

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
CHR Status Code: _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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Resource Name or #: (Assigned by recorder) 2000 - 2016 FILLMORE ST

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Francisco

*b. USGS Quad: San Francisco North, Californi Date: 1995

c. Address: 2000 - 2016 FILLMORE STREET City: San Francisco ZIP 94115

d. UTM Zone: Easting: Northing:

e. Other Locational Data: Assessor's Parcel Number 0653 017

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

2000 - 2016 Fillmore Street is located on a 87.5' x 81' lot on the northeast corner of Fillmore and Pine streets. Built in 1928, 2000 - 2016 Fillmore Street is a 3-story with mezzanine, wood frame, mixed use building designed in the Mediterranean Revival style. The rectangular-plan building, clad in scored stucco, is capped by a flat roof. The foundation is concrete. An integral garage is located on the east side of the south façade at the first story level.

The primary façade faces west. The building features 2 commercial units with 2 commercial entrances on the first floor, and 14 residential units above with 1 residential entrance on the first floor. Seven structural bays make up the storefront level. The commercial entries are located at the north and south sides of the primary façade on Fillmore Street, and feature a partially glazed wood door and a glass door, respectively. The storefront of the northern commercial unit consists of fixed, plate glass in wood sashes with metal framed glass awnings above; multi-light, fixed, wood sash clerestory windows with spindled mullions and stained glass are located at the top of each structural bay.(continued)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple Family Property, HP6. 1-3 Story Commercial Building

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

P5a. Photo



P5b. Description of Photo:

View of the primary façade, looking northeast. 11/14/2007

*P6. Date Constructed/Age:

Historic Prehistoric Both

1928 SF Assessor's Office

*P7. Owner and Address

OSADA WM & LOUISE PARTNERSH
WILLIAM OSADA
2280 PINE ST 105
SAN FRANCISCO CA 94115

*P8. Recorded By:

Page & Turnbull, Inc., MEG
724 Pine Street
San Francisco, CA 94108

*P9. Date Recorded: 11/14/2007

*P10. Survey Type:

Reconnaissance - Level 1

*P11. Report Citation: (Cite survey report and other sources, or enter "None")

Japantown Better Neighborhood Plan

*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):

*Recorded By: Page & Turnbull, Inc., MEG

*Date Recorded: November 2007 Continuation Update

***P3a: Description (continued):**

The southern commercial unit features plate glass windows in metal sashes, which are surmounted by multi-light, fixed, wood sash clerestory windows with spindled mullions, located at the top of each structural bay. The structural bays are divided by chamfered pillars with scalloped tops. A molded beltcourse separates the first story of the building from the upper stories. Four angled bay windows span the second and third stories of the primary facade. Upper story windows are primarily one-over-one, vinyl sashes with molded trim. Sculpted decorative wall panels are located below each window on the angled bay windows. The primary facade terminates in a parapet adorned with a corbeltable, diamond tiles, a pent roof covered in clay tile, and an unadorned parapet wall. The tops of the bay windows continue upward, interrupting the cornice and the pent roof. They terminate in a simple coping and a small finial.

The south facade features the residential entry to the building. The residential units are accessed by fully glazed, wood double doors with molded trim, side lights, and a glazed fanlight. The recessed entry has an elaborately shaped, arched opening and features tiled flooring, arched wall moldings and patterned grillwork on the door, fanlight, and side lights. Elaborately sculpted spandrel panels are located above the arched opening. The ornamentation described on the primary, Fillmore Street facade continues on the secondary facade, which includes four angled bay windows. A storefront window for the southernmost commercial unit is located at the west side of the south facade and a secondary entry, consisting of a partially-glazed, paneled, wood door within a recessed vestibule is located between the residential entry and integral garage.

The building appears to be in good condition.



Detail of the residential entry on the south facade, looking northeast.
Source: Page and Turnbull

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 7R

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*Resource Name or # (assigned by recorder) 2000-2016 Fillmore Street

___ B1. Historic name: Osada Apartments
 ___ B2. Common name: 2000-2016 Fillmore Street
 ___ B3. Original Use: Mixed-use; apartments over retail
 ___ B4. Present use: Mixed-use; apartments over retail
 ___ *B5. Architectural Style: Mediterranean Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)
 1928: 16-unit mixed-use apartment building constructed. 1932: Fire damage repaired. 1965: Improvements made to ground floor commercial space. 1968: Two apartments merged, resulting in 15-unit capacity. 1977: Double-hung, wood-sash windows replaced with double-hung, aluminum-sash windows. 1980: Interior remodeling and addition completed.

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

*B8. Related Features: None.

B9a. Architect: H.G. Stoner b. Builder: Lavoy Realty Co.

*B10. Significance: Theme Cultural community development Area: Japantown, San Francisco, California
 Period of Significance 1949 - present Property Type Mixed-use Applicable Criteria N/A
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The subject building was constructed in 1928. Prior to 1928, the current lot consisted of two parcels. In 1894, Isaac Harris owned the corner parcel, which featured a one-story commercial building fronting on Fillmore Street that contained a row of five shops, including a saloon and a restaurant. The parcel to the east was owned by Emeline Moreland North and featured a two-story residential flats building that faced Pine Street. Emeline North was a widowed school teacher and does not appear to have lived in the flats building. By 1901, Harris' property had been sold to Eugene Legallet, a Frenchman who resided in Oakland and owned a tannery. Around 1920, Emeline North's property was deeded to her son, John G. North, and in 1927, ownership of the property was transferred from North's estate to Blanche Sanders, Eugene Legallet's eldest daughter. In 1928, Blanche Sanders sold the property to her mother, Maria Legallet, who owned the corner property that was originally under her husband's name, thus bringing the two parcels into common ownership. The two parcels were probably merged at this time, and the subject building was constructed that year. The original building permit indicates that the building was designed by an architect named H.G. Stoner; however, no biographical information on Stoner was found.
(continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple family property, HP6. 1-3 story commercial bldg., HP36. Ethnic minority property (JA)

***B12. References:**

The Japanese American Directory, San Francisco: The Japanese American News, Inc., 1941.
 Japantown Task Force, *Images of America: San Francisco's Japantown*. San Francisco: Arcadia Publishing, 2005. (continued)

B13. Remarks:

*B14. Evaluator: Caitlin Harvey, Page & Turnbull/
Matt Weintraub, SF Planning Department

*Date of Evaluation: May 2009

(This space reserved for official comments.)



B10. Significance (continued)

A newspaper notice from October 11, 1949 notes that, upon the death of Maria Legallet, the subject property (including furniture) was transferred to Satomi and Kuniye Koga for the sum of \$75,000. The Kogas then quickly sold the property to Joe T. and Amy Osada in October 1949. Sisters Satomi and Kuniye were also associated with the property at 1745-1752 Sutter Street around this time, though they resided at 1795 Sutter Street. This suggests that they dealt in speculative real estate transactions in addition to their jobs as stenographer for the State Department of Employment and grocer, respectively. The property at 2000-2016 Fillmore Street is still owned by the Osada family; thus, the Osada ownership is the longest in the history of the building and of the property. Information on residents of the building was not found; however, historic U.S. census rolls, which are made public 70 years after the date of a census, may provide information when available. In 1950, a large furniture store operated in the corner shop space and at least one shop in the building was a Japanese American business, Rene Miyake Real Estate, until 1960. After that, the entire ground floor appears to have been occupied by Golden State Mutual Life Insurance Company, until a bookstore and café moved into the commercial spaces in 1980.

The continuous ownerships of the former lots and current property at 2000-2016 Fillmore Street by various absentee owners of European American ethnicity until 1949, and the subsequent transfer of ownership to a Japanese American family, illustrates trends in property ownership and use that occurred in the Japantown neighborhood. The change in property ownership to the Osadas, through the Kogas, in 1949 also reflects patterns of postwar resettlement, as Japanese Americans sought to reestablish themselves and their community. The fact that the property's first Japanese American owners were American-born and purchased the property during the postwar resettlement period is also indicative of historic difficulties faced by Japanese who were not able to own property due to laws like the Webb-Heney Alien Land Act, which was in effect from 1913 to 1956 and made it illegal for "aliens ineligible for citizenship" to own property or hold it in trust for eligible children.

The Osada Apartments at 2000-2016 Fillmore Street retains a high level of integrity of association, as it is still used as a mixed-use building with apartments over retail, as it was designed. The building retains integrity of location, having never been moved, and its integrity of setting is also high, as the commercial nature of Fillmore Street has remained relatively unchanged since the initial development of the neighborhood. The building retains a high level of integrity of design, materials, workmanship, and feeling, since few major alterations have been made.

The Osada Apartments at 2000-2016 Fillmore Street does not appear to be eligible for individual listing in the National Register of Historic Places, California Register of Historical Resources, or for local listing. The building's known associations with the Japanese American community began in 1949 and persist to the present day through the Osada family's ownership. In addition to over 50 years of Japanese American ownership, the property is associated with patterns of changing ownership that are reflective of broader community and cultural history. However, the building displays no obvious association to its history as a Japanese American owned property during the post resettlement period, continuing in Osada family ownership to the present. Also, the demographics and social history of the building's residents and tenants are relatively unknown. The property may reflect historic trends as part of a historic district that is based upon the social and cultural history of Japantown; however, documentation of such a potential district has not been completed. The status code of 7R assigned to this property means that it was identified in reconnaissance-level survey but a final evaluation was not determined. Further research into the feasibility of a potential historic district may be required in order to fully evaluate the property. This property was not assessed for its potential to yield information important in prehistory or history, per National Register Criterion D.

B12. References (continued)

Pease, Ben. San Francisco's Japantown and Western Addition maps; 1910, 1920s, 1940, 1948-49, 1956-59, 1972, 2004.

Sanborn Fire Insurance Maps: 1893, 1899, 1913, 1950.

San Francisco Assessor's Office, sales ledgers.

San Francisco Japantown Better Neighborhood Plan Historic Context Statement, 2009.

San Francisco Block Books: 1894, 1901, 1906, 1909.

San Francisco City Directories.

San Francisco Department of Building Inspection, permit records and plans.

United States Federal Census records.