



City of Riverside

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CITY COUNCIL MEMORANDUM



HONORABLE MAYOR AND CITY COUNCIL

DATE: October 21, 2003

ITEM NO: 44

SUBJECT: Preserving an American Treasure; Transfer of the National Historic Landmark Harada House to the City of Riverside

By any measure, the unassuming National Historic Landmark Harada House, on Lemon Street, constitutes one of the most important historic sites in the country. It carries the highest level of constitutional significance. The Harada family proposes to donate the property to the City of Riverside as a historic interpretive site. Negotiations with the family have taken place over a number of years with Mayor Loveridge and Councilman Beaty in the lead, in tandem with Museum staff, Legal and Property Services.

BACKGROUND: Citrus Dreams: Jukichi Harada in Riverside

By 1900, driven by the booming navel orange enterprise, Riverside attracted immigrants from around the world. They came in search of the American Dream. Every person who came had a story. The revered Korean patriot Dosan Ahn Chang Ho once lived here, working as a humble orange picker. Ysmael Villegas, the son of a Mexican immigrant, won the Medal of Honor in World War II.

In 1905, Japanese Immigrant Jukichi Harada appeared to be a typical Riverside dream-seeker. By 1916, that had all changed, resulting in a long difficult life for Mr. Harada. In an ironic twist of history, however, his story left Riverside and the nation a magnificent legacy, one laden with constitutional meaning. Today, his family's unassuming two-story home on Lemon Street embodies that story. It is an American treasure. In 1990, the federal government recognized the significance of the Harada story by designating the house a National Historic Landmark. The life of Jukichi Harada and his family, in turn, took on great national importance. The Harada story is a California story, and an American story. It's the saga of one family's struggle against all odds to achieve the American promise of freedom, citizenship and a better life.

What it means to be an American: The Alien Land Law and the 14th Amendment

The Harada House speaks directly to what it means to be an American under the 14th Amendment of the constitution of the United States. In Riverside, the Harada family opened a boarding house and restaurant for Japanese citrus workers, living on the second floor with the boarders. The whole family, now growing, worked there. The Washington Restaurant, located on 8th Street, served only American food. The family made a modest living, but Jukichi was content. His children were in local schools, and he encouraged them to achieve high and to assimilate into the new culture, even if some called them "Japs."

The California legislature passed an Alien Land Law in 1913, prohibiting non-citizen Asian immigrants from owning property in the state. In 1916, Jukichi purchased a house on Lemon Street in the names of his three American born children. He knew about the California Alien Land Law, but assumed that if he bought land in the names of his children he would not be in violation of the law. Soon thereafter, however, the state of California brought suit against Jukichi under the Alien Land Law. *The People v. Harada* served as the first test of the law in California. With the help of Frank A. Miller and others,

Harada won a resounding victory under the Equal Protection Clause of the 14th Amendment. Judge Craig declaring of the children, "They are American citizens...entitled to equal protection of the laws of our land." Mr. Harada and his family kept their house! His children grew up as Riverside citizens. Jukichi fought vigorously, but in vain, to become a naturalized citizen. He loved America.

Executive Order 9066: the Camps, the 442nd, and the JACL

Trouble struck the Harada family again in May 1942. The Western Defense Command, under Executive order 9066, directed Harada family members, along with the other 112,000 Americans of Japanese ancestry, nearly two-thirds of whom were citizens, off to relocation camps. Jukichi and Ken were sent to Topaz, Utah, where they both died. Sumi and Shigatake (Harold) were sent to Poston, Arizona. Along with their father Jukichi, Harold and his brothers were die-hard Americans. They were among the first who joined the newly formed Nissei Division, the 442nd Regimental Combat Team, all Japanese American unit.

During its combat history, the members of the 442nd Regimental Combat Team were awarded 18,000 individual decorations, including 53 Distinguished Service Crosses, 9,486 Purple Hearts, one Medal of Honor (awarded posthumously), among others. Fifty-five years after the war's end, and after a lengthy four year congressional review of military records, nineteen of the recipients of the Distinguished Service Cross from the 442nd had their awards upgraded to the Medal of Honor at a special White House Ceremony on June 21, 2000.

Jukichi's son-in-law, Saburo Kido, help found the Japanese Citizens League and the 442nd Regimental Combat Team, even though he almost died from a beating he received in the camp from others there who opposed the Nissei Division due to their incarceration.

"No Other Place": Harada House after the War

Thanks to Jesse Stebler, an Anglo who lived in the Harada home during the years the family resided in the camps, or on the battlefield, the Harada family kept their house on Lemon Street. Sumi Harada reclaimed the house after the war. In the late 1970s, University of California graduate student, Mark Rawitch, wrote about the Harada family in a little book entitled *No Other Place*. His work became the basis for the National Historic Landmark designation. When Sumi passed away in 1998, her brother Dr. Harold Harada became sole owner of the property. Dr. Harada, one-time president of the California Dental Association, began negotiations with the City of Riverside Museum about four years ago regarding the possibility of gifting the house to the City as an historic interpretive site. Mayor Loveridge and Councilman Beaty helped take the lead in the planning for this transfer.

Teaching Tolerance: National Significance, National Partners

The importance of the Harada story has attracted partners at the national level. We expect major grant funding for restoration and interpretation once the house enters the public domain. The National Trust for Historic Preservation, headquartered in Washington, D.C., will join the City as a partner in the stewardship of this property. The National Park Service and other entities will join too, along with the Getty Trust, a source of substantial grant monies and technical advice. The House will become very high profile quickly at a nationwide level, enhancing Riverside's image as an advocate of tolerance and diversity.

FISCAL IMPACT:

Transfer of Harada House to the City of Riverside will entail an initial one-time investment in the infrastructure of the property, in order to "dry-dock" it in preparation for planning the restoration process. This outlay may come from CDBG funds. Annual operating costs, including minor staffing adjustments will impact the general fund. Once the House is in the Public Trust, our national partners will assist the City in the procurement of substantial grant funding, both federal and private, to cover systematic planning, restoration, interpretation, and certain operating expenses.

ALTERNATIVES:

Do not approve the transfer of the Harada House to the city, placing the property in jeopardy and missing the rare opportunity to preserve and promote this American Treasure as a symbol of tolerance and what it means to be an American.

Approve the transfer pending completion of the deed for dry-docking and operations by Council committee.

and confirmation of funding requirements

RECOMMENDATIONS:

That the City Council:

1. Approve the transfer of the Harada House to the City of Riverside pending the finalization of the deed by the Harada family attorneys.
2. Refer this matter to the Council's Land Use Committee to develop budget details for dry-docking and initial operations, and approval by Council.

Prepared by:



Dr. Vincent Moses
Director

Approved by:



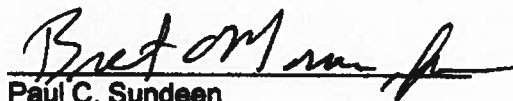
George Carvalho
City Manager

Approved as to form:



Gregory P. Priamos
City Attorney

Certifies availability of funds:



Paul C. Sundeen
Finance Director

Attachments: PowerPoint presentation, letters of endorsement



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CITY COUNCIL MEMORANDUM



HONORABLE MAYOR AND CITY COUNCIL
Land Use Committee

DATE: Jan. 29, 2004

ITEM NO: 2

SUBJECT: Harada House Budget Proposal

BACKGROUND:

On October 21, 2003, Council unanimously approved the following recommendations regarding the National Historic Landmark Harada House:

1. Approve the transfer of the Harada House to the City of Riverside pending the finalization of the deed by the Harada family attorneys.
2. Refer this matter to the Council's Land Use Committee to develop budget details for dry-docking and initial operations, and approval by Council.

The gift of Harada House to the City of Riverside is expected to occur this spring, and will entail an initial one-time investment in preliminary preservation planning and emergency structural stabilization. Annual operating costs and staffing adjustments will also impact the general fund. The Department's proposal requests the minimum resources necessary to take charge of the house, and leverage restoration grant funding from the federal government and private entities such as the Getty Trust's Architectural Conservation Program. City Manager George Caravahlo has reviewed this proposal.

FISCAL IMPACT:

Draft budget figures are attached for discussion. We have broken out what we need immediately, and what can wait until July 2004, though approval now is our preferred course.

ALTERNATIVES:

Recommend funding the one-time "dry-dock" expenses through a supplemental appropriation, and refer the operating/staffing proposal back to staff for submission later in the budget process, contingent upon further developments in the state budget.

RECOMMENDATIONS:

That the City Council Land Use Committee

1. Receive this report and develop an operating and staffing budget proposal for approval by the full Council.
2. Recommend a supplemental appropriation to the Museum budget for FY 2003-04 in the sum of \$64,969.00 for the one-time cost, and \$100,060 for annual operations and staffing adjustments.

Prepared by:

Dr. Vincent Moses
Director

Approved by:

George Caravahlo
City Manager

Attachments: Budget proposal, Fred Walters Architectural Assessment, Press-Enterprise article

Harada House Budget Proposal

Submitted: January 2004

KEY:

Red - Requires City Funding ASAP

Black - Requires City to Fund as of July 2004

Blue - Possibly funded by Grant/Foundation funds - would have to be City Funded if no other funds become available

ONE-TIME INITIAL EXPENSES	RED = ASAP	BLACK = JULY 2004
Title Search and Property Documentation		500
Appraisal		350
Property Survey		1,500
Booth Removal (Snyder's)		400
Security System Upgrade (Protection One, Fire & Theft)		499
Repair Leaking Water Pipe		1,000
Interior Roof Repair		2,000
Interior Foundation Fortification		2,000
Interior Plaster Wall Repair		5,000
Electrical Inspection		500
Prof. Serv.: Historic Preservation Architect/Structural Engineer		23,000
Contingency Repair Fund		5,000
Transfer of Ownership Ceremony		2,000
Community and Partners Visioning Symposium (secure future funding & partnerships)		10,000
Termite Treatment (Snyder's)		2,525
House Inspection		350
Fence Resolution		2,000
Professional Services: Photographic Documentation of House		2,500
Professional Services: Level 1 Hazardous Assessment		1,600
Natural Gas Inspection		45
Telephone Hardware		200
Computer: Hardware & Software		2000
TOTAL	53,749	11,220

ANNUAL OPERATING EXPENSES:	RED = ASAP	BLACK = JULY 2004
Fire Auto Insurance Policy (Henderson Phillips)		650
General Insurance (Building/Liability)		2,000
Security System Monitoring Fee		800
Building Maintenance Materials		2,000
Janitorial Supplies & Equipment		1,000
Emergency and Safety Supplies		650
Telephone Service		500
Waste Management Services		850
Annual Pest Control Services		600
Reprinted Electric, Water, & Sewer		2,500
Reprinted Natural Gas		900
Landscape/Grounds		1,000
Conservation Supplies for Archival and Artifact Collections		1,000
General Office Expenses (supplies, postage, copying, etc.)		1,000
Educational Outreach: Online and RMM exhibit (& web-site design)		2,000
Marketing: Fund-Raising Brochure, House Placard & Street Signs		2,000
TOTAL	7,600	11,850

ANNUAL ADDITIONAL PERSONNEL COSTS TO COMMENCE FY 04/05:	ADDITIONAL FTE REQUIRED	ADDITIONAL COST (=salary + benefits)
Promote Current "Curator of Collections to "Museum Curator of Collections"	0	6,208
Increase Associate Curator of Collections from .75 to 1.0 FTE	0.25	14,776
Promote Current "Management Analyst" to "Administrative Services Manager"	0	13,656
Increase Clinical Assistant "Historic Resource Specialist" from .50 to .75 FTE	0.25	6,564
Increase Associate Curator of Education from .75 to 1.0 FTE	0.25	15,456
Archivist - Professional Services Contract	0	24,000
TOTAL	0.75	80,610

FUTURE INFRASTRUCTURE REQUIREMENTS (Costs Dependent upon Professional Evaluations & Future Collaborative/Grant Partnerships)	COST
Replace Roof	?
Plaster Wall Restoration	?
Electrical Rewiring of House	?
Foundation Work	?
Seismic Stabilization	?
Window Assessment and Restoration	?
HVAC Needs Assessment and Installation	?
ADA Assessment	?
Landscape/Grass Property Preparation	?
TOTAL	?

HARADA HOUSE ACQUISITION SUMMARY:

	RED = ASAP	BLACK = JULY 2004	BLUE = Future Infrastructure Costs
ONE-TIME INITIAL EXPENSES:	53,749	11,220	
ANNUAL OPERATING EXPENSES:	7,600	11,850	
ANNUAL ADDITIONAL PERSONNEL COSTS for FY 04/05:		80,610	
TOTAL	61,349	103,680	?

Total Recurring Annual Costs: (7,600 + 11,850 + 80,610) = \$100,060