

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) 2158 PINE ST

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Francisco

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

c. Address: 2158 - 2162 PINE ST

City: San Francisco

ZIP 94115

d. UTM Zone: Easting: Northing:

e. Other Locational Data: Assessor's Parcel Number 0652 067

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

2158 Pine Street is located on a 25' x 137.5' lot on the north side of Pine Street, between Buchanan and Webster streets. Built in 1875, 2158 Pine Street is a 2-story, wood frame, residential flats building designed in the Italianate style, but heavily altered. The rectangular-plan building, clad in smooth stucco, is capped by a flat roof.

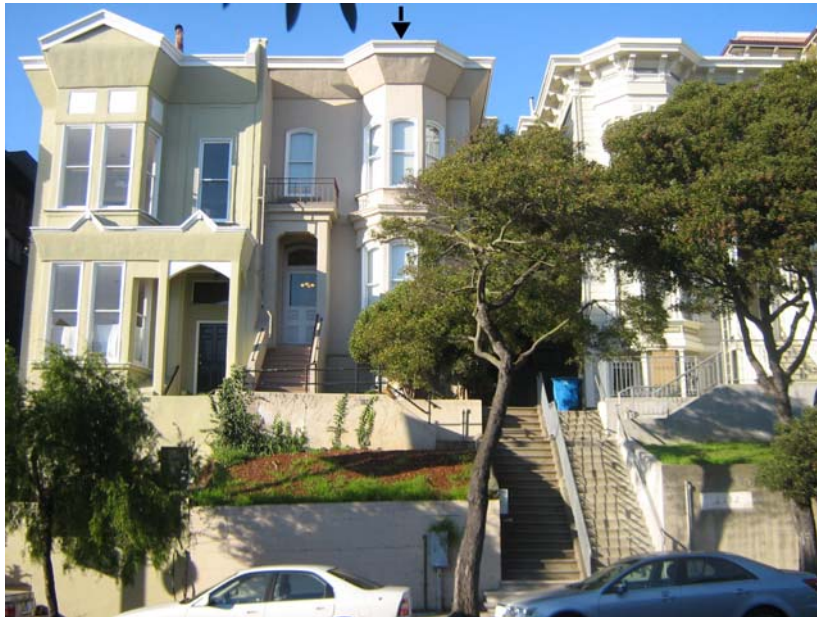
The primary façade faces south. The primary entry features a partially glazed, paneled wood door with a glazed transom. The entry is set under a portico with an arched opening. The primary window type is a double-hung, wood sash in a segmental arch opening. The primary façade features a two-story angled bay. The façade terminates in an outward flare of the upper wall where the original cornice has been covered with stucco. A molded coping is located at the roofline.

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. Description of Photo:

View of primary facade, looking north. 11/8/2007

*P6. Date Constructed/Age:

Historic Prehistoric Both

1875 SF Assessor's Office

*P7. Owner and Address

MCPHERSON PEL L & DENISE MUR
2158 PINE ST #12

3AN FRANCISCO CA 94115

*P8. Recorded By:

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

*P9. Date Recorded: 11/1/2007

*P10. Survey Type:

Reconnaissance - Level 2

*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):

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 7R

Page 2 of 3

*Resource Name or # (assigned by recorder) 2158 Pine Street

___ B1. Historic name: Catholic Japanese Mission
 ___ B2. Common name: None
 ___ B3. Original Use: Single-family dwelling
 ___ B4. Present use: Residential flats
 ___ *B5. Architectural Style: Italianate, altered

*B6. Construction History: (Construction date, alterations, and date of alterations)
 1875: Constructed. 1921: Porch and moldings repaired. 1944: Building subdivided into 6 apartments. 1959: Concrete retaining wall installed at front of lot. 2007: Windows replaced. Ca. 2007: Stucco applied, ornamentation removed or covered, and other modifications made.

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

*B8. Related Features: None.

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Cultural community development Area: Japantown, San Francisco, California

Period of Significance 1913 – ca.1915 Property Type Residential Applicable Criteria A/1

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The house at 2158 Pine Street was constructed in 1875. According to the 1894 Block Book, it was located on the west half of a double-wide lot owned by Catherine E. Sandman. A second house (2152 Pine Street) with an identical mirrored plan to the subject house, also probably built in 1875, was located on the east side of the lot. From 1901 to 1920, the property was owned by John Bollman, Catherine Sandman's brother. John Bollman was from Alaska and worked as the president of the Bollman & Kroger cigar manufacturing company. Census records indicate that John, his other sister Julia Franetta, and her children lived at neighboring 2152 Pine Street and rented the subject house at 2158 Pine Street. In 1900, Elias Bienenfeld and his children lived at the subject property. Bienenfeld was a widower from Austria with five grown children. His two sons worked as civil engineers. By 1910, 2158 Pine Street was occupied by James C. Hunt, an English silversmith, and his wife and daughters.

Then, in 1913, Father Albert Breton founded a Catholic church in the house at 2158 Pine Street. The church would eventually become the St. Francis Xavier Church, now located at 1801 Octavia Street. Breton's church functioned as a Japanese mission from its earliest days and its establishment was an outgrowth of a similar Japanese mission in Los Angeles. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple family property; HP16. Religious Building, HP36. Ethnic minority property (JA)

***B12. References:**

The Japanese American Directory, San Francisco: The Japanese American News, Inc., 1941.
 Japantown Task Force, Data Sheet: St. Francis Xavier Church, 12/19/04. (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)

The Maryknoll Catholic Japanese Mission in Los Angeles, established a year earlier by Father Breton, who spoke Japanese, had been the first of its kind in the country. Breton considered other West Coast cities such as San Diego, Sacramento, Seattle, and Vancouver, British Columbia, before he relocated temporarily to San Francisco to establish the second Japanese mission in Japantown. Father Breton visited the San Francisco mission monthly until Jesuits from St. Ignatius College agreed to take over the church, with Father Julius Egloffstein serving as the Japanese-speaking pastor until his death in 1921. With growing membership, the congregation left the house at 2158 Pine Street sometime between 1913 and 1918 for a new location in another residential building at 2011 Buchanan Street (now 2015-2017 Buchanan.) The short term of occupancy at 2011 Buchanan Street ended in 1918 when the church relocated again, this time to its permanent site at Pine and Octavia Streets, which was secured by Jesuit scholastic Pius Moore, who later served as president of the University of San Francisco in the 1920s. At the new site, the congregation became St. Francis Xavier Church and Morning Star School.

After the brief but important period of use as Father Breton's Japanese Catholic mission, the property at 2158 Pine Street was sold into new ownership. John Bollman sold the property to Mark Casner and his wife, Cannie. Casner is listed as a saw collector and clerk and does not appear to have ever lived at the subject property. In 1941, Casner sold the property to grocer Eugene Borelli. Within three months, Borelli sold the property to Alice Amaya, a laundress who also never resided at the property. Within another three months, Amaya sold the property back to Borelli, who maintained ownership until 1949, when he sold it to Murray J. and Alice A. Dickson. The building was subdivided into six apartments in 1944.

In 1950, the double-wide lot was split in two and both parcels sold to Michael Dobrynin. In 1953, the house at 2158 Pine Street was occupied only by Mrs. Willie C. Ponder. The apartments were variously occupied, but never by Japanese American residents. In 1986, the property was sold to Antonio and Rita Castellucci and Guisepe and Maria Castellucci.

Father Breton's Japanese Catholic Mission at 2158 Pine Street was associated with the Japanese American community from 1913 until some time before 1918. It was the second such mission to be established in the U.S. and was the original church from which St. Francis Xavier Church, which is now an active religious and cultural entity in Japantown, and Morning Star School, grew. The property's religious use is not readily apparent, due to the fact that it was designed as a single-family dwelling. It was later subdivided into apartments in the 1940s and now functions as a residential flats building. It retains a moderate degree of integrity of association with its historic use as a Japanese Catholic mission operating out of a 19th century house. The building retains integrity of location and setting, since it has never been moved from the residential environment in which it was constructed. The building lacks integrity of design, materials, and workmanship in relation to its condition when it was built and served as a Japanese Catholic mission, due to major alterations made in recent years. The property retains a moderate level of integrity of feeling, since its cultural significance is not entirely related to physical fabric, but also to setting, location, and association.

Father Breton's Japanese Catholic Mission at 2158 Pine 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 has important associations with the Japanese American community as the original location of a significant religious and cultural organization from 1913 to sometime before 1918; other buildings in the neighborhood have similar associations (such as the residential building at 2011 Buchanan Street and those at the current site of St. Francis Xavier Church and Morning Star School). The current Church building, a purpose-built edifice, individually represents its cultural identity and association with the Japanese American community, while the subject property at 2158 Pine Street lacks obvious associations to its specific cultural history. 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)

- Japantown Task Force, *Images of America: San Francisco's Japantown*. San Francisco: Arcadia Publishing, 2005.
- "Of Japanese Catholics in America: Briefs and Timeline. Internet:
<http://www.discovernikkei.org/dj/nikkeialbum/files/filemanager/public/active/48/19-F%20JA%20Cath%20Timeline%2013pp.DOC>.
- 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.