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) 24 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 24 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): 0836/012

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

24 Franklin Street is located on a 97.75' x 25' lot on the east side of Franklin Street between Oak and Market Streets. Built in 1927, 24 Franklin Street is a one-story, reinforced concrete garage designed in the Commercial style. The rectangular plan building, clad in concrete, sits on a concrete slab foundation and is capped with a flat roof. The primary elevation faces west and is one bay wide. The elevation has a single bay entrance fitted with a steel overhead door in a recessed frame. The bay opening has small scroll brackets at the upper corners of the opening. The upper portion of the façade has an inset area presumably designed for signage. The elevation terminates in a gabled parapet with a diamond design centered under the gable and rectangule accents at each end. The secondary elevations are utilitarian in design and have no visible openings. The roof has a series of skylights to light the interior.

The building appears to be in good condition.

*P3b. Resource Attributes: (list attributes and codes) HP6: 1-3 story commercial building

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

P5a. Photo

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

*P6. Date Constructed/Age and Sources: ☒ Historic
1927
SF Assessors Office

*P7. Owner and Address:
Aho Enterprises Inc.
747 Industrial Rd
San Carlos, 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

 *Resource Name or # (Assigned by recorder) 24 Franklin Street

B1. Historic Name 24 Franklin Street

B2. Common Name 24 Franklin Street

B3. Original Use Commercial Building B4. Present Use: Commercial Building

* B5. Architectural Style Commercial

*B6. Construction History
24 Franklin Street was constructed in 1927.

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

*B8. Related Features none

B9a. Architect George Lansburgh . Builder unknown

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

Period of Significance 1906-1929 Property Type Commercial/Light Industrial 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 (Commercial/Light Industrial) and dates from the Period of Significance (1906-1929) of that context. Based on its appearance, the building is also considered under California Register 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:

24 Franklin Street was designed by the architect G. Albert Lansburgh and constructed by an unknown builder in 1927 for Mrs. Marion Leventrett, who resided at the St. Francis Hotel. G. Albert Lansburgh (1876-1969) was born in Panama and came to San Francisco as a young boy. He attended U.C. Berkeley and worked as a draftsman for Bernard Maybeck while there. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP6: 1-3 story commercial building

*B12. References: Edwards Abstracts, September 2, 1927
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)

In 1901, Lansburgh enrolled in the École des Beaux-Arts in Paris, and returned to San Francisco directly after receiving his diploma in 1906. Working both alone and in partnership with Bernard Julius Joseph, Lansburgh designed many commercial buildings during the period of reconstruction following the earthquake.

The 1899 Sanborn map shows that the lot which now contains 24 Franklin Street was occupied by a two-story, single-family dwelling, a building type that characterized the area at the time. This block was largely destroyed by the 1906 Earthquake and resultant fire, and in 1913, the Sanborn map indicates that the parcel was vacant. Marion Leventrett evidently rented out the property, as she is not associated with any business at this address. By 1936, the property was occupied by the Topolos Brothers Auto Brakes and Wheel and Axle Aligning Co. The Topolos Brothers remained here through the 1950s. The 1950 Sanborn map shows the present building, which housed auto repair, storage and painting, with the lot to the north vacant and likely used for parking. The building is currently used as an automotive repair shop.

24 Franklin Street, like several similar properties in the area, was constructed as a light industrial building. According to the 1913-15 Sanborn map, sections of the Western Addition, particularly burned-over blocks located between Van Ness Avenue and Franklin Street, became much more industrial in character as auto-related businesses such as machine shops, auto repair shops, tire factories, and paint shops were established here. 24 Franklin Street exhibits characteristics of light industrial buildings, such as its centered vehicular opening, concrete construction, and shaped parapet with restrained ornamentation.

24 Franklin Street, with its 1927 construction date, Hayes Valley location, and light industrial building typology, expresses a clear association with this broad pattern of San Francisco history.

Integrity:

In regards to integrity, 24 Franklin Street appears to have undergone no substantial alterations. The building retains integrity of location, design,setting, materials, workmanship, feeling and association.

Conclusion:

24 Franklin Street appears to be eligible for listing in the California Register of Historical Resources under Criterion 1 (Event) as an intact and well preserved example of a light industrial building located in Hayes Valley and constructed during the Period of Significance (1906-1929) of the 1906 Earthquake and Fire Reconstruction context. The building clearly expresses its association with this broad pattern of San Francisco's history.

Character Defining Features:

Character-defining features include one-story height and rectangular massing, concrete cladding, single, centered recessed vehicular opening with small scroll brackets at the upper corners of the opening, gabled parapet with a diamond design centered under the gable and rectangular accents at each end.