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

Page 1 of 1 *Resource name(s) or number (assigned by recorder) 305 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 305 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): 0809-004A

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

305 Franklin St. is located on a 60' x 75' lot on the northwest corner of Franklin and Hays Streets. Built in 1922, 305 Franklin St. is a 3-story, wood frame, multiple family residence designed in the Classical Revival style. The rectangular-plan building, clad in brick veneer and stucco siding, is capped by a flat roof. The foundation is not visible from the street. The primary façade faces east toward Franklin Street and a secondary elevation faces south toward Hayes Street. The primary façade is 5 bays wide. The first floor is clad in brick veneer and features a centered, recessed, arched entrance fitted with a glazed, wood door with sidelights. The end bays have three-part vinyl windows with central fixed sash, double-hung, vertically divided three-over-one side sash, and narrow transom lights. The bays flanking the entrance have paired double-hung, three-over-one vinyl sash with narrow, divided transoms. The upper two stories are clad in stucco. The upper stories have semi-hexagonal bay windows in the end bays and paired bay windows in the center bay, all fitted with double-hung, six-over-one, vinyl sash. The alternating bays have paired, vinyl, double-hung windows. The Hayes Street elevation is 7 bays wide. The first story has three-part vinyl windows identical to those on the façade and double-hung vinyl windows in alternating bays. The upper stories have semi-hexagonal bay windows alternating with single, double-hung vinyl windows. Both elevations terminate in a molded architrave with egg and column ornament and a modillion cornice with dentils. The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP3. Multiple Family Property

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

P5b. Photo: (view and date)
View from east
9/12/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1922
SF Assessors Office

*P7. Owner and Address:
LAT Corporation
Leona Tarantino
PO Box 471661
San Francisco, CA

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

*P9. Date Recorded:
9/12/2006

*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)

State of California The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS

Page 1 of 3 *Resource Name or # (Assigned by recorder) 305 Franklin Street

B1. Historic Name 305 Franklin Street

B2. Common Name 305 Franklin Street

B3. Original Use Multiple Family Residence B4. Present Use: Multiple Family Residence

* B5. Architectural Style Classical Revival

*B6. Construction History
305 Franklin Street was constructed in 1921. Alterations include vinyl sash windows at an unknown date.

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

*B8. Related Features None

B9a. Architect A W Burgren . Builder O'Brien & Kiernan

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

Period of Significance 1906-1929 Property Type Residential/apartment building Applicable Criteria 3

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

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) and dates from the Period of Significance (1906-1929) of that context. Based on its appearance, it is also considered under Criterion 3 (Design/Construction). There is no indication the property is eligible for listing in the California Register under Criterion 2 (Important Persons) or Criterion 4 (Information Potential).

Criterion 1:
305 Franklin was designed by architect A. W. Burgren and constructed by the first owners O'Brien & Kiernan in 1921. The adjacent property at 325 Franklin was also designed and owned by the same individuals.
(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple Family Property

*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007
Edwards Abstracts, Decemeber 10, 1921.

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)

According to 1889 Sanborn map, the site was occupied by two-story shops with cottages at the rear. By 1913, the Sanborn map shows that the future site of 305 Franklin was vacant, as the parcel is located in the area destroyed by the 1906 Earthquake and Fire. The 1950 Sanborn map shows the site occupied by the current building.

305 Franklin appears to be an example of the post-earthquake relocation and reconstruction trends in Hayes Valley when the area became home to many earthquake refugees. To house the new residents, smaller one- and two-story shops and single-family homes, particularly on prominent corner intersections like 305 Franklin, were demolished to make way for large multi-story flats and apartments that could house multiple families.

Although 305 Franklin Street's location and apartment building typology reflect a general association with the 1906 Earthquake and Fire and Relocation period of significance, the 1921 construction date places the building outside of the primary scope of the period of significance and renders it unable to accurately embody this broad pattern of San Francisco's history.

Criterion 3:

Albert W. Burgren frequently partnered with Thomas P. Ross. Their work includes the Sing Chong and Sing Fat buildings at the northwest and southwest corners of California Street and Grant Avenue (1907). They were credited with bringing multi-storied pagoda style architecture into Chinatown. Their other buildings include the Ansonia Hotel at 711 Post Street (1906) which was the first new apartment house completed after the 1906 earthquake and fire. O'Brien & Kiernan specialized in general construction with offices located in 1123 Hearst Building.

305 Franklin Street is an example of an apartment building constructed in the Classical Revival style. The Classical Revival style began to emerge in the United States during the last quarter of the nineteenth century, and became especially popular in San Francisco and the rest of California after the turn of the 20th century. The Classical Revival became especially popular in San Francisco and the rest of California between 1900 and 1910, where the Victorian-era styles had perhaps been carried to their extreme. Many of the ornate Italianate, Eastlake and Queen Anne flats and residences destroyed in the 1906 Earthquake and Fire were rebuilt in the more chaste and simplified Classical Revival style. During the first three decades of the twentieth century, the Classical Revival style was widely applied to residential building types, including large apartment buildings such as this. Characteristics of Classical Revival-style apartment buildings include two- to three-story square or rectangular massing, stucco or flush or clapboard walls with stucco cartouche and garlands in the upper portion of gables or on the spandrels panels of bay windows, Classical pilasters at the corners or on the bay windows, bold neoclassical porticos supported by fluted Corinthian columns, and large classically detailed cornices visually supported by modillions.

305 Franklin Street exhibits characteristics of the Classical Revival style including chamfered bay windows, entablature with brackets, dentil molding, and sculpted cornice, recessed entry porch bordered by decorative floral banding and a projecting pediment with garland medallion in the tympanum. The building retains sufficient character defining features and integrity to accurately embody the distinctive characteristics of the Classical Revival type, period and method of construction.

Integrity:

305 Franklin Street appears to have undergone few changes since its construction in 1921. Alterations include the removal of original windows and replacement with vinyl sash six-over-one windows. The building retains character-defining features, including: three-story height and rectangular massing; stucco cladding; recessed entry porch bordered by decorative floral banding and a projecting pediment with garland medallion in the tympanum; glazed wood entrance door with sidelights; fenestration pattern, dentil molding, and sculpted cornice; and flat roof. The property retains integrity of location, design, setting, workmanship, feeling, and association, and partially retains integrity of materials due to the window alterations described above.

Conclusion:

(continued)

B10: Significance (continued)

305 Franklin Street appears eligible for listing in the California Register of Historical Resources under Criterion 3 (Design/Construction) as a moderately well-preserved example of a Classical Revival Style apartment building. Despite alterations, the building retains sufficient character defining features and integrity to accurately embody the distinctive characteristics of the Classical Revival type, period and method of construction.

Character Defining Features:

Character-defining features include: its three-story height and square massing; stucco cladding; recessed entry porch bordered by decorative floral banding and a projecting pediment with garland medallion in the tympanum; glazed wood entrance door with sidelights; fenestration pattern; an entablature with brackets, dentil molding, and sculpted cornice; and flat roof.