

# Architectural Inventory Form

## Official Eligibility Determination (for OAHF use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- \_\_\_\_\_ Determined Eligible - National Register
  - \_\_\_\_\_ Determined Not Eligible - National Register
  - \_\_\_\_\_ Determined Eligible - State Register
  - \_\_\_\_\_ Determined Not Eligible - State Register
  - \_\_\_\_\_ Need Data
  - \_\_\_\_\_ Contributes to eligible National Register District
  - \_\_\_\_\_ Noncontributing to eligible NR District

### I. Identification

1. Resource number: 5HN68.189
2. Temporary resource number: 179
3. County: Hinsdale
4. City: Lake City
5. Historic building name: Hoff-Maurer House
6. Current building name:
7. Building address: 507 Gunnison Avenue, Lake City, CO 81235
8. Owner name and address: Clay and Patsi Cotton, P.O. Box 695 , Lake City CO 81235

### II. Geographic Information

County Property No.: R1063

9. P.M. 6th Township 44N Range 4W SE4 of SE4 of NE4 of SW4 of Section 34
10. UTM reference  
Zone 13 296900 mE 4211630 mN
11. USGS quad name: Lake City Quad year: 1985 Map scale: X 7.5' \_\_\_ 15'
12. Block(s): 39 Lot(s): 12-14 Legal:  
Addition: Year of Addition:

13. Boundary description and justification: Perimeter of parcel

### III. Architectural Description

14. Building plan: Irregular
15. Dimensions: 1092 square feet
16. Number of stories: 1
17. External wall material(s): Wood horizontal siding
18. Roof configuration: Hipped
19. Roof material: Composition
20. Special features: Porch, fence
21. General architectural description:  
One-story, hipped-roof frame dwelling. Composition roofing. Walls clad in clapboards with cornerboard trim. Flat-roofed, full-width porch has square wood posts, low railing with plain wood balusters, and carved brackets. Porch shelters centered entrance with 9-lite paneled door, flanked by large, fixed-sash windows. South elevation has flat-roofed bay window. Gabled addition on rear has metalframe slider windows and an entrance at the southwest corner sheltered by a shed-roofed porch. Concrete foundation partially covered in horizontal board.
22. Architectural style/Building type: Late Victorian
23. Landscaping or special setting:  
Large lot enclosed by picket fence along street edge.

24. Associated building, features or objects:

Shed 1, circa 1930

Shed-roofed, frame building. Composition roofing; walls covered in horizontal boards, possibly re-used material.

Shed 2, 1920

1-1/2 story frame building; composition roofing; walls clad in clapboards and trimmed in cornerboards. 4-lite window in north wall.

Shed 3, circa 1920

Side-gabled frame building. Composition roofing; exposed rafter ends. Walls covered in vertical boards. Two openings facing the alley, covered in board. Opening in south gable end is enclosed in horizontal board. Circa 1960 shed-roofed section on south contains two south-facing garage openings. Adjacent to carriage house of 513 Gunnison.

#### IV. Architectural History

25. Date of construction Estimate: \_\_\_\_\_ Actual: 1900 Source of info: Hinsdale County tax rolls, 1900-1940

26. Architect: None Source of info:

27. Builder/contractor: Unknown Source of info:

28. Original owner: Franklin and Eva Hoff Source of info: Hinsdale County tax rolls, 1900-1940

29. Construction history (major additions, alterations, demolitions):

Addition built on rear in 1975. Second rear addition built in 1992. Source: Tax Assessor records.

30. Original location:  Moved  Date of move(s) \_\_\_\_\_

#### V. Historical Associations

31. Original use(s): Single dwelling

32. Intermediate use(s):

33. Current use(s): Seasonal dwelling

34. Site type(s):

35. Historical background:

The Hoff-Maurer House is contemporary with other Gunnison Avenue frame residences (Green House, 401 Gunnison; Rawlings-Perry House, 409 Gunnison; and Mayer-Hale House, 410 Gunnison) which were built in the first years of the 20th Century and are perhaps associated with the local Ramsey Building Co. Each of the dwellings can be considered as in-fill construction taking place on previously vacant town lots in older residential neighborhoods. As modern homes built at the very beginning of the 20th Century, the residences were primarily intended for middle class families of second generation Lake City residents.

In the instance of 507 Gunnison, the residence was the successive home of two married daughters of Lake City pioneer John Maurer who lived across the street at 426 Gunnison. Professor G. Franklin Hoff (1867-1940) served as principal of Lake City Public School 1891-92, later served as principal of schools in Durango and Gunnison, Colorado, and returned to Lake City to marry Eva Maurer in 1899. He again headed Lake City schools 1899-1901 and in late 1899 contracted for construction of the present residence, the Lake City TIMES reporting in September, 1900, "Professor Hoff is moving today into his new home." Hoff left Lake City in 1903 and became a successful attorney in San Diego, California. The Hoff house was later owned by Eva Hoff's sister, Myrtle Maurer Hirt, whose husband, Charles Hirt, was a Lake City businessman, and was owned by John Maurer, Sr., the father of Mrs. Hoff and Mrs. Hirt, from 1909 until 1936. It served as the retirement home of Pat and Catherine McPolin after they left the Occidental Hotel in 1937, and also of Max and Ima Hersinger after their sale of the G & M Cabins in 1967.

36. Sources of information:

Hinsdale County tax rolls, 1900-1940; Lake City TIMES, Thurs., December 28, 1893, page 3, Thurs., April 6, 1899, page 3, Thurs., September 6, 1900, page 3, Thurs., September 27, 1900, page 3; Lake City SILVER WORLD, Thurs., May 20, 1937, page 1; Gunnison NEWS-CHAMPION, Thurs., March 21, 1940, page 8.

## VI. Significance

37. Local landmark: Yes  No  Date of design.: \_\_\_\_\_ Design. authority: \_\_\_\_\_  
Within Lake City Historic District (local historic district)
38. Applicable National Register Criteria:
- A. Associated with events that have made a significant contribution to the broad pattern of our history;
  - B. Associated with the lives of persons significant in our past;
  - C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
  - D. Has yielded, or may be likely to yield, information important in history or prehistory
  - Qualifies under Criteria Considerations A through G
  - Does not meet any of the above National Register criteria
39. Area(s) of significance: Social history, architecture
40. Period of significance: 1900 - 1904
41. Level of significance: National  State  Local
42. Statement of significance:  
This house is associated with settlement and development of Lake City during the late 1800s mining era. It is a well-preserved representative of the vernacular dwellings constructed in Lake City during this period, as reflected in its simple design, clapboard siding, gabled roof, porch, 2-over-2 double hung windows, and lack of architectural details that indicate a particular style. The sheds located at the rear of the lot near the alley are also associated with settlement and development of Lake City. They are representative of the outbuildings constructed in Lake City in the late 1800s and early 1900s as reflected in its alley location, frame construction, and wood siding. The large yard with fence along the street edge and row of pre-1900 cottonwoods are important historic landscape features in the Lake City Historic District.
43. Assessment of historic physical integrity to significance:  
The architectural integrity of this dwelling is intact, as evidenced by minimal alterations to its character-defining features.

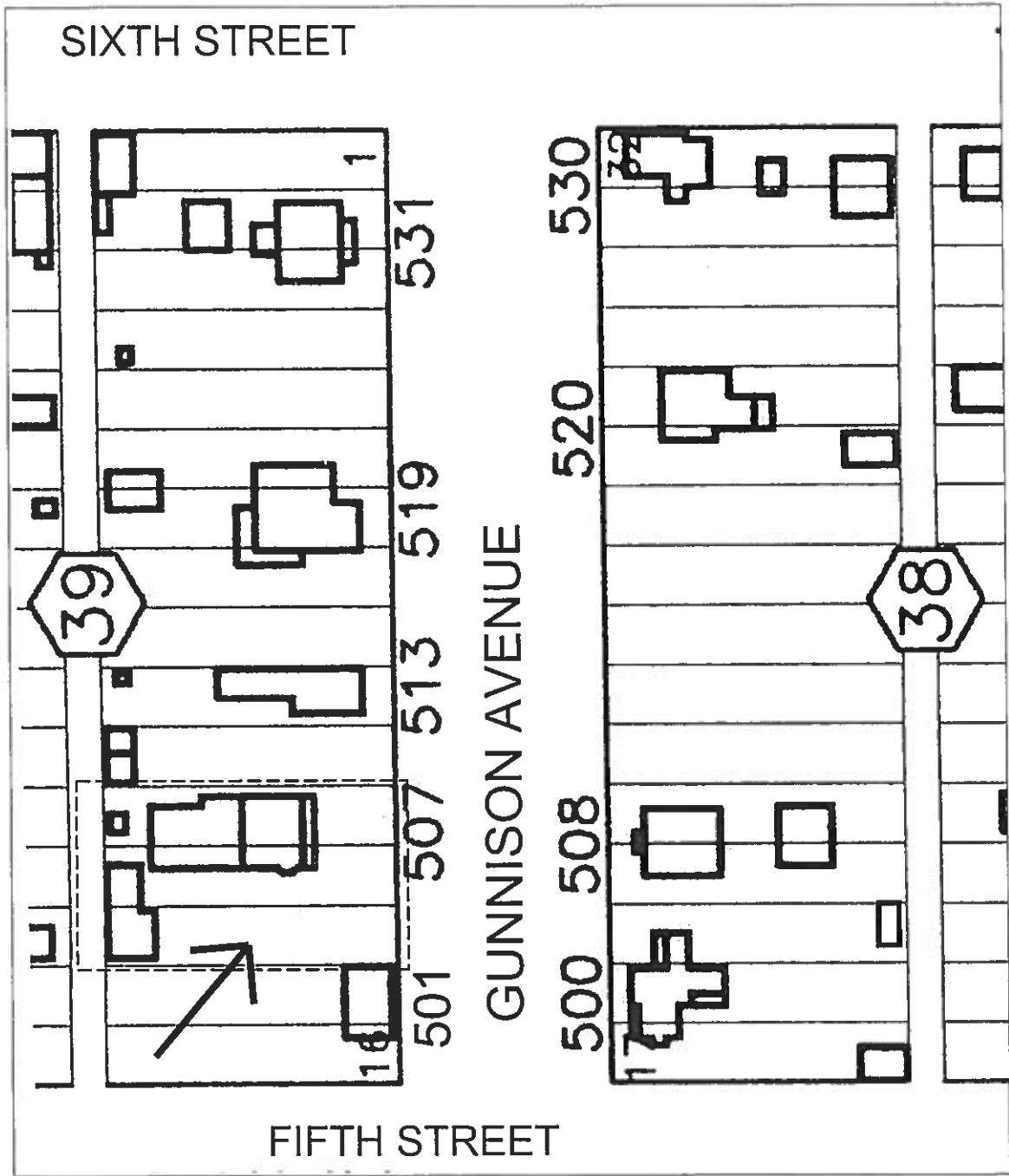
## VII. National Register Eligibility Assessment

44. National Register eligibility field assessment:  Eligible  Not Eligible  Need Data
45. Is there National Register district potential?  Yes  No  
Discuss \_\_\_\_\_
- If there is National Register district potential, is this building  Contributing  Noncontributing
46. If the building is in an existing National Register district is it?  Contributing  Noncontributing  
(Lake City National Historic District)

## VIII. Recording Information

47. Photograph numbers: Roll 18, frames 12, 13; roll 19, frame 17; roll 31 frames 2, 3 Negatives filed at: Lake City Town Hall
48. Report title: 2003 Architectural Survey of Lake City, Colorado
49. Date(s): September 2002 - June 2003
50. Recorders Cathleen M. Norman and Grant E. Houston
51. Organization: Town of Lake City
52. Address: 230 Bluff Street, Lake City CO 81235 53. Phone no. (970) 944-2333

Colorado Historical Society - Office of Archaeology and Historic Preservation  
1300 Broadway, Denver CO 80203 (303) 866-3395



5HN68.189

507 Gunnison Avenue