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) 23 Franklin Street

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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 23 Franklin Street 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): 0837/002

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

23 Franklin Sreet is located on a 110' x 60' corner lot on the west side of Franklin Street between Page and Lily Streets. Constructed in 1910 and designed in the Classical Revival style, the building is a three-story, wood-frame, set of Romeo flats. The square plan building is reclad in asbestos shingle siding and rests on a concrete perimeter foundation clad in plaster molded to have the appearance of ashlar masonry. The building is capped by a flat roof. The primary elevation faces east toward Franklin Street and is six bays wide. The first story has a centered, recessed entry with a wood door. The upper stories have a semi-hexagonal bay window in the third bay and a rounded bay window at the northeast corner of the building. A secondary elevation faces north toward Lily Street and is four bays wide. The elevation has an open interior staircase accessing the units in the second bay. There are semi-hexagonal bay windows on the first and fourth bays of the second and third stories. The building has one-over-one, double-hung, metal window sashes on the round bay and terminates in a deeply projecting cornice.

The building appears to be in good condition, although it has been stripped of most architectural details.

*P3b. Resource Attributes: (list attributes and codes) HP3: Multiple family property

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

P5a. Photo

P5b. Photo: (view and date)
View from east
8/14/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1910
SF Assessors Office

*P7. Owner and Address:
Saal Associates LLC
% Florence Speyer
4517 Walnut Blvd
Walnut Creek, CA

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

*P9. Date Recorded:
8/14/2006

*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 6Z

Page 1 of 2 *Resource Name or # (Assigned by recorder) 23 Franklin Street

B1. Historic Name 23 Franklin Street

B2. Common Name 23 Franklin Street

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

* B5. Architectural Style Classical Revival

*B6. Construction History
23 Franklin Street was constructed in 1909. Alterations include asbestos shingle siding and some one-over-one, double-hung, metal sash windows.

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

*B8. Related Features None

B9a. Architect Henry Geilfuss . Builder _____

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

Period of Significance 1906-1926 Property Type _____ Applicable Criteria n/a

(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/Apartments) and dates from the Period of Significance (1906-1926) of that context. There is no indication the property is eligible for listing in the California Register under Criterion 1 (History/Events), Criterion 2 (Important Persons), Criterion 3 (Design/Construction), or Criterion 4 (Information Potential).

Criterion 1:

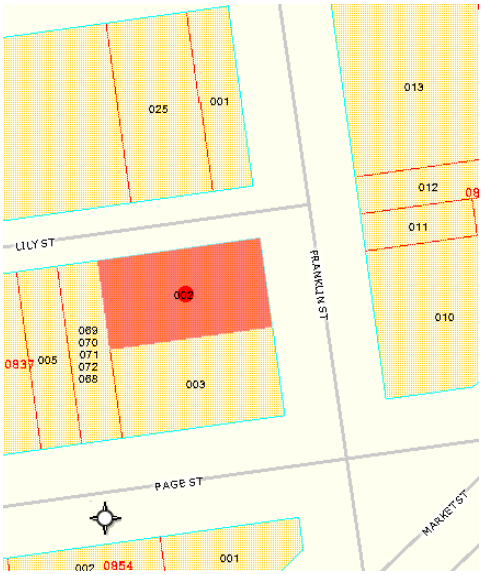
23 Franklin Street was designed by Henry Geilfuss in 1909 for Stroeder Co. No information is available on the Stroeder Co; however, Block Books from 1894 indicate this property belonged to a H.H. W. Stroecker, while Block Books from 1906 and 1909 indicate that the property was owned by the Estate of H.H.W. Stroecker. (continued)

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: Edwards Abstracts, December 15, 1909
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)

Presumably, the Stroeder Co. is associated with the Estate of H.H.W. Stroecker. Henry Geilfuss (b. 1850) was born and educated in Germany and immigrated to the US in 1876. Among his best known works are the Westerfeld House in Alamo Square (1889) and St. Mark's Lutheran Church at 1135 O'Farrell (1894).

Prior to the 1906 earthquake, the surrounding parcels mainly consisted of single-family homes with rear cottages and small flats, according to the 1899 Sanborn map. 23 Franklin Street is located in the area that burned in the fire after the 1906 earthquake. After the earthquake, the neighborhood transitioned to a mixed commercial, industrial, and residential area prior to the adoption of citywide zoning regulations in 1921. The 1913 Sanborn map shows the present building with four shops on the ground floor and apartments above. The block on which the building sits was occupied by buildings that housed various light industrial businesses, such as wagon storage and sheet metal works, as well as a few flats and several vacant lots. The 1950 Sanborn map shows several auto related businesses, such as car repair, car washes, and garages, as well as the few flats mentioned above.

Integrity:

23 Franklin Street appears to have undergone several alterations including recladding in asbestos shingles, removal of facade ornament, and use of double-hung metal-sash replacement windows in the round bay at northeast corner of the building. It retains character-defining features of three-story height and rectangular massing, fenestration pattern including double-hung, wood-sash windows in semi-hexagonal bay windows and the rounded bay window, and a deeply projecting cornice. 23 Franklin Street retains integrity of location and setting.

Conclusion:

23 Franklin Street does not appear to be eligible for the National Register of Historic Places, California Register of Historical Resources or local designation under any criterion. Although the construction date and building location demonstrate an association with the 1906 Earthquake and Fire Reconstruction context, it no longer accurately expresses this association due to the alterations to the exterior. As the building no longer conveys its original appearance at the time of construction, it does not clearly express an association with any broad pattern of events in San Francisco history or the State of California or significant persons, nor does it represent the work of master architects. It no longer embodies the distinctive characteristics of a type, period, region, or method of construction, and it does not possesses high artistic values.