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 2 *Resource name(s) or number (assigned by recorder) 59 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 Location: ☐ Not for Publication ☒ Unrestricted *a. County: San Francisco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: 59 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): 3544-023

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

59 Landers Street is located on a 25' x 125' lot on the east side of Landers Street between 14th and 15th Streets. Built in 1923, 59 Landers Street is a 4-story, reinforced concrete, 6-unit, multiple-family dwelling. The rectangular-plan building, clad in stucco with brick veneer, sits on a reinforced concrete, slab foundation and is capped by a flat roof with a metal chimney. The primary façade faces west and is 3 bays wide. The right bay of the ground floor features an arched tunnel entry to a detached garage at the rear of the lot. A secondary entry is set on the left side of the arch and has a paneled, glazed door. The left bay features an identical arch to a recessed, paneled porch with a glazed, wooden door with sidelights. A single arched window with divided casement sash is set between the entries. The upper 3 stories are clad in smooth stucco and are generally characterized by bay windows in the outer composed of eight-over-eight, double-hung, wood-sash with lug sills. The center bay has single, flush windows with four-over-four, wood, double-hung sash. The primary façade terminates in an entablature with projecting cornice. 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 west
8/24/2006

*P6. Date Constructed/Age and Sources: ☒ Historic
1923
SF Assessors Office

*P7. Owner and Address:
Carl Hillman
101 Shawnee Avenue
San Francisco, CA 94112

*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)

Ground floor of 59 Landers Street.

Tunnel entry to 59 Landers Street.

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DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI No.

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 3CS

Page 1 of 2 *Resource Name or # (Assigned by recorder) 59 Landers Street

B1. Historic Name 59 Landers Street

B2. Common Name 59 Landers Street

B3. Original Use Residential/Apartment Building B4. Present Use: Residential/Apartment Building

* B5. Architectural Style Mediterranean Revival

*B6. Construction History
59 Landers Street was constructed in 1923.

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

*B8. Related Features none

B9a. Architect unknown . Builder day labor

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

Period of Significance 1906-1929 Property Type Residential/Apartment Building Applicable Criteria 1

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

Criterion 1:

59 Landers Street was constructed by day labor in 1923 for Victor Stanquist, a principal at the concrete construction firm of Stanquist and Forbes. In 1931, the Stanquist family sold the property to Theo and Anna Hillman. Theo Hillman was a chauffeur who resided on Folsom Street, and the Hillmans apparently used this building as rental income. (continued)

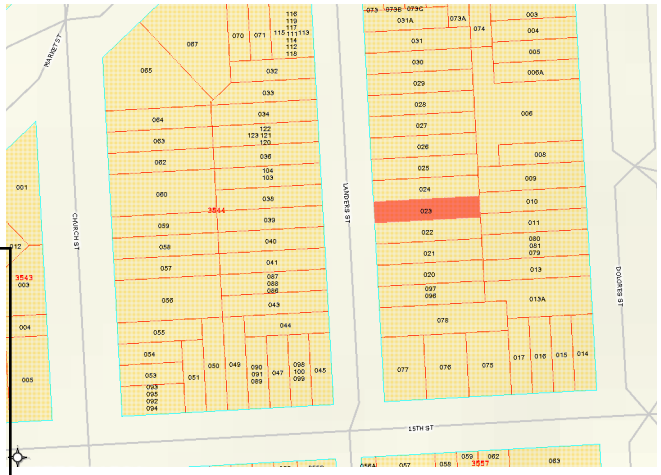
B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References: Historic Context Statement, Market & Octavia Neighborhood Plan Area, Page & Turnbull, Inc. July 20, 2007
Sanborn Maps, San Francisco City Directories, San Francisco Block Books,

(Sketch Map with north arrow required.)

B13. Remarks

*B14. Evaluator Kelley & VerPlanck
*Date of Evaluation 5/1/2010



(This space reserved for official comments)

B10: Significance (continued)

In 1953, the City Directory lists tenants Mrs. B. F. Bass, accountant Robert Tjepkes and his wife Harriet, butler Alfred Schmid and his wife Eleanor, Yellow Cab dispatcher Opha Thompson, M. A. McKenzie, and Jessie Hunter at this address.

Prior to construction of the extant building, this lot had long stood vacant, as described on both the 1899 and the 1914 Sanborn maps. The lot was part of a larger parcel owned by Stanquist, who also constructed 53-55 Landers Street in 1909 and who resided at 63 Landers Street. The building was constructed as an apartment building, a use pattern which it retains today.

Eureka Valley escaped destruction in the aftermath of the 1906 Earthquake and Fire, mostly limited to brick chimneys and foundations. 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. However, the pastoral days of Eureka Valley came to an end in the following period as thousands of earthquake refugees began purchasing lots and erecting cottages, flats, and small apartment buildings in the steadily urbanizing area. Eureka Valley experienced a sharp upturn in building activity between 1906 and 1914. The momentum continued after the completion of the Municipal Railway's J-Church streetcar line in 1917 and Twin Peaks Tunnel in 1918.

59 Landers Street is an example of an apartment building, a building type widespread in the survey area during the first decades of the twentieth century. Apartment buildings are generally located on a large lot with an arrangement of multiple living units on each floor, all accessed through a common lobby. The majority of apartment buildings constructed at this time were designed in Revival styles, including Classical, Mission, and Spanish Colonial Revival, as well as Craftsman style.

The 1923 construction date of 59 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.

Integrity:

59 Landers Street does not appear to have undergone any substantial alterations since its 1923 construction. The building retains integrity of association, feeling, workmanship, design, materials, location and setting.

Conclusion:

59 Landers Street appears eligible for listing in the California Register of Historic Resources under Criterion 1 (Events) as a well preserved and intact example of an apartment building constructed in the Eureka Valley/Castro area during the 1906 Earthquake and Fire and Reconstruction period of significance. The building retains sufficient integrity to express its association with this broad pattern of San Francisco history.

Additionally, 59 Landers Street has been identified as a non-contributing property located in the Mission Dolores Neighborhood Association survey area, adopted by the San Francisco Historic Preservation Commission on March 17, 2010.

Character Defining Features:

Character defining features include four-story height and rectangular massing, stucco and brick veneer cladding, arched garage entry and arched recessed paneled entry porch with a glazed, wooden door with sidelights, triple-height canted bays featuring eight-over-eight, double-hung, wood-sash windows with lug sills, and an entablature with a projecting cornice.