

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 5

Resource Name or #: (Assigned by recorder) 2178 - 2182 BUSH 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 Location: Not for Publication Unrestricted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: 2178 - 2182 BUSH STREET City: San Francisco ZIP 94115

d. UTM Zone: Easting: Northing:

e. Other Locational Data: Assessor's Parcel Number 0660 017

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

2178 - 2182 Bush Street is located on a 27' x 77.5' lot on the north side of Bush Street, between Fillmore and Webster streets. Built circa 1900, 2178 - 2182 Bush Street is a 3-story, wood frame, mixed use building designed in the Classical Revival style. The rectangular-plan building, clad in wood channel drop siding, is capped by a gable roof. The primary façade faces south. The foundation is concrete. Terrazzo steps lead up to the residential entry from the sidewalk.

The building features 1 commercial unit with 1 commercial entrance on the first story, and 2 residential units above with 2 residential entrances on the second story. The recessed, paneled commercial entry is located at the east side of the primary façade, and features a paneled wood Dutch door. The storefront consists of fixed, plate glass, wood sash windows with molded trim. (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 primary façade, looking north. 11/7/2007

*P6. Date Constructed/Age:

Historic Prehistoric Both

ca.1890 Sanborn Fire Insurance Map

*P7. Owner and Address

MURTHA LYNDA R
1909 STOCKTON ST

SAN FRANCISCO CA 94133

*P8. Recorded By:

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

*P9. Date Recorded: 11/7/2007

*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., DL

*Date Recorded: November 2007 Continuation Update

*P3a: Description (continued):

The residential units are accessed by two paneled, wood doors with molded door surrounds and glazed transoms. The paneled, recessed residential entry is flanked by engaged turned posts and brackets. Two angled bay windows are located on the main façade. The east bay window spans the second and third stories and the west bay window is located only at the third story level. Upper story windows are one-over-one, double-hung, vinyl sashes and single-light, fixed wood sashes. The bay windows are decorated with dentiled intermediate cornices, wall paneling and medallion ornaments. A rectangular opening with a spindlework wood screen in the upper portion is located at the second story level and opens into the entry porch. It is also surrounded by eared trim and button ornaments. The primary façade terminates in a parapet adorned with a paneled frieze and a box cornice decorated with dentils and brackets.

The building appears to be in good condition.



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



Detail of first story storefront.
Source: Page and Turnbull



Detail of residential entrances on second story.
Source: Page and Turnbull

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6Z

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*Resource Name or # (assigned by recorder) 2178-2182 Bush Street

___ B1. Historic name: None
 ___ B2. Common name: None
 ___ B3. Original Use: Single-family residence
 ___ B4. Present use: Mixed-use; flats over shop
 ___ *B5. Architectural Style: Stick, altered

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Ca. 1880: Constructed. Ca. 1895: Outbuilding demolished and addition made to rear. Ca. 1910: Converted to two flats, one-story shop addition constructed. 1916: New front steps added. 1925: Front of building built out over shop to street line, foundation added under shop, front steps moved back out of street, and bay windows added to front façade. 1948: Floor leveled for use as dance studio. 1983: Entry awning added. 1987: Third dwelling unit on ground floor removed. 1994: Foundation extended.

*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 N/A 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 circa 1880 (or earlier) as a two-story flat-front dwelling. Annie Gould owned the property by 1894. By 1901, the property was owned by Ellen Butz; it was transferred to her daughter, Pauline Butz, by 1906. Neither woman appears to have resided at the subject property, and both are listed as housewives or housekeepers, living on their "own income," throughout their lives.

By 1909, the property was owned by Morris Abrahams, a tailor. Abrahams owned the property until 1929 and lived there for at least part of that time. Around 1910, the building was converted from a single-family dwelling to residential flats, and a one-story shop was added to the front of the building to house Abrahams' tailor shop. In 1925, the front of building was built out over the shop and bay windows were added to the front façade. (continued)

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

***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.)



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

Primary# _____

HRI # _____

Trinomial _____

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*Resource Name or # (Assigned by recorder) 2178-2182 Bush Street

*Recorded by: Page & Turnbull

*Date May 2009

Continuation Update

B10. Significance (continued)

Bruno Barsotti owned the property from 1929 to 1940, during which time it appears to have been used as a rental property. In 1940, Barsotti sold the property to M. Edelman, who quickly transferred it to the Title Insurance & Guarantee Co. Rose M. Lanza acquired the property soon afterwards in 1941. Because Ms. Lanza lived on Fillmore Street in 1940, she may not have resided at the subject property.

In 1948, the ground floor shop space was cleared to accommodate a dance studio. In 1953, the building was occupied by Melvin Johnson and a business known as the People's Association. By 1955, Venancio Estoque and Juan J. Pascual resided in the flats and Cora's Matinee Café occupied the shop space. Ann Estoque resided at 2180 Bush Street from 1950 to 1977, while the other flat was occupied by various tenants (none were Japanese American). Various businesses such as Johnson's Custom Upholstering, Allen's TV Service, and New Horizons Boutique were also located in the ground floor shop between 1955 and 1980. One source appears to indicate that the building was the Omura Apartments in the late 1950s. Omura is a city in the Nagasaki prefecture, in southern Japan, and the name may be indicative of a proprietor or residents' hometown. Many residents of Japantown hailed from Nagasaki, and the naming of boarding houses and other businesses after the owner's Japanese place of origin was common practice. However, no archival information is available to support the reference to the property as the Omura Apartments.

In 1963, the property was transferred to Anchor Realty. The next extant sales record indicates that it was sold to William O. and Shirley Nicol in 1981. During this year, various shares of the property were also distributed to Joseph R. and Oralie B. Enos, Aron and Eva Paul, Thomas N. Baker, and Glenn W. and Esther L. Groff. In 1982, the entire property was sold to Lawrence M. Spergel, who sold it to Robert C. and Mary E. Voss in 1986. In 1987, the illegal third dwelling unit located behind the shop was removed, leaving two dwelling units and enlarging the shop space. In 1994, the shop was converted from use as an art gallery to its present use as a dog grooming shop.

Thought it was originally designed as a single-family dwelling, 2178-2182 Bush Street was altered prior to 1913 as a mixed-use building featuring flats over a shop, then a front addition in 1925 resulted in a new façade and changed relationship to the site. It therefore does not retain integrity of association for any particular period or property type. The building retains integrity of location, since it has never been moved. Its integrity of setting is also high, as the residential neighborhood in which it is located and the commercial nature of nearby Fillmore Street have remained relatively unchanged since the initial development of the neighborhood. The building has diminished integrity of design, materials, and workmanship, due to series of major alterations to the building's form and configuration that have occurred over the years. Likewise, it does not maintain integrity of feeling because periodic, cumulative alterations have resulted in overall loss of historic character.

2178-2182 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. It lacks any known historical and/or cultural significance, and its diminished physical integrity appears to disqualify architectural significance. The status code of 6Z assigned to this property means that it has been determined ineligible for listing in the National Register of Historic Places, in the California Register of Historical Resources, and for local listing. 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.