

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received MAR 20 1984
date entered MAY 22 1984

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Franklin, Thomas H., House

and/or common

2. Location

street & number 105 East French Place

N/A not for publication

city, town San Antonio

N/A vicinity of

congressional district

state Texas

code 048

county Bexar

code 029

3. Classification

Category

- district
- building(s)
- structure
- site
- object

Ownership

- public
 - private
 - both
- Public Acquisition**
- N/A in process
 - being considered

Status

- occupied
 - unoccupied
 - work in progress
- Accessible**
- yes: restricted
 - yes: unrestricted
 - no

Present Use

- agriculture
- commercial
- educational
- entertainment
- government
- industrial
- military
- museum
- park
- private residence
- religious
- scientific
- transportation
- other: vacant

4. Owner of Property

name San Antonio Academy

street & number 117 East French Place

city, town San Antonio

N/A vicinity of

state Texas 78212

5. Location of Legal Description

courthouse, registry of deeds, etc. Bexar County Courthouse

street & number

city, town San Antonio

state Texas

6. Representation in Existing Surveys

title Historic Sites Inventory

has this property been determined eligible? yes no

date May 1981

federal state county local

depository for survey records Texas Historical Commission

city, town Austin

state Texas

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date <u>N/A</u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Thomas H. Franklin House at 105 East French Place is a rare example of a transitional Queen Anne-Shingle style residence in San Antonio. Designed by the well-known architect James Riely Gordon, the house stands majestically atop a hill which enhances the scale of the two-story, wood-frame structure. With its multigabled roof and wrap-around double gallery, the Franklin House was completed in 1891; three years later, a porte cochere, a rear wing, and a detached carriage house also designed by Gordon were added. These additions are the only major alterations to the house, and because of their antiquity, they are important elements which are part of the structure's historic character. The house is presently in poor condition, but is scheduled to be rehabilitated for use as offices for the president of the San Antonio Academy.

The Franklin House is situated at the northeast corner of East French Place and Main Avenue, and stands atop a hill which overlooks a large front yard. Located on the campus of San Antonio Academy, the house is included within the locally designated Monte Vista Historic District in a transitional neighborhood of historic residences and contemporary institutional and apartment buildings. The only outbuilding associated with the residence is a carriage house located directly behind the main house to the north.

The exterior of the Franklin House displays a variety of materials, textures, and architectural elements which are characteristic of Queen Anne residences; however, the broad, moderate-pitch gables and the abundant wooden shingles reflect a Shingle-style influence unusual in Texas. The two-story residence features an asymmetrical plan and wood-frame construction. Many of the exterior wall surfaces--in particular, the gable ends, the porch belt course, and the upper floor of the porte cochere--display a covering of shingles. The remaining exterior walls have novelty or drop siding. A two-tiered, wrap-around porch dominates the front (south) facade and extends to the east and west elevations. Slender, turned wooden posts support the double gallery and help create a characteristically Queen Anne openness in the porch. This openness, however, sharply contrasts with the more weighty and massive effect of the Shingle-style architecture as illustrated by the broad, shingled belt course which divides the two floors of the porch. The porch bays feature semielliptical, pointed, or round-arch openings and turned wooden balustrades. A narrow, two-story gabled roof extension from the veranda marks the front entrance and exhibits a paneled, almost half-timbered motif in the gable end.

An early addition to the house (made only three years after its completion in 1891), a two-story porte cochere, extends from the west wall and rests upon massive, quarry-faced, ashlar columns. The ground level of the west side features a broad semicircular archway with pronounced keystone. This round-arch motif is repeated in the shingled gable end of the porte cochere. Projecting from the upper floor of the west elevation, a large, three-sided bay exhibits windows with multilight upper and singlelight lower sashes. Another two-story wing extends along the west wall and, likewise, is an 1894 addition. A semicircular arcade highlights the first floor and displays stone work identical to the porte cochere.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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received

date entered

Continuation sheet

Item number 7

Page 1

The interior also remains virtually unaltered. The ground floor features an entrance hall with adjacent parlor and dining room, as well as a kitchen to the rear. Access to the stairs is by way of the front entry hall and the porte cochere entrance. Exhibiting molded newel posts and clusters of turned wooden balusters, four per tread, the double-run staircase shelters an inglenook beneath the intermediate landing, and is complete with a tile-faced, coal-burning fireplace, bench, and bookcase. The second floor contains bedrooms which branch off the stair hall, and another stair leads up to the third-floor attic.

A one-and-a-half-story, wood-frame carriage house stands in its original location just north of the Franklin residence, although the Academy's service-entrance driveway separates the two structures. Square in plan, the carriage house features an intersecting gable roof and broad eaves with supporting Stick-style brackets. The broad, shingled gable ends are particularly noteworthy. Quarry-faced stone columns divide the front entrance into three bays. This space was originally open, with two large carriage doors and a smaller door behind the columns. The interior has been altered, and little of the original detailing remains. The carriage house will continue to be used for educational purposes.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1891, 1894 **Builder/Architect** James Riely Gordon, architect

Statement of Significance (in one paragraph)

Built in 1891 for a prominent San Antonio attorney, the Thomas H. Franklin House at 105 East French Place is a rare example of a transitional Queen Anne-Shingle style residence in San Antonio and stands as an important architectural landmark in the locally designated Monte Vista Historic District. James Riely Gordon designed the two-story, wood-frame residence, and Eugene Davis was the contractor. Gordon, a San Antonio architect who later moved to New York, is well known for his public buildings, many of which are listed in the National Register (e.g., the Wise County and Bexar County courthouses), but the Franklin House represents one of Gordon's relatively few residential designs. Stylistically, the Franklin House is unusual not only for the Monte Vista neighborhood, which displays numerous examples of Queen Anne and Classical Revival residences, but for the entire city as well. Standing virtually unaltered but in only fair condition, the Franklin House is situated on the campus of San Antonio Academy and will hopefully soon be rehabilitated for use as administrative offices for the school.

Thomas H. Franklin was born in Ascension Parish, Louisiana, on March 4, 1854, the son of George Anson and Mary J. Clifton Franklin. Franklin was admitted to the bar in 1874 in Louisiana, but came to Texas in 1876. During his distinguished legal career, which spanned five decades, Franklin was an outstanding supporter of law enforcement in Texas. He was a senior member of the law firm of Denman, Franklin, and Denman, and served as president of the Texas State Bar Association. In later years he limited his practice to civil law, but his earlier career as a prosecutor attracted the attention not only of Texas governors, but also of President Grover Cleveland. Cleveland appointed him special prosecutor to investigate election-law violations, and later to prosecute several people charged with train robberies in Texas. Franklin was active in local and national civic affairs and was a member of numerous social organizations. He married Marianna Jackson on January 18, 1883, and they had two children: a son who died as a young man and a daughter, Marianna Catherine, who married Col. W.L. Hart. Thomas Franklin died on March 23, 1932.

On March 21, 1890, Thomas H. Franklin, with the intent of erecting a new house, purchased a lot at the northeast corner of East French Place and Main Avenue, and during the next year contracted Eugene Davis to build the house which James Riely Gordon had designed. Three years later, Franklin added a porte cochere and a carriage house. Franklin lived in the massive residence for over 40 years, until his death in 1932.

James Riely Gordon, designer of the house, was a prominent San Antonio architect during the late 1800s. Born in Virginia in 1863, but raised in San Antonio, Gordon is best known for his Romanesque Revival county courthouses throughout the state. Many of these extant masonry structures are listed in the National Register and include the courthouses for Wise, Ellis, Fayette, Gonzales, Victoria, Hopkins, Lee, and Comal

San Antonio
Historical Society

9. Major Bibliographical References

National Register Nomination for T. H. Franklin House submitted by Dorothy McKinley and Mary Everett, January 1980, filed at Texas Historical Commission in Austin, Tx. University of Texas at Austin, Archives of Architecture Library, data on T.H. Franklin House.

10. Geographical Data

Acreeage of nominated property less than one

Quadrangle name San Antonio East

Quadrangle scale 1:24000

UMT References

A

1	4	5	4	9	1	2	0	3	2	5	7	8	4	0
Zone		Easting				Northing								

B

Zone		Easting				Northing							

C

Zone		Easting				Northing							

D

Zone		Easting				Northing							

E

Zone		Easting				Northing							

F

Zone		Easting				Northing							

G

Zone		Easting				Northing							

H

Zone		Easting				Northing							

Verbal boundary description and justification

Portion of lots A1, Block 0 NCB 1723: begin northeast POB 93.75' along East French Place; North right angle 301.87' along fence line; west right angle 93.75' to Main Avenue; South right angle 301.87' to POB.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	code
-------	-----	------	--------	------

state	code	county	code
-------	------	--------	------

11. Form Prepared By

name/title Dorothy McKinley/Mary Everett (edited by David Moore)

organization San Antonio Academy (Texas Historical Commission) date March 1981

street & number 117 East French Place (P.O. Box 12276) telephone 512-733-7331 (512-475-3094)

city or town San Antonio (Austin) state Texas

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature [Signature]

title State Historic Preservation Officer date 12 March 1984

For NPS use only	<u>Determined Eligible</u>	DOE/OWNER OBJECTION
I hereby certify that this property is included in the National Register		
<u>[Signature]</u>	Keeper of the National Register	date <u>4/27/84</u>
Attest:	<u>[Signature]</u>	date <u>5/22/86</u>
Chief of Registration	<u>Owner objection withdrawn</u>	

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Item number

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Page

1

counties. The majority of his projects in Texas involved public, institutional and commercial buildings, but the Franklin House represents an important and rare example of one of his residential designs. After moving to New York in 1902, Gordon began to specialize almost exclusively in public buildings, and worked on the staff of the Architect of the Capitol. He was supervising architect for the construction of the United States Post Office, Court House, and Customs House in San Antonio, and also designed the Capitol at Phoenix, Arizona. Highly respected with his peers, Gordon served for 13 terms as president and chairman of the board of directors of the New York Society of Architects, and was made honorary president of that organization.

F.M. Conlon bought the house in 1932, and his wife taught piano lessons in the house to students of St. Mary's Hall. In 1941, Franklin's daughter and son-in-law purchased the house and lived there until July 1944, when they sold it to Saint Mary's Hall for \$25,000. The residence became a dormitory for senior girls. San Antonio Academy, a private school for boys, acquired ownership of the property in 1969. Plans for the structure are to employ the house for administrative offices for the school and for apartments for faculty members, an excellent example of adaptive reuse.

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Franklin, Thomas H., House
Bexar County
TEXAS

DOE - owner objection
DOE/OWNER OBJECTION

MAR 20 1984

Substantive Review

Working No. _____

Fed. Reg. Date: _____

Date Due: 5/4/84

Action: ACCEPT 4-27-84

RETURN _____

REJECT _____

Federal Agency: _____

- resubmission
- nomination by person or local government
- owner objection
- appeal

Determined Eligible

Substantive Review: sample request appeal NR decision

Reviewer's comments:

*excellent nomination
interior is significant, too.*

Recom./Criteria Eligible
 Reviewer Grubben
 Discipline Historic
 Date 4/27/84
 _____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

7. Description

Condition

- excellent
- good
- fair

- deteriorated
- ruins
- unexposed

Check one

- unaltered
- altered

Check one

- original site
- moved date _____

Describe the present and original (if known) physical appearance

- summary paragraph *- excellent*
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

Period _____ Areas of Significance—Check and justify below

Specific dates _____ Builder/Architect _____

Statement of Significance (*in one paragraph*)

- summary paragraph - *excellent*
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification _____

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

____ national ____ state ____ local

State Historic Preservation Officer signature _____

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____

86001135-

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

Franklin. Thomas H., House
Bexar County
TEXAS

Working No. APR 21 1986
Fed. Reg. Date: 2/3/87
Date Due: 5/22/86 - 6/5/86
Action: ACCEPT 5-22-86
 RETURN
 REJECT
Federal Agency: _____

Entered in the
National Register

*owner objection
withdrawn*

- resubmission
- nomination by person or local government
- owner objection
- appeal

Substantive Review: sample request appeal NR decision

Reviewer's comments:

Recom./Criteria _____
Reviewer _____
Discipline _____
Date _____
_____ see continuation sheet

Nomination returned for: _____ technical corrections cited below
_____ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category _____ Ownership _____ Status _____ Present Use _____
Public Acquisition Accessible

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? yes no

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- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

8. Significance

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Specific dates _____ Builder/Architect _____

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- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

UTM References _____

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

_____ national _____ state _____ local

State Historic Preservation Officer signature

title _____ date _____

13. Other

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: _____



Franklin, Thomas H., House

105 E. French Place, San Antonio, Bexar County, Texas

Photo by David Moore, March 1982; neg. on file with
David Moore, 3107½ Tom Green, Austin, Texas

Front facade; camera facing northeast

Photo 1 of 6



Franklin, Thomas H., House

105 E. French Place, San Antonio, Bexar County, Texas

Photo by David Moore, March 1982; neg. on file with
David Moore, 3107½ Tom Green, Austin, Texas

West elevation; camera facing east

Photo 2 of 6



Franklin, Thomas H., House

105 E. French Place, San Antonio, Bexar County, Texas

Photo by David Moore, March 1982, neg. on file with
David Moore, 3107½ Tom Green, Austin, Texas

Northwest oblique; camera facing southeast

Photo 3 of 6



Franklin, Thomas H., House

105 E. French Place, San Antonio, Bexar County, Texas

Photo by David Moore, March 1982; neg. on file with
David Moore, 3107½ Tom Green, Austin, Texas

Northeast oblique; camera facing southeast

Photo 4 of 6



Franklin, Thomas H., House

105 E. French Place, San Antonio, Bexar County, Texas

Photo by David Moore, March 1982; neg. on file with
David Moore, 3107½ Tom Green, Austin, Texas

Detail of front porch; camera facing southwest

Photo 5 of 6



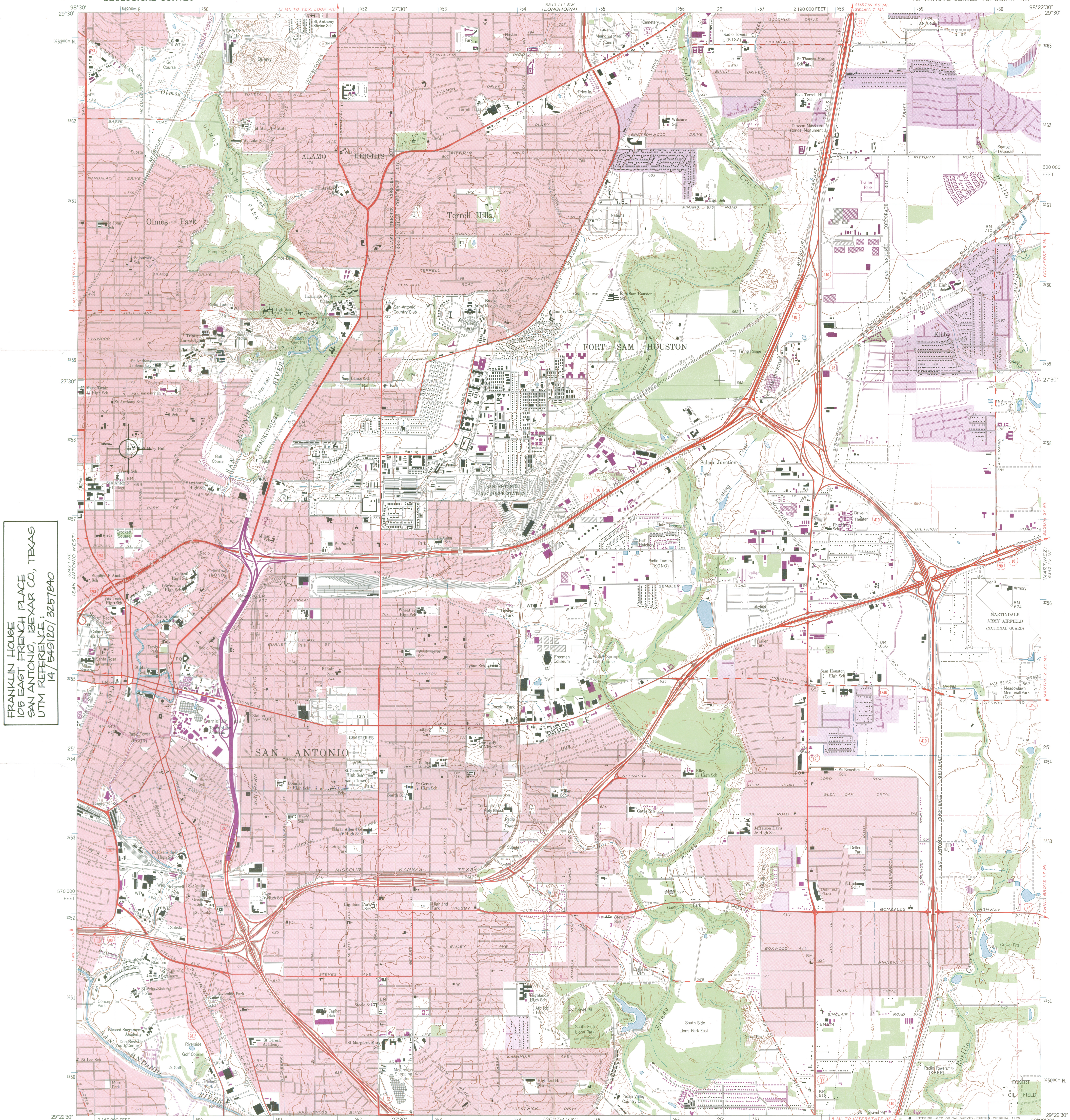
Franklin, Thomas H., House

105 E. French Place, San Antonio, Bexar County, Texas

Photo by David Moore, March 1982; neg. on file with
David Moore, 3107½ Tom Green, Austin, Texas

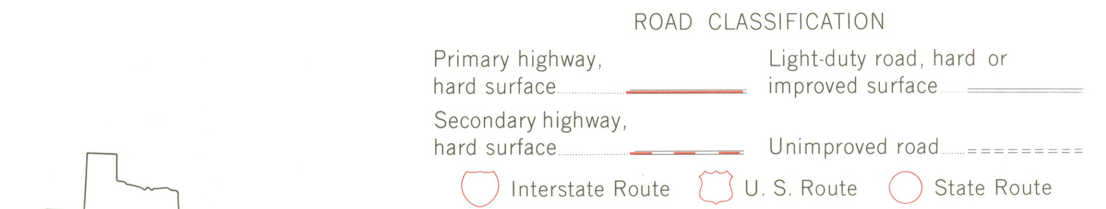
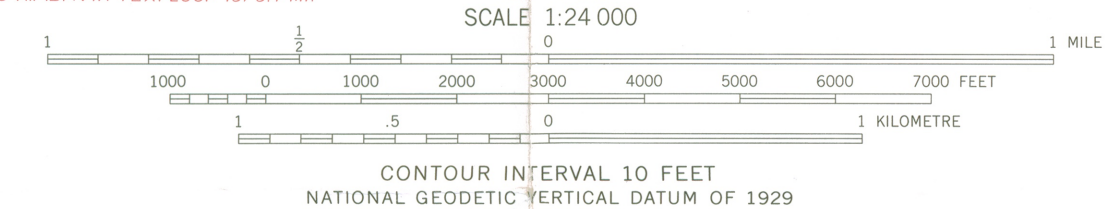
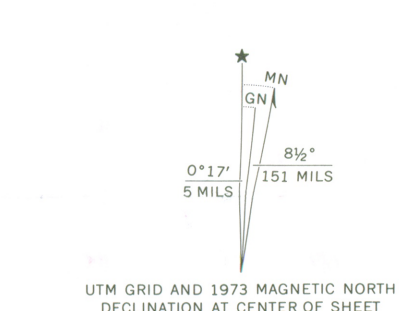
Southwest oblique of carriage house; camera facing
northeast

Photo 6 of 6



FRANKLIN HOUSE
105 EAST FRENCH PLACE
SAN ANTONIO, BEXAR CO, TEXAS
UTM REFERENCE: 14T 549120 / 3257840

Mapped by the Army Map Service
Edited and published by the Geological Survey
Control by USGS, NOS/NOAA, and USCE
Topography by photogrammetric methods from aerial photographs taken 1952. Field annotated 1953. Revised by Geological Survey from aerial photographs taken 1966. Field checked 1967.
Polyconic projection. 1927 North American datum
10,000-foot grid based on Texas coordinate system,
south central zone
1000 metre Universal Transverse Mercator grid ticks,
zone 14, shown in blue
Red tint indicates areas in which only landmark buildings are shown
Fine red dashed lines indicate selected fence lines
Revisions shown in purple compiled by the Geological Survey from aerial photographs taken 1973. This information not field checked



THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

2998-133

SAN ANTONIO EAST, TEX.
N2922.5-W9822.5/7.5

1967
PHOTOREVISED 1973
AMS 6342 IV NW-SERIES V882



SAN ANTONIO ACADEMY

OF TEXAS • Established in 1886

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JACK WHITE

April 28, 1982

RECEIVED

APR 30 1982

TEXAS HISTORICAL COMMISSION

Mr. Curtis Tunnell
State Historic Preservation Office
P.O. Box 12276
Austin, Texas 78711

Dear Mr. Tunnell:

The decision of our Board of Trustees at a meeting held on April 27, 1982 was not to list the following property on the National Register of Historic Places:

FRANKLIN, THOMAS H., HOUSE
105 East French Place
San Antonio, Bexar County, Texas

We sincerely thank you for the honor and the efforts of the review board.

Sincerely,

W.T. Bondurant, Jr.
President, Board of Trustees

Attested before me this 28th day of April, 1982

Carol W. Phipps
Carol W. Phipps

NOTARY PUBLIC STATE OF TEXAS
MY COMMISSION EXPIRES 2/1/85



SAN ANTONIO ACADEMY

OF TEXAS • Established in 1886

CHANGE DOE to LISTED
Bexar City

Call State
Called 4/22/86
will have Peter Medina
call. Janette
Talk to Opperman?

Ms. Carol Shull
Keeper, National Register of Historic Places
Department of the Interior
National Park Service
P. O. Box 37127
Washington, D.C. 20013-7127

Dear Ms. Shull:

On April 27, 1984, the Thomas H. Franklin House, 105 East French Place, San Antonio, Texas, was determined eligible for listing on the National Register of Historic Places by the State Review Committee of the Texas Historical Commission. The property was not listed on the National Register at the request of the owner, San Antonio Academy.

At this time, the San Antonio Academy would like to petition you, as Keeper of the National Register, to change the status of the building from eligible to listed.

We appreciate your personal attention to this matter. Please do not hesitate to call me if you have any questions.

Very truly yours,

Don Harrell
Chairman, Board of Trustees
San Antonio Academy

Rec'd 4/24/86

DETERMINED ELIGIBLE FOR THE NATIONAL REGISTER

STATE TEXAS

DATE DETERMINED APR 27 1984

Name

Location

Franklin, Thomas H., House

San Antonio
Bexar County

Also Notified

NPS REGIONAL OFFICE: Rocky Mountain
Advisory Council on Historic Preservation
730 Simms Street
Room 450
Golden, Colorado 80401

State Historic Preservation Officer
Mr. Curtis Tunnell
Executive Director
Texas State Historical Commission
P.O. Box 12276, Capitol Station
Austin, Texas 78711

NR/DOE JMS

For further information, please call the National Register at (202)272-3504.

HARRY A. GOLEMON, HOUSTON
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GAY RATLIFF, AUSTIN
VICE-CHAIRMAN
JAMES S. NABORS, SECRETARY
LAKE JACKSON

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MRS. GEORGE ANN CARTER, FORT WORTH



CURTIS TUNNELL
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GALVESTON ISLAND
DR. DAN A. WILLIS, FORT WORTH

TEXAS HISTORICAL COMMISSION

P.O. BOX 12276

AUSTIN, TEXAS 78711

(512) 463-6100

April 28, 1986

Ms. Jeannette Blake
National Register of Historic Places
National Park Service
1100 L Street, N.W.
Washington, D.C. 20013

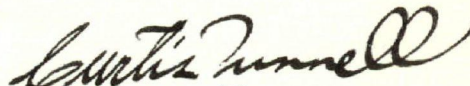
Dear Ms. Blake:

I understand that you have recently received a letter from the Board of Directors of San Antonio Academy indicating that they wish to withdraw their previously stated objection to the listing of the Thomas Franklin House at 105 East French Place on the National Register of Historic Places. This historic structure, which is owned by San Antonio Academy, was nominated to the Register in 1984, but as there was owner objection, the property was determined as eligible for listing.

I wish to endorse the request of the San Antonio Academy to have the property officially listed. The house is a rare and intact example of the residential work of James Riely Gordon, one of the state's most important 19th century architects, and the restoration of the house is to be completed with the assistance of the San Antonio Conservation Society.

If you should have any questions concerning the listing of the Thomas Franklin House, please feel free to contact me or John C. Ferguson of my staff.

Sincerely,


Curtis Tunnell
Executive Director

CT/JF/mm

DATE *April 28, 1986*

TELEPHONE REPORT

TIME OF CALL *11:50* AM

1. CALL TO: FROM (Name)

John Ferguson

2. ADDRESS (Tel. No. if needed)

SHPD office

3. SUBJECT, PROJECT NO., ETC.

Thomas H. Franklin House

4. DETAILS OF DISCUSSION

letter from owner withdrawing objection and approval to list property on National Register. Approval given by John Ferguson over phone, and acknowledging his receiving of same letter from owner. Will send letter from SHPD ~~stating~~ stating that owner requested property to be listed.

called back at 12:10

NAME OF PERSON PLACING/RECEIVING CALL

Jeanette

TITLE

SST

OFFICE

National Register