

APPENDIX C

SUPPLEMENTAL CULTURAL RESOURCE EVALUATION



CARLSBAD
CLOVIS
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

November 5, 2024

Nilofar Karimzadegan
Senior Planner
Planning and Development Department
City of Berkeley
1947 Center Street, 3rd Floor
Berkeley, California 94704

Subject: Supplemental Cultural Resource Evaluation of 2942 College Avenue, Berkeley, Alameda County, California (LSA Project No. CBE1906.14)

Dear Ms. Karimzadegan:

At the request of the City of Berkeley's Planning and Development Department, LSA prepared this supplemental analysis to address two items raised in a Peer Review LSA prepared August 19, 2024, of a Historical Resource Evaluation (HRE) of 2942 College Avenue, prepared April 27, 2021, by Preservation Architecture, an Oakland-based preservation architectural consultancy. Specifically, the City is requesting LSA address the following two items raised in LSA's Peer Review:

1. *The evaluation needs additional analysis to justify lack of associative significance under California Register Criterion 2.*

[As raised in a previous item] above, the evaluation lists names of Japanese Americans who owned or leased the space at 2942 College Avenue 1911 to 1992. These include George Uchida, K. Sakamoto, M.M. Yokoto, Ike Takei, and Howard Takahashi. However, the evaluation provides no information, context, or analysis about these individuals, their families, or their experiences growing up or operating a business in Berkeley during the 20th century. In addition, this discussion and analysis of individuals seem more appropriate under Criterion 2.

Did any non-Japanese Berkeley residents recognize the injustice of war-time internment and act to preserve and defend the holdings of the then-Japanese owners or tenants during the internment period? What happened after the Allied Victory in August 1945? Did the previous owners/tenants return to 2942 College Avenue?

Recommendation: The evaluation should more thoroughly address potential associative significance of the building at 2942 College Avenue with individuals important in the historical context of Japanese Americans in Berkeley and California.

2. *The evaluation is missing an integrity assessment.*

Pending the outcome of the revisions requested above, the evaluation may require an integrity assessment.

Recommendation: Revise to include an integrity assessment pending outcome of the items above.

SUPPLEMENTAL RESEARCH

To address the City's request LSA conducted supplemental archival and secondary source research using online and printed source material on file at LSA. The research focused on biographical information for individuals identified by Preservation Architecture and LSA as having a connection to the building at 2942 College Avenue.

Contextual Research

LSA reviewed previously prepared and publicly available sources to understand the history of Asian-American experience in Berkeley and events related to World War II interment so to further inform and contextualize notable associations of the property, if any, with individuals who may be important in our past. These sources included:

- *Five Views: An Ethnic Historic Site Survey for California* (California Office of Historic Preservation 1998).¹
- *Historic Spots in California* (2002).²
- *California Japantowns - Berkeley* (California Japantowns, 2024).³
- *Japantown Atlas* (2008).⁴
- *Suddenly and Deliberately: The U.C. Berkeley Japanese American Concentration Camp Project Collective Digital Bibliography* (2020).⁵

Results

Five Views: An Ethnic Historic Site Survey for California

According to *Five Views*, the occupation of dry cleaners or operating a laundry was uncommon among Japanese Americans and more common among Chinese Americans. *Five Views* states, "Chinese Americans who faced discrimination in other occupations often set up laundry businesses to earn a living. Chinese laundries at first faced no competition, since washing and cooking were considered women's occupations unsuitable for self-respecting White men."⁶ The kind of

¹ Website: https://www.nps.gov/parkhistory/online_books/5views/5views.htm, accessed September 27, 2024. Copy on file at LSA, Point Richmond.

² Kyle, Douglas E., et. al., *Historic Spots in California*. Fifth Editions. Stanford University Press, Stanford, California. On file at LSA, Point Richmond.

³ Website: <https://www.californiajapantowns.org/berkeley.html>, accessed September 27, 2024.

⁴ Website: <http://japantownatlas.com/index.html>, accessed September 27, 2024.

⁵ U.S. History Scene. Website: <https://ushistoryscene.com/article/suddenly-and-deliberately-the-u-c-berkeley-japanese-american-concentration-camp-project-collective-digital-bibliography/>, accessed September 27, 2024.

⁶ *Five Views: An Ethnic Sites Survey for California*. California Office of Historic Preservation, Sacramento, California, 1982. Pg. 116.

occupations open to Japanese not residing in cities during the late-19th and early-20th century included (but are not limited to): working for the railroads, oil fields, agriculture, and marine fisheries. *Five Views* states that “City trades included domestic service and businesses catering to other Japanese -- boarding houses, restaurants, barbershops, bathhouses, gambling houses, and pool halls. Labor contractors drew immigrants away from the cities to work for the railroads, canneries, and farms. Japanese laborers were an important element in California agriculture by the turn of the century.”¹

Conclusion

No mention of the building at 2942 College Avenue or of laundries connected to the Japanese were mentioned in *Five Views*.

Historic Spots in California

A review of the *Historic Spots in California* identified five entries for historic places related to Japanese Americans. These entries included the following:

- Manzanar National Historic Site/Manzanar War Relocation Center at 5001 US Route 395, Independence, Inyo County. This property is listed in the National Register of Historic Places, a listed U.S. National Historic Landmark, and National Historic Site, California Historical Landmark No. 852, and, Los Angeles Historic-Cultural Monument No. 160.²
- Tulelake Relocation Center (site) at 44340 California Route 139, Tulelake, Modoc County. This resource consists of one remnant building from the wartime camp. This monument is listed in the National register of Historic Places, a National Historic Landmark, and is California Historical landmark No. 850-2.³
- Gakuen Hall/Japanese Language School at 14129 Pine Street, Walnut Grove, Sacramento County. This building is located within the larger Walnut Grove Japanese-American Historic District, which is listed in the National Register of Historic Places and is California Historical Landmark No. 1631.⁴
- Hakone Estate and Gardens, at 21000 Congress Springs Boulevard in Saratoga. This 18-acre traditional Japanese Gardens is a City Park. This property is listed in the National Register of Historic Places.⁵

¹ Ibid., Pg. 163.

² Kyle, Douglas E., & Et. Al., *Historic Spots in California*. Stanford University Press. 2002. Pg. 121-122.

³ Ibid., Pg. 220.

⁴ Ibid., Pg. 315.

⁵ Ibid., Pgs. 442.

- Gilroy Yamato Hot Springs Resort at 13800 Gilroy Hot Springs Road, Santa Clara County. This property is listed in the National Register of Historic Places and is California Historical Landmark No. 1017.¹

Conclusion

No mention of individual Japanese Americans associated with the building at 2942 College Avenue specifically or of laundries connected to the Japanese in general are mentioned in the focused review of *Historic Spots in California*.

California Japantowns – Berkeley

A review of *California Japantowns – Berkeley*, indicated the “Japanese American community numbered over 1,300 at the start of WWII, with over 70 Nikkei-owned businesses scattered throughout [Berkeley]. Japanese American residences were mostly restricted to Berkeley’s Southwest neighborhoods, where a mix of African Americans and recent European immigrants lived alongside other working-class families.”²

Interestingly, this website included an example of another Japanese-owned and operated laundry, called *University Laundry*, a Berkeley Landmark located in a two-story, 4,080 square foot building, which according to ParcelQuest, was constructed in 1905 at 2530 Shattuck Avenue (APN 055-1822-006) at northwest corner of Shattuck Avenue and Blake Street in the South Berkeley neighborhood.³ The building is extant, per Google Street View image captured in July 2024, and its description in *California Japantowns* is quoted below.

*University Laundry was founded in 1914 as a partnership of five small Japanese-owned laundries. Deciding they would benefit by cooperation rather than competition, the Fujiis, Kimbaras, Imamuras, Tsubamotos and Tokunagas opened shop in 1914. The families resided in living quarters upstairs that held a shared kitchen, dining and living room. This structure was built in 1895 and housed a French Laundry in its first two decades. It still stands at the corner of Shattuck and Blake Streets.*⁴

Conclusion

No mention of individual Japanese Americans associated with the building at 2942 College Avenue or of laundries connected to the Japanese were mentioned in the focused review of *California Japantowns – Berkeley*.

¹ Ibid., Pgs. 446-447.

² *California Japantowns – Berkeley*. Website, <https://www.californiajapantowns.org/berkeley.html>, accessed September 28, 2024.

³ ParcelQuest.com, accessed September 28, 2024.

⁴ Ibid.

Japantown Atlas

A review of *Japantown Atlas* website included a map of Berkeley that depicted the locations of nurseries, churches, and businesses owned or operated by Japanese in 1940. This map, titled “Berkeley Japanese American Businesses of 1940,” marks *College Cleaners* at 2942 College Avenue. Three additional Japanese businesses along College Avenue are also marked and these include *Supreme Laundry* (extant, constructed 1916 at 2954 College Avenue); *College Florist* (extant, constructed 1920 at 2987 College Avenue); and *Fulton Fujiyama Laundry* (extant, constructed 1920 at 2979 College Avenue).¹

Interestingly, the *Japantown Atlas* website provides discussion of the various types or species of Japantowns in California. These categories include: (1) Existing Japantowns; (2) Historic urban Japantowns; (3) Suburban Japantowns; (4) Farming Centers; and (5) Fishing Centers. Of these, the Japantown type as applied to Berkeley represented a Suburban Japantown.

Conclusion

LSA’s focused review of *Japantown Atlas* for Berkeley revealed that the College Cleaning and Dyeing Company building at 2942 College Avenue was one of three Japanese-owned cleaners that operated within a three-block segment of College Avenue in the early- to -mid-20 century, and when *University Laundry* (2530 Shattuck Avenue) is included, 2942 College Avenue was one of four Japanese-owned laundries city-wide. However, *Japantown Atlas* did not mention or refer to any individuals associated with the building at 2942 College Avenue specifically.

Suddenly and Deliberately: The U.C. Berkeley Japanese American Concentration Camp Project Collective Digital Bibliography

LSA reviewed the online content and word searched for “College Ave,” “Goerge Uchida” , K. Sakamoto,” “M.M. Yokoto,” “Ike Takei,” “Howard Takahashi,” and “Tsuchida.”

No entries related to **College Ave** was identified.

Under the name of **George Uchida**, the following is provided and quoted verbatim:

Lange, Dorothea. “Wedding of George and Michiko Uchida two days before evacuation to Tanforan Assembly Center. These young people do not speak Japanese.” April 27, 1942. Photograph. WRA no. C-342, War Relocation Authority Photographs of Japanese American Evacuation and Resettlement, The Bancroft Library, University of California, Berkeley. [Link to Lange’s photograph here: <https://calisphere.org/item/ark:/13030/ft038n999c/>.]

Wedding photo of George and Michiko Uchida taken two days before they were sent to the Tanforan Assembly Center. The back of the photo has as an official “War Relocation Authority

¹ *Japantown Atlas - Northern California – Berkeley*. Website, <http://japantownatlas.com/map-berkeley.html>, accessed September 28, 2024; Note, build dates and addresses provided via ParcelQuest.com, website, <https://pqweb.parcelquest.com/#home>, accessed September 28, 2024.

– San Francisco Office” form adhered to it that states that Lange took the picture in Berkeley, CA on 4/27/42. She added the note, “Berkeley, Calif. (2903 Harper Street)--Wedding of George and Michiko Uchida two days before evacuation to Tanforan Assembly Center. These young people do not speak Japanese.”¹

Under the name **K. Sakamoto** (possibly “Kihichi Sakamoto”) the following is provided and quoted verbatim.

Sakamoto, Tatsuo, Manabu Sakamoto, and Osamu Sakamoto. Children of Kihichi Sakamoto to Raymond Best. February 14, 1944. MSS.2007.09.01. Willard E. Schmidt Papers, California State University Japanese American Digitization Project, San José State University Department of Special Collections & Archives.

<https://cdm16855.contentdm.oclc.org/digital/collection/p16855coll4/id/6136/rec/1>.

A letter sent from three of Kihichi Sakamoto’s children (Tatsuo, Manabu, and Osamu Sakamoto) to the project director Raymond Best. The letter requests the release of Kihichi Sakamoto from the Army stockade so he may be reunited with their mother for the sake of her “health and mind.” The children’s mother suffered a mental health relapse since her imprisonment in Heart Mountain and her husband’s imprisonment.

No entries under the name **M.M. Yokoto** were identified.

No entries under the name **Ike Takei** were identified

No entries under the name **Howard Takahashi** were identified.

No entries under the name **Tsuchida** were identified.

Biographical Research

LSA reviewed online sources including Ancestry.com and Newspapers.com for information about the specific Japanese Americans individuals identified in the Preservation Architecture HRE and their families to provide relevant context regarding the status of the building at 2942 College Avenue as a historical resource for the purposes of CEQA.

[Ancestry.com](https://www.ancestry.com)

George Uchida

¹ Online Archive of California. “Wedding of George and Michiko Uchida two days before evacuation to Tanforan Assembly Center. These young people do not speak Japanese.” Website, <https://oac.cdlib.org/ark:/13030/ft038n999c/?order=2&brand=oac4>, accessed September 28, 2024.

According to information via Ancestry.com, George Uchida was born in Japan in 1882. A 1911 City Directory for Oakland and Alameda County lists George as point of contact for a dry cleaner at 2924 [sic] College Avenue, the same year the building was constructed.¹

K. Sakamoto (possibly “Kihichi Sakamoto”)

No information was found to conclusively link the building at 2942 College Avenue with a “K. Sakamoto.”

M.M. Yokoto

No information was found to conclusively link the building at 2942 College Avenue with a “M. M. Yokoto.”

Ike Takei

No information was found to conclusively link the building at 2942 College Avenue with an “Ike Takei.” Background research did indicate that an individual known as Ike Takei was a prolific bowler in the East Bay Nesei Bowling Association during the 1950s.

Howard Takahashi

No information was found to conclusively link the building at 2942 College Avenue with a “Howard Takahashi.”

Newspaper Research

LSA conducted additional research via examining Berkeley and the East Bay newspapers available online via Newspapers.com and searching for references to the building at 2942 College Avenue.

Seiyu Tsuchida

Seiyu Tsuchida was born circa 1889 in Aoyagi-Mura Fukui-Ken, Japan. In 1906 Seiyu and his wife Mon, emigrated to the United States.² According to a World War I Draft Notice issued June 5, 1917, the Tsuchidas resided at 2530 Shattuck Avenue, Berkeley, which incidentally was the location of *University Laundry*, located in a two-story, 4,080 square foot building constructed in 1905.³

¹ *Oakland, Berkeley, and Alameda Directory*. Polk-Husted Directory Company, 1911. Page 1403. Website, ancestry.com, accessed September 29, 2024.

² Passenger Lists of Vessels Arriving At San Francisco, California; NAI Number: 4498993; Record Group Title: Records of the Immigration and Naturalization Service, 1787-2004; Record Group Number: 85. Website, Ancestry.com, accessed September 29, 2024.

³ U.S., World War I Draft Registration Cards, 1917-1918. Website, Ancestry.com, accessed September 29, 2024.

In 1941 the Tsuchidas lived at 1421 Carleton Street, Berkeley. Following issuance of Executive Order 9066, the family went to the Tanforan Race Track in San Bruno, with the ultimate destination of the Topaz Incarceration Camp in Delta, Utah. Seiyu listed as his Skilled Occupations: "Laundering, Cleaning, Dyeing, and Pressing Apparel and Other Articles."¹

According to the December 1st, 1947, edition of *The Berkeley Gazette*, the building at 2942 College Avenue was originally owned by "Seiyu Tsuchida [who] established the College Cleaning and Dyeing Co., 2942 College Ave. as a pioneer in the Elmwood business district which has grown extensively in the last two decades" (*Berkeley Gazette* 1947:12). The article states the Tsuchida family lived at 5911 Potrero Street in El Cerrito [since demolished]. Seiyu Tsuchida died in Alameda May 20, 1969.²

William Shinji Tsuchida

Seiyu's son William, a *Nisei* that enlisted in the Army the day after Pearl Harbor. Found too ill (stomach ulcers) to serve in combat, William's Army service was a variety of billets. He worked in railroad crews laying track. He was later sent to the Army's Intelligence School at Fort Snelling to increase the number of War Department staff who could understand Japanese. According to the National Japanese American Historical Society's Military Intelligence Service Oral History Project, "[o]nly about 3% of the 3,700 enlisted Nisei interviewed were judged competent linguists."³ William was later redeployed to the University of Missouri for study to join the Engineers Corps. But not for long.

William and "a large group who had been trained engineers suddenly found themselves transferred to hospital corpsmen." William's service overseas was as "a medic with the Caucasian Company I of the 71st regiment, 44th Infantry Division." Wounded twice, William was awarded the Purple Heart. The *Berkeley Gazette* article goes on to state that while William served in the Army, "his brother and sister and parents were rounded up with all other California residents with Japanese blood in the hysteria of security and herded off to concentration camps." Back in Berkeley, the "cleaning and dyeing business on College Ave. was taken over and operated by the Rev. Walter Groesbeck, their pastor at the Free Methodist Church."⁴

¹ 1940 United States Federal Census. *Berkeley, Alameda, California; Roll: m-t0627-00187; Page: 12B; Enumeration District: 1-95*. Website, Ancestry.com, accessed September 29, 2024; U.S., Japanese Americans Relocated During World War II, 1942-1946. Website, Ancestry.com, accessed September 29, 2024.

² State of California. California Death Index, 1940-1997. Sacramento, CA, USA: State of California Department of Health Services, Center for Health Statistics. Website, ancestry.com, accessed September 29, 2024.

³ Japanese American Historical Society's Military Intelligence Service Oral History Project. The Military Intelligence Service (MIS) 1941-1952. Website, <https://www.njahs.org/military-intelligence-service/>, accessed September 29, 2024.

⁴ LSA assumed Rev. Groesbeck was a steward of 2942 College Avenue while the Tsuchidas, their business partners, and their families were held in internment camps by the U.S. Government or served in the military. According to a notice in the June 11, 1965, edition of *The Berkeley Gazette*, the business was, until June 30, 1954, a business partnership between Michizo Yokota, Seiyu Tsuchida, and Jinjiro Masuda.

A collection of William Tsuchida's wartime correspondence with his family was gathered into a book published in 1947 by UC Press titled *Wear it Proudly: Letters by William Shinji Tsuchida*.¹ Due to time constraints, a copy of this book was not obtained and reviewed in advance of submitting this supplemental analysis. William Tsuchida died May 8, 2010, and is buried in the National Memorial Cemetery of the Pacific in Honolulu, Hawaii.

Michizo Yokota

Michizo Yokota was born October 22, 1897 in Japan and emigrated to the United States in 1913. By 1930, he was renting a room at 1516 Julia Street, Berkeley, and working as a "Marker" in a "Coat House." Similar to the Tsuchida family, Yokota, was sent to the Tanforan Race Track in San Bruno, with the ultimate destination of the Topaz Incarceration Camp. Yokota listed as his Skilled Occupations: "Laundering, Cleaning, Dyeing, and Pressing Apparel and Other Articles."²

According to a legal notice in the August 9, 1954, edition of *The Berkeley Gazette*, *College Cleaners & Dyers* had operated as a business partnership between Michizo Yokota, Seiyu Tsuchida, and Jinjiro Masuda. This partnership was dissolved by mutual consent on June 30, 1954, and recorded August 3, 1954 (*Berkely Gazette* 9 August 1954:16). Michizo and Jinjiro Masuda would continue operating *College Cleaners* as a partnership.

According to an article in the January 26, 1957 edition of *The Berkeley Gazette*, Eiichi Tsuchida petitioned for and was issued a dissolution of partnership for *College Cleaners*, which had up to that time been a partnership between Tsuchida, Michizo Yokota, and Iwao Masuda.³ Yokota and Masuda would continue in partnership to operate *College Cleaners* (*Berkely Gazette* 26 January 1957:10).

According to an article in the June 11, 1965, edition of *The Berkeley Gazette*, Michizo Yokota represented *College Cleaners* for a donation to the Arthur K. Beckley Fund to build an addition and refurbish a dining room, known as the "Beckley lodge," at Tuolumne Camp, operated by the City of Berkeley (*Berkely Gazette* 11 June 1965:16). Michizoi Yokota died March 7, 1987 in Alameda County.

Jinjiro Masuda

Jinjiro (Bill) Masuda was born March 5, 1890, in Fukui Hongo Mura, Japan. He emigrated to the mainland United States in 1915 after living for nine years in Honolulu, Hawaii. By 1930, Jinjiro, was married and the Masudas lived as lodgers at 2076 Ashby Avenue (demolished). The 1930 U.S. Census listed Jinjiro's occupation as "Laundryman."⁴ By 1941, Jinjiro was separated from his wife.

¹ Copy available here: <https://staging.ucpress.edu/books/wear-it-proudly/epub-pdf>.

² 1930 United States Federal Census. Berkeley, Alameda, California; Page: 4A; Enumeration District: 0277; FHL microfilm: 2339845. Website, Ancestry.com, accessed September 29, 2024; U.S., Japanese Americans Relocated During World War II, 1942-1946. Website, Ancestry.com, accessed September 29, 2024.

³ A record establishing a partnership between Eiichi Tsuchida, Michizo Yokota, and Iwao Masuda was not identified in background research.

⁴ 1930 United States Federal Census. Berkeley, Alameda, California; Page: 9A; Enumeration District: 0287; FHL microfilm: 2339845. Website, Ancestry.com, accessed September 29, 2024.

He, like the Tsuchidas and Yokota, were sent to the Tanforan Race Track in San Bruno, with the ultimate destination of the Topaz Incarceration Camp. Jinjiro listed as his Skilled Occupations: “Laundering, Cleaning, Dyeing, and Pressing Apparel and Other Articles.”¹

In 1963 Jijiro Masuda lived at 1413 Richmond Street, in El Cerrito (*Berkeley Gazette* August 27, 1963:1). By 1970, he was living at 748 Baker Street in San Francisco.² Jijiro Masuda died May 5, 1973 in San Francisco.

ELIGIBILITY EVALUATION

This section applies California Register of Historical Resources (California Register) Criterion 2 to the building at 2942 College Avenue. The building was previously evaluated for eligibility on or about April 27, 2021, by Preservation Architecture, an Oakland-based preservation architectural consultancy for inclusion in the California Register and the Berkeley Landmark Preservation Ordinance as a candidate Berkeley Landmark or as a Structure of Merit. The previous evaluation found the building at 2942 College Avenue not eligible under any of the evaluative criteria of the California Register or the Berkeley LPO.

The focused evaluation below addresses the specific request by the City to conduct a supplemental evaluation using California Register criterion related to associative significance with the lives of persons important in our past.

Application of California Register Criterion 2 – 2942 College Avenue, Berkeley

California Register Criterion 2: Is the building at 2942 College Avenue associated with the lives of persons important in our past?

According to *National Register Bulletin 15*, for significance for association with an important individual, “The persons associated with the property must be *individually* significant within a historic context. A property is not eligible if its only justification for significance is that it was owned or used by a person who is a member of an identifiable profession, class, or social or ethnic group. It must be shown that the person gained importance within his or her profession or group.”³ Mere association is not sufficient, the association must be shown to have higher associative stature when compared to similar properties.

Background research clearly connects the building at the building at 2942 College Avenue with Japanese Americans who operated a commercial cleaners and dye works from 1911 and into the

¹ U.S., Japanese Americans Relocated During World War II, 1942-1946. Website, Ancestry.com, accessed September 29, 2024.

² Pacific Bell Telephone. City Directory of San Francisco. 1970. Page 367. Website, Ancestry.com, accessed September 29, 2024.

³ *National Register Bulletin 15; How to Apply the National Register Criteria for Evaluation*. U.S. Department of the Interior, National Park Service, Washington D.C. 1997. Page 15. Website, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf, accessed September 29, 2024.

1960s. However, the building was one of three other commercial cleaners along College Avenue owned or operated by Japanese Americans and background information did not indicate it was the first, or the largest such operation in Berkeley. A review of publicly available information regarding the history of Japanese Americans in California history did not indicate that the building at 2942 College Avenue or the individuals associated with it are of exceptional or significant importance.

It is argued here that associative significance the building at 2942 College Avenue may possess with respect to the Japanese internment in general is more appropriate for assessment under California Register Criterion 1 for associative importance with a pattern of events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

Background research indicated the business partners returned to Berkeley following the Allied Victory in August 1945 and resumed operations of *College Cleaners* after the business was maintained by a caretaker, Rev. Walter Groesbeck, a Free Methodist pastor. The Tsuchida family resided at 5911 Potrero Street in El Cerrito in 1941. However, a search for this address indicated the building was later demolished – likely to accommodate the construction of modern Eastshore Freeway/Interstate 80 by the mid-1950s. Background research indicated that Michizo Yokota and Jinjiro Masuda, the other partners who operated *College Cleaners* before and after World War II, lived in Berkeley, El Cerrito, and San Francisco, and elsewhere.

For these reasons, LSA believes that the building at 2942 College Avenue does not appear individually eligible for inclusion in the California Register at the national, state, or local level of significance for association with the Tsuchida family, Michizo Yokota, or Jinjiro Masuda. For these reasons, the building at 2942 College Avenue, built 1911 does not appear to qualify as a historical resource for the purposes of CEQA as defined at California Public Resources Code §21084.1.

INTEGRITY ASSESSMENT

Historic integrity refers to the ability of a resource to convey its significant historical associations. Integrity is a critical component of historical resources that are listed in, or eligible for listing in, the National Register. As described above, there are seven aspects of integrity used to measure a property's ability to convey its significance: *location, design, setting, materials, workmanship, feeling, and association*. Historical resources eligible for listing in the California Register must meet one of the criteria of significance and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. "To retain historic integrity a property will always possess several, and usually most, of the aspects."¹

The building at 2942 College Avenue does not appear eligible either individually or collectively for inclusion in the California Register under Criterion 2; therefore, its integrity was not assessed.

¹ National Register Bulletin 15; How to Apply the National Register Criteria for Evaluation. U.S. Department of the Interior, National Park Service, Washington D.C. 1997. Pages 44-45. Website, https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf, accessed September 29, 2024.

Thank you for the opportunity to provide additional historical context and analysis for this resource. Please contact me via email (Michael.hibma@lsa.net) if you have any questions.

Sincerely,

LSA Associates, Inc.

A handwritten signature in black ink that reads "Michael Hibma". The script is cursive and fluid.

Michael Hibma, M.A.
Associate/Architectural Historian