

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91000926 Date Listed: 8/5/91

Arthur and Mona Hofman House San Mateo CA
Property Name County State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for Antonieta Lee
Signature of the Keeper

8/5/91
Date of Action

=====

Amended Items in Nomination:

Classification: The Category of Property is building, not district.

This information was confirmed with Cynthia Howse of the California State historic preservation office.

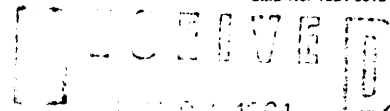
(This will not be counted in an audit.)

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

926

United States Department of the Interior
National Park Service



National Register of Historic Places
Registration Form

NATIONAL
REGISTER

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Hofmann, Arthur and Mona, House
other names/site number _____

2. Location

street & number 1048 La Cuesta Rd. N/A not for publication
city, town Hillsborough N/A vicinity
state California code CA county San Mateo code 081 zip code 94010

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input checked="" type="checkbox"/> district	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites carport
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	<u>1</u> structures pool
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>2</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, 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. See continuation sheet.

Shade R. Craig June 21, 1991
Signature of certifying official Date
California State Historic Preservation Officer

State or Federal agency and bureau _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official _____ Date _____
State or Federal agency and bureau _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the National Register. See continuation sheet.

determined not eligible for the National Register.

removed from the National Register.

other, (explain:) _____

in Signature of the Keeper Date of Action

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: International Style

Materials (enter categories from instructions)

foundation concretewalls stucco

roof other glass, aluminum

Describe present and historic physical appearance.

The Hofmann House is a wood-frame structure clad in stucco with an irregular, rectangular plan. The building is composed of a main three-story block with a flat roof projecting in broad overhangs on the SE and SW sides. A wing steps down from two stories to one story on the SW end. The upper parts of the walls of this wing form parapets for the terraces on their roofs. A one-story wing, formerly the garage, steps down the slope on the SE side. The house exemplifies the European-born International Style of the Modern Movement. In respect to exterior alterations, there are three dating from 1983. One alteration consisted of replacing the garage doors with windows which replicate the existing fenestration of the house. This was done because the garage was too small for today's automobiles; the doors were not custom-made. The garage structure is intact. Since the original steel sash for the house, made by Soule, had rusted badly and was no longer available, the sash was coated with aluminum; it was not removed. Another alteration was to enclose the patio on the back of the house and create a one-story conservatory that fits the footprint of the patio. On the interior, the ground floor spaces remain as they were except that the former garage is now a library. The main living floors above have been altered to provide a new kitchen and bathrooms; the living room retains the stone fireplace. Since the change of the garage doors to fenestration compatible with the rest of the house is minor, the alteration does not affect the integrity of the building as seen from the public street. The SW side, which may be considered public since it is the garden elevation, is intact. The blank walls of the NE elevation abut the property line and are unchanged. The NW or service side of the house, which has the conservatory alteration and a new, detached carport, is not visible to the public. When the garage was converted to a library, the asphalt parking area in front of it was replaced with lawn, and a new retaining wall the height of the old one was built paralleling the street to create a private landscaped area. A new driveway was constructed encircling the property on the S side and leading around the back to the new carport. The new driveway does not encroach on the original garden side of the property. A swimming pool was constructed in this garden area on the SW side. These alterations and additions were carried out in 1983 when the present owners restored the house and grounds, which are now in excellent condition.

In keeping with the tenets of the Modern Movement's International Style, the building appears as a set of cubistic volumes framed by planar walls; their

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non-bearing quality is emphasized by having some of the walls project beyond or slide by each other as in the sections of the SE and NW walls that project above the roof. Running bands of casement windows and doors glazed to match them also reaffirm the non-structural character of the walls by cutting across them like glass ribbons that continue around the corners. The stairwell is indicated on the SW elevation by a glazed wall with metal mullions that extends across the second floor slab and ends at the roof overhang. The soffits of the roof overhangs are in-filled with metal screened panels; the stucco-clad walls are white.

The entrance, approached by a flight of steps and set into the angle formed by the SE and SW wings, has a flat roof extending from the SW wing that rests on the top of the wall of the SE wing on one side and is supported on a single metal column on the opposite corner. Another flight of steps with a railing of thin balusters leads up to an entrance on a narrow walkway projecting from the south elevation at the second floor level.

The NE elevation is capped cleanly at the roofline with no overhang and rises two stories above the ground level. The upper level has a band of casement windows running the length of the wall. The ground floor has a one-story addition of 1983 with a flat roof overhanging the band of casements designed to be compatible with those on other parts of the house. A stuccoed chimney is set against the NE end. From a small entrance porch at the SW end, low, white stuccoed walls extend to enclose planting beds and a terrace on the SW side.

On one wall of the SW wing, there is a mural titled "El Tigrero", which depicts the story of a jaguar hunt in South America and has a portrait of Arthur Hofmann. The mural had been painted over by a previous owner and was restored for the present owners by the artist, Antonio Sotomayor, who originally executed it in 1937. The mural's title, the artist's signature, and the two dates of the mural's painting are recorded on a title page painted in the lower righthand corner of the mural.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions), A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1937

Significant Dates

1937

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Neutra, Richard Joseph

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Hofmann House, built in 1937 in Hillsborough, California, is significant under Criterion C because it is an outstanding example of the San Francisco Bay Area work of Richard J. Neutra, and internationally famous master of the European-inspired International Style of the Modern Movement. The publication of the Hofmann House, which won two awards for design excellence in the architectural press, was so influential in promoting Neutra's talents that he received eight other residential commissions in the San Francisco Bay Area between 1937 and 1940. All of these buildings, which comprise the largest group of houses designed by Neutra outside of Southern California, have been altered to some degree. The Hofmann House and the Kahn House in San Francisco, which was recently converted to a duplex, are the least altered and the largest of the group. The other houses have lost integrity through alterations. The Hofmann House is significant at the state level.

Richard Joseph Neutra was born in 1892 in Vienna, Austria, where he was educated at the Technische Hochschule or Imperial Institute of Technology. In 1923, he came to the United States and worked for several prominent architects, including Frank Lloyd Wright. In 1925, he came to Los Angeles because of his friendship with his compatriot, Rudolph Schindler, who had established a practice there. Neutra soon developed his own practice and, beginning with the Lovell Health House of 1928, designed a series of influential and much published buildings, most of which were houses. A complete account of his life and work is in Richard Neutra and the Search for Modern Architecture, by Thomas S. Hines, which was the catalogue for a major exhibition of Neutra's work held at the Museum of Modern Art in New York in 1982. Neutra and Schindler are recognized for having introduced the International Style, so labeled by Henry Russell Hitchcock and Philip Johnson in their catalogue for the NYMOMA exhibition of 1932, to the West Coast. Both men contributed a formative body of work to the architectural heritage of California and the nation. The Hofmann House was designed during a peak period of Neutra's long career and expresses the tenets of the International Style in its cubistic composition of light volumes defined by planar walls, the non-structural character of which was emphasized by banding the casement windows that run ribbonlike around the corners.

See continuation sheet

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Neutra's clients, Arthur Hofmann (1898-1979), and his artist wife, Mona (1910-1971), met Neutra through Dr. Sidney Joseph and his wife, Emily, who were socially prominent San Franciscans committed to Modernism in the arts. Sotomayor's mural in their house, "El Tigrero", depicts a nearly disastrous experience that Arthur Hofmann had in South America, where he lived for many years. While traveling in Brazil, Hofmann saved the life of a village hero and famous hunter who remained so indebted to Hofmann that he sent numerous gifts, including pigs, to Hofmann's home in Buenos Aires. Finally, Hofmann suggested that the man repay him by taking him on a tiger hunt. During the hunt, Hofmann spied a large tiger in a tree. Instead of following his guide's advice and waiting until the tiger was on the ground and within range, Hofmann used up his ammunition in a vain attempt to kill the animal. His life was saved when his guide, "El Tigrero", killed the charging tiger.

The Hofmanns were enthusiastic advocates of Neutra's work. When their house received awards from the magazines, Good Housekeeping and House Beautiful, in 1938, Mona wrote to the Neutras that, while winning prizes somewhat compensated for being deluged with visitors, they hoped that Neutra would build more houses with which they could share the publicity. The ensuing series of houses in the Modernist idiom of the Hofmann's House came about in no small measure because of the success of their house. Neutra was associated on this and other bay area houses with Otto Winkler, a socially well-connected local architect whom he met through some of his bay area clients and who managed the San Francisco office.

Antonio Sotomayor, 1904-1985, was a prominent bay area artist who was born in Bolivia. Sotomayor is best known for his murals and painted backdrops for galas, operas, and other performances. Sotomayor was trained at the Escuela de Belleas Artes in La Paz, Bolivia. He also attended the Mark Hopkins Institute of Art in San Francisco and later taught at its successor, the California School of Fine Arts, and at Mills College. His last work was a 30-panel mural for Grace Cathedral completed in 1981. Sotomayor became acquainted with the Hofmanns because Mona Hofmann belonged to a circle of artists that included Sotomayor and Diego Rivera, with whom she had studied painting in Mexico.

9. Major Bibliographical References

Hines, Thomas S., Richard Neutra and the Search for Modern Architecture.
New York: Oxford University Press, 1982.

House Beautiful: "House of Mr. and Mrs. Arthur Hofmann, Richard Neutra
Architect", January 1938, pp. 1820. "Tenth Annual Small House
Competition", p. 15.

California Arts & Architecture: "A House for Mr. and Mrs. Arthur Hofmann",
July 23, 1938, pp. 25-26.

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 # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government—Hillsborough Historical Building Survey
- University
- Other

Specify repository:

San Mateo County Historical Assoc.
1700 W. Hillsdale Blvd., San Mateo, CA

10. Geographical Data

Acreage of property _____ .5 acre _____

UTM References

A 110 51517161010 411515191810
 Zone Easting Northing

C

B
 Zone Easting Northing

D

See continuation sheet

Verbal Boundary Description

The property is all of parcel 031-263-230 located at 1048 La Cuesta Rd. in San Mateo County.

See continuation sheet

Boundary Justification

The boundary includes the entire city lot that has historically been associated with the property.

See continuation sheet

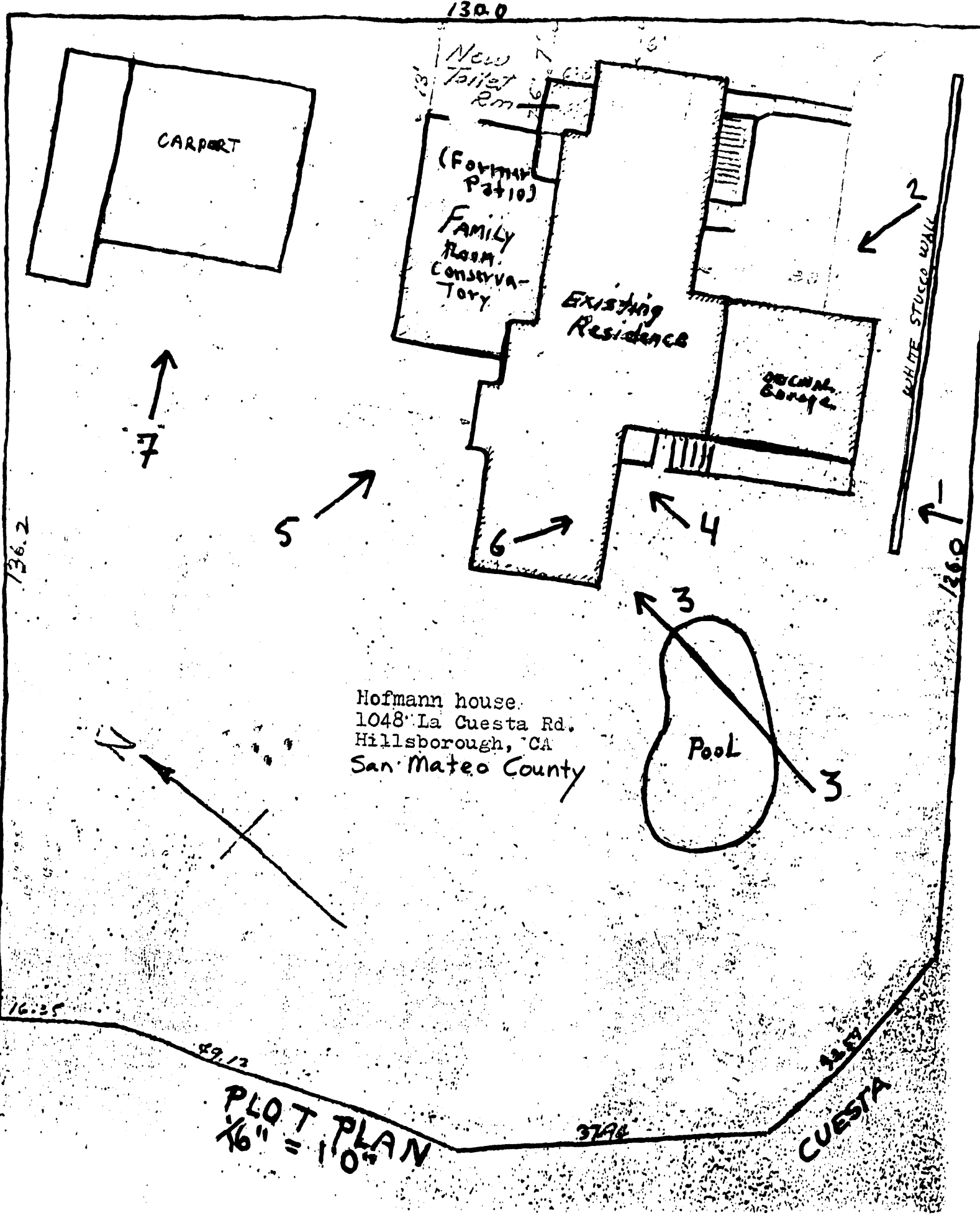
11. Form Prepared By

name/title Sally B. Woodbridge, Architectural Historian

organization _____ date November 1990

street & number 2273 Vine St. telephone (415) 848-4356

city or town Berkeley state CA zip code 94709



130.0

New Toilet Rm

CARPORT

(Former Patio)
FAMILY ROOM
CONSERVATORY

EXISTING RESIDENCE

ORIGINAL Garage

WHITE STUCCO WALL

7

5

6

4

3

3

Hofmann house.
1048 La Cuesta Rd.
Hillsborough, CA
San Mateo County

Pool

136.2

136.0

16.35

89.12

PLOT PLAN
1/6" = 1'0"

3796

CUESTA