

FILE NO. 040859

ORDINANCE NO. 216-04

1 [Ordinance to Designate 165 10th Street, the James Lick Baths/ People's Laundry building, as
2 a Landmark Under Planning Code Article 10.]

3 **Ordinance Designating 165 10th Street, The James Lick Baths/ People's Laundry**
4 **Building, As Landmark No. 246 Pursuant To Article 10, Sections 1004 And 1004.4 Of**
5 **The Planning Code.**

6 Note: Additions are *single-underline italics Times New Roman*;
7 deletions are ~~*strikethrough italics Times New Roman*~~.
8 Board amendment additions are double underlined.
9 Board amendment deletions are ~~strikethrough normal~~.

10 Be it ordained by the People of the City and County of San Francisco:

11 Section 1. Findings

12 The Board of Supervisors hereby finds that 165 10th Street, the James Lick Baths/
13 People's Laundry building, Lot 14 in Assessor's Block 3509, has a special character and
14 special historical, architectural and aesthetic interest and value, and that its designation as a
15 Landmark will further the purposes of, and conform to the standards set forth in Article 10 of
16 the City Planning Code.

17 (a) Designation: Pursuant to Section 1004 of the City Planning Code, 165 10th Street,
18 the James Lick Baths/ People's Laundry building, is hereby designated as Landmark No. 246.
19 This designation has been fully ~~approved~~^{recommended for approval} by Resolution No. 573 of the Landmarks
20 Preservation Advisory Board and Resolution No. 16789 of the Planning Commission, which
21 Resolutions are on file with the Clerk of the Board of Supervisors under File No. 040859
22 and which Resolutions are incorporated herein and made part hereof as though fully set forth.

23
24
25
Supervisor Peskin
PLANNING DEPARTMENT
BOARD OF SUPERVISORS

1 (b) Priority Policy Findings

2 (1) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this
3 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in
4 Planning Commission Resolution No. 16789 recommending approval of this Planning Code
5 Amendment, and incorporates such reasons by this reference thereto. A copy of said
6 resolution is on file with the Clerk of the Board of Supervisors in File No. 040859.

7 (2) Pursuant to Planning Code Section 101.1, this Board of Supervisors finds that this
8 ordinance is consistent with the Priority Policies of Section 101.1(b) of the Planning Code and
9 with the General Plan and hereby adopts the findings of the Planning Commission, as set
10 forth in Planning Commission Resolution No. 16789, and incorporates said findings by this
11 reference thereto.

12 (c) Required Data:

13 (1) The description, location and boundary of the Landmark site encompass the
14 entirety of Lot 14, Assessor's Block 3509, containing the James Lick Baths/ People's Laundry
15 building located on the east side of 10th Street, between Mission and Howard Streets.

16 (2) The characteristics of the Landmark which justify its designation are described and
17 shown in the Landmark Designation Report adopted by the Landmarks Preservation Advisory
18 Board on March 17, 2004 and other supporting materials contained in Planning Department
19 Docket No. 2002.0268L. In brief, the National Register characteristics of the landmark which
20 justify its designation are as follows:

21 Its association with two distinct chains of events, both important to the social history of
22 San Francisco (National Register Criterion A): First, the James Lick Bath period from 1890-
23 1919, which provided a much-needed social service to working-class San Franciscans.
24 Second, the People's Laundry Period from 1920 to 1973, where a socially prominent
25

1 Japanese-American family operated a laundry which was both risky to operate in the 1920s,
2 and served as a spring-board for the immigration of many Japanese into San Francisco.

3 Its association with persons important in Japanese-American history (National Register
4 Criterion B): Matsunosuke Tsukamoto was born in Japan, and was one of the first Japanese
5 to immigrate to California in the 19th Century. He created a business, and began his family in
6 San Francisco before many discriminatory laws were imposed upon him. His son, Keitaro
7 Tsukamoto was one of the first American-born Japanese, and was a veteran of the First
8 World War. He continued his father's laundry business, and together father and son made
9 great contributions to the Japanese-American community in San Francisco and California.

10 It is a significant example, and sole San Francisco survivor, of a rare property type, and
11 distinguished architectural form and style (National Register Criterion C): The rusticated brick
12 design is both interesting for its play of light and shadow, and a mark of high craftsmanship on
13 the part of the mason. The building's complex form is both pleasing and intriguing. The
14 massing of the rear sheds of varying widths and heights, creates a form that is easily
15 understood to represent specific functions of the spaces they enclose. The tower, although
16 set back from the façade, and placed off-center, is a visual landmark for the building.

17 (3) The particular exterior features that should be preserved, or replaced in-kind as
18 determined necessary, are those generally shown in the photographs and described in the
19 Landmark Designation Report, both which can be found in the case docket 2002.0268L,
20 which is incorporated in this designation ordinance as though fully set forth. ^{herein} In brief, the
21 description of the particular features that should be preserved are as follows:

22 The brick bearing walls and steel truss roof construction, exterior volumes and
23 unpainted brick exterior, steel skylights, water tower the sandstone base, tinted façade mortar,
24 bronze plaques on the 10th Street façade "Erected A.D 1890" and "Rebuilt A.D. 1906", sheet
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metal cornices, sandstone parapets on the Grace Street gables, and the arrangement and sizing of windows on the primary and secondary facades, including the tower.

Section 2. The property shall be subject to further controls and procedures, pursuant to this Board of Supervisor's Ordinance and Planning Code Article 10.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: *Sarah Ellen Owsowitz*
Sarah Ellen Owsowitz
Deputy City Attorney

RECOMMENDED:
PLANNING COMMISSION

By: *Lawrence B. Badiner*
Lawrence B. Badiner
ACTING Director of Planning



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails

Ordinance

File Number: 040859

Date Passed:

Ordinance Designating 165 10th Street, The James Lick Baths/People's Laundry Building, As Landmark No. 246 Pursuant To Article 10, Sections 1004 And 1004.4 Of The Planning Code.

August 10, 2004 Board of Supervisors — PASSED ON FIRST READING

Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Gonzalez, Ma, Maxwell, McGoldrick, Peskin, Sandoval

August 17, 2004 Board of Supervisors — FINALLY PASSED

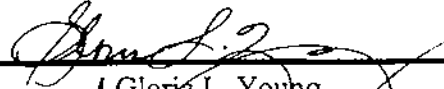
Ayes: 11 - Alioto-Pier, Ammiano, Daly, Dufty, Elsbernd, Gonzalez, Ma, Maxwell, McGoldrick, Peskin, Sandoval

File No. 040859

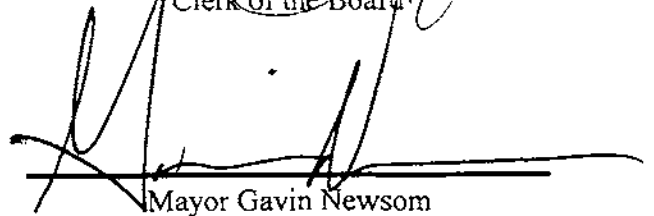
I hereby certify that the foregoing Ordinance
was **FINALLY PASSED** on August 17, 2004
by the Board of Supervisors of the City and
County of San Francisco.

8/25/04

Date Approved



Gloria L. Young
Clerk of the Board



Mayor Gavin Newsom

**DOCKET COPY
DO NOT REMOVE**

Case No. 2002.0268L

**165 10th Street, the James Lick
Baths / People's Laundry Building,
Assessor's Block 3509, Lot 14**

**SAN FRANCISCO
PLANNING COMMISSION
RESOLUTION NO. 16789**

**ADOPTING FINDINGS RELATED TO THE APPROVAL OF THE LANDMARK DESIGNATION
OF 165 10TH STREET, THE JAMES LICK BATHS / PEOPLE'S LAUNDRY BUILDING,
ASSESSOR'S BLOCK 3509, LOT 14 AS LANDMARK NO. 246.**

1. WHEREAS, on October 16, 2002, the Landmarks Preservation Advisory Board (Landmarks Board) established its Landmark Designation Work Program for fiscal year 2002-2003. All eight sites were to be brought to the Landmarks Board for review, comment, and consideration of initiation of landmark designation. Included among the sites was the building at 165 10th Street, the James Lick Baths / People's Laundry, Assessor's Block 3509, Lot 14; and
2. N. Moses Corrette, staff of the San Francisco Planning Department prepared and submitted a draft Landmark Designation Report for 165 10th Street, the James Lick Baths / People's Laundry Building, for the Landmarks Board to consider initiation of the landmark designation of the property; and
3. At its regular meeting of March 17, 2004, the Landmarks Board adopted Resolution No. 573, initiating designation of and recommending to the Planning Commission that they approve the James Lick Baths / People's Laundry Building as Landmark No. 246; and
4. The Planning Commission finds that the James Lick Baths / People's Laundry Building Designation Report describes the location and boundaries of the landmark site, describes the characteristics of the landmark which justifies its designation, and describes the particular features that should be preserved; and therefore meets the requirements of Planning Code Sections 1004(b) and 1004(c)(1). That Designation Report is fully incorporated by reference into this resolution; and
5. The Planning Commission reviewed and endorsed the description, location, and boundary of the landmark site, which is the entirety of Lot 014 in Assessor's Block 3509; and
6. The Planning Commission, in considering the proposed landmark designation employed the National Register Criteria and found that the building at 165 10th Street, the James Lick Baths / People's Laundry is significant under
 - (a) Criterion A (associated with events that have made a significant contribution to the broad patterns of our history) and
 - (b) Criterion B (properties associated with the lives of persons significant in our past) and
 - (c) Criterion C (embodies distinctive characteristics of a type, period, or method of construction, or that represents a significant and distinguishable entity whose components may lack individual distinction); and

The aluminum sash windows and aluminum entry doors are not contributory elements to the building. The corrugated sheet metal roof on the tower is of modern material, installed in 2003, but the choice of material is consistent to the original construction of 1890. The painted sign on the plaster coat at the fifth level of the tower "James Lick Baths", is likewise a replica of the original.

9. The designation of the James Lick Baths / People's Laundry Building meets the required findings of Planning Code Section 101.1 in the following manner:

a. The proposed Project will further Priority Policy No. 7, that landmarks and historic buildings be preserved, such as the designation of the James Lick Baths / People's Laundry Building as City Landmark No. 246. Landmark designation will help to preserve a significant historic resource associated with San Francisco's cultural and architectural history. It is associated with two distinct chains of events, both important to the social history of San Francisco. It is also important for its association with persons important in Japanese-American history. Finally, it is a significant example, and sole San Francisco survivor of a rare property type, and distinguished architectural form and style.

b. That the proposed project will have no significant effect on the other seven Priority Policies: (1) That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced. (2) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods. (3) That the City's supply of affordable housing be preserved and enhanced. (4) That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking. (5) That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced. (6) That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake; (8) That our parks and open space and their access to sunlight and vistas be protected from development.; and

10. The designation of the James Lick Baths / People's Laundry Building is consistent with the following Urban Design Element of the General Plan:

OBJECTIVE 2: CONSERVATION OF RESOURCES THAT PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 4 Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Designating this significant historic resource as a local landmark will further a continuity with the past because the exterior of the building will be preserved for the benefit of

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LANDMARKS BOARD VOTE: 5 - 0

APPROVED: March 17, 2004

PLANNING COMMISSION VOTE: 6-0

APPROVED: May 20, 2004

PROPOSED LANDMARK NO.: 246

HISTORIC NAME	James Lick Baths
POPULAR NAME	People's Laundry
ADDRESS	165 10 TH Street
BLOCK & LOT	Block 3509 Lot 14
OWNER	Mr. K.J. Fehlberg Burns DBA Aspen Creek
ORIGINAL USE	Public bath house and later a laundry
CURRENT USE	Offices of design professionals.
ZONING	Service, Light-Industrial, Residential Mixed-Use District (SLR)

NATIONAL REGISTER CRITERIA

Check all National Register criteria applicable to the significance of the property that are then documented in the report. The criteria checked is (are) the basic justification for *why* the resource is important.

- | | |
|---|---|
| (A) <input checked="" type="checkbox"/> | Association with events that have made a significant contribution to the broad patterns of our history. |
| (B) <input checked="" type="checkbox"/> | Association with the lives of persons significant in our past. |
| (C) <input checked="" type="checkbox"/> | Embody distinctive characteristics of a type, period, or method of construction, or that represent a significant and distinguishable entity whose components may lack individual distinction. |
| (D) <input type="checkbox"/> | Has yielded, or may be likely to yield information important in history or prehistory. |

Period of Significance

The period of significance for the building at 165 10th Street, the James Lick Baths / People's Laundry is 1890-1973.

Integrity

The building at 165 10th Street, the James Lick Baths / People's Laundry retains integrity of location, feeling, design, setting, materials, workmanship and association. A more detailed discussion of integrity is found on **pages 24-26** of this report.

ARTICLE 10 REQUIREMENTS SECTION 1004 (b)**Boundaries of the Landmark Site**

The proposed landmark site includes the footprint of the building at 165 10th Street, the James Lick Baths / People's Laundry, Lot 14 in Assessor's Block 3509.

Characteristics of the landmark that justify its designation

The Landmarks Board reviewed and endorsed the following description of the characteristics of the landmark that justify its designation:

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The building at 165 10th Street, the James Lick Baths / People's Laundry Landmark Designation Report finds that the building at 165 10th Street, the James Lick Baths / People's Laundry is significant under:

Criterion A (*buildings that are associated with the events that have made a significant contribution to the broad patterns of our history*); It is associated with two distinct chains of events, both important to the social history of San Francisco: First, the James Lick Bath period from 1890-1919, there a much-needed social service was provided to working-class San Franciscans. Second, the People's Laundry Period from 1920 to 1973, where a socially prominent Japanese-American family operated a laundry which was both risky to operate in the early years, and served as a spring-board for the immigration of many Japanese into San Francisco.

Criterion B (*Properties associated with the lives of persons significant in our past.*) The building at 165 10th Street is also important for its association with persons important in Japanese-American history. Matsunosuke Tsukamoto was born in Japan, and was one of the first Japanese to immigrate to California in the 19th Century. He created a business, and began his family here before many discriminatory laws were imposed upon him. His son, Keitaro Tsukamoto was one of the first American-born Japanese, and was a veteran of the First World War. He continued his father's laundry business, and together father and son made great contributions to the Japanese-American community in San Francisco and California.

Criterion C (*buildings that embody distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that possess high artistic values.*) The building at 165 10th Street is a significant example, and sole San Francisco survivor of a rare property type, and distinguished architectural form and style. The rusticated brick design is both interesting for its display of light and shadow, and a mark of high craftsmanship on the part of the mason. The building's complex form is both pleasing and intriguing. The massing of the rear sheds of varying widths and heights, creates a form that is easily understood to represent specific functions of the spaces they enclose. The tower, although set back from the façade, and placed off-center, is a visual landmark for the building.

Description of the particular features that should be preserved

The building at 165 10th Street, known as James Lick Baths and People's Laundry is an important structure in San Francisco's cultural and architectural history. It is associated with two distinct chains of events, both important to the social history of San Francisco. It is also associated with persons important in Japanese-American history. Finally, it is a significant example, and sole San Francisco survivor of a rare property type, and distinguished architectural form and style. Specific features to be preserved are listed on **page 26** of this report

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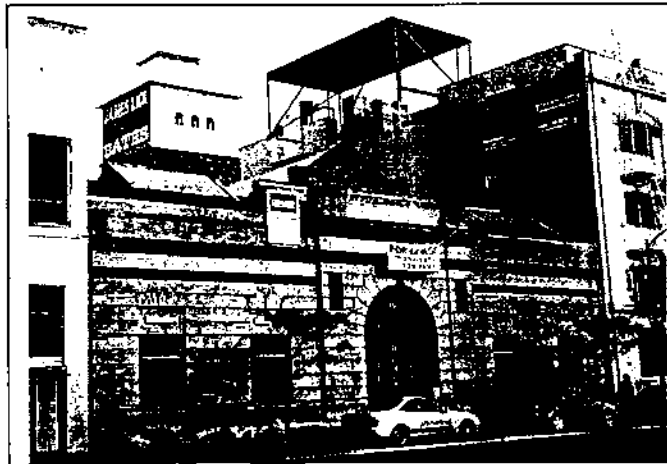
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DESCRIPTION

The building at 165 10th Street has a rectangular plan. The building covers the rectangular lot fully, with a primary facade on 10th Street and a secondary façade on Grace Alley. There are several discrete elements that compose the building's form, they relate to the original plan, and are articulated by function. The front block of the building is parallel to 10th Street, and consists of a single story with full mezzanine. It originally contained the office, and separate waiting rooms for men and women on the ground floor, and a portion of the caretaker's residence on the mezzanine. The rear portions of the building are arranged perpendicular to the street. The rear portion is divided into three unequal sections. The northern section spans half the width of the lot, and is a single story, covering the old Men's bathing room. The middle section itself is composed of three units. The western section is two stories with a mezzanine. The eastern section is a single story. There is a five-story tower between them. The southern section covers what was the Woman's bathing room.

165 10th Street December 2003.

The Renaissance Revival style rusticated façade is executed in hard, light red brick set in a thin bed of tinted mortar, upon the original 1890 San Jose sandstone base. The base itself consists of massive convex tooled stones that arch forward onto the sidewalk. The facade is arranged symmetrically, in three divisions. The articulated central section contains a rounded voussoir arch opening that contains a modern pair of doors with matching sidelights, and an older opaque glass transom. There is a Corinthian keystone in terracotta at the apex of the arch. Rusticated brick pilasters define the central section from the sides. Within the upper portion of each pilaster is a bronze plaque. The northern plaque reads: "Erected AD 1890", and the southern plaque reads: "Rebuilt AD 1906". Two bays are located on either side of the central section. There is a modern window within each of the original openings. Above each opening is a recessed brick panel. There is a simple, tin band dividing the façade from the frieze. There is a more elaborate banded tin cornice with dentils between the frieze and the parapet. The articulated central section rises a few feet above the main façade, and contains an independent tin cornice and parapet. The lower parapets are capped with concrete, the central – or upper parapet, formerly capped in tin, and surmounted by a pair of flagpoles, now missing, has no coping. Above the parapet, a gable roof is visible, with prominent skylights that illuminate the mezzanine level. Beyond the façade, the end gable of the second floor of the central section is seen from the street. It is composed of plain red brick with a corbeled cornice. Farther back, the upper portion of the tower is seen. It is

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brick to the top of the fourth level, with a concrete coping. The fifth level is stuccoed over lath, with three arch-topped portal windows in each face. Above, there is a stepped-pyramidal roof clad in corrugated iron. There is a simple, round, steel chimney on the backside of the tower.

The rear façade and articulated divisions are composed of ordinary red brick laid in common mortar. The southern half of the rear façade is divided into two sections with a gabled roof in each section. This half of the rear façade is original 1890 construction. The first section contains a roll-up steel door. There are three courses of brick headers forming an arch in the center of this section over the steel door, indicating the former location of a window. The second section contains two brick arches; the first over a bricked-in door, the second over a pair of single leaf steel doors with wide riveted batons. There are weep holes at the base of the parapets, and modern external downspouts. The brick parapets follow the profile of the gabled roofs, and are coped with large sandstone blocks. The second half of the rear façade was partially rebuilt in 1906. This northern section is taller than the southern. At the ground level, there are bricked-in windows on the outer edges, and a large steel door in the center. Above, the gable and parapet are coped with asphalt. Large skylights are seen at the rear façade over each of the gable sections. On the northern face of the fifth level of the tower is seen a painted sign, which reads: "JAMES LICK BATHS".

STATEMENT OF SIGNIFICANCE

OVERVIEW: The building at 165 10th Street, known as James Lick Baths and People's laundry is an important structure in San Francisco's cultural and architectural history. It is associated with two distinct chains of events, both important to the social history of San Francisco. It is also important for its association with persons important in Japanese-American history. Finally, it is a significant example, and sole San Francisco survivor of a rare property type, and distinguished architectural form and style. It is therefore considered significant under National Register Criteria A, B and C.
The full text of the Statement of Significance begins on page 6 of this report.

CROSS STREET REFERENCE MAP

See map on page 5 of this report.

REFERENCES

Please refer to footnotes on pages 6-26 of this report.

RATINGS

The building at 165 10th Street, the James Lick Baths / People's Laundry is listed in the Junior League Book, *Here Today* on page 297. The Board of Supervisors adopted the findings of this survey on May 11, 1970; (Resolution No. 268-70) as an adopted local register. (Note: this designation covers the text and appendix of the book *Here Today* as selected from the full survey). The building is rated in the South-of-Market area plan element of the General Plan. The building is also included in the 1976 Citywide

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Architectural Survey (AS) and was assigned a rating of "3," indicating that the resource is architecturally significant.

PREPARED BY N. Moses Corrette

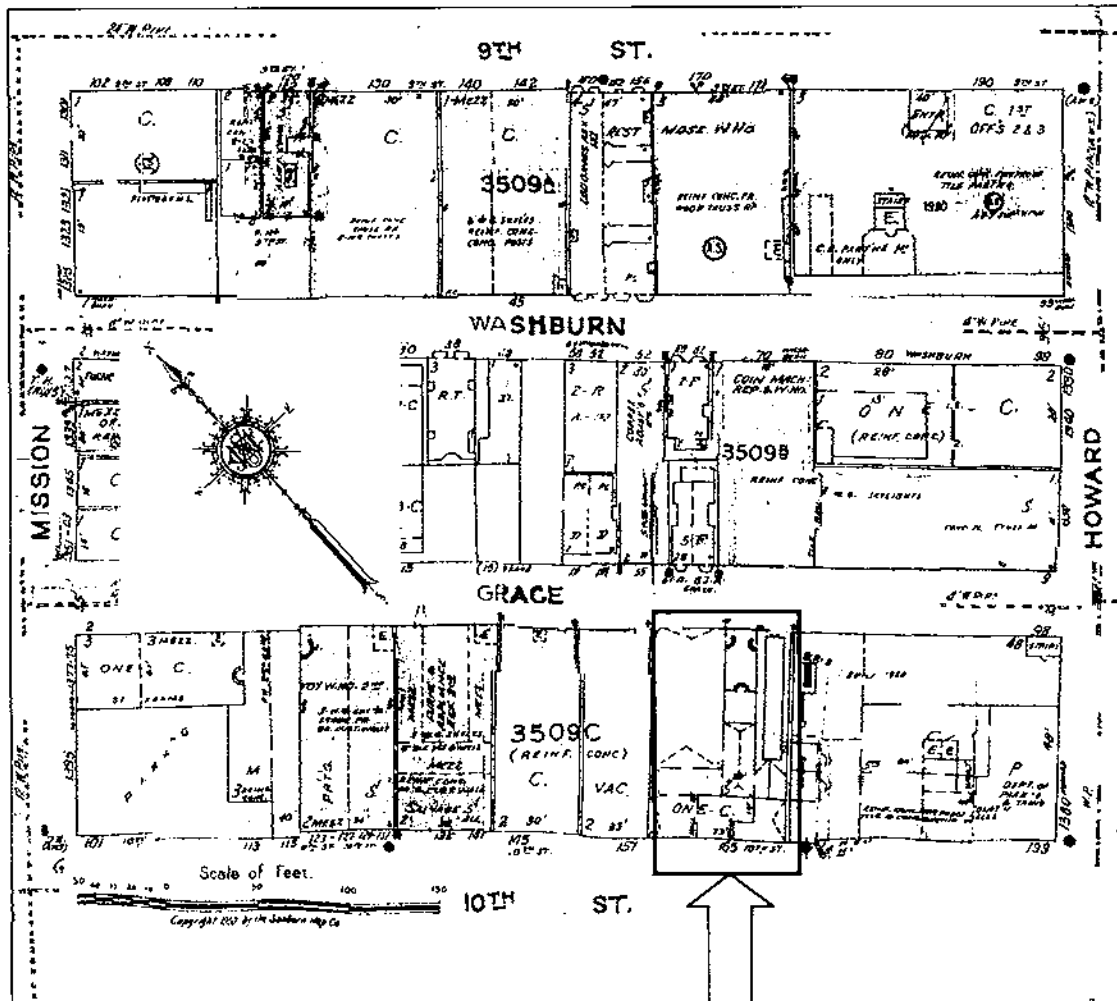
ADDRESS San Francisco Planning Department
1660 Mission Street, Suite 500
San Francisco, CA 94103.

ATTACHMENTS

Check all that apply.

523A X, 523B X, 523L (continuation sheets) X,

Context Statement , Other



STATEMENT OF SIGNIFICANCE (continued from page 4)

Criterion A: Event or chain of events.

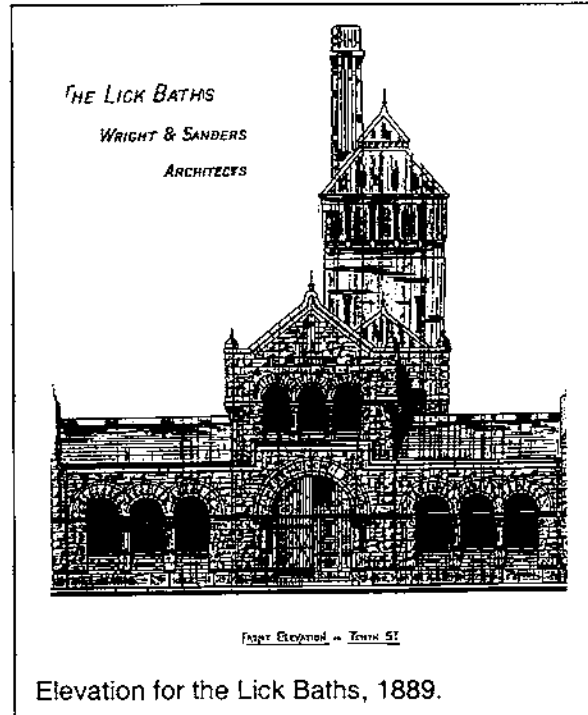
There are two chains of events that are represented by the building. The first is the bath house, a public service for the workers living in the South-of-Market section of San Francisco. The second chain of events is the People's Laundry, a Japanese owned business.

LICK BATH PERIOD 1890-1919:

When James Lick died, he left a large estate, largely in trusts to benefit the people of California. One of his bequests was a fund of \$150,000 to erect and maintain one or more free public baths in San Francisco.¹ His trustees acquired a large parcel of land on 10th Street in the South-of-Market area and, in 1889, commissioned a single public bath house. The trustees of the Lick Free Baths trust were: H.M. Newhall, Ira P. Rankin, Dr.

J.D.B. Stillman, and John O. Earl. When The Lick Baths were completed in 1890, it served the hundreds of workers in the surrounding neighborhoods, whose small apartments and rooming houses did not provide plumbing facilities. The patrons of the baths were undoubtedly a renting population who did not own their own home. Most of the housing types in the neighborhood were rooming houses, hotels, and groups of small flats. If at the end of the 19th Century, most apartment dwellers bathed once or twice a week, and kept a pitcher and basin set for as-needed use, then the Lick Baths would have at first served a population of about 1500 persons. The Federated Trades Council represented a number of the workers who took advantage of the baths, and on more than one occasion were responsible for bringing issues with the Trustees to the press.

The Trustees spent a total of \$125,000.00 to acquire the land, construct the building, and equip it with the most sturdy and modern facilities available.² This left very little money to cover the free operation of the building. Within months of opening, a 54 charge was instituted to help



¹ The will of James Lick directed his Trustees to first construct the Lick Observatory, to be followed by the other bequests, therefore the Trust, established in 1876 did not begin the Lick Baths until 1889.

² Bulletin of the Bureau of Labor, No. 54 – September 1904, Washington, GPO 1904. Copy in San Francisco Public Library, Special Collections, page 1354.

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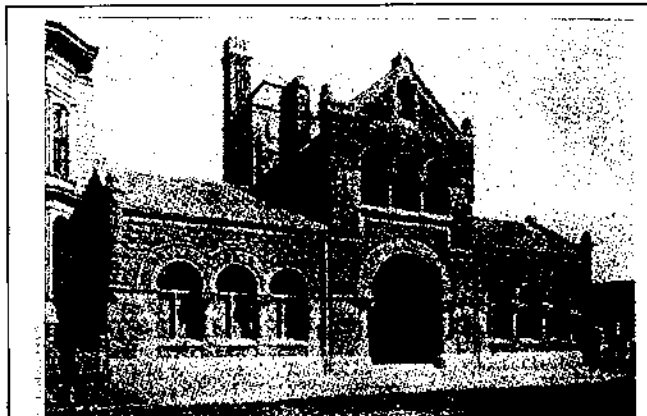
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cover the cost of soap and run the laundry.³ At the time, the average laborer was earning between \$2.00 and \$2.50 a day. The building only occupied about α of the lot purchased, so the remaining portions could be leased to provide additional income for the operations of the Baths.

The Baths were built quite lavishly for their underprivileged users. Lick had not specified how the baths ought to be built, only that they should provide service for the working poor. The Trustees decided to create a grand bathing hall with comfortable waiting rooms, large porcelain tubs, and hot water, all exceptional for the outfitting of a public bath. There were also private dressing rooms for each bather, affording privacy to everyone. This created an air of gentility for the workers that would otherwise be afforded by the wealthiest San Franciscans. The patrons in their apartments or rooming houses could not have afforded such facilities as offered by the Lick Baths. This enabled the working poor in the South-of-Market to live like the middle class, at least in terms of their hygiene. In an interview explaining why the institution implemented a charge, one of the Trustees, Mr. Earl stated:

"This is a fine bath, it is good enough for anybody, for you or me. It is intended for poor people, but it is not intended for tramps. At first there were boys and hoodlums who threw soap and acted like wild Indians. There were also men who slept in the tubs and dirtied things in ways that would offend you to describe. We furnish...anything you can get at the Palace Hotel. ... The [54] charge has kept the place decent."⁴



The Lick Baths, ca. 1900.

This shows us that the Trustees had at least two reasons for instituting a charge for soap and towels, as the bath was still technically free. First, there was nowhere near enough money in the endowment to cover operating expenses. Second, by charging a minimal fee, the indigent and transient population was excluded from the building, preserving the feeling of luxury for the intended patrons. In the first six years of the Baths operation, despite the 54 charge, the endowment was spent to cover operating expenses in excess of the income. In 1896, with only \$3,000 left in the endowment, the Trustees raised the towel fee to 104. This cut in half the number of annual bathers and, with other measures, balanced the budget. The baths served fewer people, but it did survive as an institution.

³ San Francisco Call, 1/10/1891 Section 1

⁴ San Francisco Call, 1/16/1891 2:3 page 2.

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In April 1906, the great earthquake and fire struck and destroyed a large portion of the City, including the blocks surrounding the Lick Baths. The building, however survived largely intact. A more detailed discussion of the building is located under Criterion C, below. Because the trustees were self-insured, the building had to be rebuilt utilizing as much of the original structure as possible in order to remain in operation. Rebuilding following the 1906 earthquake and fire was a huge financial blow to the Trust, which by 1910 had accrued a deficit of \$34,000.00 due to costs incurred in rebuilding the Baths. A book formerly the property of Henry E. Mathews, Chairman of Trustees, James Lick Baths, contains some additional documentation on the reconstruction of the baths in 1906. A letter contained within the book from G. W. W. Hanger, Representative of the United States Department of Labor encourages the baths be rebuilt with spray baths (shower stalls) rather than tubs. The Lick baths once again served the working class, providing bathing facilities in their porcelain tubs, and, there are indications in at least a few spray baths.

The workers who used the baths did not just come from the immediate neighborhood, as the rebuilding of South-of-Market was slow. Given the number of baths given in 1916, and the bathing habits of the time, coupled with the Sanborn map of the area in 1919, a reasonable assumption would



The surviving structure of the Lick Baths after 1906 earthquake and fire.

conclude that the patrons came mainly from within a half-mile radius.⁵ Two fine examples of very small residential properties that would have used the bath facilities are an eleven-unit, single-story complex of buildings at 775-795 Minna and a four-unit set of buildings at 747-751 Minna Street. Each two-room apartment contains about 350 square feet. The occupants of these buildings, and many like them, together with those in the many lodging houses in the neighborhood would have been some of the users of the baths.

Following the renovations, the bathhouse weathered financial difficulties, and in 1912, the Trust attempted to donate the bathhouse to the City and County of San Francisco. The City declined to accept the donation.

⁵ The 1919 Sanborn map shows descriptions of building types, and on average of the surrounding building types, there are about ten potential patrons on each block, and roughly 500 patrons of the baths, meaning that the patrons of the Baths came from about the neighboring fifty blocks.

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Year	Number of Baths	Fee	Baths per day
1895	100,000 Baths / year	54	273 / day
1902	55,719 Baths / year	104	52 / day
1905	83,500 Baths / year	104	228 / day
1916	40,000 Baths / year	154	109 / day

Table of patrons 1895-1916⁶

The Lick Baths continued to operate to 1919, when finances forced it to close. The reasons were simple; there was no longer the need for a public bath in the city. Many workers were moving westward with the expanding city, and the remaining housing in South-Of-Market, either in apartments or residential hotels provided their own bathing facilities. A notation by one of the Trustees noted in 1916 that ten years after the calamity of 1906, the neighborhood remained desolated and deserted.⁷ The endowment was another problem. It was never enough to sustain the free operation of the Baths, and, as the income was minimal, the Trustees spent the remaining endowment incrementally, and proceeded into debt after rebuilding in 1906. In 1912, the Estate of Bertha Spitz, who had loaned money to the Lick Baths, was ready to foreclose on the loan. The Trustees made an offer to the Board of Supervisors to transfer the property and operation to the City. The offer was never accepted. By 1914, the large lot was divided into four parcels, one containing the Baths, and the remaining three were sold to keep the institution afloat and to satisfy the Estate of Bertha Spitz.

RELATIONSHIP TO OTHER BATHS OF THE PERIOD:

The City Directories between 1907 and 1921 list several kinds of Baths. There are Hotels, Spas, Residential, Business, and Public. James Lick Baths is one of five public baths from that period. Hotels, mostly first class such as the St. Francis, offered bathing



People's Laundry, 1934.

⁶ Bulletin of the Bureau of Labor, No. 54, page 1358 with hand notations by Trustee H.E. Mathews, SFPL

⁷ Bulletin of the Bureau of Labor, No. 54, page 1358 with hand notations by Trustee H.E. Mathews, SFPL

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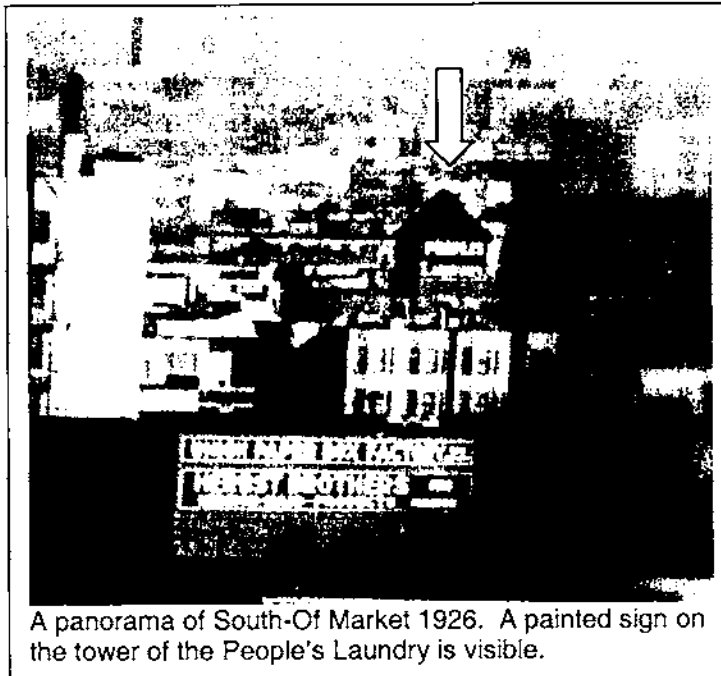
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facilities mostly to their guests. Spas were a second kind of bathing facility; chief among the spa baths was the Sutro Baths. Residential bathhouses were small-scale businesses run out of a home or flat, and served the immediate neighborhood. They had a limited capacity, but were found in many neighborhoods. Bathhouses as a business were found primarily in the Tenderloin and had names such as "Empress Hammam Baths", and "Sultan Turkish Baths". It would seem that The Lick Baths, and possibly the Saint Helena Sanatorium and Dispensary located on Laguna Street were the only two strictly public Baths. Saint Helena was demolished in the early 1970s. The Lick Baths, at 165 10th Street is the sole survivor of its rare property type -- rare not only in San Francisco, but also in the country, as they were only found in large cities, within a brief period of history.

PEOPLE'S LAUNDRY PERIOD 1920-1973:

In 1919, the Lick Baths closed. The building was turned over to the Hibernia Saving And Loan Society. The building was sold three times within a year, finally falling into the ownership of The People's Laundry Company. The second chain of events per National Register Criterion A



A panorama of South-Of Market 1926. A painted sign on the tower of the People's Laundry is visible.

occurred when the laundry used the entire building from 1920 to 1973. People's Laundry was a new name for an established Japanese-owned business run by the Tsukamoto family, formerly known as Sunset Laundry and located on 23rd Street in the Mission District. The former Sunset Laundry had a long run of legal problems, stemming from anti-Japanese sentiments held by government officials.⁸ It was therefore beneficial to the family to change the name of the business to avoid unnecessary government harassment.

The Sunset Laundry occupied a large lot fronting on San Jose Avenue between Alvarado and 23rd Streets from 1899 to 1920.⁹ The

Sanborn Map from 1919 indicates it being a Japanese business and a large operation with many buildings. The main building is the only one that survives, although it has since been

⁸ This will be further discussed along with the life of Matsunosuke Tsukamoto.

⁹ The Matsunosuke Tsukamoto autobiography at the Japanese American History Archives states that He opened the Sunset Laundry on 23rd Street in 1899. The limited early City Directories at the Planning Department do not list the People's Laundry in 1907 or 1909. It first appears in the directory of 1910.

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altered. That building is identified as containing lodgings on the upper floor, presumably for the Japanese laborers. Also identified on the interior are steam mangles, gas-heated irons, an electric-heated steam poker, and gas lights. There were also two garages for automobiles on the property.¹⁰

In 1920, Sunset Laundry moved to a larger site: 165 10th Street, becoming People's Laundry in the process. The former site on 23rd Street and San Jose Avenue was divided into four lots, and new homes were constructed in 1920, 1922, and 1923. The main building at 3500 23rd Street, although altered, remains on the site.

Neither the 23rd Street nor the 10th Street location was near to any of the centers of Japanese population in San Francisco. Before the earthquake and fire of 1906, Japantown was located in two locations: between Grant and Stockton streets from Washington to Bush Streets, and on the south side of Market Street between 4th and 7th Streets. After 1906, the new Japantown was rebuilt along Grant Street, but also expanded to South Park and the Western Addition.¹¹

The People's Laundry was a Japanese-owned corporation with a Caucasian figurehead to bypass the Alien Land Laws.¹² The Naturalization Act of 1790 prohibited Asians from becoming naturalized citizens. American-born children were automatically citizens, and were permitted to own land. The Webb-Heney bill of 1913 also known as California's Alien Land Law of 1913 further codified racism against Asians. Aliens not eligible for citizenship [Asian aliens were the only aliens not eligible under U.S. immigration laws] and corporations in which the majority of the stock was owned by ineligible aliens had to comply with the land ownership provisions of any treaty existing between the countries involved. The US-Japan Treaty of 1911 made no mention of any right of Japanese aliens to own land.¹³

In 1920, the law was strengthened to prohibit the sale or lease of land or property to non-citizens. Aliens not eligible for citizenship could not hold land in trust for their minor children who were citizens. It further allowed the State of California to escheat the land of people found to violate the laws.¹⁴ There were other reasons for having a Caucasian owner of the People's Laundry. Whereas Matsunosuke Tsukamoto, an *Issei*¹⁵ had a 27 year-old son, Keitaro, who was a native-born U.S. citizen, the Tsukamoto family was known in a negative light to the local government officials, and would have resulted in unwarranted scrutiny of the business

¹⁰ Sanborn Map Company, San Francisco, CA, 1919 map page 716. Note: this map is a copy made mid series IV in 1919, and is located at the Planning Department, CCSF.

¹¹ Japanese Daily New World, San Francisco, CA Thursday, May 17, 1906. Translation and maps by Seizo Oka, Japanese American History Archives.

¹² Interview by N. Moses Corrette with Wilmer Tsukamoto, November 1, 1999; as well as the Autobiography of Matsunosuke Tsukamoto.

¹³ Okutsu, James. "Asian Land Laws." *Asian American Encyclopedia*. Marshall Cavendish, 1995. Vol. 1, p.16.

¹⁴ Santa Cruz Public Library Internet site

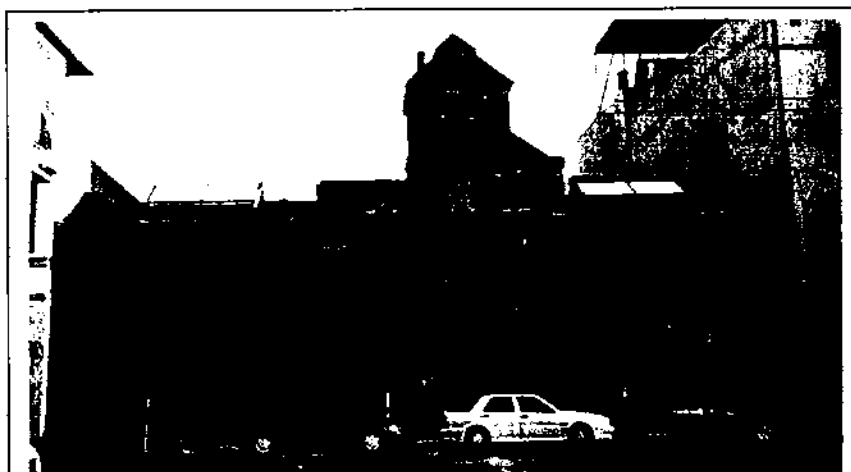
10/15/2002: <http://www.santacruzpl.org/history/ww2/9066/index.html>

¹⁵ Issei is the Japanese term for Japan-born American immigrants.

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operation. It is not known at this time the name of the Caucasian "paper owner" of the People's Laundry Company.

The building at 165 10th Street was a perfect fit. It had plenty of space for the expanding business, it had its own well, thusly saving on the expense of buying City water, and most importantly, it contained an existing laundry facility with two large Scotch boilers and holding tanks for 20,000 gallons of water. The former bath house was the base of operation for the laundry business starting in 1920, as well as a home for the Tsukamoto family in the early years. Later, the family moved into quarters across Grace Street in the rear, leaving the workers upstairs in the laundry. In the 1930s, Keitaro, the eldest son of the Tsukamoto family, purchased a small cottage at 17 Grace Street.¹⁶ Other family members resided at 61 and 61A Grace Street, while the elder Tsukamoto and his wife continued to reside above the Laundry.



165 10th Street, 2000.

The People's Laundry, as the Sunset Laundry before it, employed an all-Japanese work force. The employees were mostly from the County of Katori-Gun in the Prefecture of Chiba-Ken in Japan, the place of origin of Matsunosuke Tsukamoto. Tsukamoto sponsored their immigration. The workers were mostly single men who came to be established in America. They lived, worked, and ate at the laundry. Some of the married workers lived on site, others elsewhere. Some of the men stayed for many years, others only for a short time.¹⁷ The 1920 Census records indicate that there were seven Tsukamoto family members and eleven *Issei* Japanese employee boarders, including one *Nisei*¹⁸ toddler, living at the Sunset Laundry compound. The 1930 Census enumerates eight Tsukamoto family members, and eighteen employee boarders, including one baby living at 165 10th Street. In 1930, thirteen employees were *Issei*, and one Hawaiian-born Japanese. Additionally, three *Nisei* teenagers also lived at the People's Laundry.

Between March 1942 and December 1944, the Tsukamoto family joined the thousands of other Japanese families in Detention. The Tsukamoto Family was sent to the Topaz, Utah, camp.

¹⁶ Ownership is indicated in the 1935 Block book, located at the San Francisco Planning Department. The cottage was demolished by 1940; the lot remains vacant.

¹⁷ Wilmer Tsukamoto interview.

¹⁸ *Nisei* is the Japanese term for a person born in America of parents who emigrated from Japan.

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The camp had a peak population of over 8,000 Japanese from the San Francisco Bay Area. The laundry was closed during this period. A letter from the Department of Public health to the Planning Department in February 1946 re-established the legal operation of the People's Laundry at 165 10th Street, noting that the laundry has been in legal operation at this address since December 1929.

A second Department of Public Health application from March 1973 approves the continuation of a commercial laundry under new ownership.¹⁹ The Tsukamoto family no longer operated the People's Laundry, due to a lack of business. New permanent press fabrics used for shirts and sheets did not require professional cleaning.²⁰ In 1978, John Pflueger of Pflueger Architects renovated the structure into offices for his firm.

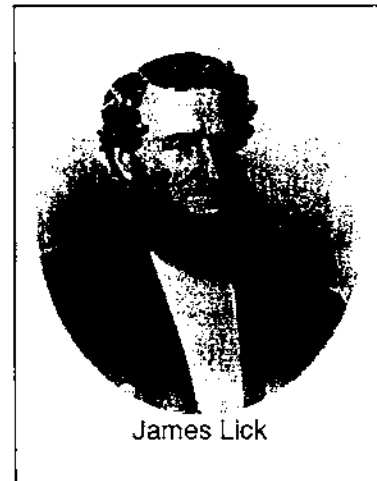
Criterion B: Association with important persons.

There are three persons who have historical associations with the Lick Baths / People's Laundry building at 165 10th Street. The first was James Lick, the patron who instructed the building to be built. The second two are Matsunosuke Tsukamoto, and his eldest son, Keitaro Tsukamoto. Together, the two generations operated the People's Laundry for more than fifty years.

ESTATE OF JAMES LICK (1796-1876)

James Lick was born in Pennsylvania in 1796. After a successful career as a piano builder in South America, Lick arrived in San Francisco in January 1848, less than a month before the Treaty of Guadalupe Hidalgo ceded California to the United States. He brought his tools, his workbench,²¹ and an ironclad chest containing \$30,000 in Peruvian gold. He at once began to turn his cash into land. The discovery of gold at Sutter's Mill gave rise to a boom in San Francisco. His real estate investments at the time of the gold rush made Lick the richest man in California by 1873, when a severe stroke forced him to move from his Santa Clara estate to a room in his San Francisco hotel, where he could be more easily cared for. He then turned his attention to the disposition of his fortune.

James Lick's three million dollar estate funded various public projects. A major part went to establish Lick Observatory on Mount Hamilton, but the estate also established: public baths, a home for aging widows, an orphanage, foundations for the prevention of cruelty to animals, and a vocational school, as well



James Lick

¹⁹ Planning Department Records, Historical file 165 10th Street.

²⁰ Interview with Wilmer Tsukamoto.

²¹ James Lick's personal workbench, brought from South America in 1847, is displayed in the hallway right inside the front door of the Lick-Wilmerding High School at 755 Ocean Ave, San Francisco.

as the Pioneer Monument at Fulton & Hyde Streets, monuments honoring Francis Scott Key, his parents and grandfather.

In order to evaluate this building locally for its associations with James Lick, it is necessary to examine if there are other properties that better exemplify that association. The building at 165 10th Street is the last extant building of significance remaining in San Francisco of the Life of James Lick. The original Lick Old Ladies Home has been replaced, leaving the James Lick Baths and various sculptures dedicated to other people left in San Francisco. There are other sites in California, notably the James Lick Mill in Santa Clara or the Lick Observatory on Mount Hamilton, that offer a better connection with the man in the overall California context.²²

MATSUNOSUKE TSUKAMOTO (1857-1958)

Matsunosuke Tsukamoto was born to a family of farmers near Tokyo on January 4, 1857.²³ He was largely raised by an uncle, and at age of twenty-five, in 1882, went to Tokyo, and was appointed a police patrolman, and started to study English. In early June 1887, under the sponsorship of Yukichi Fukuzawa-Sensei²⁴ and Nakumora Michita, he came to the United States with a small group of four. At the time Matsunosuke Tsukamoto and the others immigrated to California, there were only 2,000 Japanese in America. The following year in early July, they went to Valley Spring in Calaveras County and started experimental farming. After two years, the experiment proved a complete failure. Tsukamoto was the only member of that early group to remain in the United States, as the others all returned to Japan.



Matsunosuke
Tsukamoto at 99.

For two years, Matsunosuke Tsukamoto worked odd jobs, but in the summer of 1892, he purchased a laundry business in Tiburon, Marin County, where there were about 100 families, who sent enough laundry to keep him busy. In his own words:

"I still wanted to be my own boss, so I looked around for a business opportunity. In those days a big wash tub was all that was necessary to start"

In the fall of 1892, Tsukamoto returned to Japan and was married to his first wife. Keitaro, the first of five children was born in 1893. Tsukamoto expanded the Tiburon laundry business into San Francisco in 1896 or 1899.²⁵ The laundry on 23rd Street, named Sunset Laundry, was the first Japanese-operated machine laundry in

²² The James Lick Mill is separately listed in the National Register; the Observatory is not listed.

²³ The area where he was born is east of Tokyo at Kaizuka, in the village of Yoshifumi-Mura, Katori-Gun County, in the Chiba-Ken Prefecture.

²⁴ Fukuzawa was a leading educator, and later a founder of Keio University in Japan.

²⁵ Conflicting dates are cited in his Autobiography and an article published in the Chronicle celebrating his 99th birthday.

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San Francisco. The Tiburon hand-wash laundry business was continued for two more years before the entire operation was consolidated in the City.

The Sunset Laundry was a risky venture for a Japanese entrepreneur. At the turn of the 20th Century, California had many discriminatory laws against Asians. It was difficult in the first place [Tiburon in 1893] to operate a hand laundry. According to Matsunosuke Tsukamoto's autobiography, a United States Supreme Court case brought by the operator of a Chinese laundry enabled him to open the Tiburon business.²⁶ The case, however did not involve the use of machinery. When in 1896 or 1899, Tsukamoto opened the Sunset Laundry in San Francisco he was faced with restrictions. For fire protection, a San Francisco ordinance prohibited operating a laundry located in a wooden building without the consent of the Board of Supervisors; laundries in brick or stone buildings needed no comparable approval. The US Supreme Court intervened with the application of this ordinance in 1886, not because the ordinance specifically discriminated against Asians -- it did not -- but because it was administered in a discriminatory fashion.²⁷ Apparently, City officials continued to require permits to operate machinery in wood frame buildings, as Tsukamoto installed the equipment at his laundry on 23rd Street without a permit in 1901. Following a City inspection, he attempted to get a permit to use a boiler, but was denied.²⁸

Matsunosuke Tsukamoto was faced with a problem. He had a fund of \$4,000.00 with which to use for one of two purposes. He could press the legal issue in the Court system to clear the way for the legal operation of not only his business, but also the operation of other Japanese businesses in California, or he could pay the salaries of his employees. Putting the issue to the employees to decide, he received their unanimous support.

Matsunosuke Tsukamoto appealed the denial of his permit to legally operate his steam laundry equipment to the San Francisco Court and lost. He also lost appeals at the Superior Court, U.S. Circuit Court, and U.S. Supreme Court. For a year and a half between 1901 and 1902, he exhausted his funds to pay his legal fees. Out of necessity, he continued the illegal use of the steam boiler by calling it a heater-boiler, which was unregulated, rather than the steam boiler that it was. He suffered the indignity of being arrested and released fifty times for operating his laundry. In the interim, he and his employees collective shared the sacrifice, and lived meagerly for six months, while the business recovered. The employees, who wanted to save their wages for their return to Japan, or send money to aid elderly family members back home, had to wait. It took more than a year to pay the back wages, but Matsunosuke Tsukamoto managed.

Meanwhile, California was the first state to pass laws banning Asian immigrants from owning and inheriting property in 1913. Immigrants who violated the laws faced imprisonment, fines, and seizure of their property. The illegal operation of the steam laundry continued to 1919, when the laws regulating the operation of boilers in California were changed. Once again

²⁶ This may be a reference to the 1886 decision of *Yick Wo V. Hopkins*.

²⁷ *ibid*

²⁸ Matsunosuke Tsukamoto Autobiography.

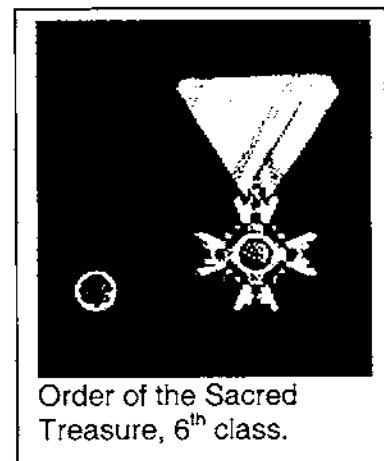
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Tsukamoto applied to the Board of Supervisors for a permit to operate legally, but was still denied. Coincidentally, at that same time, the building at 165 10th Street became available. A trusted lawyer was retained to incorporate a laundry under the name of a Caucasian man and the Tsukamoto family began the People's laundry.²⁹ The former Lick Baths building was already equipped with a laundry and boilers, but more importantly, it was a masonry building, and not subject to the Board of Supervisors ordinance. Matsunosuke continued to run the laundry until he was 75, in the early 1930s. He continued to live in quarters above the Laundry for another ten years.

Matsunosuke Tsukamoto fathered five children from his first marriage, including three sons and two daughters, and had at least eleven grandchildren. All were native-born American citizens. Kaytaro Tsukamoto (1893-1982), the eldest son, was a veteran of the First World War, in which he served in France, and managed the People's Laundry after his father's retirement. Reverend Joseph K. Tsukamoto (1898-1982) was the Vicar of Christ Episcopal Mission at Pierce and Scott Streets; Shoji George Tsukamoto (1906-1975) worked at the laundry. One daughter, Ima Emma Tsukamoto (1903-1930s), died early; the second was Mrs. Mine (Miki) Kawamura (1901-1976). Widowed in early 1900s, Matsunosuke Tsukamoto returned to Japan for a second wife, Mitsu (1873-1974), in 1911.

On the occasion of his 99th birthday in 1956, Matsunosuke Tsukamoto recalled an unpleasant memory for the *San Francisco Chronicle*. This memory was going to the Topaz, Utah Detention Camp in WWII. The Japanese attack on Pearl Harbor on December 7, 1941, stunned the United States and became a catalyst for challenging the loyalty of all Japanese people living in the U.S. During the opening months of World War II, almost 120,000 Japanese Americans were forced to leave their homes, sell much of their property at enormous losses, and move into detention camps because of Executive Order 9066, issued by President Franklin Roosevelt on February 19, 1942.³⁰ Many spent the next three years living under armed guard, behind barbed wire. In 1942, Tsukamoto was 85 and already retired. He had lived in California for 54 years, and was a leader in charities and civic affairs.

Following the family's return to San Francisco, they first lived in Japantown, but soon moved to a house at 27th Avenue and Clement Street. Shortly after the war, Matsunosuke Tsukamoto was presented with the Imperial Japanese Order of the Sacred Treasure (*Zuihoshō*) of the 6th class. The Order of the Sacred Treasure was established in Japan in 1888, and is both a military and civilian award. It is also awarded to foreign people



Order of the Sacred
Treasure, 6th class.

²⁹ Compiled from two autobiographies provided by and translated by Seizo Oka, Japanese American History Archives.

³⁰ Smithsonian Institution internet exhibit at: <http://americanhistory.si.edu/youmus/ex04unio.htm>

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for their services to Japan. The award is generally given for long and meritorious service.³¹ In the Case of Matsunosuke Tsukamoto, the service was to the Japanese community in San Francisco.

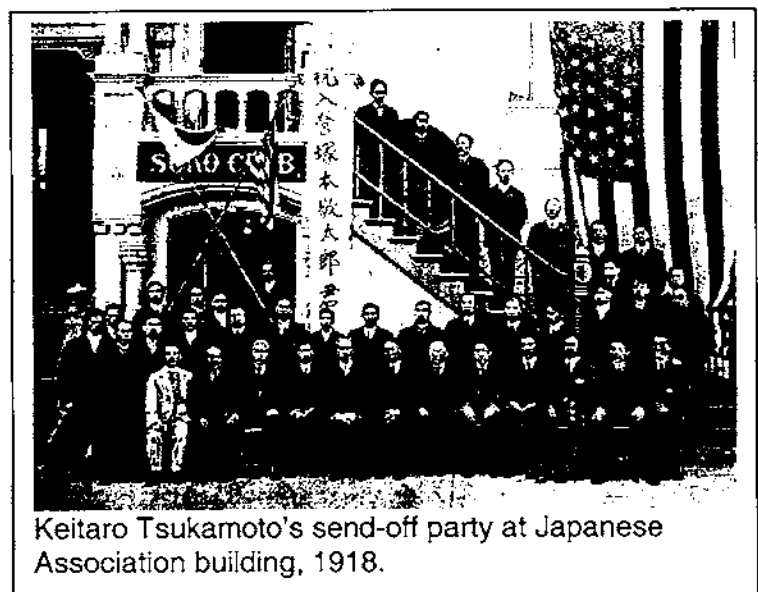
In his civic life, Matsunosuke Tsukamoto was an active member of the Japanese Association of America.³² He was the pre-war president of the Japanese Association of San Francisco, then located at 1619 Laguna Street. As a leader, he raised funds for the YMCA of Japantown. In the 1950s, he was the oldest living *Issei* living in America. At one hundred, he received a birthday card from President Eisenhower. At ninety-nine, one hundred, and one hundred and one, articles in the San Francisco *Chronicle* celebrated him. He was recognized as one of the hardest workers for the welfare of San Francisco Japanese community. Matsunosuke Tsukamoto was never able in his younger years to honor his hero George Washington by becoming a naturalized American citizen. He was 95 when the laws prohibiting Japanese naturalization were finally repealed.³³

Of the possible sites in San Francisco that are associated with the life of Matsunosuke Tsukamoto, the building at 165 10th Street is the most significant, as it is the site of the largest and longest lasting contribution to the Japanese-American community. It is more suitable than the former Sunset Laundry, as it retains its historic integrity. The residence on 27th Avenue is not as significant, as that was a residence in his retirement, and not associated with the most productive portion of his life.

KEITARO (KAYTARO) TSUKAMOTO (1893-1982)

Keitaro Tsukamoto, who later anglicized his name to Kaytaro, or simply Kay, was the eldest son of Matsunosuke Tsukamoto. Keitaro was born in California, and in 1893 was one of the first *Nisei* to be born.³⁴ In 1918, Keitaro joined the United States Army in France during the First World War.

At the beginning of the Second World War, Keitaro and his family were used in a set of publicity photographs that attempted to sway public sentiment in



Keitaro Tsukamoto's send-off party at Japanese Association building, 1918.

³¹ Cabinet Office, Government of Japan.

³² Possibly a forerunner of the Japan Society.

³³ The McCarran-Walter Immigration and Naturalization Act of 1952 ended the racially based naturalization ban and the 1924 ban on Asian immigration.

³⁴ *Nisei* is the Japanese term for the first generation of American-born citizens.

favor of Japanese-Americans. The series of five photographs taken on February 20th, 1942 (the day after Executive Order 9066, creating the War Relocation camps, was issued by President Franklin Roosevelt), show the *Nisei* generations of the Tsukamoto living a typical American life. The photographs were not processed and distributed until April 1942, when the process of detention was underway. The photographs have one notable omission: There is no reference or image of the elder generation, Matsunosuke and Mitsu Tsukamoto. The publicity came a little late. The entire Tsukamoto family was removed. It is unfortunate that Keitaro Tsukamoto, a California-born American citizen, and US Army WWI veteran, was sent to a detention camp. Before departing for Topaz, the Tsukamoto family left their property in trust to the Crocker National Bank. The following is a condensed version of the captions drafted for the photographs.

"They're Japanese -- but loyal Americans. 1942-02-20"

"Some of the nation's most loyal citizens are those of Japanese, German and Italian descent, most of them natives of this country but many immigrants who have transferred their allegiance to their adopted land. These are the people for whom Attorney General Francis Biddle has asked consideration. Typical of the loyal American-born Japanese is the Tsukamoto family of San Francisco. Here are scenes in the home of a loyal Japanese-American family, which might be duplicated in any American home."

"Head of the family is American born, World War I United States Army veteran, Keitaro Tsukamoto, owner of a laundry, and at present, commander of the San Francisco Japanese American Legion Post. Their typically American household includes an 11-year-old son, Wilmer, who attends public school and Mrs. Tsukamoto's sister, Miss Sachi Yasukochi, a 1939 honor graduate of the University of California. Tsukamoto's brother, the Rev. Joseph K. Tsukamoto, pastor of the Protestant Episcopal Christ Church in the city's Japanese district, says grace and prays for the safety of America."



Tsukamoto Family singing, 1942.



Keitaro and Wilmer Tsukamoto, 1942.

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Keitaro Tsukamoto, upon returning from the First World War, was pressed into the family laundry business. Because of the Alien Land Laws, and the fact that he had American Citizenship, it was necessary for Keitaro to purchase the People's Laundry Building, along with the Caucasian figurehead. Keitaro was the owner of the laundry business for more than fifty years, from 1920 to 1973. The family retained ownership of the building for a few more years, selling the building to another Asian laundry owner who came from Hong Kong.

Keitaro Tsukamoto was a busy man. For the first ten years, he assisted his father in the operation of the People's Laundry. For the next forty years, following his father's retirement, he was in charge. Keitaro also raised a small family, and after returning from Utah, provided a home for his father and stepmother. Involved in social organizations, he was a member of both the VFW and American Legion. Keitaro Tsukamoto was the commander of the Japanese American Legion Post, and a general member of the Golden Gate Nisei Memorial Veterans of Foreign Wars Post 9879.



**1940 Keitaro Tsukamoto,
Scoutmaster**

Keitaro Tsukamoto was also an involved parent, and mentor to the younger generations of Japanese-Americans in San Francisco. To that end, he was the Scoutmaster of Troop 12 from 1937 to 1947.

The Boy Scouts of America chartered Troop 12 on March 14, 1915; it was organized by Yoshizo Sano and Masanobu Morisue under the sponsorship of Nippon Gakuin. The Troop 12 Drum and Bugle Corps ranked as one of the better corps in scouting because of its excellent performance, vigor of spirit, and precision marching. One of the historical highlights of the corps was its participation in the Golden Gate International Exposition in 1939 and 1940 when its ranks swelled to 100 members under the leadership of Scoutmaster Tsukamoto.

The building at 165 10th Street is the most important site to illustrate the life of Keitaro

Tsukamoto, as it illustrates best the productive years of his life.

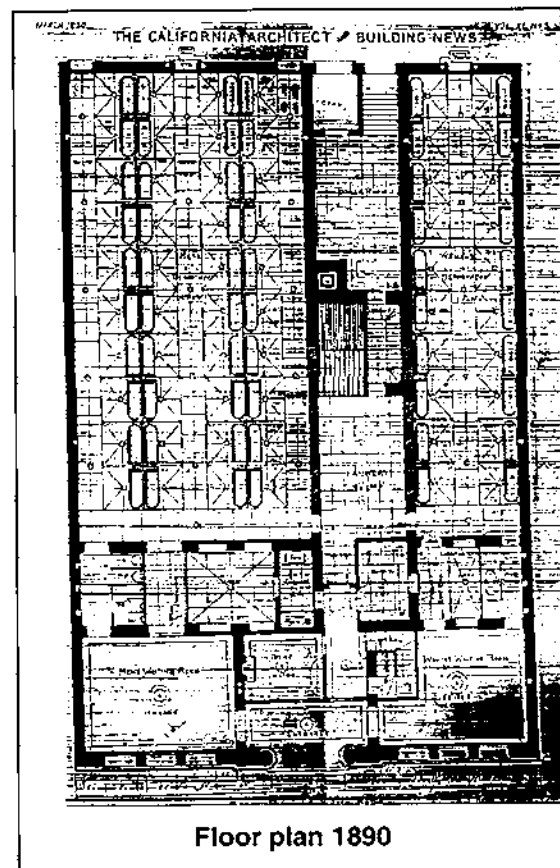
Criterion C: Design / Construction:

Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values.

EMBODY DISTINCTIVE CHARACTERISTICS OF A TYPE, PERIOD, OR METHOD OF CONSTRUCTION.

Refers to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history.

The James Lick Baths is a unique structure in San Francisco, as the last of four public bath houses that were designed and constructed for the single particular function: to help with the personal hygiene of the working poor population of San Francisco.³⁵ Other types of bath houses of the time period in San Francisco included commercial uses in indistinct commercial spaces. There were Turkish, or Hammam baths, and baths located in first class hotels for early tourists, as well as regenerative or pleasure baths such as the Sutro Baths at the ocean. Other bath houses available for the working poor to meet their basic sanitary needs were largely residential in nature, located in boarding houses, and operated by the house proprietor, mostly widows to support their household expenses. According to the listings in the San Francisco City directories of the period, the James Lick baths was the only benevolent public bath house built for, and administrated by a public trust.³⁶



As a property type of public bath house, 165 10th Street contains the distinctive characteristics to be expected for a building of its type. The form of the building is determined by the function of each component. The interior spatial arrangements, discernable from the exterior volume,

³⁵ The other three public baths were at 1350 Howard (Demolished 1923); 1515 Scott Street (Demolished 1962); and the St. Helena Sanatorium and dispensary at 916 Laguna (Demolished 1973).

³⁶ Crocker's City Directories: 1907, 1909, 1911, 1913, 1914, 1921.

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massing, and rear façade exemplify the modernist notion of form following function, although the 10th Street façade displays the early 20th century decorative treatment.

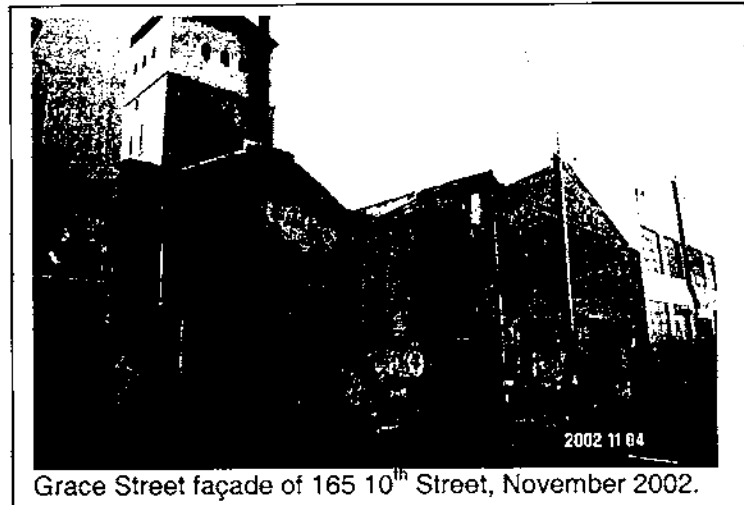
The building is consistent with the national trends for public baths, first in its location – in the South-of-Market, a poor working class neighborhood with a large population and available land. In the 1880s and 1890s, San Francisco was an expanding city, with the upper middle class moving westward to the new neighborhoods of the Western Addition, Alamo Square, Eureka and Noe Valleys. Most of the working poor population continued to live in the older neighborhoods, most notably the South-of-Market. The building form is also consistent with the building type, having an ante room and office on the ground floor at the front of the building, with manager's quarters above, and separate bathing rooms for men and women. In the case of the Lick Baths, a water tower held two large tanks for storing water, allowing for a rapid fill of the baths, otherwise not available by means of a city water connection. All of these features, except the original fixtures, remain intact in the building following three subsequent adaptations of the building.

HISTORIC ADAPTATION OF THE ORIGINAL PROPERTY

A property can be significant not only for the way it was originally constructed or crafted, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and uses over a period of time.

The first adaptation was major, in terms of the design of the primary façade, which was altered in both form and material following the earthquake and fire of 1906. The original building of 1890 remains the core of the present building. In 1906 architect J. W. Dolliver was hired to design a more modern façade for the Baths. Dolliver abandoned the outmoded Richardsonian Romanesque style, and opted for a lighter Renaissance Revival style for the building. The façade exemplifies this style by the symmetrical layout, horizontal division, ruscation, and quoins. In the years since 1906, the windows and doors installed by Dolliver's design have been replaced on the 10th Street façade.

The second and third were adaptations of use, and were minor. The first change in use was carried out in the 1920s, when the building was first used as a laundry. At that time, the tubs were removed, and the manager's apartment was modified. This adaptation led to the buildings association with the Tsukamoto family, and significance under National Register Criteria B, as



Grace Street façade of 165 10th Street, November 2002.

outlined beginning on page 8 of this report. A second adaptive reuse of the building was more extensive: the conversion in the late 1970s to an architect's studio and office. At that time, the interior was stripped of most of the surviving detail, the walls sandblasted, skylights reglazed, and minor floor plan modifications made. The Pfeuger Family of architects made that change for their own offices.³⁷

REPRESENT THE WORK OF A MASTER.

"The work of a master" refers to the technical or aesthetic achievements of an architect or craftsman.

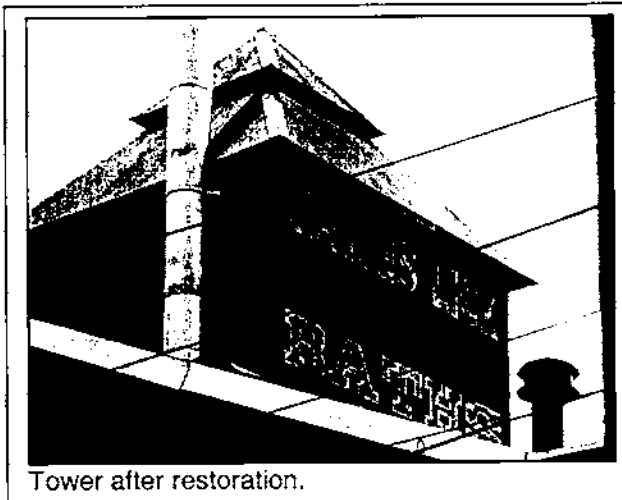


Tower before restoration.

The California Architect and Building News was a monthly journal devoted to the architectural interests of the Pacific Coast. In March of 1890, they published an article on the Lick Baths, **Wright & Sanders Architects**. An elevation of the Romanesque style, San Jose sandstone façade, and first floor plan accompany the article. The ground floor contains a reception room, parlors for men and women, and separate bathing rooms for each, 40 for men, 20 for women. A laundry and boiler room separate the two. Two 10,000-gallon tanks are located in the tower. The

upper floor contains apartments for the employees.

John Wright and George Sanders worked in San Francisco from at least 1881 to 1891. The two



Tower after restoration.

were part of the original seven organizers of the first Chapter of the American Institute of Architects west of Chicago in 1881-1882. John Wright was the Chapter's first president. The firm completed at least fourteen commissions in San Francisco, as well as others in the Bay area.³⁸ The structure of the James Lick Baths, the structure of a church at 864 Fulton, and the surviving portions of an addition to the Gibb-Sanborn Warehouse at 901-921 Front Street are all that remain of their work in San Francisco. In 1890, Willis Polk encouraged Bernard Maybeck to move out to San Francisco. Maybeck relocated to Berkeley,

³⁷ Time and Tim Remembered, by Milton T. Pfeuger; pages 99-101.

³⁸ AIA/SF records, University of California, Berkeley Environmental Design Archives.

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working in that year in San Francisco for architects Wright & Sanders, at the same time the Lick Baths project was underway.

J.W. Dolliver (18xx-1928) was a practicing architect in San Francisco from at least 1900 to 1927. James Walter Dolliver was a partner in the firm of Dodge & Dolliver from 1903 to about 1906. In 1903, he was listed in the telephone directory as an architect at 206 Sansome Street.

J.W. Dolliver worked with other Architects on at least three Carnegie Libraries. Only one survives, and it is listed in the National Register. Dolliver & Sawyer – Los Gatos, CA 1903 (demolished 1954); Dodge & Dolliver – Palo Alto, CA 1904 (demolished 1967); Dodge & Dolliver – Woodland, CA 1905 (listed in National Register 1981). In San Francisco, St. John's Presbyterian Church, designed by the architectural firm of Dodge and Dolliver, at 201 Arguello at Lake Street, close to the Presidio of San Francisco is listed in the National Register of Historic Places; and is City and County of San Francisco registered landmark #83. Groundbreaking services for the Church were held on April 25, 1905, and the first service was held in the sanctuary on Easter Sunday, April 15, 1906, three days before the great earthquake and fire of 1906. Immediately following the earthquake and fire of 1906, Dolliver was engaged by the Trustees to reconstruct the Lick Bath house. Where the works of J.W. Dolliver are not many, each has been recognized as an architectural masterpiece. In both San Francisco and nationally, Dolliver is a noted architect.

POSSESS HIGH ARTISTIC VALUE.

"High artistic values" concerns the expression of aesthetic ideals or preferences and applies to aesthetic achievement

The James Lick Baths / People's Laundry building at 165 10th Street, with structure from 1890, and façade from 1906 exists today as an architectural masterpiece. The façade is precise and well proportioned. The rusticated brick design is both interesting for its display of light and shadow, and a mark of high craftsmanship on the part of the mason. The building's complex form is both pleasing and intriguing. The massing of the rear sheds of varying widths and heights creates a form that is easily understood to represent specific functions of the spaces they enclose. The tower, although set back from the façade, and placed off-center, is a visual landmark for the building.

In every survey effort carried out in San Francisco history, every reviewer has noted the building as remarkable. Beginning in the 1960s, the Junior League's groundbreaking work, *Here Today*, found the building to be important architecturally. In 1976, the San Francisco Planning Department's Architectural Survey rated the building in top 2% of the City's architecturally significant buildings. In the 1980s both San Francisco Heritage and the Planning Department's South-of-market Surveys found the building to be exceptional.

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Integrity

"The seven aspects of integrity are: location, design, setting, materials, workmanship, feeling, and association."

The building at 165 10th Street retains integrity of *location*, as it has not been moved since it was erected in 1890.

Constructed in 1889-1890 by The Trustees of the Estate of James Lick, and used as a public bathhouse, the structure originally had a sandstone and terracotta 10th Street façade, a two-story entrance pavilion bordered on either side by single-story wings, and a three-story tower and chimney at the rear. The building was damaged in the 1906 earthquake, and extensive reconstruction of the façade and repair of the rear structure began shortly thereafter. A brick façade took the place of the sandstone and terra cotta exterior walls, arched street and tower windows were replaced, the entrance pavilion was reduced to a single story, and the chimney was removed.

July 11th 1906 Building Permit filed.

Permit 1508 to rebuild brick bathhouse on the east side of Tenth [sic] Street between Mission and Howard Sts. Cost of the construction is \$10,000.00 to be occupied as Public Baths. Extreme height of building proper 25 feet, tower 52 feet. Foundations are on solid ground, footings and foundations as before. All brickwork laid in cement mortar (1 bbl. to 2000 bricks) Face brickwork of pressed brick and terracotta laid up in cross bond. The brick foundations are 30 inches thick; 1st story 16 feet tall of brick, 24 inches at the side, 21 inches at the front; 2nd story 14 feet tall of brick, 21 inches thick. There are 15 inch steel "I" beam girders. The 18-foot square tower walls are 26 inches thick to a height of 30 feet; 21 inches thick to 43 feet, and re-enforced concrete the remaining height to 52 feet. Bearing partitions on the first floor are brick 21 inches thick. The floor of the first floor is concrete, while the second floor is pine. The gabled roof sections are supported with iron trusses covered with corrugated iron. The walls are coped with cement and terra cotta, with terra cotta cornices. The trusses supporting the roofs are iron, and renewed where damaged and bent. Skylights are made of galvanized iron and ventilated above the length of the bathing rooms. Note on permit: [The existing] walls [are] in very good condition, except the northeast corner, which have a bad fracture in it, which will have to be taken down [and rebuilt]. July 16, 1906 [signature illegible]

Since the new façade was installed in 1906, no major changes have occurred to the volume or mass of the building on either façade. In the 1920s, interior renovations converted the bathhouse to a laundry and dormitory and residence for the workers of the People's Laundry. After the 1930s, a metal cornice and flag poles installed in 1906 were removed, and not replaced. A fire damaged a portion of the building in 1949, and a building permit was obtained from the Department of Public Works to repair the damaged roof and replace the windows. Permits were also obtained in 1954 and 1974 to renovate a portion of the roof and to replace a window with a roller door, respectively. In or around 1980, the window sash and door assembly from 1906 was replaced with aluminum. At that time a small area between the front building

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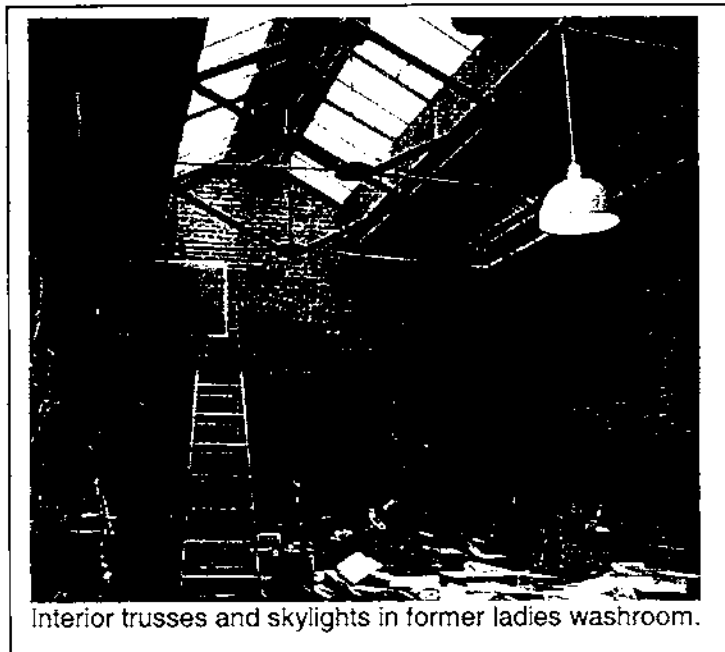
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block and the bathing room was opened to form an interior courtyard that is not visible from the public right of way.

The original building of 1889, designed by Wright and Sanders, remains the core of the present building rebuilt in 1906 by J. W. Dolliver. Of the Wright and Sanders building, the floor plan, massing, and all of the rear portions of structure remain, save for a portion of a rear wall rebuilt by Dolliver. At the time of construction, a number of local craftsman were responsible for the construction of the Baths. It is not known who was the masonry contractor was for the building, or for the reconstruction in 1906. It is known that Joseph S. Forder was the manufacturer of the patent skylights that still illuminate the length of the bathing rooms. The strong and solid foundation of San Jose Sandstone laid in 1889 by George Goodman is still in service. In the intervening years, a number of the elements that each contributed to the use of 165 10th Street as a bath house have been removed from the building, including:

- Joshua Hendy Machine Works – Boiler, engine, and laundry machinery.
- Mr. W.F. Wilson – Plumbing and fixtures: installed sixty solid porcelain tubs that each weighed 800 pounds.
- J. Stewart Mackay – Carpentry
- W.W. Montague & Co. – Tile work
- Charles Dunlop – plastering
- Fraser & Keefe – Painting and glasswork
- Pacific Laundry Machinery Company – Drying room



Interior trusses and skylights in former ladies washroom.

In 2003, long-needed restoration work was done to the tower section of the building. The original corrugated

iron roof was replaced with a new galvanized iron roof. Work was also completed to the fifth level of the tower, where the loose and porous plaster was replaced with a fresh skim coat, and the substrate was repaired. At the same time the painted sign for "Jas Lick Baths" was replicated. The restoration is consistent with the Secretary of the Interior's Standards. Following all of the restoration and repair work over the course of time, the building retains integrity of **design, materials, and workmanship**.

The integrity of **setting** is essentially intact, although it has undergone changes. The most substantial change was the total destruction of the surrounding neighborhood in 1906. To analyze the setting, the buildings on both sides of this block of 10th street, as well as the

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buildings on Grace Street have been taken into consideration. Only 5 of the 26 properties in the identified area date from the 1906-1913 period of initial reconstruction. Those buildings are primarily residential in use and character. About half, or 14 of the 26 properties were erected between 1923 and 1929. No buildings in the area were erected between 1929 and 1974, and only two since then. The remaining four properties are vacant lots. Architecturally, a period of significance is the date a property reached its significant state, in the case of 165 10th Street, that is 1906. This predates all of the surrounding buildings. The building is also significant for its associations with events and persons. The period of significance for the associations with the Lick baths ending in 1920, the area was still mostly vacant. Association with the People's Laundry, and Tsukamoto family ends in about 1973. With the period of significance, the setting is intact.



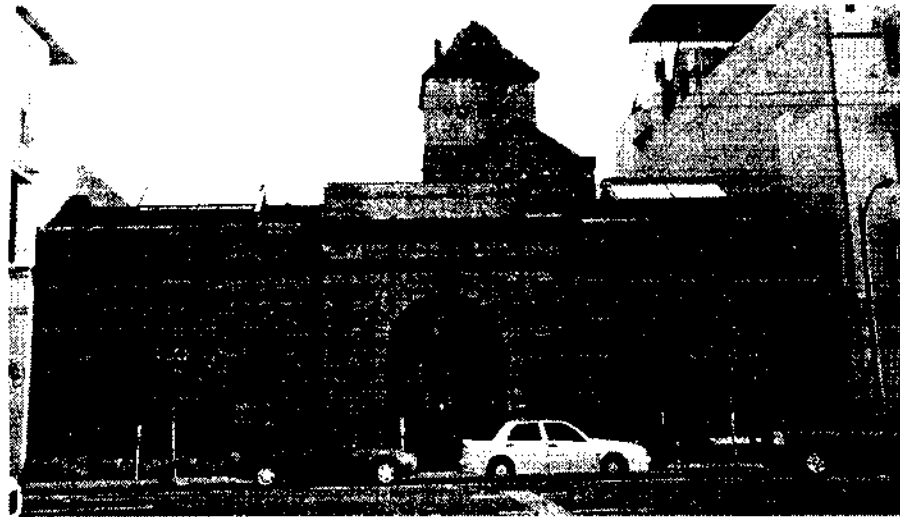
Detail of entryway with 1890 San Jose sandstone base.

Integrity of **feeling** and **association** are identified by the features and spaces of the property that remain from the periods of significance. The major constituent components of the building exist from all periods of significance. Interior features important to the Lick Baths and People's Laundry periods have been altered in detail, but the volumes remain.

Features to be preserved

The building at 165 10th Street, known as James Lick Baths and People's Laundry is an important structure in San Francisco's cultural and architectural history. It is associated with two distinct chains of events, both important to the social history of San Francisco. It is also important for its association with persons important in Japanese-American history. Finally, it is a significant example, and sole San Francisco survivor of a rare property type, and distinguished architectural form and style. Features to be preserved include: the brick bearing walls and steel truss roof construction, exterior volumes and unpainted brick exterior, steel skylights, water tower the sandstone base, tinted façade mortar, bronze plaques on the 10th Street façade "Erected A.D 1890" and "Rebuilt A.D. 1906", sheet metal cornices, sandstone parapets on the Grace Street gables, and the arrangement and sizing of windows on the primary and secondary facades, including the tower. The aluminum sash windows and aluminum entry doors are not contributory elements to the building. The corrugated sheet metal roof on the tower is of modern material, installed in 2003, but the choice of material is consistent to the original construction of 1890. The painted sign on the plaster coat at the fifth level of the tower "James Lick Baths", is likewise a replica of the original.

165 10th Street 3509/014 Lick Baths / People's Laundry



1890: Built by estate of James Lick. Use as public bathhouse.

1906: Rebuilt after earthquake. much of original building having survived.

1920: After bathhouse goes bankrupt. the building is purchased by the Tsukamoto family who operates a Japanese laundry, "People's Laundry", on the site for 50 years.

1980s: Building used as an architect's office.

2000: Building is used as office space.

The Lick Baths are important not only for their association with prominent citizens of San Francisco, but also because it survives as a type of building quite rare today – The public bath house. There are no other comparable buildings in San Francisco. The sturdy construction was damaged in the earthquake of 1906 but the structure survived and was among the first buildings to be rebuilt. At a time when the general populace of the city had little indoor plumbing, Lick Baths offered modern bathing to everyone. After the closure of the bathhouse, the Tsukamoto family, prominent in the Japanese-American Society occupied the building. It was a perfect site to locate a laundry – plenty of water from its own deep well and a large boiler in place for hot water. There was even ample space to house the majority of the men who worked in the laundry. The business became known as a point of contact for newly arrived Japanese men and their families. The People's laundry closed briefly during World War II when the government sent Japanese immigrants to detention camps.