

PRIMARY RECORD

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
CHR Status Code: \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

P1. Other Identifier:

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Francisco

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

c. Address: 2020 BUSH ST

City: San Francisco

ZIP 94115

d. UTM Zone: Easting: Northing:

e. Other Locational Data: Assessor's Parcel Number 0661 005

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

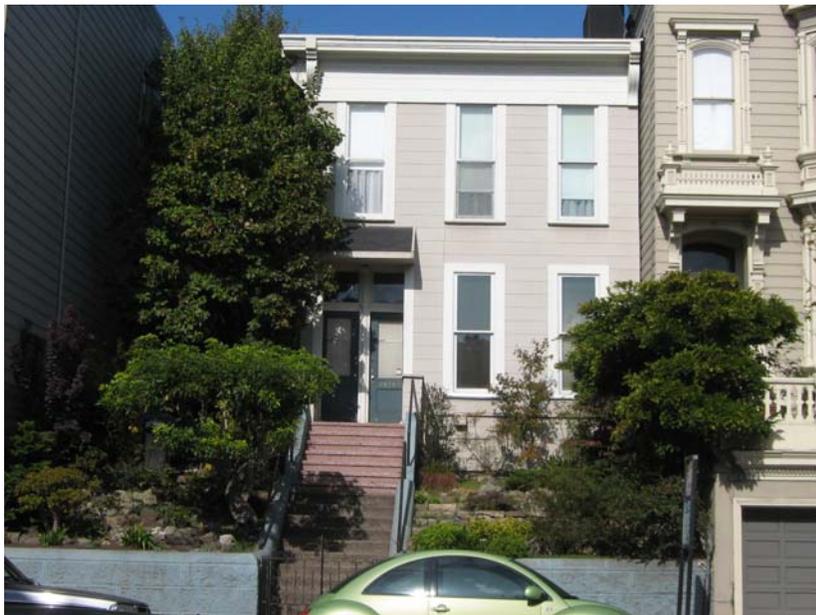
2020 Bush Street is located on a 34' x 137.5' lot on the north side of Bush Street, between Webster and Buchanan streets. Built prior to 1893, 2020 Bush Street is a 2-story, wood frame, residential flats building designed in the Flat Front Italianate style, though altered. The rectangular-plan building, clad in wood channel drop siding, is capped by a flat roof. The foundation is not visible. The building is set back from the street, and terrazzo steps with metal railings lead to the primary entrance from the sidewalk. A concrete retaining wall borders the front of the lot and encloses a landscaped garden.

The primary façade faces south. The building includes 2 residential units with 2 entrances on the first floor. The main entry is located at the west side of the primary façade, and features two partially glazed, paneled wood doors with molded trim and glazed transoms. There is a colonette between the entry doors. The entry is covered by a pent roof hood. The primary window type is a one-over-one, double-hung, wood sash surrounded by wide, flat wood trim. The primary façade terminates in a wide frieze and projecting cornice, which is supported by large brackets at either side of the façade. A vent pipe chimney protrudes from the roof. 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 the primary façade, looking north. 11/7/2007

\*P6. Date Constructed/Age:

Historic  Prehistoric  Both

c. 1890 Sanborn Fire Insurance Maps

\*P7. Owner and Address

KIMURA HISAKO B  
2020 BUSH ST

SAN FRANCISCO CA 94115

\*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):

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*NRHP Status Code 7R

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\*Resource Name or # (assigned by recorder) 2020 Bush Street

\_\_\_ B1. Historic name: None  
 \_\_\_ B2. Common name: None  
 \_\_\_ B3. Original Use: Residential flats  
 \_\_\_ B4. Present use: Residential flats  
 \_\_\_ \*B5. Architectural Style: Flat-Front Italianate, altered

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

Ca. 1890: Constructed. 1925: Sun porch added to rear. 1946: Wood steps replaced with terrazzo. 1954: Asbestos siding installed on front façade. 1983: Fireplaces replaced.

\*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 ca.1918 – ca. 1991 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 subject building was constructed circa 1890, and has always functioned as a residential flats building containing two dwelling units. At least as early as 1894, the property was owned by George C. Sneider, a German insurance broker who does not appear to have resided at the property. By 1901, ownership of the property had transferred to Sneider's mother, Ann E. Sneider, who did live at the property until at least 1910. Oscar Fleil, a music teacher, is listed as a boarder and probably occupied the second flat in the building. While one source indicates that the subject building was the Keihin Ryokan (a Japanese inn) around 1910, archival research revealed no evidence of this use, and U.S. census records indicate that Ann Sneider and Oscar Fleil were residing at the property around that time.

In 1939, the property was transferred from the estate of Emma Sneider – George Sneider's wife – to her brother, Otto P. Jungblut, the manager of a billiard and pool hall. Jungblut soon sold the property to Chiyo Nonaka, whose family resided at 2020 Bush Street as early as 1918. Chiyo's father Frank Masakazu Nonaka was the proprietor of Nonaka Co., an import/export business. Chiyo's mother Setsu and her sister Hisa also lived at the house. (continued)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Multiple family property, 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.)



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) 2020 Bush Street

\*Recorded by: Page & Turnbull

\*Date May 2009

Continuation

Update

**B10. Significance (continued)**

In 1930, another Japanese American family, Juchiro and Yoneye Yonimoto and their two sons, are listed as residents at 2020 Bush Street in addition to the Nonakas; the Yonimotos probably lived in the second flat. Juchiro worked as a clerk at a market. In 1941, T. Uyeda was living at 2020-A Bush Street. The property appears to have remained in the Nonaka family's ownership through World War II, even though the family was interned at the Abraham internment camp in Utah for the duration of the war.

Sometime between 1913 and 1950, the rear of the house was enlarged into "2 Japanese Flats." From 1953 through 1975, Frank and Setsu Nonaka lived at the property, while various other Japanese American tenants occupied the second unit in the building. In 1987, ownership of the property was transferred to Chiyo Nonaka's mother. Setsu Nonaka died in 1991, and it appears that the property may have been sold to its current owner, Hisako B. Kimura, shortly thereafter. It is still owned by a Japanese American.

The original ownership of 2020 Bush Street by a German family, occupancy by Japanese families during absentee ownership, and subsequent sale to a Japanese American family in 1939 reflect the development of Japantown from a neighborhood inhabited primarily by European Americans to one that supported a large Japanese American population of increasing resourcefulness. The fact that a Japanese American family resided at the property for over two decades before taking ownership under their daughter's name also illustrates the historic difficulties faced by Japanese wanting to own property in the United States. 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 Nonaka family was likely unable to purchase the subject property until their U.S.-born daughter Chiyo, an American citizen, was old enough to own the property in her name. The property's ownership by the Nonaka family through the years of World War II also has some significance, as many Japanese Americans lost possession of their properties when they were interned.

2020 Bush Street is still used as a residential flats building and therefore retains strong integrity of association with its original use. However, it displays no obvious association with its historic use as a Japanese residence. The building retains integrity of location and setting, as it has never been moved from the residential neighborhood in which it was originally constructed. The building retains some integrity of design, materials, workmanship and feeling, although it has undergone alterations that resulted in the removal of some original materials and decorative elements.

Though it is associated with general historic trends and cultural and demographic development in Japantown, 2020 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 longtime residence of a Japanese American family, 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.