

United States Department of the Interior  
National Park Service

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JUN 29 1993

National Register of Historic Places  
Registration Form

SEP 02 1993

DHP

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 HOFMAN, CHARLES, HOUSE

other names/site number \_\_\_\_\_

2. Location

street & number 308 S. School Street N/A  not for publication  
city, town Ukiah N/A  vicinity  
state California code CA county Mendocino code 045 zip code 95482

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u>0</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>1</u>	<u>0</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.

Signature of certifying official Heade N. Craig  
California Office of Historic Preservation  
State or Federal agency and bureau \_\_\_\_\_

Date Aug 25, 1993

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): \_\_\_\_\_

Entered in the National Register

William B. Ryan

9/30/93

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)

COMMERCIAL/TRADE

professional

**7. Description**

Architectural Classification

(enter categories from instructions)

LATE VICTORIAN

Eastlake

Materials (enter categories from instructions)

foundation CONCRETE

walls WOOD

roof SYNTHETIC

other WOOD

Describe present and historic physical appearance.

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# National Register of Historic Places Continuation Sheet

Hofman, Charles, House  
Mendocino County, CA

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The Charles and Sophie Hofman house was built in 1889 as a single-family house in a residential neighborhood. It is a large two-story structure of Eastlake styling surrounded by yard and driveway. The building is a good example of a late Victorian house. The archaic fabric of building is nearly intact with little compromise of architectural integrity. There is an excellence of craftsmanship throughout the building.

The Hofman house is a detached dwelling which sits on a mid-block lot, .20 of an acre in size (57'x138'). This lot is located in the City of Ukiah, Block 19, filed 1 May 1860. In the original property deed Charles Hofman and his brother Henry purchased the N1/2 (20,000 sq.ft.) of block 19 in 1872. Two additional subdivisions occurred, one in 1873 and another in 1908. In 1873, the NE corner (50'x110') was sold as a residential lot. The revenue from this sale allowed the Hofman brothers to build a large barn, woodshed and warehouse complex (approx. 8,000 sq.ft.) on the NW corner of the remaining L-shaped lot. This complex and lot were sold in 1908 and demolished in the 1950's. After the 1908 subdivision and sale the last piece of property owned by the Hofmans was the 57'x138' lot which their home sat upon. The current boundaries of the property are unchanged from 1908. When the Hofmans bought the land in 1872 there was a home on the property in the same location as the 1889 house. There is no indication as to what happened to this house. The 1888 Sanborn Fire map shows the older house. The same map, which was updated in 1894, has a "paste-over" the earlier house and the new 1889 home in its place. The footprints between these two houses are so dissimilar as to rule out a remodeling, and three different newspaper accounts refer to C. Hofman building a "new" house.

The footprint of the 1889 house is unchanged from its original construction with the exception of a porch system (1908) on the north rear wing. The Sanborn Fire maps and only known early photo (circa 1895) provided the only documentation we have of the original lot and outbuildings. The home was landscaped with what appear to be Privet trees (*Ligustrum lucidum*) on the north side of the house lot. These trees are evergreen and appear to be about twenty years old in the photo, which would correspond in age to when the lot was first developed in the 1870's. The front yard had a few small shrubs, unidentified, with wood plank sidewalks leading to the rear porches and yard. The south yard appears to have little or no landscaping because of its proximity to the property line. The rear yard would have had an outhouse, filled in about 1893 when they went on to sewer, a vegetable garden and maybe a chicken yard. The two-story structure seen in the 1895 photo in the right-hand corner is a storage unit for well water which would have been pumped to the top and then gravity fed to the house. It was partially removed in 1908 when the house was replumbed and the lot it sat on sold. The new owners apparently reduced it to a one-story storage building.

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The Hofman warehouse and barn, from oral history, were framed, plank covered buildings with no decorative features. If these buildings correspond to other similar barns in Ukiah, they would have been built with redwood lumber. The structures usually had no foundation. The corner post and mud sills were laid or placed directly into the ground. The simple framework was then covered with redwood planks varying in width from 12" to 20". The local barns did not usually have roof trestles. They were a ridge pole rafter system. The original roofs would have had wood shakes, although an aerial photograph from the 1920's shows a metal roof on the warehouse section. Nothing is known about the Hofman's warehouse except what is indicated on the Sanborn Fire map and that it was called storage for general merchandise. This large storage area would make sense with Hofman being one of the largest retailers in town and that he never owned but always leased his store space.

The yard had at one time a decorative wood fence around it. This style fence was popular in Ukiah and seen in many old photographs. It was cheap to produce and consisted of long and short pickets alternated to form a pattern. A wide bottom railing gave the fence a substantive appearance and probably served well as a protective kick board. The corner and gate post appear to be redwood 8"x8" lumber with decorative knobs and trims at the top. It is not known when the fences were removed.

There has been no paint analysis done on the house, and we have no information as to the color(s) the house was originally painted. The writer's extensive experience with painting and what colors were popular in Ukiah would lead to this suggestion. The wood shingle roof was painted dark red with a brown diamond pattern. The house body could have been light mustard or tan. The early photo shows strong contrasting trims which probably were dark browns and reds. The home had a polychrome exterior of probably three to six colors.

At the time of its construction in 1889, the 308 South School Street property was in an area that was on the edge of the downtown district. After WWII, this area became transitional commercial. The half block lot south of the Hofman property was originally a residential lot with a house, garden and barn; it is now a graveled parking lot. The lots to the north have a paved parking lot and modern, 1960's office building complex. The lot that 308 is on has a small front lawn, a tall hedge of privet on its south boundary, a bare back yard, now used for parking, and a north yard that is paved as driveway. There are no original shrubbery or trees on the lot or the entire block.

The house was built close to the street (about 33'), a common practice in Ukiah because of the desire for large gardens and barns in the rear yards. This close street proximity and narrow side yards strengthen the impression that this is a large and important structure.

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This building is still the tallest structure in the immediate area. The house footprint is T-shaped, with a total sq. footage of 3338'. The front north/south gable system is 34'4"x20' (1372 sq.ft.). The right angle intersecting rear east/west gable system is 30'x20'4" (1218 sq.ft.). The porch systems provide 748 sq.ft. of covered or semi-covered space. This two-story structure reflects Eastlake design in its general form and type of ornament. The main jerkin-head gable is intersected by two gabled, two-story angled bays on the facade, and a two-story gabled wing in the rear. The surface of the facade bays are highly decorated with applied ornament, barge board and brackets. A balustrated balcony lies between them on the second floor, and a porch supported by bracketed turnposts, enclosed by balustrades, joins them on the ground floor. Main gable ends contain a patterned siding while the body of building is surfaced with 9" beveled channel rustic shiplap. An open porch wraps around the rear wing on the ground floor. A second story balcony lies on the south and a second floor porch on the west. There are twenty double-hung sash windows 22" x 79", several which still have the original glass, in the front gable section. In the facade bays the center windows have narrow muntins which are parallel to the outside sashes. These have colored glass of amber, cranberry, blue and mauve. The rear gable section has eleven double hung windows smaller in size than the front portion of the house. The less important rooms, pantry, kitchen and children's bedrooms have a three-over-three in the top panels of the windows and single panes of glass in the bottoms. This house is very consistent with the Victorian thinking of the time. The company rooms, the front part of the house, are very elaborate and expensively done. The family areas and rear of the house are much simpler and cheaper materials used.

The home has been through four remodelings. The first occurred around 1908. The south side of the rear wing received a two-story porch and two exterior doors were added for access to the second floor balcony. The house was also plumbed and wired. Two small rooms were converted to bathrooms. In 1951, the upstairs was remodeled into two apartments, with the owner living downstairs. The original decorative wood shake roof was probably removed at this time. It would have been sixty years old and past repair. The brick chimneys would have been pulled down at the same time. The replacement roof would have been asphalt shingles and the house heating was converted to in-wall 200 watt electrical heaters. All the rear and side porches were screened in at this time. In the 1960's the downstairs became apartments and the last vestiges of the original kitchen fixtures were removed during the apartment conversion years. In 1978 the house was partially restored. The owner took out all materials that weren't considered original. The house's wiring, plumbing and heating were upgraded. The front porch's wooden landing and stairs were replaced by concrete. Exterior wall mount electrical lanterns were added at the door entrances. The front section of the house was placed on a perimeter foundation and the original horizontal skirting was replaced with vertical tongue

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and groove. The original bathroom sinks remained but the bathtubs were removed and commodes replaced.

The last work done on the house was in 1991. The house foundation was unstable and extensive footings, perimeter and subflooring work was done. The 1978 skirting was replaced with new material. The 1889 house has not changed elevation. The shortened skirting and exposed concrete foundation make the house appear that it was lowered during foundation work; it was not. It is now considered to be seismically retrofitted. Surprisingly, very little of the original fabric of exterior or interior has been removed from the house. The original lath and plaster has received a light texturing coat to hide cracks and irregularities. The south parlor is missing about 60% of its decorative ceiling cove trim and its ceiling medallion. These were thought to have come down because of an upstairs water leak many years ago. The hallway bannister system has 66 balusters of which only one has been replaced. The most significant missing articles are the original hanging light fixtures.

The house is made entirely of first-growth redwood and has always been painted. Some of the interior woodwork was grained, the remaining was painted. The floors were redwood tongue and groove, which were carpeted in the best rooms and painted in other parts. This same decorative treatment has been used consistently throughout the years in the house. The house has several outstanding interior features. The floor plan is based around two central hallways, upstairs and down and the rooms being evenly distributed on both sides. The downstairs has two flanking parlors on each side of the hallway. The dining room is at the end of the hallway corridor. Beyond the dining room was kitchen, pantry and wash/bath room. Currently the kitchen is in the pantry and the kitchen has one small office in it. The upstairs had six bedrooms, three on each side of the hallway. These now function as offices. The building has thirty-two windows and seven doors with glass. The interior is flooded with light. Ukiah has very warm summer weather, but has evening convection winds which cool the valley floor about fifty degrees at nighttime. The structure has nine exterior doors which are opened to cool the house. The passage hallways are papered with Lincrusta that is original and in excellent condition. The two front parlors, hallway and bedrooms have decorative cove plaster, ceiling medallions; the upstairs bedrooms have a partial archway in front of the bays with medallions bracketing the archway. The woodwork in the house is exceptional for Ukiah. The two parlors and dining room have oversize doors and moldings. The dining room has a daisy/floral motif repeated in its woodwork. The same design was carved into the British Honduran mahogany stairwell newel post (8"x65"). At the top of the stairway landing is an exterior door that has an incised floral design in its glass. Five of six bedrooms had interconnecting passageways through their closet systems. These passageways have been blocked by partitions which now makes them dead-end closets.

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Since 1978 when the house was returned to its original configuration it has served as professional offices. With the exception of the blocked-end closets and two non-bearing partitions walls in back rooms the floor plan is the same as the 1889 house.

The quality and taste that produced the Hofman house is so lovely and well done that succeeding owners have not had the inclination to remove the original materials. The versatility of its original floor plan has allowed this building to have readaptive, economic uses; home, apartment, house, business offices, without major alterations. After 103 years the Hofman house has demonstrated it can withstand the test of time.

**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)

ARCHITECTURAL

COMMERCE

Period of Significance

1872-1909

Significant Dates

1889

Cultural Affiliation

N/A

Significant Person

HOFMAN, CHARLES

Architect/Builder

MASON, F. M.

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



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Several factors came together in 1889 which allowed this home, with its extraordinary decorations, to be built. First, it was built in an era when the property owner wanted to make an impressive statement about his personal prosperity. Large, fanciful mansions were being built from Eureka to San Francisco. The Hofmans were in the top layer of the local economic strata and were proud of their achievements, socially, religiously and financially, and built an impressive house to announce their prominence in the community. They spent \$4,000, the second largest sum ever spent in Ukiah, to build this house. Secondly, the coming of the railroad in the spring of 1889 to Ukiah changed the look of the local Victorian houses. For the first time decorative trims and fancy work were available from the San Francisco mills at affordable freight charges. Thirdly, in 1887 Ukiah welcomed the arrival of the architect/contractor F.M. Mason, who appears to be the first architect in the community with experience working with Eastlake and Queen Anne styles. The Hofmans and Mason combined their ambitions and talents to produce Ukiah's first Eastlake style house, which would showcase the Hofman family for decades.

Prior to 1889 the predominate style in Ukiah was vernacular with a Greek Revival flair. Decorative elements were simple and the houses plain. Early Ukiah was very reminiscent of a small New England village. Even the downtown commercial core carried a vernacular theme. The majority of the buildings were plain wood structures. The few brick buildings were severe and unadorned. The only two exceptions were the very handsome Italianate style (1882, still standing), I.O.O.F. Hall and the County Courthouse (1872-1948, a curious and fascinating mixture of Victorian eclectic and Roman Temple.

F.M. Mason received two important commissions in 1889: the Hofman and E.W. King house. The King house (demolished in 1972) was an exuberant Queen Anne. These two projects seem to have triggered a local architectural revolution. Applied fancy work, including roof finials and cresting (all in redwood) were nailed on to any surface. Owners who could afford it added late Victorian additions or remodeled entire exteriors. F.M. Mason worked on many remodelings and there are still several fine examples of his work in town.

As mentioned in the Summary paragraph, the arrival of F.M. Mason in 1887 and the railroad in 1889 are two very significant events. The railroad brought a large upsurge of prosperity to the local economy. By the end off 1889 the December 27, 1889 "Mendocino Dispatch Democrat" newspaper states "to recapitulate, we would say that the year has added about seventy-five dwellings (this also included commercial buildings) to the town." F.M. Mason was for the next three boom years the busiest contractor-architect in Ukiah. The 1892 newspaper states this about Mason, November 11, 1892 "Mendocino Dispatch Democrat:"

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"F.M. Mason

"Ukiah's Leading Contractor and Builder

"M. F. M. Mason, whose place of business is on School Street, next door to the Dispatch Democrat office, is the leading architect and builder in the county. His premises are admirably appointed for the purpose of his profession. He has a complete stock of lumber, laths, shingles, shakes, pickets, doors, windows, blinds, mouldings, lime, cement, plaster, fire brick, etc., all of which he sells at the lowest rates; and all day long the hum of his woodworking machinery can be heard as he busily fills the orders of which his book is constantly full. He delivers all goods free of charge in the city limits. Mr. Mason is a judicious advertiser, and the reader is referred to his World's Fair advertisement published in this number. He is the architect and builder of all of Ukiah's fine buildings, among them the Marks and Newfield block and the new Baptist Church."

Charles Hofman's house is Ukiah's first and best example of Eastlake styling. The characteristics which define it are found in its linear patterning, rows of small and large knobs, the mansarded entry, decorative panels under the windows, stylized flower and sun motifs, and the gallery effect of the baluster type spindles used both inside and outside. Eastlake styling in San Francisco was very popular in the 1870's and may have influenced Hofman's decision to build in this style. The few anomalies that don't correspond to the Eastlake style are the symmetry of the building and jenkins-style roof. It is the writer's opinion that Hofman's personality and Austrian background dictated these choices.

F.M. Mason built one more known Eastlake style house in Ukiah. It was a two-story addition to an existing house. It has San Francisco style bays with side windows and cut-out balusters. The woodwork is particularly lacy and frilly. Although the Eastlake addition is well done, the existing prior house was not remodeled and together they present a disharmonic overall design.

The most popular design chosen by Mason's customers was Queen Ann and he built several homes in this style. However, Ukiahans were not architecturally sophisticated. Their taste would have been influenced by a rare trip to the Bay Area and pattern books. Mason built some of the finest buildings in town but not in a pure style of just one period. His

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customers chose, as most Victorians, to have eclectic combinations of "a little of this and a little of that" or sometimes a lot of both.

Charles Hofman is the perfect example of the 19th century self-made man. His story is an American classic. Hofman was born in Pilsen, Bohemia (Austria) in 1843. His biography states he was a "youth impatient of restraint and filled with surging ambitions, he left the parental roof when twelve years old and on a sailing vessel came to the United States." In other words, he arrived poor, non-English speaking and orphaned.

Hofman worked the next four years as a clerk in St. Louis and saved enough money to make the dangerous crossing of the Panama Isthmus as a teenager. He arrived in Grass Valley, California, in 1861 and began working again in the general merchandise business. In 1870 he had acquired enough capital to move to Ukiah with his brother Henry and to open their first store. By 1872 they purchased for \$1,200 the half-block lot on which Charles eventually built his residence at 308 South School Street. Major changes occurred for Charles Hofman in 1873 when he bought out his brother's interest in their store and began a sole proprietorship. He also returned to Grass Valley and married Sophie Wiener. By 1880, Hofman, according to the "History of Mendocino County," was one of the county's richest men, with a worth of \$10,125.

However, economic facts alone do not explain or justify the value the Hofman family had to the Ukiah community. Much of the information we have about the Hofmans comes from reading thirty years of weekly newspapers and examining other written sources. It is safe to say that not a week went by that the Hofmans were not mentioned in the newspaper. The social columns carried continual tidbits about their personal lives. The papers frequently ran columns on Hofman's business activities. For example, , this appeared in the "Mendocino Dispatch Democrat" in 1892.

"C. HOFMAN

"The Owner of Ukiah's Cheap Cash Store  
"A Large Mercantile Concern

"The system adopted by Mr. C. Hofman, owner of the largest general merchandise store in Mendocino County, is that of dealing directly with eastern houses and buying in immense quantities on a cash basis. He is ever alive for an opportunity to purchase at the lowest figures and by doing business directly with the east avoids

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the middleman's commission, such as merchants with small capital are obliged to pay. The natural result is that he can afford to sell cheaper than the cheapest, at the same time offering values such as can be found nowhere else north of San Francisco. This is the secret of this great establishment's success, a fact that gives the Dispatch Democrat pleasure to dwell upon, as without doubt Mr. Hofman's store is the largest representative of the grocery and dry goods business in Ukiah. At present Mr. Hofman is offering strong inducements in seasonable goods and at extremely important values, which the Dispatch Democrat would advise its readers to take advantage of. Mr. Hofman is a judicious advertiser and makes a study of this line of his business. He is highly esteemed and is considered an enterprising and public spirited gentleman."

For more than forty years the Hofman family ran weekly advertisements in the local newspapers. These ads plus the business news and commentaries make it easy to reconstruct the business history. Hofman never owned his own business building; he leased space in four different buildings. His major business was general merchandise with a large trade with the local farmers. The examination of his actual ledgers show that he carried many farmers and ranchers on credit until they could pay after harvest or market. This was a well-known fact in the community and Hofman was held in high esteem; "... his fair dealings and kind and generous disposition has made him one of the town's most highly respected citizens."

Hofman was one of the first citizens to understand the economic benefits of having the railroad come to Ukiah. The cheaper freight charges allowed him to sell at much lower prices. Hofman's specialty became discount marketing. He regularly bought out large lots of close-out items in San Francisco and Los Angeles. C. Hofman's "Cheap Cash Store" became a Ukiah institution, one of the most popular stores in town.

The significance of Charles Hofman in the area of commerce is based on his impact on local history. By San Francisco or Eureka standards, Hofman is a small town, small time merchant. By Ukiah standards he was one of our biggest and best merchants. At his death Hofman ended the longest run sole proprietorship in Ukiah, 1873-1909. One does not stay in business for nearly forty years if they don't serve their community with fairness, honesty and "good deals." He carried dozens of customers on his business ledgers as credit customers, many of which never seemed to get out of the red into the green. Hofman extended as much charity as credit to the poor. His ledgers show he would accept trades such as eggs for yarn.

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Hofman never became involved in local politics. His community service was as a charter member of Ukiah's fire company, as an officer in the fraternal lodges and as a leader in philanthropic efforts. There is frequent mention of his support, both financial and personal, of many projects of public works, charities, and educational programs. Hofman's contributions of time and money are not as the sole donor of a major project but the major donor of many projects. For forty years the family consistently and generously gave to their community. His unexpected death from a heart attack in 1909 shocked the town. Both the weekly newspapers gave quarter-page front page coverage; Charles Hofman had been an important man in the Ukiah community and his death was greatly lamented by local citizens. How does one describe a business legend? Their presence is so integral to the community's needs that people can't imagine their lives without it. Hofman's store was like that. Ukiah grew from about three hundred to two thousand people in Hofman's time. There were about one hundred businesses by 1900. There were other general merchandise stores but they were smaller and short-lived. Hofman's was called "the main store" by old-timers. There were other prosperous merchants in town but with different inventories such as the Marks Families' fashionable clothing department store (1898-1917), called the City of Ukiah, W.A. Hoffman's (no relation) drug store, the Plaza Drug Store (1875-1903) and Eversole's Furniture Store (1893-1928). After Hofman's death other merchants, many who had trained as clerks under him, stepped forward to fill in the gap his passing left. The Hofman boys, Louis and Ben, ran a successful store until Louis' death in 1934. But it was never at the center of the business community as their father's store had been. When Ben died in 1944 the newspaper mentioned that he was the son of Charles Hoffman, "pioneer merchant of this city," still remembered thirty-five years after his death.

The personal aspect of the Hofman family history is more difficult to interpret. When Charles and Sophie married in 1873, the ceremony was a Jewish one (the term Jewish is a modern term, the word Hebrew is used in the early accounts). The four surviving Hofman children were raised in the Jewish religion and traditions. From the weekly newspaper social columns, we know that the Hofmans were socially involved on a very active level with four other local merchant families: the Cerfs, Marks, Rosenbergs and Lobrees. The second generation intermarried, creating a tightly-knit group. On the occasions of the marriages and other celebrations, a Rabbi would come to Ukiah to perform the ceremonies. Frequently the visiting Rabbis would be asked to speak at one of the local Christian churches on Sunday morning. Other than the reporting of these events, there is no direct reference to the Jewish religion with these five families, nor have we discovered in local accounts any mention of the small Jewish community which existed in Ukiah. It has only been with the recent deep research on the Hofman family and the reconstruction of their family/social life that we now understand that Ukiah had a Jewish community and the Hofmans were central to it.

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It should also be understood that the Hofmans were not exclusive in their social life. They had a wide range of friends and frequently entertained in their home at 308 South School Street; the large parlors and dining room were designed for this. Sophie Hofman was ambitious for her children and they were promoted socially. The children's names appears frequently in the newspapers. When their daughter Sara was engaged, her photo appeared on the front page of the paper. This was extraordinary for Ukiah because the newspaper had never run an engagement photo before or for several years following.

Mrs. Hofman remained in Ukiah five years after Charles' death. She sold their home in 1914 and moved to the San Francisco Bay Area. Three of the Hofman children remained in Ukiah and continued to run the family business until 1934.

The next owners of the Hofman family home were Thomas Montana and Lucy Gibson Cleland, both members of Ukiah Valley pioneer families and friends of the Hofmans. Although the Clelands owned the home for 36 years, it was always referred to as the Hofman house. The thirteen room house with its six bedrooms had been closely designed to meet the Hofman family's personality and needs. The jerkin head roofs and flagstone foundation (the only one in Ukiah) reflect the Austrian background of Charles Hofman. The 42 years of life spent by the Hofmans at 308 South School Street made a permanent and indelible stamp on this property.

At a recent open house on a warm evening, the writer stood across the street viewing this house full of people with light streaming from every open door and window and caught a glimpse of the warmth and hospitality this wonderful house has given over the last one hundred years.

9. Major Bibliographical References

Please see attached.

See continuation sheet

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 # \_\_\_\_\_

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

10. Geographical Data

Acreage of property .20

UTM References

A 

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4	3	3	3	0	6	0
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Zone Easting Northing

C 

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B 

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Zone Easting Northing

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See continuation sheet

Verbal Boundary Description

See continuation sheet

Boundary Justification

See continuation sheet

11. Form Prepared By

name/title JUDY PRUDEN - RESEARCHER

organization HELD-POAGE RESEARCH LIBRARY date DECEMBER 29, 1992

street & number 603 W. PERKINS STREET telephone (707) 462-4945

city or town UKIAH state CA zip code 95482

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Hofman, Charles, House  
Mendocino County, CA

Section number 9 Page 1

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ANONYMOUS

1880

The history of Mendocino County, California, reprint 1867 with addenda.  
Alley, Bowen and Company Publishers, San Francisco, CA

ANONYMOUS

1887-1934

*The Dispatch Democrat*, newspaper, Ukiah, CA

ANONYMOUS

1944

*The Redwood Journal*, newspaper, June 19, 1944

ANONYMOUS

1887-1916

*The Ukiah Republican Press*, newspaper, Ukiah, CA

ANONYMOUS

Charles Hofman family history file, an assemblage of miscellaneous genealogy materials, including an original wedding certificate and naturalization papers, located at the Held-Poage Research Library, 603 West Perkins Street, Ukiah, CA

ANONYMOUS

308 South School, Ukiah, CA House file, the original research material assembled for the City of Ukiah's architectural and historical survey, located at the Held-Poage Research Library

BOGHOSIAN, Paula & Volunteer Committee

1985

City of Ukiah Architectural and Historical Resource Inventory Report,  
City of Ukiah, CA



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CARPENTER, Aurelis & Percy H. Millberry  
1914 History of Mendocino and Lake Counties, California. Historic Record  
Company, Los Angeles, CA

HARRIS, Cyril M.  
1977 Illustrated Dictionary of Historic Architecture. Dover Publications, Inc.,  
New York, NY

United States Department of the Interior  
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BEGINNING at the Northwesterly corner of Block Nineteen in the City of Ukiah, said corner being also the intersection of the Southerly line of West Stephenson Street with the Easterly line of South Oak Street; thence leaving said corner South 09° 49' 50" East 88.82 feet, along the Easterly line of South Oak Street to the Northwest corner of that parcel of land conveyed by Lucy G. Cleland, et al to Harry L. Marshall, et ux by deed recorded August 31, 1943, Book 164, Official Records, page 353, Mendocino County Records; thence leaving said Easterly line North 78° 16' 55" East along the Northerly boundary of said Marshall land 66 feet to the True point of beginning of this description. Thence from said true point of beginning along the courses and distances described as follows:

South, parallel with the East line of Oak Street 18 feet; thence East parallel with the South line of Stephenson Street 13 feet; thence Easterly 125 feet to a point on the West line of School Street distant thereon 93.86 feet Northerly from the Southeast corner of the above-mentioned Block 19; thence Northerly along the said Westerly line of School Street 57 feet to a point on the West line of School Street distant thereon 50 feet South from the Northeast corner of Block 19 in the City of Ukiah, being the Southeast corner of that parcel of land conveyed by Wm. H. Capwell et ux to G. Milton Miller by deed dated July 24th, 1923, and recorded in Liber 176 of Deeds, page 433, Mendocino County Records, and running thence Westerly along the South line of said Miller land 110 feet to the Southwest corner thereof; thence South 78° 16' 55" East parallel with the Northerly boundary of said Block 19, 27.59 feet to a point which bears North 9° 49' 50" West 38.81 feet from the True Point of Beginning; thence South 9° 49' 50" East 38.81 feet to the True Point of Beginning.

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

**National Register of Historic Places  
Continuation Sheet**

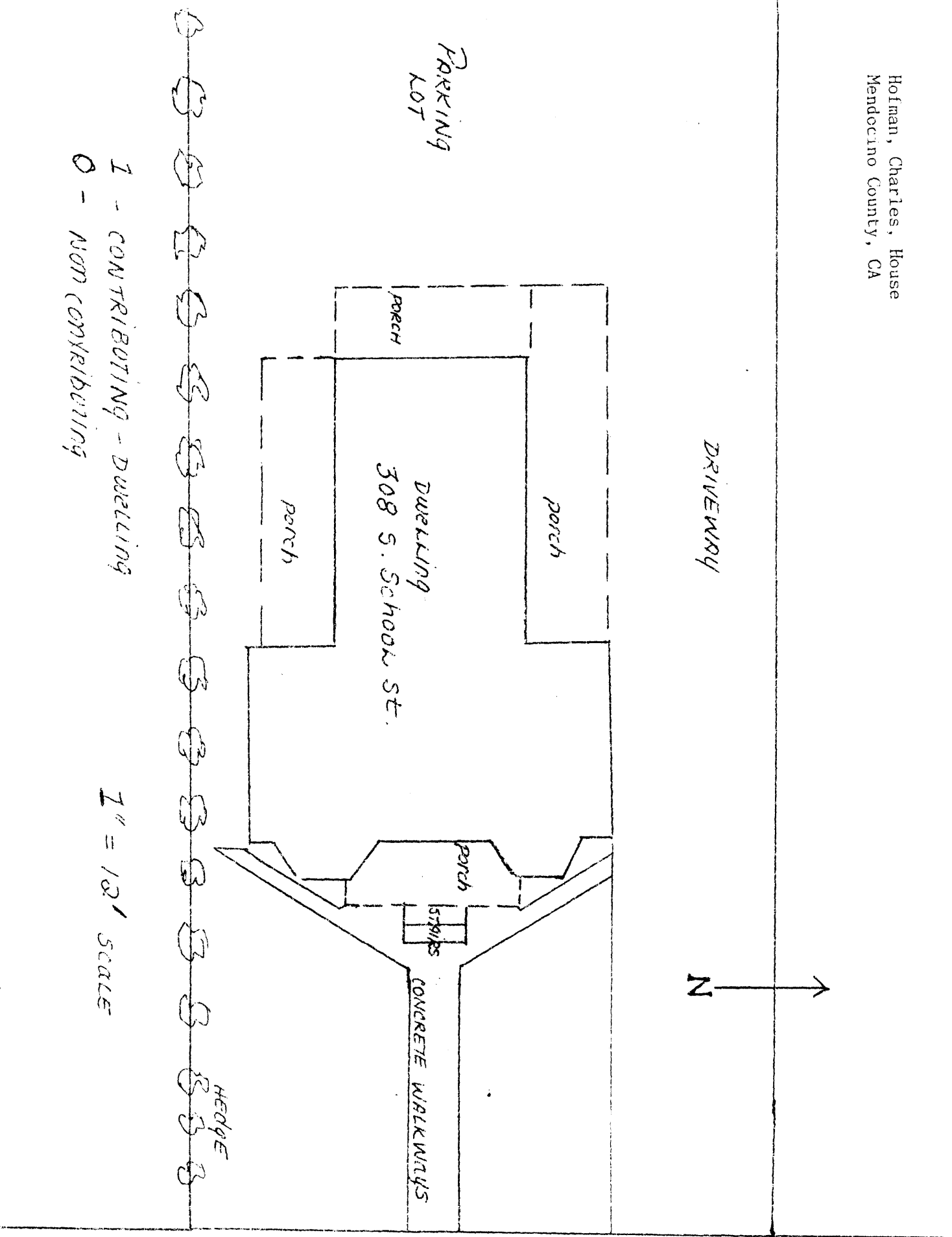
Hofman, Charles, House  
Mendocino County, CA

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The above Verbal Boundary Description was selected because of its legally recorded boundary lines from the last subdivision, 1908. The 1992 boundaries are the same as the 1908 ones. From 1873 to 1908 a contiguous corner lot was part of the original parcel with a barn and warehouse. This property was sold in 1908 and the outbuildings demolished, thus destroying the historical association with the Hofman house.

Hofman, Charles, House  
Mendocino County, CA



I - CONTRIBUTING - Dwelling  
O - NON CONTRIBUTING

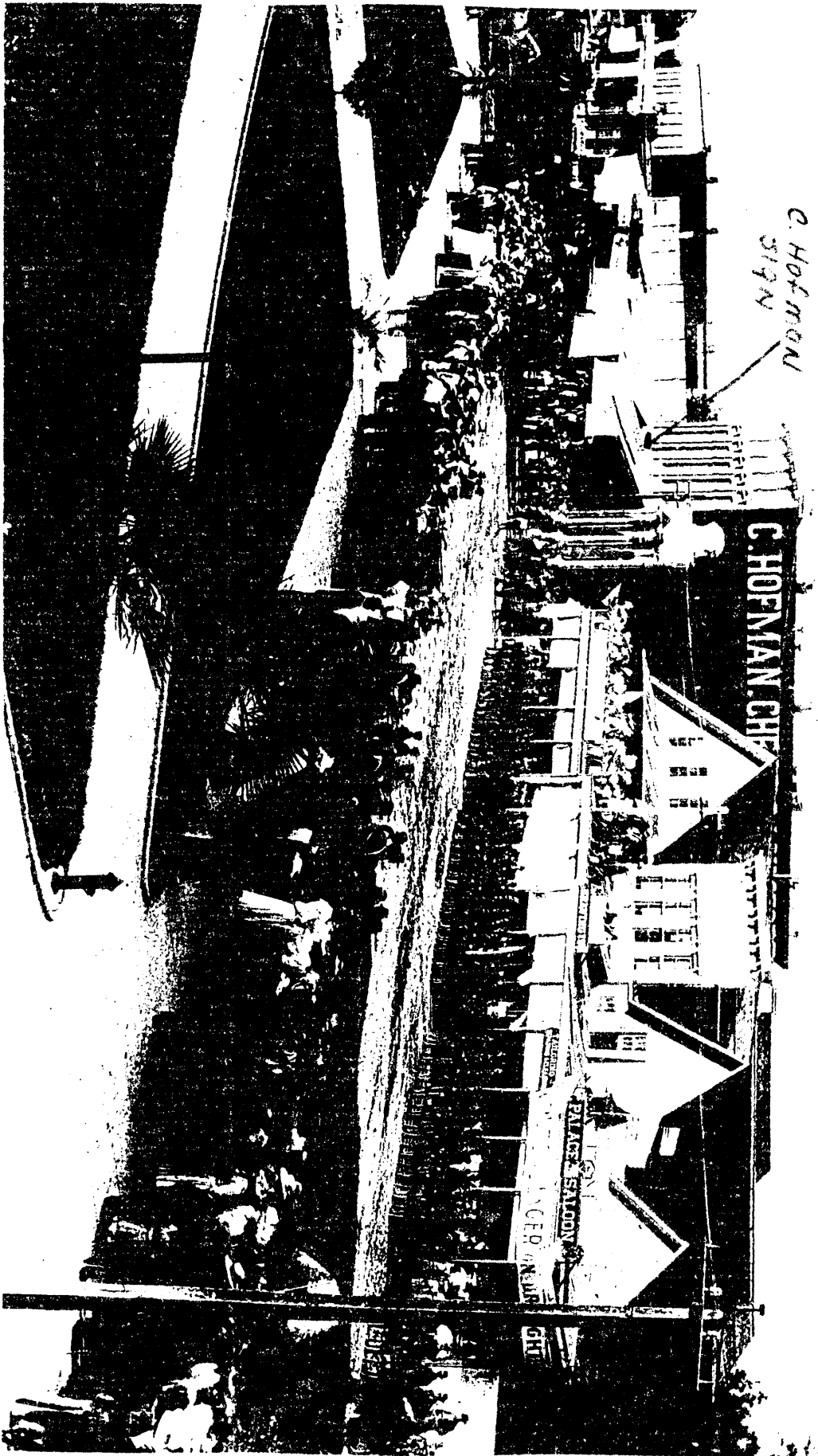
1" = 10' SCALE

School St



Hofman, Charles, House  
Mendocino County, CA

DATE 1873, FIRST STORE,  
HE BOUGHT HIS BROTHER OUT,  
A HOFMAN THAT YEAR

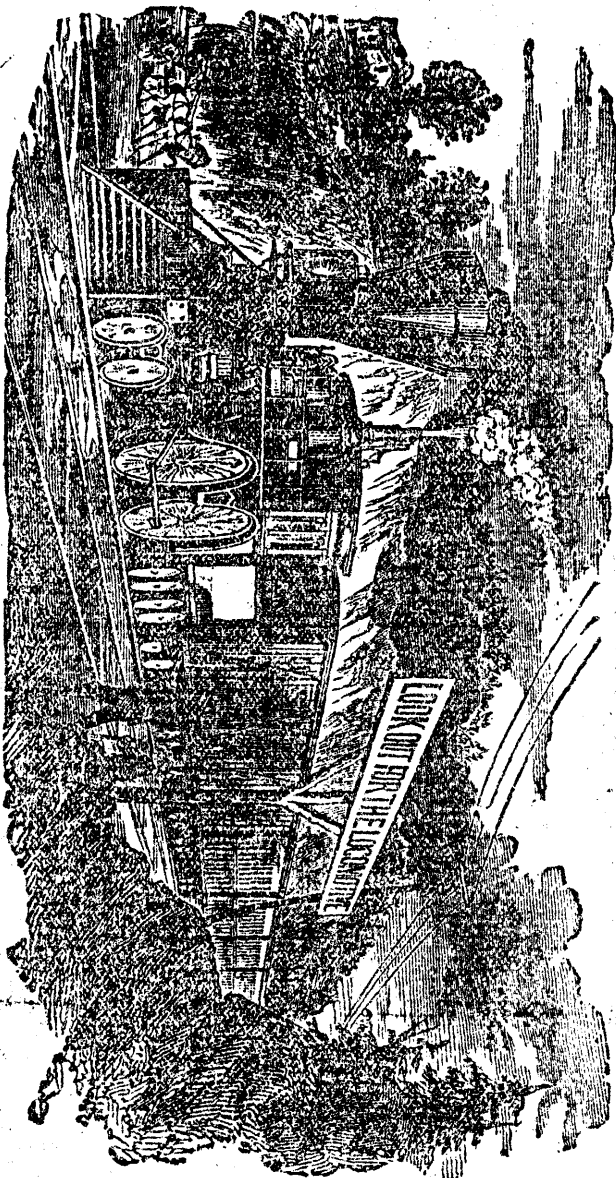


Hofman, Charles, House  
Mendocino County, CA

JUNE 1895, Hofman's  
3rd STORE, "cheap  
CASH STORE"



# Hurry! Hurry! for the Railroad!



## CHEAP FREIGHTS! CHEAPER GOODS!

AT

C. HORMAN'S UKIAH

# Cheap CASH Store!

## Remember the Pioneer Stand, and Call

### MISCELLANEOUS.

THIS BEAUTIFUL PATCHEN STALLION,  
**SAM. TILDEN,**

Will stand the present season, commencing  
March 1st and ending July 1st, 1889, at  
**Ukiah, Hopland, and Redwood Valley.**

### PEDIGREE.

**Sam. Tilden** was sired by Geo. M. Patchen, Jr. (formerly the property of W. N. Matthews, of San Jose). Tilden is a dark bay, 16 hands and 2 inches high; weight, 1,275 pounds; good disposition and great bone power. He has no public or private record, never having been trained, but can show as much speed as any stallion of his age (untrained) in the district; and for style, size and beauty of form is unsurpassed. Tilden's dam was Fannie Turner, (bred by C. H. Pratt, of Watsonville), a mare of speed, spirit and endurance; she was sired by a son of Messenger Eclipse; dam, Belmont. Tilden is a half brother to Sam Purdy and Alexander.

**TERMS: Single Leap \$10; Season, \$15; 70 Insure, \$25. Payable at end of Season.**

If any one doubts the merits claimed for this horse, the proprietor will take great pleasure in proving his strain of blood. The attention of horsemen is particularly directed to his colts to prove his breeding qualities. His colts are speedy and large, of strong color and good disposition—travelers and horses of all work. Good pasturage furnished at \$2 per month. The proprietor will be as careful as possible, but will not be responsible for accidents should any occur.

**W. A. HAGANS,**  
Proprietor.

### LEGAL.

Sheriff's Sale.

**T. H. LAINE,**  
Plaintiff,

vs.

**J. S. POTTS AND J. R. COMPTON, EXECUTORS OF THE LAST WILL OF C. M. COMPTON,**  
Defendants.

**UNDER AND BY VIRTUE OF** a decree of sale and decree of foreclosure made out of the Superior Court of the Mendocino, State of California, on 1st of March, A. D. 1889, in the above entitled matter, wherein T. H. Laine, the above named plaintiff, obtained a judgment and decree of sale against J. S. Potts and J. R. Compton, Executors of the last Will of C. M. Compton, Laine Compton, Sumner Willis Compton and Louis Compton, on the 8th day of March, A. D. 1889, of sixty-seven dollars and fifty cents United States gold coin, besides interest and counsel fees, which said decree is 8th day of March, A. D. 1889, recorded in Book 3, of said Court, at page 4, and decreed to sell all the certain lot, piece of land situate lying and being in County of Mendocino, State of California, and described as follows: to-wit: undivided half of southeast one-quarter township, range sixteen west, N. D. N. Record 3 of township plats, page 4, records Ohio County.

Public notice is hereby given that **Wednesday, the 17th day of April,**

At 2 o'clock P. M. of that day, in the Court House door of the County of Mendocino, State of California, I will, in obedience and sale order of said Court, in and to said decree of foreclosure and sale, sell to the highest bidder, for cash, all the certain property, or so much thereof as may be necessary to satisfy said judgment, interest and costs, to the highest and best cash, gold coin of the United States.

Dated Ukiah, March 21st, 1889.  
**J. M. STANBIE,**  
By T. J. Weldon, Under Sheriff.

### SUMMONS.

**TRY**  
**PENDLETON'S**

**IN THE SUPERIOR COURT OF THE** County of Mendocino, State of California, **Manning Fishitt vs. Carrie E. Mann;** an action brought in the Superior Court of Mendocino, State of California, and the complaint filed in the office of said County.—The People of the State of Mendocino, State of California, send greeting to Carrie E. Mann, defendant: You are hereby required to answer the complaint, filed in said Court of Mendocino, State of California, to answer the complaint, filed therein, within the time specified therein, to-wit: within thirty days, after the date of the filing of the complaint, and to appear in person, or by your attorney, at the Court, on the day of the hearing of the complaint, and to defend the same, as will more fully appear.





UKIAH, MENDOCINO COUNTY, CALIFORNIA, OCTOBER 15, 1909.

# Pioneer Merchant Answers Last Call

Last Sunday morning the community was shocked by the news of the death of Charles Hofman at his home in this city. While the deceased had not been enjoying his usual good health for sometime past his illness was not considered serious. He was at his store Saturday night and arose Sunday morning. As was his custom he proceeded to the bathroom to take a cold bath. A few minutes later he was heard moaning and his son Ben found the door locked and broke it in severely cutting his hands. Mr Hofman was found in a dying condition and although medical assistance was summoned the spark of life ebbed away, an artery having been ruptured.

Forty years ago the deceased moved to this city and opened a general merchandise store. From a small beginning his business has grown to be one of the largest in the county and his fair dealings and kind and generous disposition has made him one of the towns most highly respected citizens. While he never boasted of his kindly deeds many is the family that is under obligations to this good man. He was a kind husband, a tender father, an honest business man and a progressive citizen and his passing will be genuinely mourned by the community.

Complying with his wish the remains were taken to San Francisco Tuesday morning and cremated at the I O O F cemetery. The remains were taken charge of by the Masons and the members of Abel lodge followed the remains to the morning train. The escort of honor which accompanied the remains to San Francisco were H B Smith, Hale McCowen, T M Cleland and Henry Marks.

The following sketch of the life of the late Charles Hofman is taken from the history of Mendocino county.

In the old town of Tachow, thirty-three miles from Pilsen, Bohemia, where Charles Hofman was born on June 5, 1843, he was reared in view of the iron forges which have accomplished the town's celebrity. A youth impatient of restraint, and filled with surging ambitions, he left the parental roof when twelve years old, and on a sailing vessel came to the United States. Soon after

arriving he found employment as a clerk in St Louis, and at the end of four years of faithful service determined to come to California, then the most talked of place in the country. Arriving on the Isthmus steamer in 1861, he proceeded to Grass valley and clerked in a general store for a year, and by the end of that time, counting his gains in St Louis and California, he was able to go into business for himself, and selected Ukiah as the most promising of places submitted to his judgment. His brother Henry was at first identified with him in the embryo store, and the effort was conducted on the corner where H Marks is now located, and at a later day he was across the street from his present store. In 1873 he bought out his brother and has since been the arbiter of his own commercial success.

Through his marriage with Sophia Wiener, in 1873, five children have been born to Mr Hofman, whom are Celia, Louie, Bennie, and Sarah. The third child died in infancy. Throughout his entire business life Mr Hofman evinced marked public spirit, his time and purse have always been at the disposal of wise projects for public improvement. Scarcely a charity or popular undertaking but was endorsed and practically assisted through his munificence, and educational and religious growth have been encouraged by his substantial and continuous support. Fraternal organizations have profited by his membership, among them being the Masons, the Eastern Star, the Odd Fellows, of which he was past grand, the Rebekas, the Ancient order of United Workmen, and the Degree of Honor. In the days of its rising prosperity, a fire department contributed to the peace of mind and safety of the citizens of the town, and to the organization of this Mr Hofman gave his time and assistance, becoming a charter member of the property and life saving enterprise. It will thus be seen that his interests have by no means circumscribed, but have invariably been directed into broad and disinterested and useful channels. A very genial, considerate and tactful man, he represented first the successful merchant, and in no less degree the citizen of whom any community might be proud.

## SUDDEN DEATH OF C. HOFMAN

The Community Loses a Prominent  
Citizen and One of the Oldest  
Merchants of the County

The announcement last Sunday morning about 8 o'clock that C. Hofman was dead appalled the community and was received on every hand with a feeling of sincere expressions of regret. Only late Saturday evening he had left his place of business in an unusually jovial frame of mind, and apparently in the best of health, having recovered from a slight attack of indigestion which had bothered him slightly during the early part of the week. He walked home with his son Louis and parted for the night as usual making no complaint whatever. Sunday morning he arose after a refreshing night's rest and went to the bath room to indulge in a cold shower, as was his usual custom. He had evidently finished his ablution, as the water had been turned off. His daughter heard a noise in the bath room which indicated that her father had fallen heavily, and on rushing to the door and forcing it open there lay the prostrate form on the floor, breathless, and from which the spirit had departed to the source from which it came. Medical aid was hastily summoned but all human aid was unavailing; Charles Hofman was dead, an affectionate wife had been widowed and a group of four loving children had so dreadfully suddenly become fatherless.

The news spread rapidly but the real truth was hard to believe, and it was sometime before the community realized that it was true.

Charles Hofman was born in the town of Tachow, Bohemia, in 1843. At the age of 12 years, animated with an ambition to exploit the new world of which even at his tender age he had heard so much, he came to America, landing at New York and soon started for St. Louis, where he spent four years as clerk in a store. In 1861 he came to California by way of the Isthmus. He went to Grass Valley where he spent a year, and having been frugal and saving he had accumulated a snug sum, he decided to settle in Ukiah and embark in the mercantile business. With his brother a small store was opened up in a wooden shack on the corner now occupied by H. Mark's big store. This was in 1862. He bought the interest of his brother in the business and a few years later he moved into the brick building corner of State and Perkins streets, and still later moved into the I. O. O. F. block where he remained until 3 years ago when he moved into the large store room on corner of State and Standley streets.

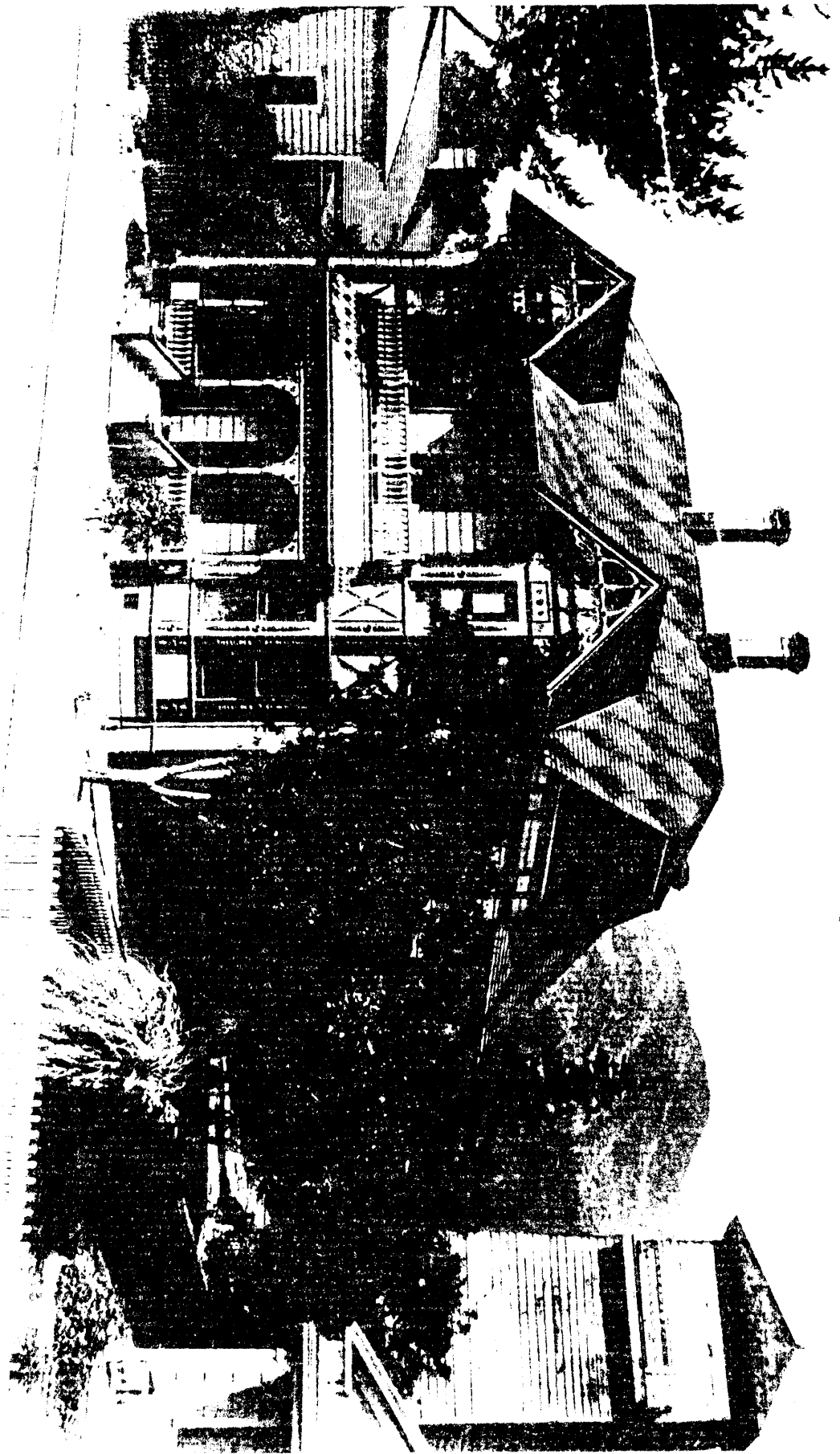
1873 In 1873 he was married to Miss Sophia Wiener, who survives him. Four children, Mrs. Oelia Lobree, Louis, Benjamin and Sarah, all residing in Ukiah, mourn his death.

The deceased was in truth a pioneer in the mercantile business in Mendocino county, having been in business for a greater length of time than any other man in the county. From a small beginning 38 years ago he had built up one of the largest trades in this part of California. In his dealings he was just and honorable and enjoyed the full confidence of the public. Generous almost to a fault, no appeal was made to him in vain if of a meritorious character. In his domestic relations he was kind and indulgent, extremely attached to his family. In his death this city has lost a valuable, public spirited citizen, and no man's demise will ever be more genuinely mourned.

In fraternal circles he took a great deal of interest, being prominent in Masonic, Odd Fellowship, and other organizations, in all of which he was an active and useful member.

The remains were taken to San Francisco Tuesday, under escort of members of the Masons, where brief funeral services were held and the body cremated as per deceased's request while living.

To the family the entire community turns with heartfelt sympathy, and most reverently join in "Peace to his ashes."



C HERMAN  
 308 S SCHOOL STREET  
 UKIAH, CALIFORNIA

Mendocino County, CA

Photographer unknown  
 Circa 1895