

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERSIDE,
CALIFORNIA, TO PRESERVE THE HARADA HOUSE IN ACCORDANCE
WITH THE REQUIREMENTS OF THE SAVE AMERICA'S TREASURES
GRANT.

WHEREAS, between 1900 and 1903, Jukichi Harada immigrated from Japan to the U.S. and was joined by his wife, Ken; and

WHEREAS, in 1913, California passed the Alien Land Law barring Japanese immigrants from owning property; and

WHEREAS, the Harada family bought a house on Lemon Street in the City of Riverside (“City”) and in 1916, a suit was filed against the Harada family including their U.S.-born children, alleging violation of the Alien Land Law; and

WHEREAS, in 1918, Riverside Superior Court ruled in favor of the Harada family, upholding the 14th Amendment rights of the American-born Harada children to own property; and

WHEREAS, the Harada House was declared a National Historic Landmark in 1990 due to the significance of the historic legal case; and

WHEREAS, in 2003, the Harada family heirs donated the Harada House and its contents to the City to serve as a civil rights site; and

WHEREAS, in 2020, the Harada House was named as one of the “11 Most Endangered Historic Sites” by the National Trust for Historic Preservation and the City was awarded a National Park Service “Save America’s Treasures” grant to advance the rehabilitation of the Harada House (“Federal Grant”); and

WHEREAS, in 2021, the Harada House was named a California State Historical Landmark and the State awarded a grant to the City to further advance rehabilitation of Harada House and build its Interpretive Center; and

WHEREAS, the terms of the Federal Grant require that an easement or a covenant be recorded on subject property for 15 years; and

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1 WHEREAS, the City has been unable to find a suitable easement recipient, and therefore
2 desires to record a covenant on the Harada House for 15 years in accordance with and to satisfy the
3 terms of the Federal Grant.

4 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverside,
5 California, as follows:

6 Section 1: Duration. This resolution is granted for a period of fifteen (15) years commencing
7 on the date when adopted by the City Council.

8 Section 2: Documentation of condition of the Harada House at time of resolution. In order to
9 make more certain the full extent of the City's obligations and the restrictions on the Harada House,
10 and in order to document the nature and condition of the Harada House, including significant interior
11 elements in spatial context, a list of character-defining materials, features, and spaces is incorporated
12 as Exhibit "A" at the end of this resolution. The City's Museum Department has architectural drawings
13 of the Harada House. To complement Exhibit "A", City personnel have included a photographic record
14 created for an official Historical American Buildings Survey and a keyed location map. The City
15 agrees that the nature and condition of the Harada House on the date of execution of this resolution is
16 accurately documented by the architectural drawings and photographic record, which shall be
17 maintained for the life of this resolution, in the City's records for the Harada House.

18 Section 3: Duty to maintain the Harada House. The City, acting through its Museum
19 Department, agrees to assume the cost of continued maintenance and repair of the Harada House so
20 as to preserve the architectural, historical, and/or archeological integrity of the Harada House and its
21 materials to protect those qualities that made the Harada House eligible for listing in the National
22 Register throughout the effective date of this resolution.

23 Section 4: Restrictions on activities that would affect historically significant components of
24 the Harada House. The City agrees that no demolition, construction, alteration, remodeling, or any
25 other activity shall be undertaken or permitted to be undertaken on the Harada House which would
26 affect historically significant exterior features or interior spaces identified as significant in Exhibit
27 "A." Exterior construction materials, architectural details, form, fenestration, scale, and mass should
28 not be adversely affected nor the structural soundness or setting altered without prior written

1 concurrence by the City's Historic Preservation Officer affirming that such reconstruction, repair,
2 refinishing, rehabilitation, preservation, or restoration will meet The Secretary of the Interior's
3 Standards for the Treatment of Historic Properties (hereinafter referred to as the "Standards").

4 Section 5. Maintenance of recovered materials. The City agrees to ensure that any data and
5 material recovered will be placed in a repository that will care for the data in the manner prescribed in
6 the applicable Standards for Archeology and Historic Preservation or will comply with the
7 requirements of the Native American Graves Protection and Repatriation Act, and with 36 CFR 79
8 and 43 CFR 10.

9 Section 6: Public access. Following construction, the City agrees to provide public access to
10 view the grant-assisted work or features no less than 12 days a year on an equitably spaced basis. The
11 dates and times when the Harada House will be open to the public must be annually published once it
12 is open. At the option of The City, the relevant portions of the Harada House may also be open at other
13 times in addition to the scheduled 12 days a year. Nothing in this agreement will prohibit a reasonably
14 nondiscriminatory admission fee, comparable to fees charged at similar facilities in the area.

15 Section 7: Anti-discrimination. The City agrees to comply with Title VI of the Civil Rights
16 Act of 1964 (42 U.S.C. 2000d), the Americans with Disabilities Act (42 U.S.C. 12204), and with
17 Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794). These laws prohibit discrimination on
18 the basis of race, religion, national origin, or disability. In implementing public access, reasonable
19 accommodation to qualified disabled persons shall be made in consultation with the State Historic
20 Preservation Office ("SHPO").

21 Section 8: Resolution to run with the land; conditions on conveyance. This resolution shall
22 run with the land and be binding on the City, its successors, and assigns. The City agrees to insert an
23 appropriate reference to this resolution in any deed or other legal instrument by which it divests itself
24 in part or in whole of either the fee simple title or other lesser estate in the Harada House, or any part
25 thereof.

26 Section 9: Casualty Damage or Destruction. In the event that the Harada House or any part of
27 it shall be damaged or destroyed by fire, flood, windstorm, earth movement, or other casualty, the City
28 shall undertake all repairs or reconstruction of any type, other than temporary emergency work to

1 prevent further damage to the Harada House and to protect public safety, in accordance with the
2 Standards. If after reviewing the condition of the Harada House, the City determines that the features,
3 materials, appearance, workmanship, and environment (or setting) which made the Harada House
4 eligible for listing in the National Register of Historic Places have been lost or so damaged that its
5 continued National Register listing is in question, the Grantee will notify the Keeper of the National
6 Register in writing of the loss. The Keeper of the National Register will evaluate the findings and
7 notify City in writing of any decision to remove the Harada House from the National Register. If the
8 Harada House is removed, this resolution is null and void. If the damage or destruction that warrants
9 the properties removal from the National Register is deliberately caused by the gross negligence or
10 other actions of the City or successor owner, then the City of Riverside's Community and Economic
11 Development Department ("CEDD") may initiate requisite legal action to recover, at a minimum, the
12 Federal grant funds applied to the Harada House which will then be returned to the U.S. Government.

13 Section 10: Enforcement. The CEDD shall inspect the property as necessary and appropriate
14 in order to ascertain compliance with the conditions of this Resolution and to report annually to the
15 National Park Service regarding such compliance. If the CEDD, upon inspection of the Harada House,
16 finds what appears to be a violation, it may exercise its discretion to seek injunctive relief in a court
17 having jurisdiction. Except when an ongoing or imminent violation will irreversibly diminish or impair
18 the cultural, historical and/or architectural importance of the Harada House, the CEDD shall give the
19 City's Museum Department written notice of the violation and allow thirty (30) calendar days to
20 correct the violation before taking any formal action, including, but not limited to, legal action. If a
21 court, having jurisdiction, determines that a violation exists or has occurred, the CEDD may seek to
22 obtain an injunction to stop the violation, temporarily or permanently. A court may also issue a
23 mandatory injunction requiring the City to restore the Harada House to a condition that would be
24 consistent with preservation purposes of the grant from the National Park Service. In any case where
25 a court finds that a violation has occurred, the court may require the City to reimburse the CEDD for
26 its expenses incurred in stopping, preventing, and/or correcting the violation, including, but not
27 limited, to reasonable attorney's fees. The failure of the CEDD to discover a violation or to take
28 immediate action to correct a violation shall not bar it from doing so at a later time.

Section 11: Effective date; severability. This resolution shall become effective when filed by the City with its City Clerk. If any part of this resolution is held to be illegal by a court, the validity of the remaining parts shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the resolution does not contain the particular part held to be invalid.

Section 12: Amendments. The City may amend this resolution, provided the amendment shall be consistent with preservation purpose of this resolution and shall not reduce the regulatory controls listed in the conditions of this resolution. Any such amendment shall not be effective unless it is executed in the same manner as this resolution, refers expressly to this resolution, and is filed with the City Clerk.

Section 13: This resolution reflects the entire agreement of the City regarding the restrictions placed upon the Harada House for the purposes of the Federal Grant. Any prior or simultaneous correspondence, understandings, agreements, and representations are null and void upon execution of this agreement, unless set out in this instrument.

ADOPTED by the City Council this _____ day of _____, 2026.

PATRICIA LOCK DAWSON
Mayor of the City of Riverside

Attest:

DONESIA GAUSE
City Clerk of the City of Riverside

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I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly adopted at a meeting of the City Council on the _____ day of _____, 2026, by the following vote, to wit:

Ayes:

Noes:

Absent:

Abstain:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this _____ day of _____, 2026.

DONESIA GAUSE
City Clerk of the City of Riverside