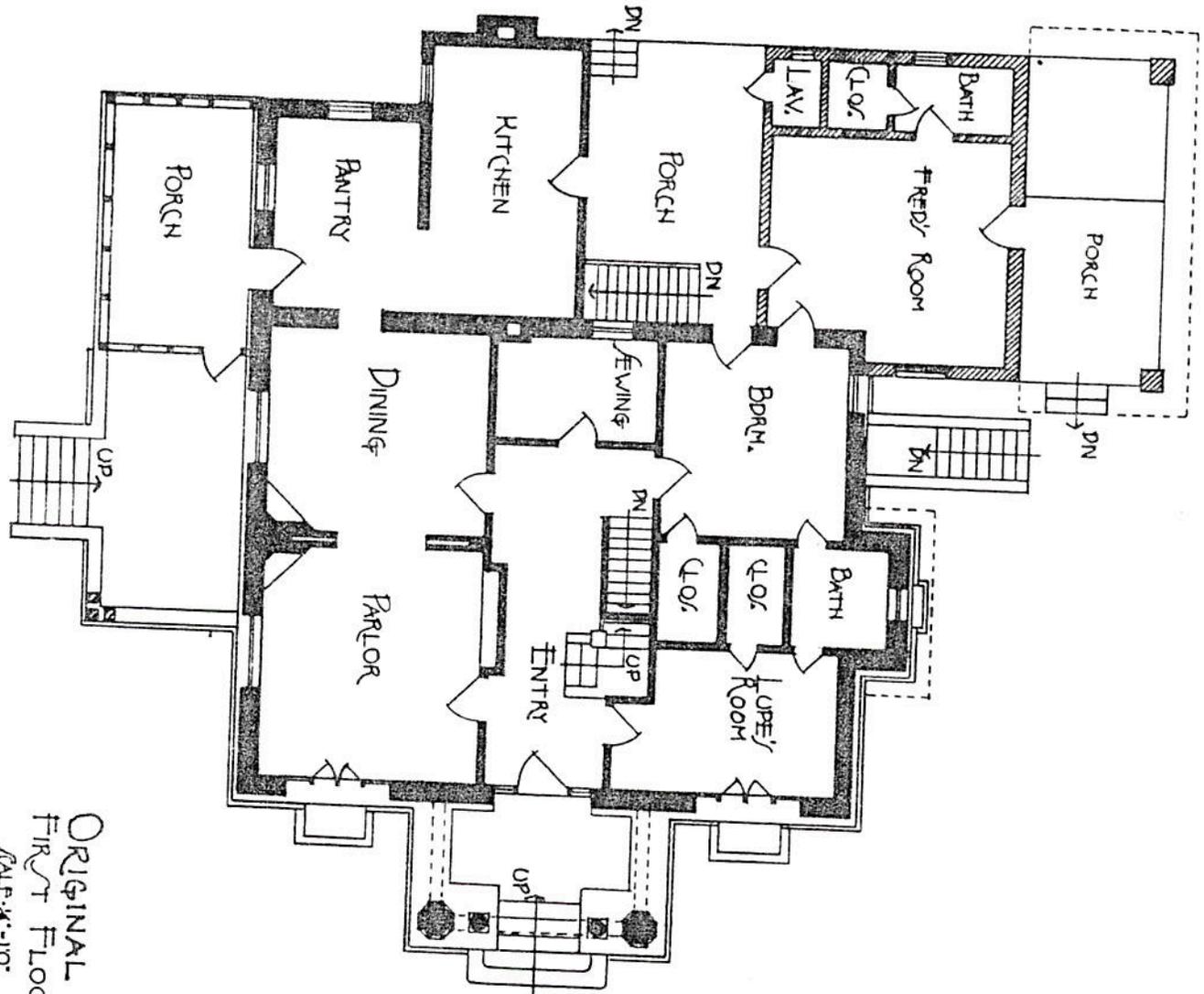


BASEMENT PLAN  
SCALE: 1/8" = 1'-0"  
JAL

RONSTADT HOUSE

607 N. 6<sup>TH</sup> AVE.  
TUCSON, ARIZONA

GOFF · EARL · BANKS · LOW  
JULY 1977

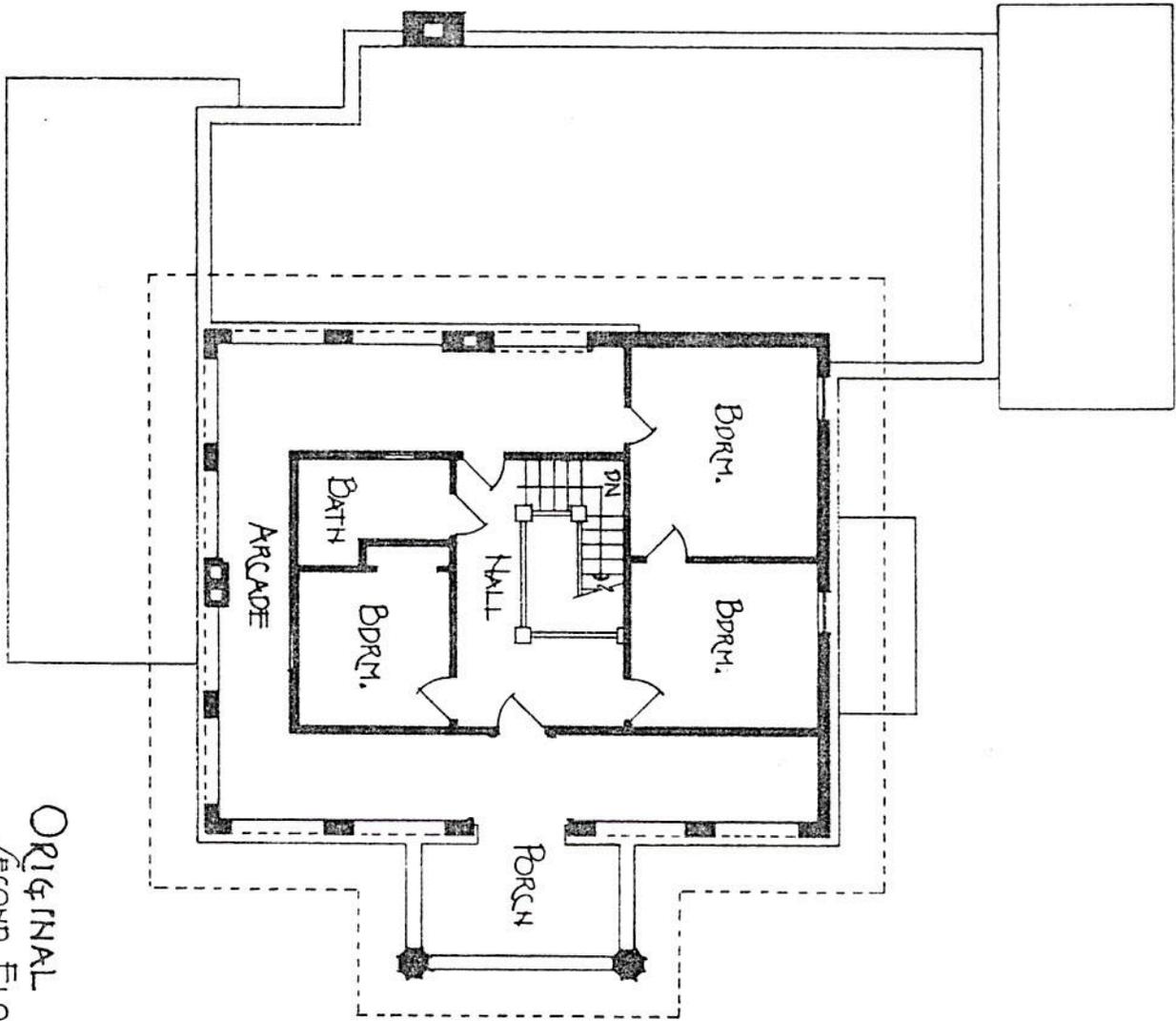


ORIGINAL  
FIRST FLOOR PLAN  
SCALE: 1/4" = 10'

RONSTADT HOUSE

607 N. 6<sup>TH</sup> AVE  
TUCSON, ARIZONA

GOFF · EARL · BANKS · LOW  
JULY 1977

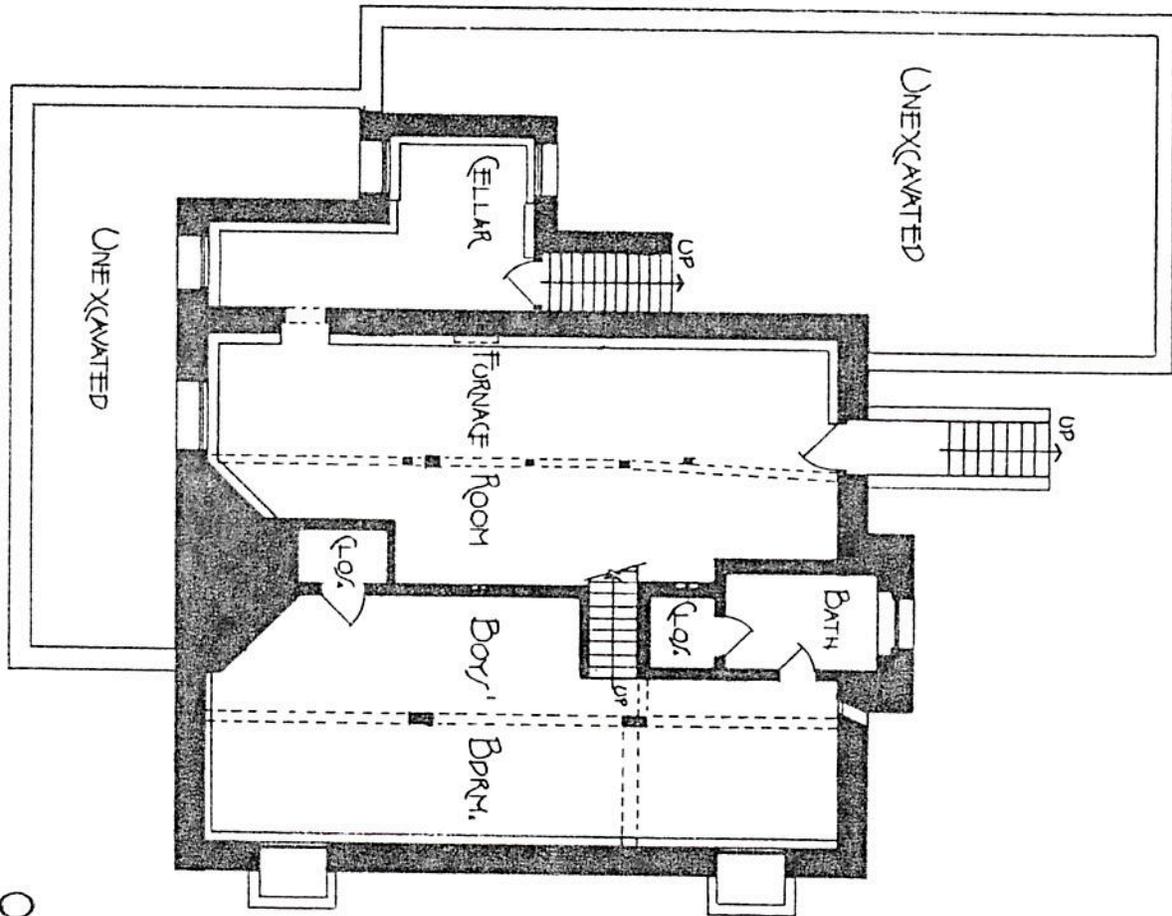


ORIGINAL  
SECOND FLOOR PLAN  
SCALE: 1/4" = 10' 5/8"

ROHSTADT HOUSE

607 N. 6<sup>TH</sup> AVE  
TUCSON, ARIZONA

GOFF · EARL · BANKS · LOW  
JULY 1977

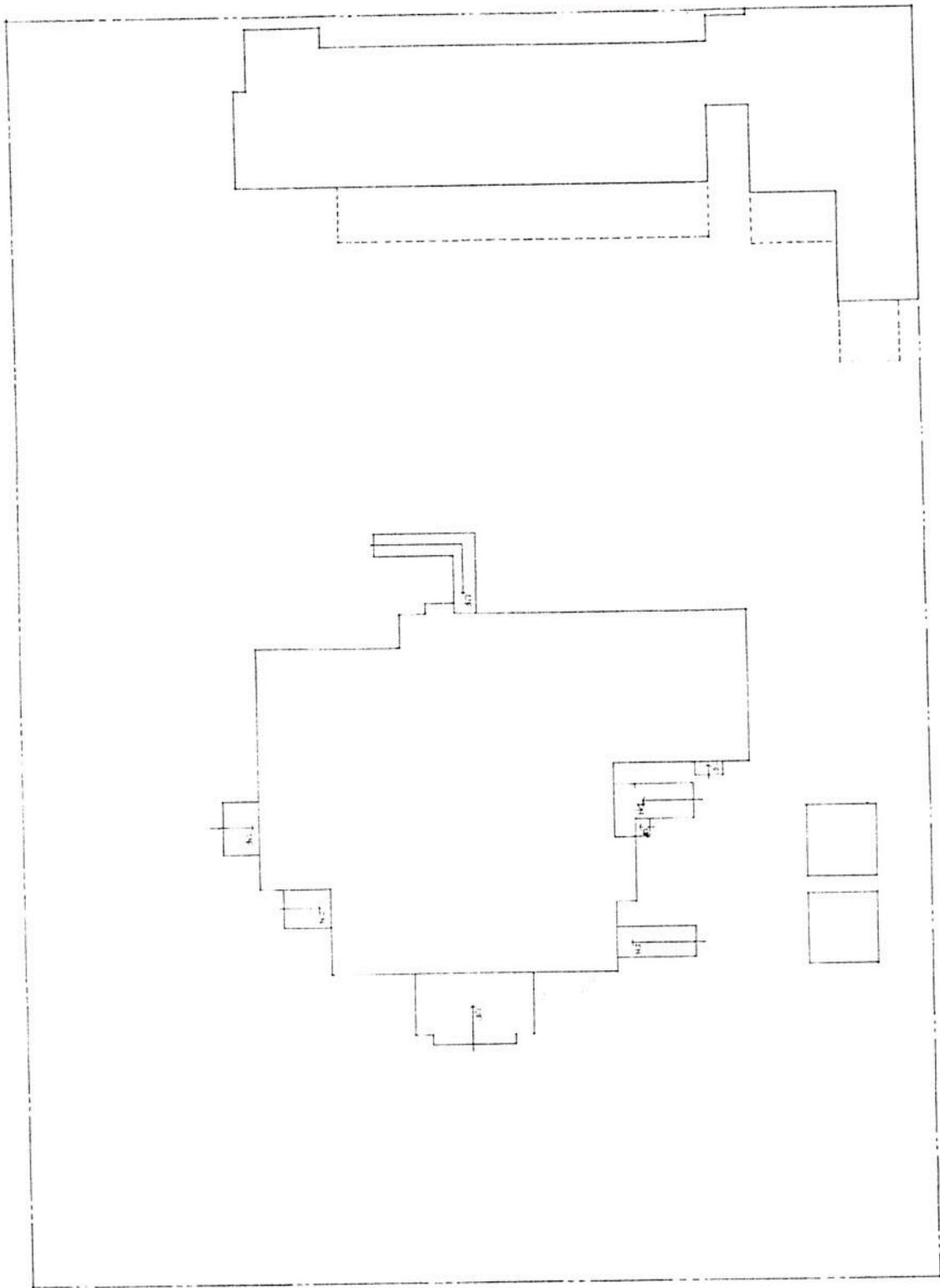


ORIGINAL  
 BASEMENT PLAN  
 GALE-16-110 5/77

RONSTADT HOUSE

607 N. 6<sup>th</sup> AVE  
 TUCSON, ARIZONA

GOFF-EARL BANKS-LOW  
 JULY 1977

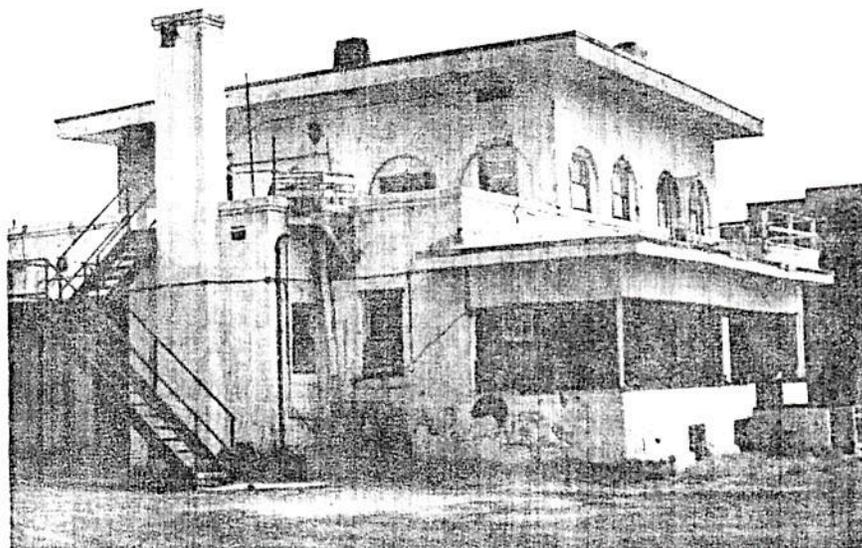


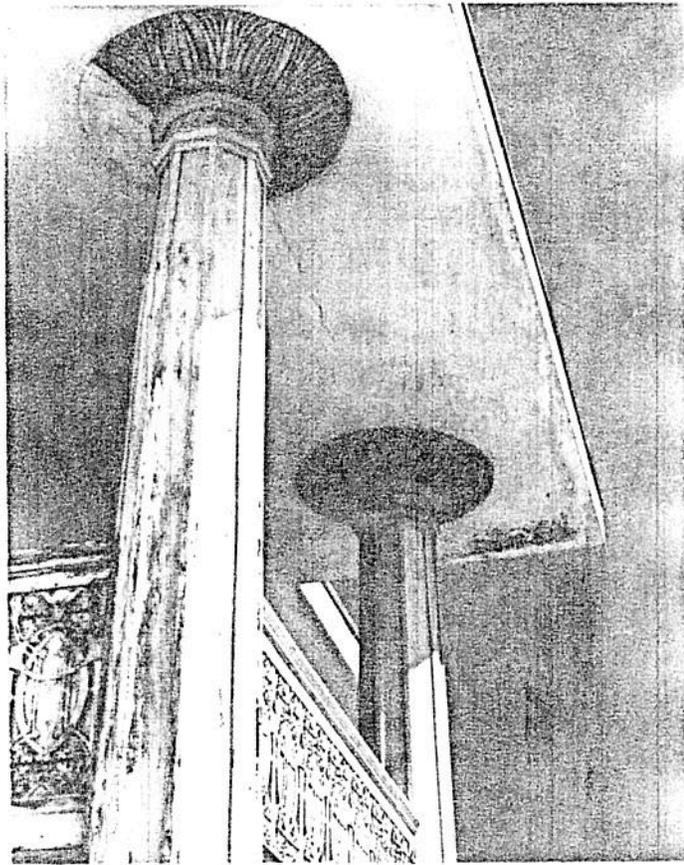
SITE PLAN  
SCALE = 1/8" = 10'

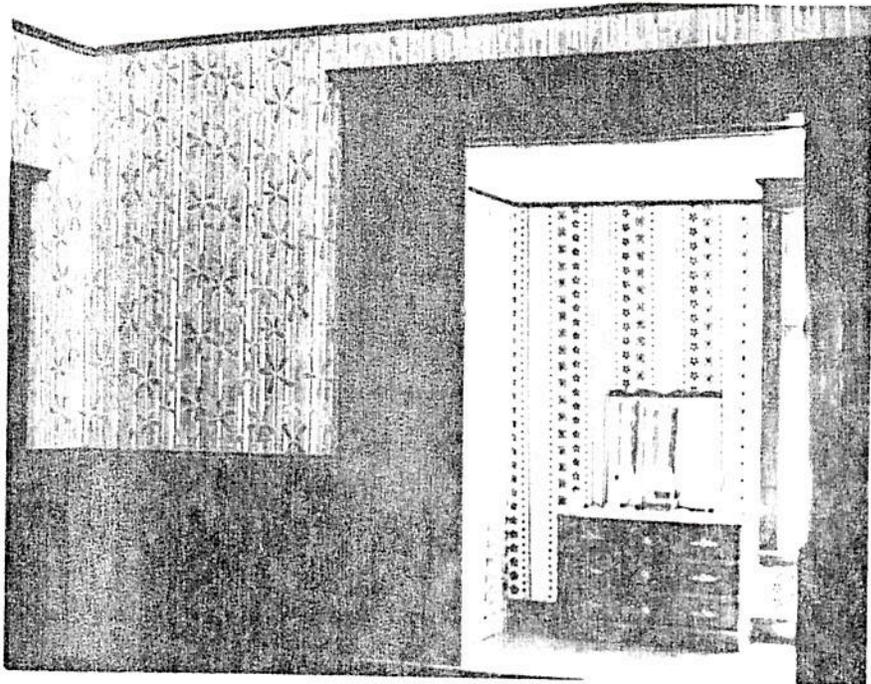
RONSTADT HOUSE

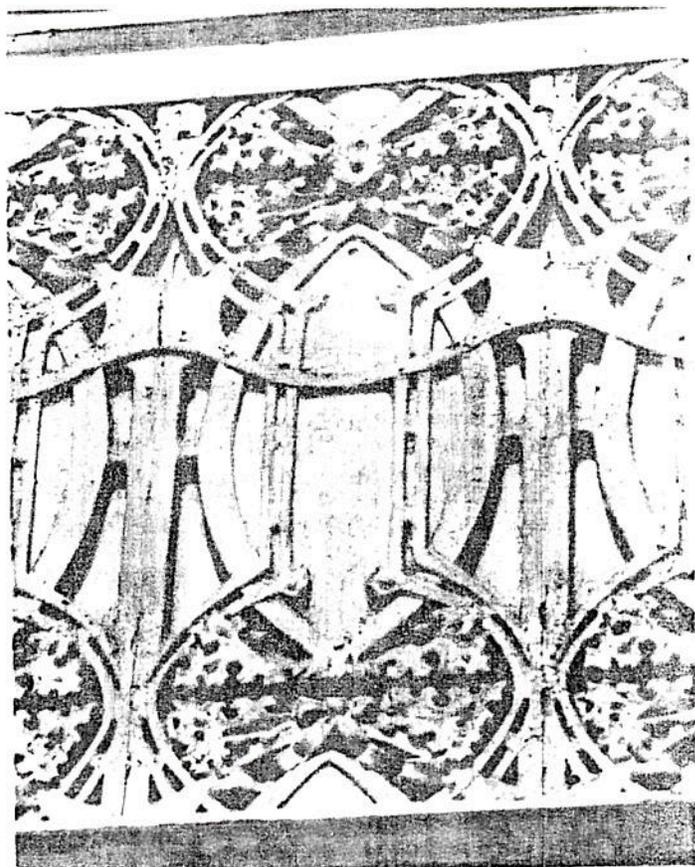
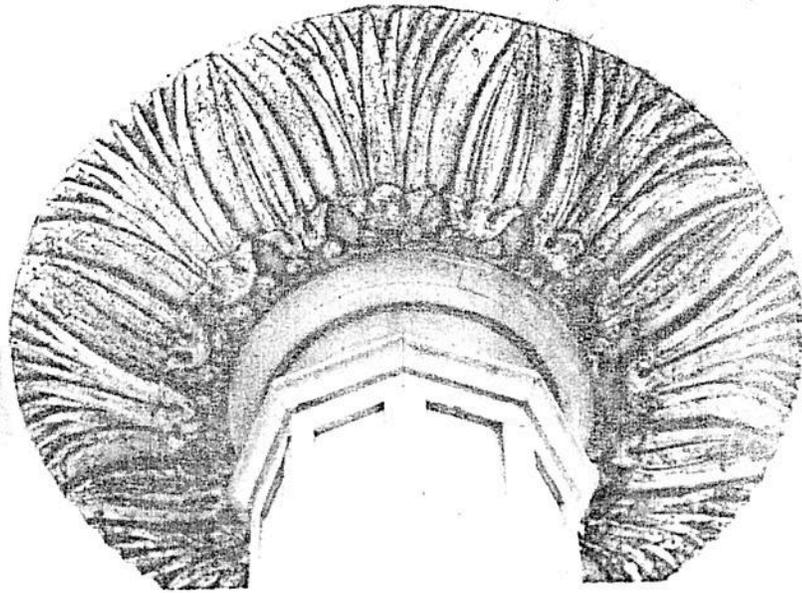
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TUCSON, ARIZONA

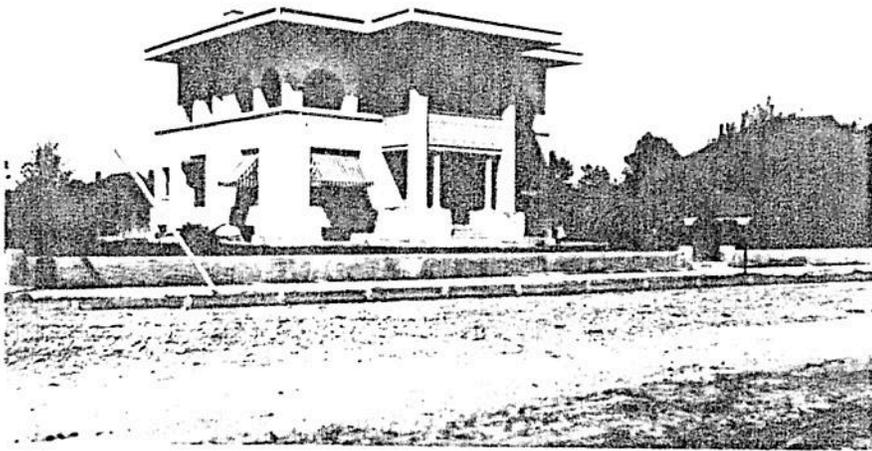
GOFF · EARL · BANKS · LOW  
JULY 1977











ARIZONA STATE INVENTORY OF HISTORIC PLACES

1. NAME Ronstadt House (more recently, St. Francis Apartments)
2. LOCATION 607 North Sixth Avenue, Tucson, AZ 85705
3. HISTORY (AND/OR PREHISTORY) AND SIGNIFICANCE

The Ronstadt house was built by Tucson pioneer Fred Ronstadt around 1905 for his new bride, Lupe Dalton Ronstadt. The house was the Ronstadt family home until the early 1920's when it was sold. The house has been a convent, tuberculosis sanitorium, and today a tenement slum.

Fred Ronstadt came from Magdalena, Sonora when he was 14 in 1882. In 1888 he opened his own wagon maker's shop. That business grew into the present day F. Ronstadt Co. which is one of the largest hardware and implement machinery outlets in Arizona. Fred Ronstadt was active in Tucson's civic and cultural growth until his death in 1954 at age 87. His sons now operate the hardware store while his granddaughter, Linda Ronstadt is a popular singer.

The Ronstadt house is also notable for its architecture. The architect was Henry Trost who did many early buildings in Arizona and El Paso, Texas. Trost brought influences of the prairie school of architecture from Chicago to the southwest. The Ronstadt house has one of the most extensive and well preserved examples of Sullivanesque ornament in the southwest. The house is a unique example of how "high style" from back east is blended with desert vernacular building techniques.

4. PHYSICAL DESCRIPTION

The house is 62' x 72' x 28' high. The basement has 1290 sq. ft. The first floor has 2500 sq. ft. while the second floor has 1170 sq. ft. Thus the total square footage is 4960 sq. ft. The brick walls of the house are 16 inches thick on the first and 12 inches thick on the second floor. In the basement, the walls are native volcanic rock and the floor is herring bone brick. The upper floors have hardwood floors. The roof is flat with felt, asphalt, and gravel covered with rolled roofing.

The upper floor was once surrounded on the south, east, and west by an open arcade. This has been closed-in in order to make more space rentable.

The site is a double lot (132 feet x 184 feet or 24,288 sq. ft.) located on the NW corner of N. 6th Ave. and E. 5th St. A garage building is located along the alley on the west end of the site. In the NW corner there is a brick stuccoed duplex. Also directly north of the main house are two wood cabins used as sleeping rooms when the property was a tuberculosis sanitorium.

5. **ENDANGERED** The house is suffering from lack of maintenance. Since the control of the house is now in the hands of architecture students it is in no immediate danger.
6. **PRESENT AND POTENTIAL USES**  
The house is now subdivided into one and two room apartments. The short term prospects include upgraded, larger apartment units and student housing as it is near the University of Arizona. The best future of the house would be commercial: offices, businesses (a restaurant), or apartments.
7. **OWNERS** ..

Original: Fred Ronstadt...

1967-1977 Fred E. Bailey

Present: Howard and Glendora Goff 405 N 400 W , Marion, IN 46952 H/W  
David N. Goff 3108 N. Terrell Place, Tucson, AZ 85716 a single man

Address: Please address all correspondence to David N. Goff  
3108 N. Terrell Place  
Tucson, AZ 85716

8. **INVENTORIED BY**

Organization:

Person: David N. Goff Fifth year architecture student at the  
University of Arizona

Phone: 795-1514 home phone  
623-0207 Ronstadt House manager's office

Address: David N. Goff 3108 N. Terrell Place Tucson, AZ 85716

Date Inventoried: January 1977 to May 1977 -- Researched  
July, 1977 -- Ariz. State Inventory of Hist. Places  
Application Submitted.

9. **REFERENCES AND SOURCES CONSULTED**

The Tucson Public Library Main Branch was the source of newspaper clippings concerning the history of the Ronstadt family. The Arizona State Historical Society and The University of Arizona Library Special Collections supplied additional information and photographs. Gilbert Ronstadt provided photographs and background information on the house. Fred Bailey also was helpful in providing more recent history of the house. A research paper by Mike Chauvin written in May, 1970 for Prof. Gordon Heck at the U of A College of Architecture gave insight into what the original floor plan may have been.

10. **REMARKS**

NOMINATION CHECK LIST

SITE NAME:

*Ronstadt House*

PRE HSRC

POST HSRC

letter to owner		level of significance	
owner consent	✓	post vote on SCL	
check ASLA photos	✓	NR status list	
check GLO	—	letter to owners	
floor plan	✓	rewrite	
sketch map	✓	retype	
<i>Judson quad</i> quad map	✓	prepared by	
acreage	—	review by other agencies	
UTM coordinates	✓	signed and dated	
map stickers	✓	xerox for file	
VBD <i>Judson Blk 50 lot 9</i>	✓	quad name on xerox map	
photos	✓	cover letter	
photo stickers	✓	red tag	
description	✓	owner names and addresses	
significance	✓	mail after AHAC meets	
typed <i>to Sue 11 Sept 78</i>		POST MAILING	
OK by SHPO for HSRC	✓	post SCL	
xerox for HSRC	✓	NR status list	
COMMENTS		NR Log	