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) 53-55 Landers 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 53-55 Landers St. City: San Francisco Zip: 94114

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

e. Other Locational Data: Assessor's Parcel Number (Map, Block, Lot): 3544-024

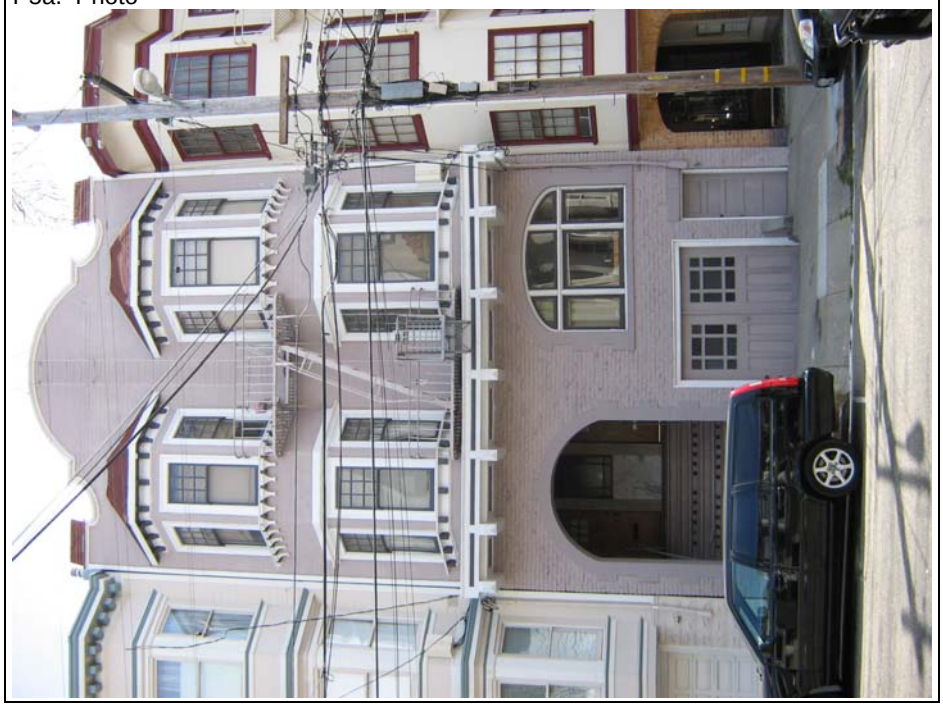
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

53-55 Landers St. is located on a 25' x 125' lot on the east side of Landers Street, between 14th and 15th Streets. Built in 1909, 53-55 Landers St. is a 4-story, wood frame, 5 unit, multiple family residential building designed in the Mission Revival style. The rectangular-plan building, clad in flush wood siding and brick veneer, is capped by a flat roof. The primary façade faces west and is 2 bays wide. The first level, clad in painted brick, features an integral garage and secondary entrance in the right bay and an arched entry with recessed stairway in the left bay. The second floor, also clad in painted brick, features a recessed entry porch in the left bay and an elliptical arched casement and center fixed-sash windows in the right bay. The recessed entry includes a marble base, wood paneling, and two glazed wood doors. The second floor is capped by a projecting intermediate cornice with oversized jette. The upper two floors are clad in flush wood siding and are characterized by bay windows with double-hung, wood sash. The windows at the third floor have rafter tails at the sill. The windows at the fourth floor have corbelled sills and hipped roofs with rafter tails at the cornice. The primary façade terminates in a shaped false parapet with coping. 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

P5a. Photo



P5b. Photo: (view and date)
View from west
8/24/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1909
SF Assessors Office

*P7. Owner and Address:
Jon H & Yamashita Mic Kouba
c/o Jon Kouba
1130 Filbert St
San Francisco, CA

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

*P9. Date Recorded:
8/24/2006

*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) 53-55 Landers Street

B1. Historic Name 65 Landers Street

B2. Common Name 53-55 Landers Street

B3. Original Use multi-unit residential B4. Present Use: multi-unit residential

* B5. Architectural Style

*B6. Construction History

53-55 Landers Street was constructed in 1909. A single car garage has been inserted at the first story.

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

*B8. Related Features none

B9a. Architect unknown . Builder unknown

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

Period of Significance 1906-1929 Property Type multi-unit residential Applicable Criteria 1 & 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/flats) 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 that the property is eligible for listing in the California Register under Criterion 2 (Important Persons) or Criterion 4 (Information Potential).

Criterion 1:

53-55 Landers Street was constructed in 1909 on a vacant lot as a three-story building containing three flats. The identified first owner of the building was Victor Stanquist, a partner in the firm Stanquist & Forbes Concrete Construction. At the close of 1909, Victor Stanquist conveyed the building to his wife Hannah Stanquist. Victor Stanquist lived nearby at 63 Landers Street. (continued)

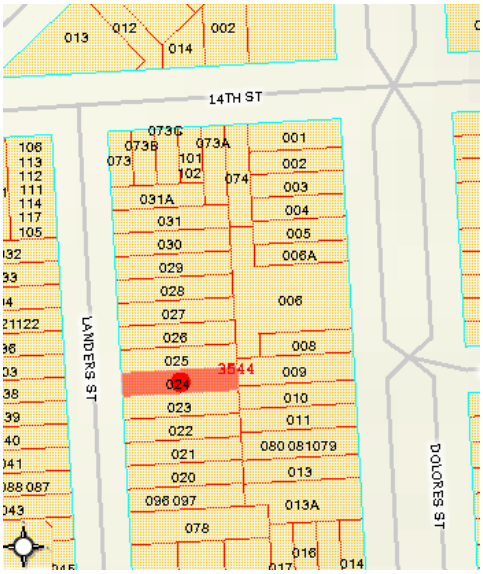
B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007
Edwards Abstracts, 5/10/1909
Sanborn Maps, http://www.nps.gov/prsf/historyculture/mission-revival.htm

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 1910, there were three families recorded as renters: Joe Endelatz, a saloon keeper, and his wife; Charles Anderson, a shoe dealer, and his family and three lodgers; and William Parker, a machinist, and his wife and two lodgers. In 1920, Charles Anderson was still a renter here, as well as two other new families. In 1923, Hannah Stanquist sold the building to Charles Anderson. In 1930, Anderson and his family continued to reside at this address, as did two other renting families. Through 1950, descendants of Charles Anderson were still at this address, as well as various new renters.

The Eureka Valley/Castro neighborhood survived the Earthquake largely intact, and escaped the ravages of the resultant fire completely. The still-rural district filled an important role after the disaster, supplying much of the milk, vegetables, and meat consumed by homeless refugees filling the city's parks. As refugees began seeking permanent housing, the neighborhood quickly lost its semi-rural nature and became crowded with residential housing development. The rapid construction of cottages, flats and multi-unit residential buildings characterized the neighborhood after 1906. The 1909 construction date of 53-55 Landers Street, coupled with its building typology, location and similarity with the buildings directly around it clearly reflect its association with this broad historical trend of residential development.

Criterion 3:

Although there is no architect of record for 53-55 Landers Street, the relatively sophisticated design suggests that the building was constructed by an experienced builder, possibly the original owner Victor Stanquist of Stanquist & Forbes Concrete Construction. The Eureka Valley neighborhood was largely developed by Scandinavian-born builders like Stanquist.

The Mission Revival style grew from the desire to reflect California's indigenous design influences—namely the Spanish and Mexican-era missions - rather than importing design influences from the East Coast. By the early 1900s, the Mission Revival style was popular throughout the western United States, in part due to the recent Panama-California Exposition in San Diego in 1915. Features associated with the Mission Revival style include broad overhanging eaves, shaped parapets, arched entries and windows, and exposed rafters. Cladding is usually either stucco and/or clinker brick or flush wood siding like 53-55 Landers. 53-55 Landers Street retains sufficient character-defining features to accurately convey the aesthetic and historic sense of the Mission Revival style and its method of construction.

Integrity:

53-55 Landers Street appears unaltered, retaining all of its character-defining features, including its four-story height and rectangular massing, horizontal flush wood siding, arched entry porch with recessed stairway, marble base, wood paneling, and two glazed wood doors; elliptical arched, wood-sash window groups; projecting intermediate cornice with oversized arcuated moldings, canted bay windows with double-hung, twelve-over-one wood sash windows, rafter tails at the sills and corbelled sills, and a shaped false parapet with coping. The building retains the following aspects of integrity: design, materials, setting, location, feeling, association, and workmanship.

Conclusion:

53-55 Landers Street appears eligible for listing in the California Register under Criterion 1 (Event) and Criterion 3 (Design/Construction) as a well-preserved example of a Mission Revival-style residential/flats building constructed in the Eureka Valley/Castro neighborhood during the 1906 Earthquake and Fire and Reconstruction period of significance. The building clearly expresses its association with a broad pattern of San Francisco history, and embodies the distinctive characteristics of its type, period and method of construction.

Additionally, 53-55 Landers Street has been identified as a contributing property located in the Mission Dolores Neighborhood Association survey area, adopted by the San Francisco Historic Preservation Commission on March 17, 2010.

(continued)

B10: Significance (continued)

Character Defining Features:

Character-defining features include four-story height and rectangular massing, horizontal flush wood siding, arched entry porch with recessed stairway, marble base, wood paneling, and two glazed wood doors, elliptical arched wood-sash window group, projecting intermediate cornice with oversized jette moldings, canted bay windows with double-hung, twelve-over-one wood sash windows, rafter tails at the sills and corbelled sills, and a shaped false parapet with coping.