State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

 *Resource name(s) or number (assigned by recorder) 41 Franklin St.

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North, Calif. Date: 1956 (rev. 1973)

*c. Address: 41 Franklin St. City: San Francisco Zip: 94102

d. UTM: Zone: 10 mE/ mN (G.P.S.)

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 0837-001

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

41 Franklin St. is located on a 28' x 120' lot located on the southwest corner of Franklin and Oak Streets and continuing to the southeast corner of Franklin and Lily Streets. Built in 1907, 41 Franklin is a 3-story, wood frame, Classical Revival style, multiple family building with 20 residential units and two commercial spaces on the ground floor. The rectangular-plan building, clad in drop wood siding, is capped by a flat roof. The building has a primary façade on Franklin Street and secondary facades on Oak and Lily Streets. The primary façade is 10 bays wide. The first story contains four commercial spaces and a centered entrance to the residential units. The commercial space at the north end of the building wraps around the secondary facade on Oak Street. The commercial spaces have a variety of configurations and finish materials, including plate glass windows, recessed entrances with modern glass doors, and modern decorative wood facing with transoms. Several secondary entrances with paneled wood doors and cornice caps are set adjacent to the commercial spaces, providing rear or emergency egress. The entrance to the residential units is recessed inside an entry porch with a wood surround carved to imitate ashlar masonry and a bracketed cornice. The entrance is fitted with a glazed wood door (continued)

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple Family Property; HP6. 1-3 Story Commercial Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5b. Photo: (view and date)
View from east
9/6/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1907
SF Assessors Office

*P7. Owner and Address:
Franklin & Oak Associates L
C/O Meridiun Management
1 Nob Hill Cr
San Francisco, CA

*P8. Recorded by:
Page & Turnbull, Inc.
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded:
9/6/2006

*P10. Survey Type:
Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (list)

P3a. Description, continued.
with sidelights and transom. The second and third stories feature five sided bay windows at the corners of the building and 8 chamfered bay windows in the middle bays. The second story bay windows have spandrel paneles. The center bay has flush windows over the entrance. All windows have wood, double-hung sash. The secondary elevation on Oak Street is three bays wide. A restaurant occupies the ground floor. The second and third stories contain a corner bay window in the left bay, a wood door leading to a fire escape platform in the middle bay, and a chamfered bay window in the right bay. The windows are fitted with double-hung, wood sash. The Lily Street elevation is three bays wide and features a plate glass window and two sliding metal windows on the first story. The upper stories have semi-hexagonal bay windows in the end bays and off-center wood doors leading to fire escapes in the center bay. All elevations terminate in an overhanging entablature with brackets and dentil cornice. The building appears to be in good condition.

Oak Street (north) elevation

Lily Street (south elevation)

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Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS

Page 1 of 2 *Resource Name or # (Assigned by recorder) 41 Franklin Street

B1. Historic Name 41 Franklin Street

B2. Common Name 41 Franklin Street

B3. Original Use Commercial/Residential B4. Present Use: Commercial/Residential

* B5. Architectural Style Classical Revival

*B6. Construction History
41 Franklin Street was constructed in 1906. Alterations include modern reconfiguration of storefronts at an unknown date.

*B7. Moved? ☒ No ☐ Yes Date: _____ Original Location: _____

*B8. Related Features none

B9a. Architect Harold D. Mitchell . Builder George J. Doering Co

*B10. Significance: Theme 1906 Earthquake and Fire Reconstruction Area: Hayes Valley

Period of Significance 1906-1926 Property Type Commercial/Residential/Apartment Applicable Criteria 1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

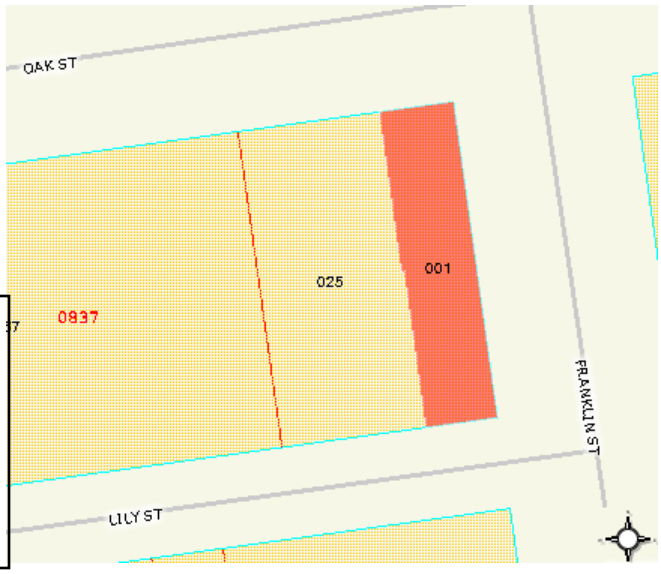
41 Franklin Street In regard to California Register Criterion 1 (History/Events) this property is considered under the 1906 Earthquake and Fire Reconstruction context of the Historic Context Statement, Market & Octavia Neighborhood Plan Area, since it is both an identified building type (Residential over Commercial /Apartment Building) and dates from the Period of Significance (1906 -1926) of that context. (Although the residential over commercial building type is not specifically identified in the Historic Context Statement of the Market & Octavia Neighborhood Plan Area, it is clear from examples given under the Residential building type that this category was understood to include residential over commercial.) There is no indication the property is eligible for listing in the California Register under Criterion 2 (Important Persons), Criterion 3 (Design/Construction), or Criterion 4 (Information Potential).(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property; HP6. 1-3 Story

*B12. References: Edwards Abstracts, December 18, 1906
Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007

B13. Remarks

(Sketch Map with north arrow required.)



*B14. Evaluator Kelley & VerPlanck
*Date of Evaluation 5/1/2010

(This space reserved for official comments)

B10: Significance (continued)

Criterion 1:

41 Franklin Street was designed by architect Harold D. Mitchell and constructed in 1906 by George J. Doering Co. for Jonathan F. Schroder. Research has revealed no further information about either the architect Harold D. Mitchell or the first owner Jonathan F. Schroeder. The 1899 Sanborn map shows this area characterized by single-family homes with rear cottages and small flats. The area burned in the fire after the 1906 earthquake. In December of 1906, construction began on the present building. The 1913 Sanborn map shows the building with four shops on the ground floor and apartments above. The block at this time was characterized by buildings that housed various light industrial businesses, such as auto repair shops, stucco works, and carpenter shops, as well as a few apartment buildings. The 1936 City Directory lists an office of Pacific Telephone and Telegraph Company in the building, and in 1940, the Forty One Club was a commercial tenant. The 1950 Sanborn map shows the block characterized by several surface parking lots and one multi-story parking garage, as well as several apartment buildings. In 1953, the City Directory lists Rose's Place as a commercial tenant of the building. The building was constructed as an apartment building over commercial storefronts, a use pattern which it retains today. 41 Franklin Street is an early example of the post-earthquake relocation and reconstruction trends in Hayes Valley, when multiple-family buildings were constructed vacant land or land previously occupied by single family homes to house the many refugees that poured into the area from other neighborhoods that had been destroyed. The incorporation of first-story commercial space into the design of the building speaks to the increased need for commercial services that this new population density brought about.

41 Franklin Street is an example of an apartment building, a type of building that became common in this area in the first decades of the twentieth century. Apartment buildings are generally located on a large lot with an arrangement of multiple living units on each floor, all accessed through a common lobby. The majority of apartment buildings constructed at this time were designed in Revival styles, including Classical, Mission, and Spanish Colonial Revival, as well as Craftsman style. 41 Franklin Street, with its 1906 construction date, Hayes Valley location, and building typology, expresses a clear association with this broad pattern of San Francisco history.

Integrity:

In regard to integrity, 41 Franklin Street appears to have undergone significant alterations to the storefronts including a variety of configurations and finish materials, such as plate glass windows, recessed entrances with modern glass doors, and modern decorative wood facing with transoms. However, the upper stories of the building are largely intact. The building retains integrity of location and setting. It retains partial integrity of design, materials, workmanship, feeling, and association.

Conclusion:

41 Franklin Street appears eligible for listing in the California Register of Historical Resources under any Criterion 1 (Event) as a moderately well preserved early example of an apartment building over commercial storefronts, located in Hayes Valley and constructed during the 1906 Earthquake and Fire Reconstruction period of significance. The building retains sufficient character defining features to accurately express an association with a broad pattern of San Francisco history.

Character Defining Features: Character defining features include: three-story height and rectangular massing; fenestration pattern including double-hung, wood-sash windows in semi-hexagonal bay windows in the end bays and chamfered bay windows in the middle bays; Classical-Revival decorative elements including wood surround carved to imitate ashlar masonry and a bracketed cornice and spandrel panels at second story bay windows; and an overhanging entablature with brackets and dentil cornice.