

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

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

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

12 Section 1. Findings

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

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

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. _____.

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. 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
25

1 metal cornices, sandstone parapets on the Grace Street gables, and the arrangement and
2 sizing of windows on the primary and secondary facades, including the tower.

3

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

6

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

RECOMMENDED:
PLANNING COMMISSION

9 By: _____
10 Sarah Ellen Owsowitz
Deputy City Attorney

By: _____
Lawrence B. Badiner
Director of Planning

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25