State of California - The Resource DEPARTMENT OF PARKS AND		Primary # HRI #		
PRIMARY RECORD		Trinomial		
	Other Listings		:	
	Review Code	Reviewe	r Date	
Page ¹ of ⁴	Resource Name or #:	(Assigned by recorder) 20	18 BUSH ST	
P1. Other Identifier:				
*P2. Location: Not for Pub *a. County: San Francisco	lication 🗹 Unrestric	eted		
*b. USGS Quad: San Francis	co North, Californi Da	te: <u>1995</u>		
c. Address: 2018 BUSH STF	REET	City: San Franc	sisco ZIP 94115	
d. UTM Zone: Eastir	ng: I	Northing:		
e. Other Locational Data: A				
*P3a. Description: (Describe reso	urce and major elements. I	nclude design, materials, condi	tion, alterations, size, setting, and boundaries)	
2018 Bush Street is located on a 34' x 137.5' lot on the north side of Bush Street, between Webster and Buchanan streets. Built circa 1880, 2018 Bush Street is a 2-story, wood frame, single family house designed in the Italianate style. The rectangular-plan building, clad in wood channel drop siding, is capped by a gable roof. The foundation is not visible. A 3-car garage addition is located in front of the main façade at the street level. It is topped by a deck surmounted by a wood balustrade. At the east side of the garage, brick stairs lead from the sidewalk to the deck.				
The primary façade faces south. The main entry is located at the west side of the primary façade, and features partially-glazed, paired, wood double doors with molded trim and a glazed segmental arch transom. The recessed entry has a segmental arch opening and is located beneath a bracketed hood surmounted by a scroll cut balustrade with urns. A two-story angled bay window is located on the east side of the main façade. The primary window type is a one-over-one, double-hung, wood sash with a segmental arch opening and molded trim. (continued)				
*P3b. Resource Attributes: (List	attributes and codes)	HP2. Single Family Propert	y	
*P4. Resources Present: 🗹 Bu	ilding 🗌 Structure 🗌 C	bject Site District	Element of District	
P5a. Photo			P5b. Description of Photo:	
			View of primary fadcade, looking north. 11/7/2007	
i.e.		一个一个一个	*P6. Date Constructed/Age:	
	TEN		✓ Historic □ Prehistoric □ Both	
			ca.1880 Sanborn Fire Insurance Map	
			*P7. Owner and Address	
		The state of the s		
The state of the s	III La Santa La Carallan			
A	WY You have the		*P8. Recorded By:	
			Page & Turnbull, Inc., DL 724 Pine Street	
			San Francisco, CA 94108	
		Least Co.	*P9. Date Recorded: 11/7/2007	
	THE REAL PROPERTY.		*P10. Survey Type:	
*P11. Report Citation: (Cite surv	ey report and other source	s or enter "None")	Reconnaissance - Level 1	
Japantown Better Neighborhood P	lan	<u>.</u>	_	
*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	n Record	:		
DPR 523 A (1/95)			*Required Information	

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

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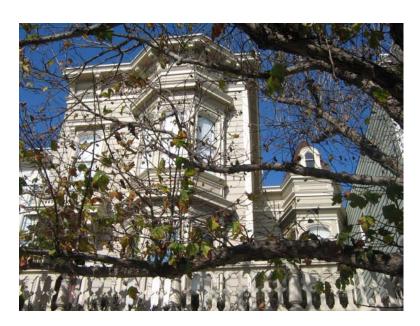
*Recorded By: Page & Turnbull, Inc., DL *Date Recorded: November 2007 ✓ Continuation □ Update

*P3a: Description (continued):

The bay window is decorated with wall panels, spandrel panels, colonettes, intermediate cornices adorned with dentils. A second story window located above the main entry is trimmed with paneled trim, spandrel panels, and a bracketed hood. The primary façade terminates in a parapet adorned with a paneled frieze and a bracketed cornice. A vent pipe protrudes from the roof.

A two-story porte cochere, surmounted by a tower projects from the east façade. The porte cochere at the first story level has an arched passageway surmounted by a keystone. An angled bay window supported by brackets is located at the second story level and extends upward to become the tower. A round headed dormer featuring a round arched, one-over-one, double-hung window flanked by pilasters, protrudes from the hexagonal roof of the tower. The porte cochere projection and east façade exhibit the same materials, fenestration, and ornamental elements as the primary façade.

The building appears to be in good condition.



Detail showing upper portion of the primary façade. Source: Page and Turnbull

DPR 523 L (1/95) *Required Information

State of California — The Resources Agency **DEPARTMENT OF PARKS AND RECREATION**

Primary #	
HRI#	

BUILDING STRUCTURE AND OBJECT RECORD

DOILDII	10, 011100	TORE, ARD ODOLOT	RESORB		
			*NRHP Stat	us Code 7R	
Page 3	of <u>4</u>	*Resource Name or # (as	ssigned by recorder)	2018 Bush Street	
B1.	Historic name:	Seibi Ryokan , Yamaguchia Hote	el		
B2.	Common name:	None	<u> </u>		
B3.	Original Use:	Single-family dwelling			
		Multiple-family dwelling			
*B5.	Architectural Styl	le: Italianate			
	Constructed. 1895:	construction date, alterations, and date Towered porte-cochere added, r		and second story added. Ca. 1910: Rear ell	
*B7. Mov	ved? ⊠No □'	Yes □Unknown Date:	Original	Location:	
*B8. Relate	d Features: None.				
B9a. Arch	nitect: Unknown		b. Builde	er: Unknown	
*B10. Signif	icance: Them	e Cultural community developn	nent Area: Ja	oantown, San Francisco, California	
Period of Si			perty Type	Residential Applicable Criteria A/1	
(Discuss impo	rtance in terms of hist	torical or architectural context as define	ed by theme, period, a	nd geographic scope. Also address integrity)	
property was for approxim biographical Benson's ow probably aro ownership w Lillian Wilson 1956 and so Knill. Little b Various arch	s owned by P. F. B nately 10 months I information was foundership, the house and 1895. The reasere transferred to Jn. In 1954, the project on sold the propertiographical informa	tenson, who maintained ownership between 1918 and 1919, but the bund on P.F. Benson, though he re's towered porte-cochere was act addition was enlarged again cit losephine Dalleas, James P. Finner perty was sold to Dewey and Lecty to Robert C. Dickenman. In 1964 ation was revealed about any of the that the building was used through the street of the street of the street owners.	o through 1927. Lyoney resold the property have been Paraded and the rear area 1910. Sometime agan, and Frank Mola Wilson. Gerald 65, it was sold to Johese owners, and	re-story ell at the rear. As early as 1894, the sell and Dorothea L. Wood owned the property berty to P.F. Benson after this period. Little rick F. Benson, a lawyer from Ireland. During addition was enlarged in footprint and height, se between 1919 and 1927, various shares of orel. In 1943, full ownership was transferred to L. and Sally G. Antipa became the owners in the Papa, and the following year to Herbert L. none appear to have resided at the property as a rental property and inhabited primarily by	
B11. Additi	onal Resource Attri	ibutes: (List attributes and codes)	HP3. Multiple fam (JA)	ily property, HP36. Ethnic minority property	
*B12. Refere	onces.				
The Japanes		ory, San Francisco: The Japanese			

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.)



DPR 523B (1/95) *Required information

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*Recorded by: Page & Turnbull	*Date	May 2009 🔀 Continuation	on 🗌 Update

B10. Significance (continued)

Around the 1910s, the subject building served as the Seibi Ryokan, a Japanese inn. The name Seibi is not verified by any archival evidence, but the inn may have been given a family name or the name of a Japanese hometown, as was common practice. This use as a Japanese hotel – likely one that functioned as a residential hotel or boarding house – is substantiated by U.S. census records from 1920 and 1930, which indicate that the house was occupied by a number of Japanese Americans. In 1920, two families and four single lodgers lived in the building. Duds Komatu, who was apparently the hotel's proprietor, lived there with his wife and two sons. The Sakamoto family and four single lodgers also lived at the property for a total of 11 residents. Their occupations included teaching at a Japanese Mission (probably Morning Star School), cooking for private households, and working at a laundry. In 1930, the Komatus were no longer in residence and no proprietor is listed for the property. Four families and three single lodgers (a total of 15 people) lived at the house. Their occupations included a house cleaner, servants, cooks, and a candy maker. In 1941, there were 12 Japanese American residents at the property, which was then known as the Yamaguchia Hotel. By 1950, the house was designated as a "Japanese Tenement," indicating that it remained as affordable housing with minimal amenities for a number of Japanese Americans at that time. However, by 1953, the building featured six apartments, none of which were occupied by Japanese Americans. This situation continued through at least 1980.

The continuous ownership of 2018 Bush Street by absentee owners of European American ethnicity and its long-time occupation by Japanese American residents illustrates a pattern of property ownership and use common throughout the Japantown neighborhood in the early and mid-20th century. This was related to the inability of many Japanese 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 property's use as a hotel (likely a residential hotel or boarding house) or tenement also reflects the settlement patterns and housing needs of the Japanese American working class community. Many of the residents of this building worked as laborers, servants, or in blue collar jobs and accordingly resided in high-density tenement-like conditions. The designation of the property as a "tenement" in 1950 was an early indicator of the reputation that Japantown and the greater Western Addition would later acquire as a blighted neighborhood ripe for urban renewal.

2018 Bush Street is still used as a multiple-family residence; however, it displays no obvious association with its historic use as a Japanese hotel or tenement. Today, the building appears to contain only two residential units, which is not comparable to the high-density residential use it served previously. The building retains integrity of location and setting, having never been moved from the residential neighborhood in which it is located. The building retains integrity of design, materials, workmanship, and feeling, since it appears to have undergone few alterations since its early history.

Though it is associated with general historic trends and cultural and demographic development in Japantown, 2018 Bush 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. As the longstanding residence of multiple Japanese American working-class families, 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.