

Harada House

3356 Lemon Street, Riverside, California

LONG RANGE CONSERVATION PLAN/HISTORIC STRUCTURE REPORT



Prepared for:

Riverside Metropolitan Museum

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I. Introduction

A. Purpose

The purpose of this Long Range Conservation Plan/Historic Structure Report (HSR) is to evaluate the significance of the site, document its intact historic features, establish criteria for treatment, evaluate existing conditions, and provide recommendations for treatment. Analysis of the Harada House and its features will provide stewards of the property with recommendations for immediate and long term maintenance of the Harada House.

With a firm commitment to preserve the historic elements of the Harada House and its collection, and to interpret its lessons, the Riverside Metropolitan Museum (RMM) seeks to further investigate the conditions of the extant historic structure and site features. This Historic Structure Report will augment prior studies of the site to create a comprehensive record of the site's history, significance, current conditions, conservation needs, and future potential. The Riverside Metropolitan Museum intends to utilize this report to guide future preservation efforts, interpretive plans, new construction, housekeeping, and maintenance. The Riverside Metropolitan Museum has been a good steward of this historic resource and will continue to use accepted practices and standards for the stabilization of the historic structure and site features.

B. Approach

An Historic Structure Report is the primary type of document used to guide treatment and use of historic structures. Caretakers of historic sites and preservation organizations use such documents to provide base line data on the current condition of their facilities and to assist in analyzing rehabilitation options.

In 1991 revisions to the guidelines that direct cultural resource management activities by the National Park Service (NPS) provided for greater flexibility in format and levels of research for Historic Structure Reports. The proposed ultimate treatment, level of significance of the resource, and threats to the condition of the resource were noted as variables to be taken into consideration when establishing the scope of such documents. At the same time, NPS emphasized that the documents:

should focus explicitly on issues related to building fabric and should address all aspects of construction history—including recordation of preservation treatment...and recommends that the content and organization of an Historic Structure Report be structured to ease its use as a reference in decision-making.¹

The following policy statements direct the preparation of an HSR:

- Historic Structure Reports are reference documents for the purpose of minimizing the loss of significant fabric during restoration or rehabilitation work.

¹ Billy G. Garrett, "Revision of the National Park Service Guidelines for Historic Structure Reports," in *Standards for Preservation and Rehabilitation*, West Conshohocken, Pennsylvania: American Society for Testing and Materials, 1996, 109.

- Historic Structure Reports should be defined to include any of the following: physical history and condition, alternative ways to meet management objectives, and specifics of actual treatment.
- Historic Structure Reports should be restricted to information bearing directly on historic material and character. In particular, historical research should be focused on the development and use of the structure.
- Historic Structure Reports should not unnecessarily republish information available from other convenient sources.
- Historic Structure Reports should be required whenever existing information about the physical history and condition does not provide an adequate basis upon which to address anticipated management or owner issues and when impeding development could have a significant adverse effect.
- Historic Structure Reports should be prepared for the entire structure. Time and money spent on an Historic Structure Report should be limited by management or owner objectives and the structure's significance.
- Historic Structure Reports should be written for primary audiences, maximize the use of existing reliable information, and minimize its reformatting.
- Historic Structure Reports may be undertaken on an incremental basis when time and resources are limited.
- Flexibility in formatting an Historic Structure Report is important to maximize communication between the professionals preparing the report and the management or the owner, to allow the use of existing information, and to use new information for other purposes.

The current definition of an Historic Structure Report was developed and refined by the National Park Service in the intervening years and published in technical materials and in the Association for Preservation Technology (APT) *Bulletin* of 1997. Discussion of Historic Structure Reports in that *Bulletin* uses a definition that was used as the basis for this report. This definition states that:

An Historic Structure Report is to provide a definitive analysis of the physical history of a structure through research and trained observation. In addition to documenting significance, history, and condition, the Historic Structure Report then serves as the vehicle to determine appropriate subsequent rehabilitation and maintenance efforts. The National Park Service, APT, ASTM, and others have prepared technical materials to assist professionals in preparing Historic Structure Reports according to current standards. In particular:

*(The ASTM Guide) provides a list of reference documents related to Historic Structure Reports, a discussion of their significance and use, approaches and procedures for preparing and using Historic Structure Reports, and suggestions for the disciplines from which Historic Structure Report team members may be drawn. Historical research, site inspection, methods of documentation, field testing and sample review, laboratory testing and materials analysis, evaluation of research and inspection results, and development of treatment recommendations are addressed, in addition to content, organization, application, and distribution of Historic Structure Reports.*²

² Deborah Slaton and Alan W. O'Bright, "Historic Structure Reports: Variations on a Theme," *APT Bulletin: The Journal of Preservation Technology*, Volume XXVIII, Number 1, 1997, 3.

Very recently the National Park Service has published concise and direct guidance on the preparation of Historic Structure Reports in Preservation Brief 43, "The Preparation and Use of Historic Structure Reports."³

The Historic Structure Report for the Harada House presents an itemized review of elements of construction and an evaluation of conditions. The Treatment component of this report is critical in establishing standards for the retention, repair, and maintenance of existing historic elements and materials.

The effort which produced the present document consists of several elements: first, research into archival, published, and oral sources which illuminate the physical history of the building; second, on-site analysis of the current conditions of the building's materials and features which would guide the recommendations for treatment; and third, creation of a database which allows users to easily access information about existing conditions and proposed treatments.

Information about condition was collected at the site through field observation. First-hand inspection reports were compiled into a comprehensive database. Recommendations for treatment of the various materials and elements that compose the structure were developed through analysis of the information contained in the database.

C. Organization of Report

History. This consists of a historical background and context which establishes a period of significance; a chronology of development and use which details the physical construction, alterations, and use of the building.

The intention of this section is to establish the historical period and significance for which the structure is recognized. It further informs the document by providing a narrative contextual history of the site, building, or structure and significant individuals associated with the property. This information provides the basis for the evaluations presented in following chapters.

Architectural Evaluation. The intention of this section is to present the results of a detailed field research effort, and the documentation of existing interior and exterior conditions based upon visual observation. This includes a detailed evaluation of materials and features and their period of construction, installation or modification. All elements or features that are deemed character defining or significant should be specifically identified to ensure their retention and protection.

Specialized Evaluations. An HSR often requires specialized evaluations in addition to the architectural assessment of the structure. The need for these evaluations depends upon the goals, purposes, and scope of each individual project.

Recommendations. These are recommendations that are based on the observations and conclusions established by the earlier chapters. These may include general and specific treatment recommendations and alternatives, applicable programmatic recommendations, an outline of a prioritized scope of work, and cost estimates.

³ Deborah Slaton, Preservation Brief 43, The Preparation and Use of Historic Structure Reports (Washington, D.C., National Park Service, 2005).

This includes review of the ultimate treatment and use of the building and site features; an outline of the requirements for treatment which includes building and safety codes and the criteria for recommendations, an evaluation of proposed treatment and alternatives which addresses the adequacy of alternative approaches in terms of impact on historic materials and the effect on historic character; and recommends a course of action and specific recommendations for preservation treatments.

Record of Treatment for the building and site features. This section documents work at the site. It consists of completion reports that summarize the intent of the work, methods used to accomplish the work, time, and cost requirements. A description about the history of the site based on physical evidence discovered during construction is also part of the completion report.

This portion of the document can also include technical data such as copies of field reports, material data sheets, field notes, correspondence, accounting spreadsheets, and contract summaries. No current project data is included in this section, but data should be added in the future to create a complete record of all work at the site. This section of this report is a placeholder for adding reports of future work.

D. Administrative Data

Ownership

The entity legally responsible for the building's preservation is the Riverside Metropolitan Museum, a department of the City of Riverside, California.

Cultural Resources

In order for a building to qualify for listing in the National Register, the California Register, or as a locally significant property, it must meet one or more identified criteria of significance. The property must also retain sufficient architectural integrity to continue to evoke the sense of place and time with which it is historically associated.

In 1977, the Harada House was placed on the National Register of Historic Places, and in late 1990, the Harada House was named a National Historic Landmark. It is also a contributor to the Heritage Square National Register District. At the state level, the Harada House is listed in the California Register of Historical Resources. Within the City of Riverside, the Harada House is designated a City Landmark and a City Structure of Merit.

II. History

A. Narrative

Area in Context

During the Rancho Era in California (1780s-1846), large tracts of the state were divided into parcels of land which were often thousands of acres apiece. These large tracts were owned by men deeded the land by first the Spanish crown, and later the Mexican government. In 1821 Mexico won independence from Spain. It was during this time that “Americans” began to enter California. Many of the American Californians married into the rancho families, a development that transformed land ownership in California.

The City of Riverside is situated on a small piece of what was originally part of the 30,000-acre *Rancho Jurupa*, which was granted to Don Juan Bandini by the Mexican Governor of California in the 1830s. Eventually, Bandini sold the Rancho to his American-born son-in-law Abel Stearns who also acquired the adjacent *Rancho La Sierra Sepulveda*. Lands from these two historic ranchos make up what is now contemporary Riverside. By the time the United States signed the 1847 treaty of Cahuenga with the Mexican forces in California and thereby ending California’s role in the Mexican-American War, much of the Rancho lands were already in the hands of Americans.

The town of Riverside was designed as a model agricultural colony by Republican abolitionist John W. North and his *Southern California Colony Association*. The idea was formed by North in Knoxville, Tennessee, after he explored Southern California looking for the ideal locale for a colony. Riverside, situated along the Santa Ana River, was chosen as the colony site. In 1871 twenty-five families crossed the plains and desert to their new home in Southern California. North designed the city in the “style of Philadelphia, with all streets at right angles.”⁴ Riverside grew and thrived due largely to the research by North and fellow colonist Luther Tibbets and his wife Eliza Tibbets, who had determined that the Washington Navel Orange was the perfect crop for the hot and arid Riverside landscape. Eliza Tibbets was sent two small navel orange trees by the United States Department of Agriculture in either 1873 or 1874. Tibbets was proven correct and Riverside became the birthplace and capital of the Washington Navel in California. Over the next decade, Riverside was the center of the “orange empire,” which stretched from Santa Barbara to the Mexican border along the coast, and from Tulare to Riverside in the interior valleys. The small citrus towns that developed alongside the groves, in the interior valleys, used the imagery of the citrus landscape with its lush green trees filled with colorful fruit backed by the snow-capped mountains to convince many to leave their roots in the colder climates and to start anew in Southern California. While most came from the Midwest and the East Coast, some came from as far as England and Canada.



Japanese Strawberry Pickers, c. 1920s
Santa Cruz Public Library Collection

⁴ Kevin Starr, *Inventing the Dream: California Through the Progressive Era*, New York: Oxford University Press, 1985, p. 145.

Japanese Immigrants in California



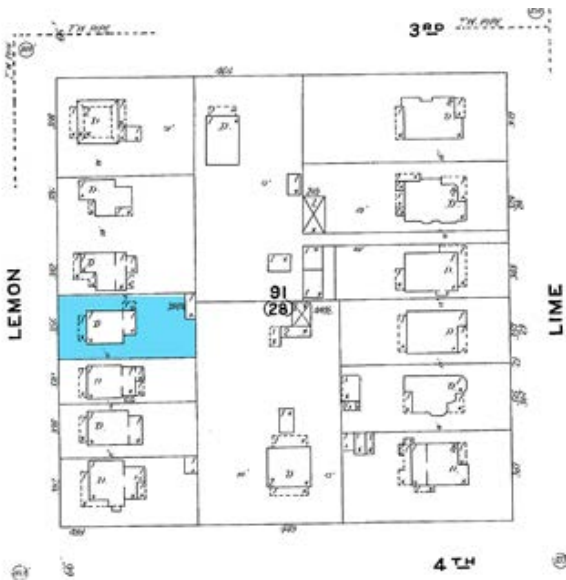
Harada Family, c. 1928

Riverside Metropolitan Museum Archives

As the citrus industry outgrew the labor supply, Japanese immigrants arrived in Southern California to replace the aging Chinese laborers who had been in Riverside since the 1870s. By 1909 this group made up roughly half of the agricultural laborers in the state of California.⁵ By 1910 the city of Riverside had 765 Japanese immigrants living in the city with most taking jobs in the burgeoning citrus industry.

The newly arrived Japanese, also known as “Issei,” (literally, “the first generation”) were mainly from the agricultural class, unmarried, and under thirty years old. Many of the Japanese Issei planned to come to the United States as temporary laborers hoping to return to their homeland as soon as they accumulated enough capital to support their own family. Not long after their arrival it became clear to the Issei that they would need to work long hours over many years in order to accomplish their goal. A great number never returned to Japan.

Because the Japanese were not allowed to own their own land pursuant to the 1913 *California Alien Land Law*, which forbade non-citizens from owning land, the Japanese immigrants often leased land to farm for themselves. In 1915, one Japanese family, the Haradas, challenged this law by purchasing land using the names of their children who were born in the United States and were therefore citizens. The court case would stand as one of the most important rulings in American immigration law.



Sanborn Map of 3356 Lemon Street, c. 1908

Jukichi Harada was born in the town of Ogawa in the Aichi prefecture on the island of Honshu, near the center of the Japanese archipelago, in 1875. Jukichi was married in the late 1890s to Ken Indo, who was the sister of a close friend. This marriage was controversial at the time in that it was not an arranged family marriage. He carried on his family’s tradition of pursuing a “traditional education,” studying to be a teacher, but decided to protest his preordained familial vocation and instead took a job as a mess attendant on a United States Navy ship.⁶ When the ship docked in San Francisco in May 1898 Jukichi entered the United States for the first time. Jukichi returned to the United States in 1903, this time with the intention of staying. After finding work, Jukichi arranged for his wife and son to join him in the United States. Although his wife Ken was initially denied entry into the country because of an eye infection, the family was finally reunited in 1905. The Haradas lived in Redlands, California where Jukichi was a waiter and cook in a small restaurant. Soon thereafter the Haradas moved to Riverside where Jukichi took a job working in the Golden State Restaurant on 8th Street. Jukichi had several jobs before opening a boarding-house and the “Washington Restaurant” on 8th street in Riverside.

The Haradas and the California Alien Land Law

By 1912, the Haradas had grown to a family of seven with five children, Masa Atsu, Mine, Tadao, Sumi, and Yoshizo. With a growing household and a

⁵ Ibid, 172.

⁶ Mark Howland Rawitsch, “No Other Place: Japanese American Pioneers in a Southern California Neighborhood.” Department of History, University of California Riverside, 1983.

successful restaurant and rooming house, the Haradas both needed and could afford more space. When their five-year old son Tadao died of diphtheria in 1913, the Haradas were convinced that they needed to move away from the crowded second-floor quarters of the rooming house to a space of their own. Yet, because of the *California Alien Land Law* enacted in 1913, Jukichi and Ken Harada could not own land in the California. The family believed that since all but one of their children were United States citizens, they could place a new residence in the name of their children thereby honoring the law. In late 1915, Jukichi and Ken purchased a small one-story cottage at 3356 Lemon Street just north of the downtown, with the legal owners being three of their children, Mine, Sumi, and Yoshizo.



Jukichi Harada and Daughter Mine, c. 1920

Riverside Metropolitan Museum Archives

Throughout the process of purchasing the home, the Haradas were harassed, questioned, and the legality of their children's right to own land was doubted. Finally after much distress and uncertainty, "On December 22, 1915, the house at 3356 Lemon Street was officially recorded as belonging to nine-year-old Mine, five-year-old Sumi, and three-year-old Yoshizo Harada."⁷ The Haradas were further comforted about the transaction by a letter from the California Attorney General assuring them that any citizen could own real estate in the United States.

A few days after the Haradas purchased their house, news of the transaction spread through the City of Riverside. Those who lived in the neighborhood of the Harada family's new house formed a committee to protest the presence of a Japanese family in their neighborhood. The Los Angeles *Examiner* reported that "one Lemon Street resident planned to isolate himself from his new Japanese neighbors with a spite fence," while neighbor Cynthia Robinson claimed she "would plow up her driveway which leads to the rear of the Harada Home." Within days of the purchase, the neighborhood committee hired lawyer Miguel Estudillo to file a lawsuit against the Haradas. In one final attempt to get Jukichi to change his mind and not move into the little house on Lemon Street, Estudillo offered to pay the Haradas \$500 over the original price of the house. Mr. Harada refused the offer and declared, "I won't sell. You can murder me, you can throw me into the sea, and I won't sell."⁸ The Haradas moved into their new house. The case did ultimately get filed, as the *The People of California v. Jukichi Harada* in 1916, but did not go to trial until May 1918.



Jukichi Harada and Son Masa Atsu, c. 1920

Riverside Metropolitan Museum Archives

Before the Haradas moved into their new house in late 1916, they hired local builders Herman and Raymond Harp to improve the house. Jukichi described the foundation as, "the foundation not be good. The water go through under the floor, all moisture, no good for living there yet. Must improve."⁹ After the additions, the Harada house had new brick foundations, a second story with additional bedrooms and a second bathroom. The house was painted grey with white trim. Once the Haradas moved in, some residents warmed up to their new neighbors, while others continued to harass and use intimidation to try to get them to move.

In September of 1918, Judge Hugh Craig in the Riverside County Superior Court ruled in favor of the Haradas. Craig based his opinion on the notion that all American-born children of immigrants were indeed citizens and therefore protected by the United States Constitution that declares the right to own land. Craig stated, "They are American citizens, of somewhat humble station, it may

⁷ Ibid, 36.

⁸ Ibid.

⁹ Ibid, 44.

be, but still entitled to equal protection of the laws of our land. The political rights of American Citizens are the same, no matter what their parentage.”¹⁰ He mentioned that the State of California failed to persuade that Jukichi Harada had a “resulting trust” in the property because he provided the money for the purchase. According to the opinion, Jukichi put the deed to the house in the name of his children and therefore had no claim to the property even if there was no anti-alien land law. The Harada’s overcame their first bout with American racism, but it would not be their last.



Jukichi and Ken Harada, c. late 1930s
Riverside Metropolitan Museum
Archives

The Haradas continued to be successful in their restaurant and boarding house businesses. They became important members of their church and of the Riverside community. In 1940, Jukichi Harada’s son-in law Saburo Kido was elected national president of the Japanese American Citizens League (JACL). At the outbreak of the war with Japan, Kido personally wrote a letter on behalf of the JACL to President Roosevelt declaring their anger over the bombing of Pearl Harbor, and to reassure the United States government that their organization was patriotic and loyal to the United States.

Internment of the Japanese During World War II

The letter from the JACL did little to persuade the United States government as a reactionary wave of anti-Japanese sentiment grew throughout the country. By the spring of 1942, the United States government decided to relocate Japanese-Americans living in the western United States to internment camps for the duration of the war. The Haradas and 235 other Japanese-American’s were removed from Riverside under the auspices of the War Relocation Authority.¹¹ In the final days before they left Riverside, family members sold the Washington Restaurant. Luckily a friend, Jesse Stebler, offered to live in and maintain the house while they were gone. His correspondence to Sumi, documented in numerous letters held in the Riverside Metropolitan Museum Archives, sheds light into the remarkable story of Sumi’s struggle to stay hopeful during those dark days in the detention camp, and at the same time, documents the daily life conditions in wartime Riverside. Ultimately, members of the Harada family ended up at either the Tule Lake Relocation Center near the Oregon border, or at the Poston Relocation Center near Parker, Arizona. Later the family was reunited at the Topaz Relocation Center in Utah.¹² Both Ken and Jukichi died in the hospital in the detention center in Utah. Sumi eventually moved to Chicago, which was far enough from the west coast that they allowed the Japanese to live outside of internment camps.



Topaz Relocation Camp, Utah
Civil Liberties Public Education Fund
Collection

In 1943, the United States War Department restored selective service duty for Japanese-Americans and created a new combat entity composed entirely of ethnically Japanese citizens. The first detachment was the 100th Infantry Battalion, which would later be added to and renamed the 442nd Regimental Combat Team of the United States Army. Sons Harold, Clark, and Yoshizo, joined the highly decorated 442nd RCT, made solely of Japanese-Americans, and fought for the remainder of the war in Europe.¹³ The 442nd landed in Italy just north of Rome on June 10, 1944. They served heroically throughout the remainder of the war making the long and deadly march into Germany. According to historian Kevin Starr, “the 442nd Regimental Combat Team, suffered 9,486 casualties in the course of seven major campaigns, including 650 killed in action, and were awarded one Congressional Medal of Honor, 560

¹⁰ Ibid, 68.

¹¹ Ibid.

¹² Rawitsch, “No Other Place: Japanese American Pioneers in a Southern California Neighborhood.” 83-84.

¹³ Ibid, 83-84.

Silver Stars, 9,486 Purple Hearts, and seven Presidential Distinguished Unit Citations.”¹⁴



Sumi Harada at home in the Harada House, c. 1946

Riverside Metropolitan Museum Archives

In August 1945, Sumi was the only one to move home to the Harada house on Lemon Street. She spent the next year of her life serving the Japanese American community by operating her home as a boarding house for Japanese Americans displaced by the war. For the rest of her life, Sumi, who never married, used her family home as the center of the Harada family. Sumi lived in the house until 1998. From 1998 to 2000 she lived in a retirement home in Culver City, California, near her brother Harold. In 2000 Sumi Harada died. The Harada heirs gave the house and most of its contents to the Riverside Metropolitan Museum following Harold’s death in 2002.

¹⁴ Kevin Star, *Embattled Dreams, California in War and Peace*, (New York: Oxford University Press), 2002, 95.

B. Chronology of Development and Use

The Harada House is a contributing structure to the Heritage Square Historic District listed in the National Register and designated as a local district. The district is a residential neighborhood subdivided in the late nineteenth century just north of Downtown Riverside. Although most of its neighbors were constructed in the early twentieth century, there are several from the late nineteenth century, including the Harada House.

The Harada House at 3356 Lemon Street was built before 1887, probably between the late 1870s and the early 1880s.¹⁵ It is unclear who the original and subsequent owners were between the time of the building's construction and 1915, the year Jukichi Harada purchased the house from Fulton Gunnerson and his wife, who did not live in the house. According to historian Mark Howland Rawitsch,

In early December, Riverside real estate agent Frank C. Noble listed a house for sale in the Riverside *Daily Press*: 'Here is your chance . . . A 6 room house on Lemon Street near Fourth Street, newly painted and papered fixed for two families if necessary. Price \$1600, with \$400 cash, balance \$100 every 6 months.' Harada telephoned Noble's office and asked about the Lemon Street house. Frank Noble contacted Gunnerson, the owner of the house, and invited him to meet with Harada. Although Gunnerson, who owned the house with his wife, Hannah, did not live in the Lemon Street Neighborhood, he was not enthusiastic about selling to a Japanese. . . . Gunnerson apparently had a change of heart. . . . Finally, a verbal agreement established that Harada would pay \$1500 for the house.¹⁶

The Haradas used their house on Lemon Street as their primary residence from 1916 to 1942, the year they were sent to the Japanese internment camps. Family friend Jesse Stebler lived in the house during the years the Haradas were away carefully documenting the financial transactions related to the house and their boarding house for the duration of their internment. Sumi lived in and maintained the site until she moved to a retirement home in Culver City in 1998. After her death in 2000 and Harold Harada in 2002, the Harada heirs determined to give the house and its collection to the City of Riverside. The title was transferred to the City of Riverside in August 2004. There were no restrictions on the use, treatment, and disposition of the property and its contents.

¹⁵ See Sanborn Insurance Maps 1887-1908.

¹⁶ Rawitsch, "No Other Place: Japanese American Pioneers in a Southern California Neighborhood." 32.

Chronology

The following outline includes some of the important events in the history of the Harada House property and its historic context. This chronology summarizes the developmental context of Riverside and the physical, construction, and permit history of the Harada House.

- 1838 Don Juan Bandini is granted the *Rancho Jurupa* by Juan B. Alvarado, Mexican Governor of California.
- 1850 California becomes the 31st state in the United States.
- 1871 Republican Abolitionist John W. North of Knoxville, Tennessee and twenty-five families move to Riverside to form an agricultural colony.
- 1875 Jukichi Harada born in Ogawa, Japan.
- 1880s Riverside becomes the de facto capital of the orange empire, which stretches from Central California to the Mexican border.
- 1882 Chinese Exclusion Act restricts the number of Chinese immigrants allowed into the United States.
- 1898 Jukichi Harada makes his first voyage to the United States aboard a United States naval ship.
- 1903 Jukichi Harada moves to the United States.
- 1905 Jukichi Harada and his son are reunited with wife Ken in the United States after she was originally denied entrance due to a contagious eye infection. The Haradas settle first in Redlands and then move to Riverside where Jukichi works at the Golden State Restaurant on 8th Street.
- 1909 Japanese agricultural workers, filling the vacuum left by the loss of Chinese labor, make up roughly half of California's agricultural workers.
- 1912 The Harada family grows to seven, with five children. They own their own restaurant, the "Washington Restaurant" and boarding house.
- 1913 The *California Alien Land Law* is enacted, which prohibits non-citizens from owning land in California.
- 1915 The Haradas purchase a small single-story cottage on Lemon Street just north of downtown Riverside. The house deed listed Jukichi's American-born children (Mine, Sumi, and Yoshizo Harada), as the owners. Before moving into the house, Jukichi Harada has a second floor and new brick foundations added.
- 1916 In a suit filed after complaints were made by some neighbors on Lemon Street, the State of California challenged the Harada family's ownership of their new property in the *State of California v. Jukichi Harada*.

- 1918 In September, Judge Hugh Craig in the Riverside County Superior Court ruled in favor of the Haradas in *State of California v. Jukichi Harada*. Craig based his opinion on the notion that all American-born children of immigrants were indeed citizens and therefore protected by the United States Constitution that declares the right to own land.
- 1940 Jukichi Harada's son-in-law Saburo Kido, elected the national president of the Japanese American Citizens League (JACL).
- 1941 The Japanese bomb Pearl Harbor, Hawaii sparking the United States entry in World War II.
- 1942 Japanese Americans living on the west coast are relocated to internment camps for the duration of the war. The Haradas, along with 235 Japanese-American's, are removed from Riverside under the auspices of the War Relocation Authority. Members of the Harada family are relocated to the Tule Lake Relocation Center near the Oregon border, or to the Poston Relocation Center near Parker, Arizona. Later the family is reunited at the Topaz Relocation Center in Utah.
- 1943 Ken Harada dies while living in the internment camp in Utah.
- 1944 Jukichi Harada dies while living in the internment camp in Utah. Harold Harada joins the 442nd Regimental Combat Team of Japanese Americans and is sent to Europe to fight.
- 1945 At the end of the war Sumi moves home to the Harada House on Lemon Street. She spent the next year of her life serving the Japanese American community by making her home a boarding house for those displaced by the war.
- 1976 The Harada House is designated as City of Riverside Landmark 23 on November 10, 1976.
- 1977 The Harada House is listed in the National Register of Historic Places.
- 1988 The Harada House is included as a contributor to the City of Riverside "Heritage Square Historic District,"
- 1990 The Harada House is named a National Historic Landmark.
- 1997 The Heritage Square Historic District is determined eligible for listing in the National Register of Historic Places.
- 1998 Sumi Harada moves from the Harada House to a retirement home in Culver City, California.
- 2000 Sumi Harada dies.
- 2002 Harold Harada, Sumi's brother and beneficiary dies.
- 2004 The Riverside Metropolitan Museum, a department of the City of Riverside, is given the Harada House by Harold Harada's heirs.

Permit History

The following table provides a chronological listing of relevant building permits for the Harada House property. An analysis of building permits helps to determine the construction history of a building, the identification of original and non-original features, and the evolution of the site. These factors are integral to understanding the history of the building, evaluating character-defining features, and developing an appropriate preservation plan.

<i>Date</i>	May 25, 1948
<i>Permit Number</i>	7010
<i>Permit Type</i>	Construction Permit
<i>Purpose of Bldg.</i>	
<i>Owner</i>	Wheat Bros
<i>Contractor</i>	
<i>Architect</i>	
<i>Proposed Work</i>	Plumbing
<i>Other Info.</i>	Sumi Harada is not listed as the owner, and the scope of work includes a shower and gas outlets, which are not in either bathroom. Could be wrong address.
<i>Date</i>	August 11, 2000
<i>Permit Number</i>	00-3357
<i>Permit Type</i>	Construction Permit
<i>Purpose of Bldg.</i>	
<i>Owner</i>	Sumi Harada
<i>Contractor</i>	Innovative Electric
<i>Architect</i>	
<i>Proposed Work</i>	Electrical upgrade (100 AMP)
<i>Other Info.</i>	
<i>Date</i>	March 29, 2005
<i>Permit Number</i>	05-1632
<i>Permit Type</i>	Construction Permit
<i>Purpose of Bldg.</i>	
<i>Owner</i>	City of Riverside
<i>Contractor</i>	California Restoration and Waterproofing
<i>Architect</i>	
<i>Proposed Work</i>	Plaster Stabilization
<i>Other Info.</i>	
<i>Date</i>	May 26, 2006
<i>Permit Number</i>	06-2402
<i>Permit Type</i>	Alteration Permit
<i>Purpose of Bldg.</i>	
<i>Owner</i>	City of Riverside
<i>Contractor</i>	Coastline Roofing INC
<i>Architect</i>	
<i>Proposed Work</i>	Re-Roofing
<i>Other Info.</i>	

Maintenance History

Maintenance information is crucial in understanding the current condition of the Harada House, and in guiding future treatment. Having a record of maintenance activities forms the process of evaluating conditions and determining the most appropriate treatment alternatives. There is no formal record of maintenance as might be expected in a publicly owned, institutional, or corporate property. What little information is available is gleaned from archival records (e.g., letters and photographs) and observations in the field. There is a limited amount of oral history from Sumi and Harold Harada, but no facts concerning maintenance of the house and yard.

Alteration History

The Harada House was built before 1887, probably in the late 1870s or early 1880s. It is uncertain if there was an architect or not. The block, located between 3rd and 4th Streets and Lime and Lemon Streets had seven houses on Lemon Street, while the back half of the block was orange groves. The original house was a one-story wood frame cottage with wood siding. The small house had a lean-to front porch and a small covered exterior space in the rear on the south side. By 1888 there was a large dwelling on the rear of the block at the corner of Lime and 4th Streets. By 1895 there was a small rectangular outbuilding at the rear of the Harada House lot on the north side. By 1895 the house was altered to include a side lean-to porch on the north side and the rear covered porch on the southeast corner was removed. This is probably the condition of the house when the Haradas purchased it.

Before the Haradas moved into their new house in late 1916, they hired local builders Herman and Raymond Harp to improve the house. Jukichi described the foundation as, “the foundation not be good. The water go through under the floor, all moisture, no good for living there yet. Must improve.”¹⁷ After the additions, the Harada House had new brick foundations, a second story with additional bedrooms and a second bathroom. According to a contract with the builders, there was electric wiring for lights and switches in all rooms upstairs, plastered walls made with “Victor Patent Plasters,” oak floors upstairs, and “dull brass hardware.”¹⁸ The dining room was altered to have a lowered ceiling and new plaster. The house was painted grey with white trim. The four square chamfered porch posts with decorative scroll-sawn brackets on the front of the house were removed during the addition. The front porch built in 1916 had four pairs of box columns in the Craftsman style that were wood with a wood decorative horizontal tie for each pair. The laundry room was originally a covered porch that included low walls and chamfered posts like the front porch, but was enclosed at an unknown date. The chamfered posts were not covered and are still extant as part of the laundry room walls. The front porch on the second story was originally open, but was enclosed in 1945 in order to make more room for the Japanese American boarders who were displaced by their internment during the war.¹⁹

Other than the orange grove on one half of the block behind the Harada House before 1908 and the out building on the northeast corner of the lot, it is unclear exactly what the Harada House landscape looked like before the Harada’s purchased the house. At some point after 1908, the original outbuilding was

¹⁷Rawitsch, “No Other Place: Japanese American Pioneers in a Southern California Neighborhood.” 44.

¹⁸ Contract between Raymond Harp and Jukichi Harada dated January 7, 1916, Riverside Metropolitan Museum archives.

¹⁹ Rawitsch, “No Other Place: Japanese American Pioneers in a Southern California Neighborhood.” 87.

replaced with the current garage, which sits near the southeastern edge of the lot. The correspondence between Jesse Stebler and Sumi Harada during the internment years mentions the fruit trees and flowers growing on the site. In an unpublished research paper by Kurt Russo, the references to the landscape in the letters by Sumi and Stebler are listed.

In letters to Sumi Harada during her years in the internment camps Mr. Stebler mentions that '[her] peach tree has started to bloom' (letter dated 4/5/43) and that the 'roses are in full bloom' and that he can see them 'out the door of the kitchen' (letter dated 5/28/43). Later that year he again mentions the 'peaches on the tree' (letter dated 7/4/43) and the 'flowers along the south fence' (letter dated 12/8/43). In the final two references regarding the yard of the Harada House he discusses the 'flowers in bloom,' the fact that there are not 'many apricots on the tree' (letter dated 3/6/44), and refers to the flowers on the north side of the house (letter dated 4/12/45).²⁰

There is no record of changes to landscape in the postwar era. The fruit trees are no longer living and few of the flowers mentioned are extant.²¹

²⁰ Kurt Russo, "The Harada House," 8.

²¹ See Landscape Section.

C. Statement of Significance

National Register of Historic Places

The National Register of Historic Places, administered by the National Park Service (NPS), is “an authoritative guide to be used by federal, state, and local governments, private groups, and citizens to identify the nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment.” However, the federal regulations explicitly provide that National Register listing of private property “does not prohibit under federal law or regulation any actions which may otherwise be taken by the property owner with respect to the property.” Listing in the National Register assists in preservation of historic properties through: recognition that a property is of significance to the nation, the state, or the community; consideration in the planning for Federal or federally assisted projects; eligibility for Federal tax benefits; considering in the decision to issue a surface coal mining permit; and qualification for Federal assistance for historic preservation, when funds are available.

To be eligible for listing in the National Register, a resource must possess significance in American history and culture, architecture, or archaeology. Listing in the National Register is primarily honorary and does not in and of itself provide protection of an historic resource. The primary effect of listing in the National Register on private owners of historic buildings is the availability of financial and tax incentives. In addition, for projects that receive Federal funding, the Section 106 clearance process must be completed. State and local regulations may also apply to properties listed in the National Register.

A property may be eligible for listing in the National Register of Historic Places in three categories, according to the National Park Service’s *National Register Bulletin 15*:

Associative Value: Properties significant for their association or linkage to events or persons important in the past.

Design or Construction Value: Properties significant as representatives of the manmade expression of culture or technology.

Information value: Properties significant for their ability to yield important information about prehistory or history [pertains to archaeological sites].

These categories are related to the four National Register Criteria for Significance, which are described in *Bulletin 15* as follows:

Criterion A: Associated with events that have made a significant contribution to the broad patterns of our history.

Criterion B: Associated with the lives of persons significant in our past.

Criterion C: Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.

Criterion D: Has yielded, or may be likely to yield, information important in prehistory or history [pertains to archaeological sites].

In order to be eligible for the National Register, a property may be documented as significant under any of the four criteria. A number of properties are significant under more than one criterion, but this is not a requirement for listing.

The Harada House was listed in the National Register of Historic Places in 1980 because of its national significance under Criterion A. In the Statement of Significance, the property was described as “the object of the first test of the constitutionality of an alien land law in the United States. Although a site associated with Japanese-Americans, the landmark State court decision in *California v. Harada*, which affirmed the right of native-born citizens of immigrant parentage to own land, is important to all Americans of immigrant heritage and fundamentally reinforced the constitutional guarantees of American citizenship.”²²

The Harada House is also a contributor to the Heritage Square Historic District. The Heritage Square Historic District is a designated local district and was determined eligible for listing in the National Register of Historic Places. This evaluation was made May 1, 1997, by the California State Office of Historic Preservation.

National Historic Landmark

National Historic Landmarks (NHLs) are cultural properties designated by the Secretary of the Interior as being nationally significant. Acknowledged as among the nation’s most significant historic places, these buildings, sites, districts, structures, and objects possess exceptional value or quality in illustrating or interpreting the heritage of the United States in history, architecture, archeology, engineering, and culture. NHL designation is an official recognition by the federal government of the national significance of the historic properties. Authorized by the Historic Sites Act of 1935 and administered by the National Park Service, the NHL program focuses attention on places of exceptional value to the nation as a whole, by recognizing and promoting the preservation efforts of private organizations, individuals, and government agencies. Over 2,300 properties have been designated National Historic Landmarks.

The Harada House was designated a National Historic Landmark on December 14, 1990. In the Statement of Significance, the property was described as “An architecturally plain residence near downtown Riverside, the Harada House was the object of the first test of the constitutionality of an alien land law in the United States. In *California vs. Harada* (1916-1918), the right of native-born citizens of the United States, albeit minors, to own land was upheld. Directly associated with Japanese-Americans, the case is important to all Americans of immigrant heritage. The internment of the Harada family during World War II illustrates another aspect of America's troubled dealings with her Japanese-American citizens.”²³

California Register of Historical Resources

²² National Register of Historic Places Registration Form, “Harada House,” 1977, 6.

²³ National Historic Landmark Registration Form, “Harada House,” 1990.

The California Register of Historical Resources is an authoritative guide used by State and local agencies, private groups, and citizens to identify the State's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change.

The criteria for eligibility for listing in the California Register are based upon National Register criteria. The California Register consists of resources that are listed automatically and those that must be nominated through an application and public hearing process. The California Register automatically includes the following:

- California properties listed in the National Register of Historic Places (Category 1 in the State Inventory of Historical Resources) and those formally Determined Eligible for listing in the National Register of Historic Places (Category 2 in the State Inventory).
- California Registered Historical Landmarks from No.0770 onward.
- Those California Points of Historical Interest that have been evaluated by the Office of Historic Preservation (OHP) and have been recommended to the State Historical Resources Commission for inclusion in the California Register.

Other resources that may be nominated for listing in the California Register include:

- Historical resources with a significance rating of Category 3 through 5 in the State Inventory. (Categories 3 and 4 refer to potential eligibility for the National Register, while Category 5 indicates a property with local significance.)
- Individual historical resources.
- Historical resources contributing to historic districts.
- Historical resources designated or listed as a local landmark.

As a result of its listing in the National Register of Historic Places (Category 1 in the State Inventory), the Harada House was placed on the California Register of Historical Resources.

City of Riverside City Designation Program

The City of Riverside maintains an active program to designate historic resources. The Cultural Resources Ordinance (Title 20) establishes four types of local designation:

- **Cultural Heritage Landmark:** A cultural resource of the highest order of importance
- **Structure of Merit:** A cultural resource that is important, but a lesser level of significance than a Cultural Heritage Landmark
- **Historic District:** A geographically defined area within the City that has a significant concentration of cultural resources that represent themes important in local history.
- **Neighborhood Conservation Area:** Similar to a historic district, but with resources of somewhat lesser significance and/or with a lesser concentration of resources.

Landmark and Structure of Merit designations may be initiated by the City Council, Cultural Heritage Board, or property owner and are designated by

resolution by City Council. Historic District and Neighborhood Conservation Area designations may be initiated by petition of property owners as well as the above entities. These are also designated by resolution of the City Council. There is no charge for designation.

A cultural resource may be designated by the City Council upon the recommendation of the Cultural Heritage Board as a landmark pursuant to this title if it:

- (a) exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history; or
- (b) is identified with persons or events significant in local, state, or national history; or
- (c) embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
- (d) represents the work of a notable builder, designer, or architect; or
- (e) contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically by plan or physical development; or
- (f) has a unique location or singular physical characteristics or is a view or vista representing an established and familiar visual feature of a neighborhood community or of the city; or
- (g) embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation; or
- (h) is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif; or
- (i) reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; or
- (j) is one of the few remaining examples in the city, region, state or nation possessing.

The Harada House is listed as a City Structure of Merit 514. The Harada House was designated as City Landmark 23 on November 10, 1976. It is also a contributor to the local historic district the "Heritage Square Historic District," which was designated in 1988.

Period of Significance

Period of significance is determined first by analyzing the history of the house to determine which themes among those identified in National Register guidelines are best represented by the property. As mentioned above, the Harada House was listed in the National Register of Historic Places in 1980 because of its national significance under Criterion A. The National Register and later the National Historic Landmark designations for the Harada House list the period of significance as 1916, the year the house was purchased by the Harada family. This date was chosen because it was the year of the act, which led to the seminal court case. The court case is important nationally as part of the struggle for civil rights for Japanese Americans in the United States. While the ruling in favor of the Haradas in the court case was a victory for the civil rights of Japanese Americans, it was not the end of their experience with inequality. Their experiences are representative of Japanese Americans relocated during World War II, and recovery in the ensuing years. The Harada House and its collection manifests these experiences.

After the Japanese bombed Pearl Harbor in 1941, the civil rights of Japanese Americans was again in question. Supposedly built to serve as a mechanism to keep any unloyal ethnically Japanese from attacking Americans from within the country, camps were made to hold Japanese Americans for the duration of the war. The Haradas were sent to these camps; family members were separated. The first generation, both Jukichi and Ken, died while in custody. The house itself is tied to these events as it serves as the site from which they left for the camps, and as a symbol of hope and normalcy while interned. The effects of internment lasted after the war as Japanese Americans had to start anew. Many had given up their homes, possessions, and livelihoods. Without the legal requirements for equal opportunity in housing that exist now, people who lost their homes during the war could not easily find willing landlords or sellers. Sumi Harada provided boarding for many of Riverside's displaced Japanese Americans during the early postwar period. Because the National Register of Historic Places and National Historic Landmark designated the Harada House because it was a site of the struggle for civil rights for Japanese Americans, and because it continued to serve as a place effected by the racial oppression of Riverside's Japanese American population, it is appropriate to extend the period of significance to 1946.

Thus the period of significance for the interpretation of the Harada House should be extended from 1916, when the Harada family moved into the house, through 1946, when the Harada House stopped functioning as a boarding house and center for Japanese Americans displaced by the wartime internment camps.²⁴

²⁴ The 1916 date was established by the National Register of Historic Places Nomination form in 1977 and restated by the National Historic Landmark designation. Yet, in the narrative of the National Historic Landmark, the years of internment during World War II are mentioned as a continuation of the Harada family's struggle for Civil Rights for Japanese Americans. See, National Register of Historic Places Registration Form, "Harada House," 1977, and the National Historic Landmark Registration Form, "Harada House," 1990.

III. Architectural Evaluations

A. General Description

Exterior



North and West Elevation
View Southeast

The Harada House is a vernacular two-story wood-frame house with some Craftsman and Victorian details. The original house, built between the late 1870s and 1887 was a one-story cottage with a front porch. Buildings on the rectangular lot include the house, and a garage. The house is located on the western (front) portion of the site, facing the street with a concrete and dirt driveway on the south side and a small front yard. At the rear end of the driveway a small box-framed garage is situated at the southeast corner of the lot. The garage is not on any of the Sanborn maps from between 1887 and 1908, so it appears to be a later addition. The garden shed appears to include reused materials from the main house, so might have been built with scraps from the 1916 addition. On the Sanborn maps, there shows a small garage that is not extant that was located in the northeastern corner of the lot. There are some hedges and a large California Pepper Tree in the front, which probably date to the time of the Haradas. There are also some morning glory vines on the edges of the property that might be from the Harada years. The ground is mostly dirt with a small amount of grass, especially in the back yard.



West Elevation
View East

The house is framed in softwood with a brick foundation. The sill above the foundations on the south side is deteriorated due to termites, resulting in some subsidence. The concrete retaining wall on the south basement wall is cracked horizontally and is displaced to the north, probably due to hydrostatic pressure below grade, causing the majority of the subsidence subsequent damage at the south wall. The roof framing has recently been repaired and seismically strengthened on both the single story rear and the main two story volumes. The roofing and gutters were completely replaced by the restoration of wood shakes on original spaced sheathing, and painted galvanized steel sheet metal gutters and leaders that replicate the deteriorated extant elements. The two-story volume's roof is a hipped with a steep pitch and a small deck, while the smaller rear one story section has a moderately pitched gable. The garden shed and the covered former porch on the north side have a single shed low-pitch roof. At the intersection of the wall and the roof there is a wide frieze topped with a quarter-round trim molding. There is a closed eave with a painted wood soffit. The eaves fascia has a profiled crown molding.



West Elevation
View West

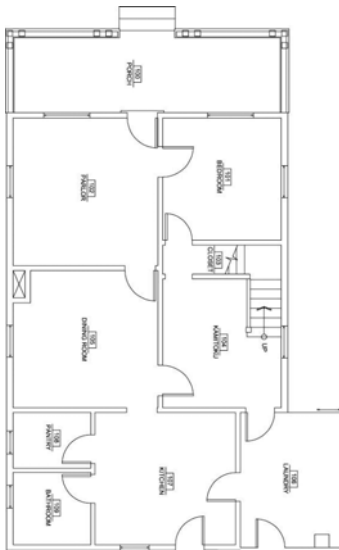
On the one story section the windows have a thick sill and a fascia board surround. There is a pair of decorative wood trim pieces with a single bead and curve profile below the sill on each side of the fascia. On the two-story section all of the windows have a thick sill and a wood trim surround. The ground floor windows have a header trim, while the second story windows rise to the frieze.

The exterior is finished with painted wood shiplap siding, except on the walls of the enclosed porch, which have v-groove siding. The eastern vertical trim piece divides the two-story section of the house from the single-story section, and the western end vertical trim pieces divide the main body of the house from the first and second story porch and balcony. The vertical trim begins at the outer face of the corner trim on the porch, and then rises to wall cap of the now-enclosed second story sleeping porch. The low portion of the porch wall is roughly four feet on top of a six-inch brick foundation. There are boxed columns with decorative horizontal ties on the ground level porch. There is a decorative

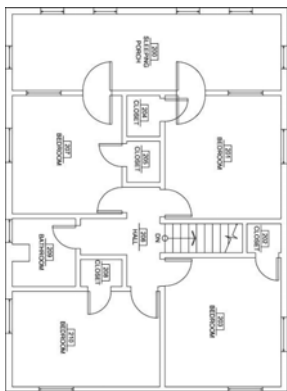


Ground Floor Front Porch

View North



Ground floor Harada House



Second floor Harada House

single-faced board on the western edge of the porch wall that runs to the crown molding, but is broken by a header trim piece above the porch opening. There is a base trim board at the intersection of the ground and the wall on the north and south sides.

Interior

The interior of the house retains much of its integrity from the period of the Harada's addition of 1916. The first floor of the Harada House was constructed between the late 1870s and 1887. There were major changes made to the first floor during the 1916 addition of a second floor. Subsequent alterations are minor; the second floor in particular is little changed except for the enclosure of the porch.

The house has a double-pile hall and parlor plan in the main two-story volume with a series of rooms running perpendicular in the rear. There are no circulation corridors on the first floor, so one must move from room to room to travel through the house from front to rear. The ground floor of the two-story section of the Harada House has two major public rooms stacked along the south side, the living room and dining room. A bedroom, the Kamitoku ("hair-combing room), and the staircase leading to the second floor in the Kamitoku are stacked along the north side. The rear single story volume, behind the dining room, includes the kitchen, pantry, a bathroom, and laundry room (originally a covered porch) reached through a door in the east wall of the Kamitoku.

The rooms on the ground floor use a variety of materials and finishes. The walls and ceiling are made of plaster and are finished with either wallpaper or with paint. The softwood (probably fir) floorboards are a nominal one inch by six inch. The base boards are a nominal one inch by eight inches. The doors and the windows in the two-story section of the Harada House are set in softwood frames and with softwood casings. The wood doors have raised panels and many are hand-painted with wood graining. Many of the doors have a set of ornate hinges of the type found in the late nineteenth century. On the north, south, and east the windows are double hung with same size sashes. The wood casings are painted with wood graining and have a single bead, while the front windows on the west have a larger bottom sash. Changes that occurred during the 1916 addition included, the lowering and replastering of the ceiling in the dining room and the addition of the staircase to the second floor, which changed the floor plan on the north side. The bathroom and pantry have wood-paneled wainscoats. In 1916, the house had three covered exterior porches with a low wall. The front or western porch is extant, yet it was modified during the 1916 addition. The second story western porch was enclosed in 1945 to make room for boarders. The enclosure of the north porch probably occurred during the 1916 addition, although it could have happened before the addition. The original chamfered columns are extant in the walls of the enclosed north porch. There are many subtle distinctions among the woodwork, doors, and hardware on the first floor that provide clues about the alterations that were made during the 1916 remodeling. Later changes include the addition of carpet in the parlor and linoleum in the Kamitoku and the laundry room. There is contemporary resilient sheet flooring over plywood in the kitchen.

The second story is reached by a narrow quarter-turn stair with a small landing. The entire second-story was added during the 1916 addition. Unlike the ground floor, the second story has a central circulation space at the top of the stairs where one can enter the four bedrooms and the upstairs bathroom. The sleeping

porch is only reachable by the going through either of the west side bedrooms. The double-pile second story has four formal bedrooms, a sleeping porch and a bathroom.

Unlike the ground floor, the materials and finishes in the second floor corridor and four bedrooms are identical. Most the extant features date to the 1916 addition. The treads, risers, and apron of the stairs are varnished softwood and the landing is made of tongue and groove oak strip. The walls and ceiling are two-coat plaster on wood lath with an integrally colored plaster finish coat. A two inch softwood picture hanging molding one foot on center from the ceiling is found in all the bedrooms. The flooring is tongue and groove two inch wide varnished oak. There are also seven and one-half inch baseboards with a one inch shoe molding. The doors and the windows on the second story of the Harada House are set in a wood frame and casing. The softwood doors have five raised panels and many are hand-painted with wood graining. The door casing has a four and half inch vertical board with a five and a half inch header. Excluding the sleeping porch, the windows on the second floor are all identical with a double-hung window with two single light sashes. The wood casings have a four and a quarter inch vertical board and a five and one half inch header.

The only noticeable changes to the second floor of the Harada House, besides some plumbing and electrical modernizations, are the enclosure of the once open sleeping porch. The sleeping porch was enclosed and has fiberboard placed between the upper and lower original walls. On the lower wall beneath the enclosure and above the windows to the ceiling and on the entire east wall, there is painted ship-lap siding. The windows are single-pane wood casements.

Throughout the house there are older hanging electrical fixtures that have been disassembled for storage in the Museum's collection. Most of the fixtures are operated by original turn switches. Some rooms have electrical power receptacles in the baseboards that were probably added. There are full attics over both the two-story and one-story portions of the house. There is an earthen basement in the rear (southeast) corner, and a crawl space under the remaining area of house, except for the garden shed addition. There are three chimneys: one in the southwest corner of the dining room, one in the kitchen, and one in the laundry room.

Garage

The Garage is a one story high, softwood box-frame structure. It has a front-gable roof made of one foot wide exposed wood board sheathing on top of widely spaced two by four rafters. The floor is made of poured-in-place concrete on grade. The walls are not secured to the concrete floor. The walls are constructed with "box" framing with one foot wide boards aligned vertically that form the bearing walls, with a horizontal plate at the bottom. There are two outward-opening garage doors. They are made with one foot wide wood boards aligned vertically attached to two inch by four inch wood structural members with diagonal wood braces.

B. Detailed Description and Existing Conditions

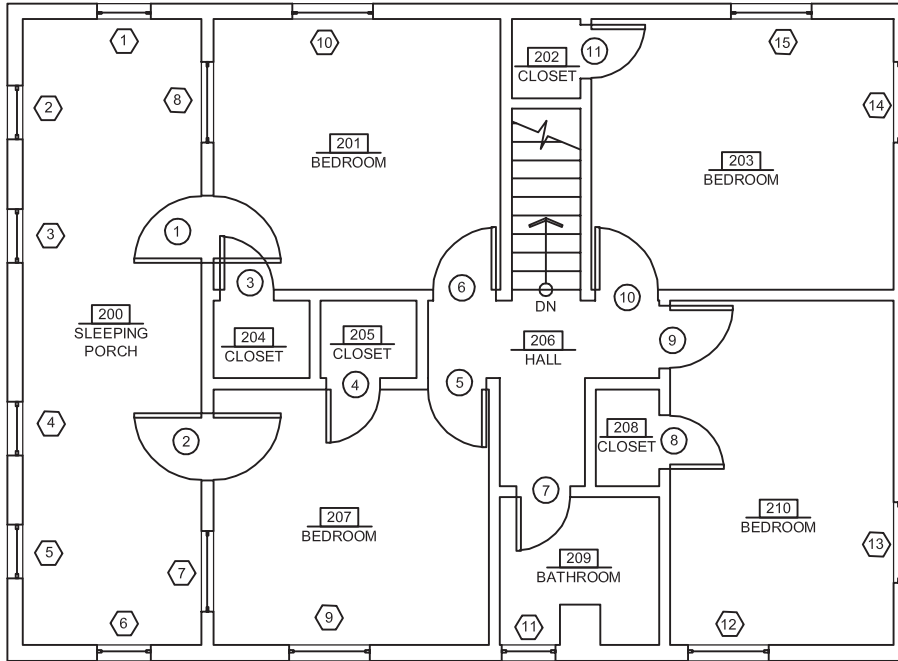
Appendix A contains comprehensive list of all the spaces and features, including photographs, narrative descriptions, and as-found conditions of each. The list is organized by floor level and space. Each space has been assigned a space code number and name. These codes are reflected in the keyed floor plans on the following pages. The space codes for spaces in the basement begin with "00", spaces on the first floor begin with "1", those on the second floor begin with "2", and those for the attic begin with "3". Similarly, the space codes for exterior features begin with "0".

To locate a record from a specific space, first identify the space code from the keyed floor plans. Once the correct space code is found, refer to the records in Appendix A to view all of the features associated with the particular space. The records in the Appendix appear in alpha-numeric order, and the individual features are further categorized by type and location within each space.

Each record contains a determination of significance and an assessment of condition. These determinations were made upon close observation in the field, and subsequently verified by comparative analysis of features in the entire residence. The levels of significance were divided into *significant* and *not significant*. The criteria used to categorize conditions were *good*, *fair*, and *poor*.

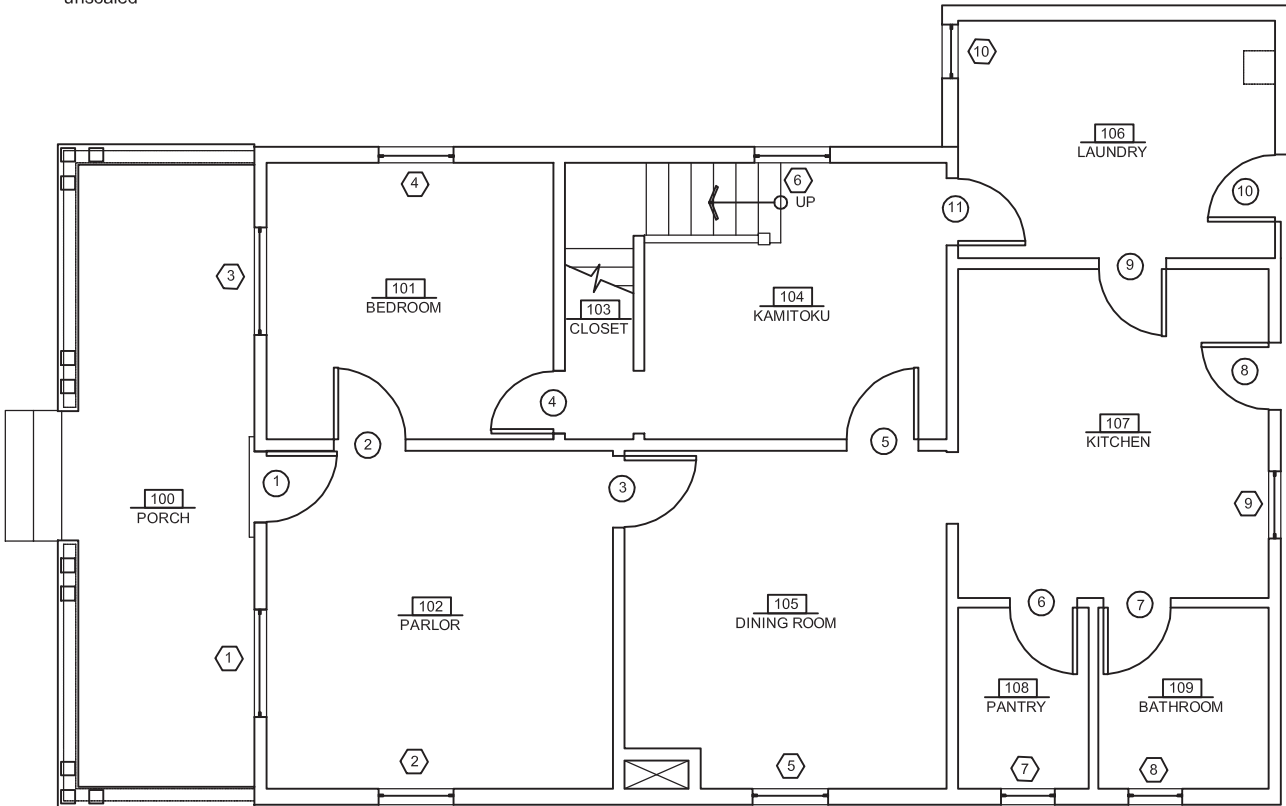
C. Significant Features

Significant spaces and features are those that individually contribute substantially to the historic character of the site. The removal or substantial alteration of a space or feature may result in an incremental loss of the historic character of the site.



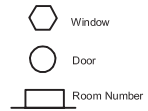
Second Floor

unscaled



Ground Floor

unscaled



001 - 0 Basement

Ceiling

Beams



Significance: Significant

The beams running both east to west and north to south are spaced six feet apart on center. In some areas beneath the western end of the house, the beams sit on brick supports.

Condition: Fair

Many are missing and many are damaged. There are many new added beams.

Joists



Significance: Significant

The western three fourths of the joists run north to south and are one and seven eighths inch by seven and three quarters inch, spaced at about eighteen inch on center. The eastern one quarter of the joists run west to east and are one and seven eighths inch by five and seven eighths inch, spaced at about eighteen inch on center. The final three joists on the northeastern side are two inch by four inch.

Condition: Fair

Termite damage on some joists. Some joists were cut for plumbing.

Posts



Significance: Significant

The vertical posts support the beams running both east to west and north to south. Many are missing although their ghost marks identify clearly where they were. In the crawl space area, there are many small posts, with some resting on a brick base.

Condition: Poor

The posts are heavily damaged by termites and many are missing.

Floor

Partial basement floor



Significance: Significant

There is a partial basement reached from the eastern exterior of the house down a short flight of wood stairs. The partial basement begins at the southeastern end of the building and runs roughly two thirds of the house from east to west, and roughly one half of the house running south to north. The floors are dirt.

Condition: Fair

Wall - East

East wall



Significance: Significant

There is an irregularly placed brick foundation wall. The south 2.5 feet of wall is 4 feet eight inches made of unreinforced concrete foundation wall board formed.

Condition: Poor

Seven feet of wall is unstable and brick is displaced away from the framing, not giving any support. Brick is irregular and there is salt deposition. Mortar is failing. There is honeycombing on the concrete.

Wall - North

North wall



Significance: Significant

The north wall has six courses of brick that are irregular, but less so than the west wall. At the east end, the wall offsets about six feet to the north (under laundry room). Bricks are laid up regularly there, but very rough.

Condition: Poor

There is salt deposition on the brick and mortar, and there is mortar failure.

Wall - South

South wall



Significance: Significant

The south wall is made of unreinforced concrete and runs for twenty two feet five inches to the south side chimney. Three and a half feet from the ground there is a cold-joint. There are three courses of brick on top of concrete.

Condition: Poor

The wall has moved by hydrostatic pressure leaning in at 1 to 4 degrees out of plumb with the most severe being at about the halfway point. The top course has failed and moved out of place both vertically and horizontally, probably because of the wall moving.

Wall - West

West wall



Significance: Significant

The west wall is made of five courses of unreinforced brick with lime mortar. The masonry is irregular (not level and no uniform joint size). The west wall separates the porch from the house.

Condition: Poor

There is blanching on the north end and the mortar is decomposing.

01 - 00 North Elevation

Wall - North

North elevation



Significance: Significant

The exterior siding is a ship lap siding, except on the walls of the enclosed porch which are v-groove siding. The eastern vertical trim piece divides the two-story section of the house from the enclosed porch, and the western end vertical trim pieces divide the main body of the house from the first and second story porch and balcony. The western vertical trim begins as the outer face of the corner trim from the porch which is broken by the porch header trim, and then rises to wall cap of the now-enclosed second story sleeping porch. Above the wall cap, the vertical trim piece rises to the sleeping porch header trim. At the intersection of the wall and the roof there is a wide frieze topped with a quarter-round trim molding. There is a closed eaves with a painted wood soffit. The eaves fascia has a profiled crown molding. There is a pair of box columns on the porch on the western end. The porch wall is roughly four feet on top of a six inch brick foundation. There is a decorative single-faced board on the western edge of the porch wall that runs to the crown molding, but is broken by a header trim piece above the porch opening. There is a base trim board at the intersection of the ground and the wall.

Condition: Fair

The paint is chipping away on the facade in various places. In particular, where it is noticeable that new paint was painted over old paint, the paint is failing on the wood siding.

North elevation window



Significance: Significant

There are five windows on the north elevation. One of the five windows is on the second-floor porch. All of the windows have a thick sill and a wood casing below the sill (with a single bead) and on each side. The two ground floor windows have a header trim, while the second story windows rise to the freeze. On the two ground-floor windows, there is a pair of decorative block trim pieces with a single bead and a curved profile below the sill on each side of the below-sill trim.

Condition: Fair

02 - 00 East Elevation

Wall - East

East elevation chimney



Significance: Significant

There is a chimney covered with plywood on the north side of the east elevation

Condition: Fair

The chimney is shored, moistureproofed, and encased in plywood due to failure.



East elevation (one-story)



Significance: Significant

The exterior siding is a horizontal ship lap siding. There is a corner wood trim piece on the terminal south edge of east elevation and at the intersection of the east wall and where the enclosed porch on the north elevation begins. There is a gable-end roof with extended eaves. At the intersection of the wall and the roof there is a wide frieze. There is a closed eaves with a painted wood soffit. There is an air vent with wood louvres just below the roof ridge with a sill and with wood casings on all four sides.

Condition: Fair

The paint is chipping away on the facade in various places. In particular, where it is noticeable that new paint was painted over old paint, the paint is failing at the wood siding.

East elevation stairs



Significance: Significant

There is a single four-inch tall poured-in-place concrete stoop that leads to the kitchen.

Condition: Fair

East elevation stairs cellar



Significance: Significant

There is a wood staircase that leads from the ground floor to the cellar. The door to the cellar is a single sloped cellar door made of wood boards running vertical nailed to two horizontal two inch by four inch boards, and covered with plywood. The door casing is poured-in-place concrete. The wood stairs, old and unsafe, and undated, were removed and stored in the garage in 2005, when the existing stairs were built to replace them.

Condition: Fair

East elevation (two-story)



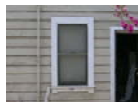
Significance: Significant

The exterior siding is a horizontal shiplap siding. There are vertical trim pieces on the two terminal edges of the elevation that run to the crown molding. At the intersection of the wall and the roof there is a wide frieze topped with a quarter-round trim molding. There is a closed eaves with a painted wood soffit. The eaves fascia has a profiled crown molding.

Condition: Fair

The paint is chipping away on the facade in various places. In particular, where it is noticeable that new paint was painted over old paint, the paint is failing to the wood siding.

East elevation window casing



Significance: Significant

There is one window with a thick sill and wood casing above the window, below the sill, and on each side. There is a pair of decorative wood trim pieces with a single curve profile below the sill on each side of the fascia.

Condition: Fair

East elevation window casing



Significance: Significant

There are two windows on the second story elevation. Each window has a thick sill and a trim piece on the top, below the sill, and on each side.

Condition: Fair

03 - 00 South Elevation

Floor

South elevation floor sill



Significance: Significant

There is a wood sill that runs the length of the house. Temporary shoring to prevent further damage at this location has been designed and installed. Shoring is exterior as well as interior. The exterior shoring also functions as a "cricket" that diverts rain and surface water away from the area in an effort to reduce hydrostatic pressure.

Condition: Poor

The sill has failed from water and termite damage and has subsided in the middle section of the south elevation. The sill is no longer carrying the load of the house in the middle section.

Wall - South

South elevation (one story)



Significance: Significant

The exterior siding is a horizontal ship lap siding. There is a vertical trim piece on the eastern edge of the elevation that runs to the intersection of the wall and roof. At the intersection of the wall and the roof there is a wide frieze. There is a closed eaves with a painted wood soffit. The eaves fascia has a profiled crown molding.

Condition: Fair

The paint is chipping away on the facade in various places. In particular, where it is noticeable that new paint was painted over old paint, the paint is failing to the wood siding.

South elevation (two story)



Significance: Significant

The exterior siding is a ship lap siding. The eastern vertical trim piece divides the two-story section of the house from the single-story section, and the western end vertical trim pieces divide the main body of the house from the first and second story porch and balcony. The western vertical trim begins as the outer face of the corner trim from the porch which is broken by the porch header trim, and then rises to wall cap of the now-enclosed second story sleeping porch. Above the wall cap, the vertical trim piece rises to the sleeping porch header trim. At the intersection of the wall and the roof there is a wide frieze topped with a quarter-round trim molding. There is a closed eaves with a painted wood soffit. The eaves fascia has a profiled crown molding. There is a pair of box columns on the porch on the western end. The porch wall is roughly four feet on top of a six inch brick foundation. There is a decorative single-faced board on the western edge of the porch wall that runs to the crown molding, but is broken by a header trim piece above the porch opening. There is a base trim board at the intersection of the ground and the wall.

Condition: Poor

The paint is chipping away on the facade in various places. In particular, where it is noticeable that new paint was painted over old paint, the paint is failing to the wood siding.

South elevation window casing



Significance: Significant

There are two windows with a thick sill. There is casing above the window, below the sill (with a single bead), and on each side. There is a pair of decorative wood trim pieces with a single bead and curve profile below the sill on each side of the fascia. There is a pair of metal hardware pieces on each of the windows, possibly for shutters.

Condition: Fair



South elevation window



Significance: Significant

There are six windows on the two-story section of the south elevation. One of the six windows is on the porch. All of the windows have a thick sill and a wood casing below the sill (with a single bead) and on each side. The ground floor windows have a header trim, while the second story windows rise to the freeze. On the ground-floor windows, there is a pair of decorative block trim pieces with a single bead and a curved profile below the sill on each side of the below-sill trim.

Condition: Poor

All the windows on the two-story section have some termite damage, but the two ground floor windows have failed sills and heavily damaged casings.

04 - 00 West Elevation

Wall - West

West elevation



Significance: Significant

Condition: Fair

The exterior siding is a horizontal ship lap siding. There are vertical trim pieces on the two terminal edges of the elevation that run to the eaves but are broken by a horizontal trim piece that runs from one edge of the elevation to the other just below the second floor windows. At the intersection of the wall and the roof there is a wide frieze. There is a closed eaves with a painted wood soffit. The eaves fascia has a profiled crown molding.

The paint is chipping away on the facade in various places. In particular, where it is noticeable that new paint was painted over old paint, the paint is failing to the wood siding. There is some termite damage on the wall.

West elevation porch

Significance: Significant

Condition: Good

There are four pairs of box columns in the Craftsman style that are wood with a wood decorative horizontal tie for each pair.

West elevation porch wall



Significance: Significant

Condition: Good

There is an outer porch wall sitting on top of a 6 inch brick foundation. There is an open area of, roughly, four feet between the low wall and the top of the decorative columns. Above the columns there is a decorative header trim running horizontally and a decorative vertical trim piece on the two terminal edges of the porch.

West elevation stairs



Significance: Significant

Condition: Good

There is a two-stair poured-in-place concrete staircase leading from the ground level to the front porch.

West elevation window casing



Significance: Significant

Condition: Fair

On the second story there are four exterior windows, two on each side of the house, that are separated by ship lap siding. Each window has a wood sill and casing. There are two windows on the enclosed porch on the ground floor. Each window has a wood sill and casing.

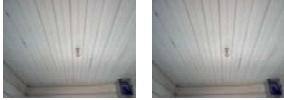
100 - 1 Porch

Ceiling

Ceiling

Significance: Significant

Condition: Fair



The porch ceiling is V-groove paneled painted wood. There are two metal hooks for plant hangers.

Floor

Floor

Significance: Significant

Condition: Fair



The floor is painted tongue and groove softwood.

There is termite damage in the center near front stairs.

Wall - East

East wall

Significance: Significant

Condition: Good



The east wall is painted wood ship-lap.

Wall - North

North wall

Significance: Significant

Condition: Good



The north wall is painted wood ship-lap. There are three boxed columns with decorative horizontal ties.

Wall - South

South wall

Significance: Significant

Condition: Good



The south wall is painted wood ship-lap. There are three boxed columns probably four by four inch with decorative horizontal ties.

Wall - West

West wall

Significance: Significant

Condition: Good



The west wall is painted wood ship-lap.

101 - 1 Bedroom

Ceiling

Ceiling



Significance: Significant

The ceiling is wallpapered.

Condition: Fair

There are two cracks that run north to south and extend roughly half the length of the ceiling.

Light Fixture



Significance: Significant

There is one ceiling mounted pendant lighting fixture. The stem is ferrous metal while the fixture itself is copper alloy. There are two lamps on lighting fixture and no shades.

Condition: Fair

Floor

Floor



Significance: Significant

The floor has wood floor boards that are a nominal one inch by six inch. The base boards are nominal one inch by eight inch and are painted with a wood grain. There is a turned wood door stop on the base board on the south wall.

Condition: Fair

Wall - East

Door 4



Significance: Significant

Door 4 is one inch wide with four raised panels. The door is set in a wood frame and casing. The door is not finished with wood grain.

Condition: Poor

There are diagonal cracks in the wood at the bottom of the door.

Door 4 hardware



Significance: Significant

The locks set has black ceramic door knobs with copper alloy plate key hole, and rosettes. There is neither a throw bolt or cylinder lock. There is one pair of decorative hinges.

Condition: Fair

East wall



Significance: Significant

The east wall is covered in wall paper.

Condition: Poor

There are several cracks on the east wall.

Wall - North

North wall



Significance: Significant

The north wall is covered in wall paper.

Condition: Poor

The wallpaper is peeling beneath the sill from water damage. Only the paper is damaged not the plaster.

Window 4



Significance: Significant

Window 4 is double hung with same size sashes. The wood casing is painted with wood graining.

Condition: Fair

Window 4 hardware



Significance: Significant

Window 4 has a thumb-turn latch.

Condition: Fair

Wall - South

South wall



Significance: Significant

The south wall is covered in wall paper.

Condition: Poor

There is a diagonal crack at wall.

Wall - West

West wall



Significance: Significant

The west wall is covered in wall paper.

Condition: Poor

There is a diagonal crack in plaster, water damage under the sill, and cracks above the window head.

Window 3



Significance: Significant

Window 3 is double hung with different size sashes. The wood casing is painted with wood graining and has a single bead. There is no sash handle or hardware.

Condition: Fair

The top sash is operable but both cords are snapped. The lower sash is in good condition.

Window 3 hardware



Significance: Significant

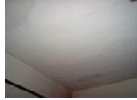
There is no sash handle. There is a bottom and top curtain rod, but no curtain. Window 3 has a thumb-turn latch.

Condition: Fair

102 - 1 Parlor

Ceiling

Ceiling



Significance: Significant

The ceiling is plaster that was wallpapered and then painted.

Condition: Poor

The wallpaper is delaminating and there is a diagonal crack running northwest to southeast. There is a large badly-made patch in southwest corner.

Light fixture



Significance: Significant

There is one ceiling mounted pendant lighting fixture. The stem is ferrous metal while the fixture itself is copper alloy. There are two lamps on lighting fixture and no shades. The switch for the light is on the west wall and has a ceramic base, a copper alloy cover and two plastic switches.

Condition: Fair

Floor

Floor



Significance: Significant

The floor has wood floor boards covered by wall to wall carpet on top of a synthetic pad. The floor boards are a nominal one inch by six inch. The base boards are nominal one inch by eight inch and are painted with a wood grain

Condition: Fair

Wall - East

Door 3



Significance: Significant

Door 3 to the Harada House is set in a wood frame and casing. The door is made of wood with wood graining on both sides. The door has four raised panels, with a more elaborate profile than door 2, and is one and a half inch wide.

Condition: Good

Door 3 hardware



Significance: Significant

The locks set has white ceramic door knobs with copper alloy plate key hole. There is neither a throw bolt or cylinder lock. There is one pair of decorative hinges.

Condition: Fair

East wall



Significance: Significant

The east wall is plaster that was wallpapered and then painted.

Condition: Poor

The wallpaper is delaminating from the wall and there is a crack partially covered by the shoring running down the wall. Also on the south side of the east wall there is a crack that is mostly covered by the shoring.

Wall - North

Door 2



Significance: Significant

Door 2 to the Harada House is set in a wood frame and casing. The door is made of wood with wood graining on both sides. The door has a four raised panels and is one and a quarter inch wide.

Condition: Fair

Door 2 hardware



Significance: Significant

The locks set has white ceramic door knobs with copper alloy plate key hole. The throw-bolt and lock itself, are ferrous metal. There is one pair of decorative hinges.

Condition: Fair

North wall



Significance: Significant

The north wall is plaster that was wallpapered twice and then painted.

Condition: Poor

The wallpaper is peeling and there is an irregular crack that runs from the ceiling and across the wall. There is a large crack that runs in an arch from the intersection with the west wall and the top of door 2.

Wall - South

South wall



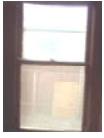
Significance: Significant

Condition: Poor

The south wall is plaster that was wallpapered and then painted.

The wallpaper is delaminating from the wall and there is a large diagonal crack running from the ceiling to the header of the window.

Window 2



Significance: Significant

Condition: Fair

Window 2 is double hung with same size sashes. The wood casing is painted with wood graining and has a single bead.

One or both of the sash cords has snapped.

Window 2 hardware



Significance: Significant

Condition: Fair

Window 2 has a thumb-turn latch.

Wall - West

Door 1



Significance: Significant

Condition: Good

Door 1 to the Harada House is set in a wood frame and casing with a single bead on the inside face. The threshold is worn from wear and there are two stops so probably there was an outside screen door as well. The door is made of wood that is painted black on the outside with wood graining on the inside. The door has a single glass light over two raised panels on the lower portion.

Door 1 Hardware



Significance: Significant

Condition: Fair

The door has a ferrous metal lock set (probably original). Dead bolt is a mortise "Yale" brand, which is probably original. There is one pair of decorative hinges and one sheer curtain held with horizontal rods on the top and bottom.

Mail slot



Significance: Significant

Condition: Fair

The mail slot through the west wall is made of a copper alloy frame with a hinged flap on the exterior and an opening on the interior.

West wall



Significance: Significant

Condition: Poor

The west wall is plaster that was wallpapered and then painted.

The wallpaper is delaminating from the wall and there is a vertical crack running from the ceiling to the window.

Window 1



Significance: Significant

Condition: Fair

Window 1 is double hung with different size sashes. The Wood casing is painted with wood graining.

One of the sash cords has snapped.

Window 1 hardware



Significance: Significant

Condition: Fair

Window 1 has a ferrous metal sash-lift and a ferrous cam-lock.

103 - 1 Closet

Ceiling

Ceiling



Significance: Significant

Condition: Good

The ceiling is L-shaped and is the under-stairs of the stairs to the second floor. The under-stairs are made of unfinished soft wood.

Floor

Floor



Significance: Significant

Condition: Fair

The floor is made of five and a quarter inch wide softwood boards that are tongue and groove. There are paint markings running north to south from partition to stairs. Six and a quarter inches from the west wall sill there is an unpainted area or ghost that is six inches wide. There is a drawn pencil line in the center of the unpainted area running three feet eight and a half inches from north to south. There is inlaid linoleum with a pattern finish on the south side of the closet, roughly the size of the doorway. The baseboards are eight inches for one half of the north wall and all of the south wall. All other areas have six inch baseboards.

The east end has termite droppings from the stairs above.

Wall - East

East wall



Significance: Significant

Condition: Poor

The east wall is made of unfinished plaster. There is a coat hanger made of unfinished wood four foot nine inches above the floor with five painted ferrous metal clothes hooks.

There are diagonal cracks on the north side.

Wall - North

North wall



Significance: Significant

Condition: Poor

The wall is made of unfinished plaster. There is a warm gray color in the west corner of wall where there is some visible wallpaper beneath the plaster.

There is a diagonal crack running east to west and there is loss of plaster on the east side.

Wall - South

South wall



Significance: Significant

Condition: Poor

The upper portion of the south wall is patched and replastered. There are ghosts from old wallpaper.

Wall - West

West wall



Significance: Significant

Condition: Poor

The west wall is made of unfinished plaster over lath. On north side of wall, there are three cavities of the stud wall that are unplastered. There is a coat hanger made of unfinished wood four foot nine inches above the floor with five painted ferrous metal clothes hooks.

104 - 1 Kamitoku

Ceiling

Ceiling



Significance: Significant

Condition: Poor

The ceiling is made of plaster finished with wallpaper.

There is some damage to the ceiling from water.

Light fixture



Significance: Significant

Condition: Fair

There is one ceiling mounted pendant lighting fixture. The stem is ferrous metal while the fixture itself is copper alloy. There are two lamps on lighting fixture and no shades. There is a light fixture on the south wall with a metal base and a plastic switch, the switch for the light says "Weber" on it.

Floor

Floor



Significance: Significant

Condition: Fair

The floor has painted wood floorboards made of five and a quarter inch wide softwood boards that are tongue and groove. On top of the floorboards there is inlaid linoleum with a decorative pattern.

The floorboards have some termite damage.



Wall - East

Door 11



Significance: Significant

Condition: Good

Door 11 to the Harada House is one and a half inch wide and set in a wood frame and casing. The door is made of wood finished with wood graining on the Kamitoku side and green paint on the laundry room side. The door has three flat panels below two screened panels.

Screen is detached in one panel.

Door hardware



Significance: Significant

Condition: Good

The door has a surface mounted lock set made of ferrous metal with black glass door knobs. There is a homemade suspended curtain on two nails. There is one pair of decorative hinges.

Locks are not operable.

East wall



Significance: Significant

Condition: Poor

The east wall is made of plaster covered with wallpaper. The chimney flue is covered with a metal cover decorated with a landscape scene.

Much of the wall is shored because of delamination and cracks.

Wall - North

North wall



Significance: Significant

Condition: Poor

The north wall is made of plaster covered with wallpaper.

The plaster and wallpaper on the east end of the north wall was removed after it separated from the wall. There is some water damage under the window.



Window 6



Significance: Significant

Condition: Fair

Window 6 is double hung with same size sashes. The wood casing is painted with wood graining and has a single bead.

One of the sash cords is intact, and the other is snapped.

Window 6 hardware



Significance: Significant

Condition: Poor

Window 6 has a thumb-turn latch.

There is a ghost of the missing hardware.

Wall - South

South wall



Significance: Significant

The south wall is made of plaster covered with wallpaper.

Condition: Poor

Roughly one-half of the wall is shored because of delamination and cracks.

Wall - West

Casework Built-in closet



Significance: Significant

The built-in closet on the west side of the Kamitoku room is made of one inch by twelve inch softwood boards. There are eight ferrous coat hangers attached to a horizontal board.

Condition: Good

West wall



Significance: Significant

The south wall is made of plaster covered with wallpaper.

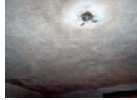
Condition: Poor

Roughly one-half of the wall is shored because of delamination and cracks.

105 - 1 Dining Room

Ceiling

Ceiling



Significance: Significant
The ceiling is made of plaster finished in paint.

Condition: Fair
The ceiling is heavily soiled and there is a large crack running from east to west. Along the west wall there is major separation of the ceiling from the wall.

Light fixture



Significance: Significant
The outlet to the light is original and therefore significant. The light fixture itself, the electrical receptors on the east and west walls, and the wall switch on the north wall are not significant.

Condition: Fair

Floor

Floor



Significance: Significant
The floor has wall-to-wall carpet over painted wood floorboards made of five and a quarter inch wide softwood boards that are tongue and groove. The baseboards are six inches. There is a wood door stop attached to the baseboard at door 12.

Condition: Poor

Wall - East

Door 12



Significance: Significant
Door 12 to the Harada House is set in a wood frame and casing. The door is made of wood hand-painted with wood graining on one side. The door has four raised panels and is one and a half inch wide. The door is painted on the kitchen side.

Condition: Good

Door 12 hardware



Significance: Significant
The door has a mounted lock set made of painted ferrous metal made by Corbin. There is one pair of decorative hinges.

Condition: Good

East wall



Significance: Significant
The east wall is made of plaster finished in paint

Condition: Poor
There are four large diagonal cracks. There is separation of the ceiling from the wall on the south side.

Wall - North

Door 5



Significance: Significant
Door 4 to the Harada House is set in a wood frame and casing. The door is made of wood with wood graining on both sides. The door has four raised panels and is one and a half inch wide.

Condition: Fair

Door 5 hardware



Significance: Significant
The door has a surface mounted lock set made of painted ferrous metal made by Corbin. There is one pair of decorative hinges.

Condition: Good

North wall



Significance: Significant
The north wall is made of plaster finished with paint.

Condition: Poor
The wall is heavily soiled. There are large diagonal cracks on both the lower and upper areas of the wall.

Wall - South

South wall



Significance: Significant

The south wall is made of plaster finished with paint. There is a chimney in the west corner where the south and west walls meet.

Condition: Poor

There is a large crack at the joint between the south and the east wall and several other smaller cracks beneath the window sill. The plaster around the chimney is delaminating and the chimney has separated from the wall.

Window 5



Significance: Significant

Window 2 is double hung with same size sashes. The wood casing is painted with wood graining and has a single bead.

Condition: Fair

Both the sash cords are snapped and there is some alligating due to heat.

Window 5 hardware



Significance: Significant

There is roller shade hardware and older unused curtain hardware. The window has a thumb-turn latch.

Condition: Fair

Wall - West

West Wall



Significance: Significant

The west wall is made of plaster finished with paint.

Condition: Poor

The wall is subsiding on the south end due to the failing foundation. There is a large diagonal crack beginning at the ceiling and ending at the chimney.

106 - 1 Laundry

Ceiling

Ceiling

Significance: Significant

Condition: Fair

The ceiling is made of exposed rafters, joists, and sheathing from the roof finished in paint.

There are several water stains on the ceiling where water leaked through the roof.



Floor

Floor

Significance: Significant

Condition: Poor

There are two different kinds of flooring: the flooring on the eastern side made of linoleum with a printed-on pattern over the wood floor boards; while on the western side, there is contemporary acrylic resilient flooring over the wood floor boards.



Wall - East

Door 10

Significance: Significant

Condition: Poor

There is a door on the north side of the east elevation with two raised panels below a large screen panel.

The door is fastened shut and the lower two wood panels are pulling apart from the door frame.



Door 10 hardware

Significance: Significant

Condition: Fair

The door has three ferrous metal hinges painted with exterior house paint, one is a spring hinge. There is a small circular wooden pull.



East elevation

Significance: Significant

Condition: Poor

The wall is made of vertically aligned beaded board. The wall is divided into three sections divided by horizontal boards that probably divided an open space between a lower and higher wall on a porch. There is a wood baseboard at the bottom of the wall. There is a door with two raised panels below a large screen panel.

The door is fastened shut and the lower two wood panels are pulling apart from the door frame.



East Wall

Significance: Significant

Condition: Good

The east wall is made with vertical boards rising to a sill about three feet from the ground. Above the sill, beaded boards laid horizontally make up the middle section of the wall. Above the beaded board, there are vertical boards rising to the ceiling. There is a chamfered post set into the wall.

There is some water damage on the wall.



Wall - North

North elevation

Significance: Significant

Condition: Fair

The wall is made of vertically aligned beaded board. The wall is divided by a horizontal board that was originally the wall cap for the low wall of a side porch. There is a wood baseboard at the bottom of the wall.

North Wall



Significance: Significant

Condition: Good

The north wall is made of beaded boards laid horizontally on the top with low-wall vertical boards rising to a sill about three feet from the ground.

There is some water damage on the wall.

Wall - South

South Wall



Significance: Significant

Condition: Good

The south wall is made of painted green ship-lap siding laid horizontally.

Wall - West

West elevation

Significance: Significant

Condition: Poor

The wall is made of vertically aligned beaded board. The wall is divided into three sections with the bottom third section running to what was originally the wall cap for the low wall of a side porch. There is a wood baseboard at the bottom of the wall.

West Wall



Significance: Significant

Condition: Fair

Roughly one half of the west wall has ship-lap siding laid horizontally, while the other is made of beaded boards laid horizontally on the top with low-wall vertical boards rising to a sill about three feet from the ground.

There is some water damage on the wall.

Window 10

Significance: Significant

Condition: Fair

There is a single casement window with a single-bead wood frame.

Window 10 hardware

Significance: Significant

Condition: Fair

There is a surface mounted thumb-turn latch with a decorative pattern on it.

107 - 1 Kitchen

Ceiling

Ceiling



Significance: Significant

The ceiling is made of plaster that is covered with wallpaper.

Condition: Poor

There is some water damage on the north side of the ceiling. Ceiling is heavily soiled.



Lighting fixture



Significance: Significant

There is a ceiling mounted lighting fixture suspended by a braided cord. There are floor receptacles.

Condition: Fair

Floor

Floor



Significance: Significant

The floor has painted wood floorboards made of five and a quarter inch wide softwood boards that are tongue and groove. On top of the floorboards there is nine inch by nine inch resilient flooring with a shoe molding at the intersection of the walls and the floor.

Condition: Good



Wall - East

Door 8



Significance: Significant

The door is one and a quarter inch wide and has divided lights over two raised panels.

Condition: Poor

The frame is starting to separate from rail to stile and the glazing is separating from the muntins.

Door 8 hardware



Significance: Significant

There is a ferrous surface mounted lock set with black glass door knobs and no latch lock. There is one pair of decorative hinges that are mortised. There is hardware for a curtain rod. There is a surface mounted dead bolt that is insignificant.

Condition: Poor

East wall



Significance: Significant

The east wall is made of plaster covered with wallpaper above a painted beaded-board wainscot. On the south side of the east wall the wainscot is higher to meet the top of the splash guard for the sink.

Condition: Fair

The wall has some water damage and the wallpaper is peeling in some areas.

Window 9



Significance: Significant

Window 9 is double hung with same size sashes. The wood casing is painted and has a single bead.

Condition: Fair

The sash cords have been replaced.

Window 9 hardware



Significance: Significant

There is curtain hardware but no curtain, and there are three key hooks attached to the window. Window 9 has a thumb-turn latch.

Condition: Fair

Wall - North

Door 9



Significance: Significant

Condition: Fair

The door is one and a quarter inch thick with four raised panels. There is a coat of thick paint on both sides.

Door 9 hardware



Significance: Significant

Condition: Fair

There is a surface mounted ferrous lock set with black glass door knobs and no latch lock. There is one pair of decorative hinges.

North wall



Significance: Significant

Condition: Fair

The north wall is made of plaster covered with wallpaper above a painted beaded-board wainscot.

The wall has some water damage and the wallpaper is peeling in some areas.



Wall - South

Casework



Significance: Significant

Condition: Poor

There is a varnished plywood base cabinet for the kitchen sink. The splash guard for the sink is made from plastic laminate. There is wood framing beneath the sink .

There is termite damage to the wood framing under the sink, and on the edge of the counter top.



Door 6



Significance: Significant

Condition: Fair

The door is one and a quarter inch thick with four raised panels. There is a coat of thick paint on both sides.

Door 6 hardware

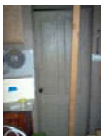


Significance: Significant

Condition: Fair

There is a surface mounted ferrous lock set with black glass door knobs and no latch lock. There is one pair of decorative hinges.

Door 7



Significance: Significant

Condition: Fair

Door 7 is one and a quarter inch thick with four raised panels. There is a coat of thick paint on both sides.

Door 7 hardware



Significance: Significant

Condition: Fair

There is a surface mounted ferrous lock set with black glass door knobs and no latch lock. There is one pair of decorative hinges.

Plumbing



Significance: Significant

Condition: Fair

The kitchen sink has hot and cold spigots over a cast iron sink with a ceramic finish. There is a metal supply and metal waste line.

The waste line is corroded.

South wall



Significance: Significant

The south wall is made of plaster covered with wallpaper above a painted beaded-board wainscot. On the east side of the south wall the wainscot is higher to meet the top of the splash guard for the sink.

Condition: Poor

The wall has some water damage and the wallpaper is peeling in some areas.



Wall - West

West wall



Significance: Significant

The west wall is made of plaster covered with wallpaper above a painted beaded-board wainscot.

Condition: Poor

The wall has some water damage and the wallpaper is peeling in some areas.

108 - 1 Pantry

Ceiling

Ceiling



Significance: Significant
The ceiling is made of plaster covered with wallpaper.

Condition: Poor
The entire roof is shored. The plaster is failing.

Light Fixture



Significance: Significant
There is a pendant light fixture with a ceramic base at the ceiling, and decorative textured glass shades.

Condition: Fair

Floor

Floor



Significance: Significant
The floor has painted wood floorboards made of five and a quarter inch wide softwood boards that are tongue and groove. On top of the floorboards there is nine inch by nine inch resilient flooring with a shoe molding at the intersection of the walls and the floor.

Condition: Poor



Wall - East

East wall



Significance: Significant
The wall is made of plaster covered with wallpaper. There is wainscoting similar to the kitchen.

Condition: Poor
Much of the wall is shored. The plaster is failing.

Wall - North

North wall

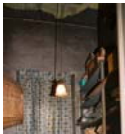


Significance: Significant
The wall is made of plaster covered with wallpaper. There is wainscoting like in the kitchen.

Condition: Poor
One half of the wall is shored. The plaster is failing.

Wall - South

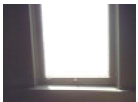
South wall



Significance: Significant
The wall is made of plaster covered with wallpaper and wainscoting.

Condition: Poor
Much of the wall is shored. The wallpaper is delaminating, and plaster is cracked.

Window 7



Significance: Significant
The window is single-sash with a vertical lift into a wall pocket.

Condition: Good

Window 7 Hardware



Significance: Significant
The window has a ferrous metal lift with a decorative pattern.

Condition: Good

Wall - West

West wall



Significance: Significant

The wall is made of plaster covered with wallpaper. There is wainscoting like in the kitchen.

Condition: Poor

Much of the wall is shored. The wallpaper is delaminating, and plaster is cracked.

Wall-West and South

Casework



Significance: Significant

There is a counter supported by a wood base on the south with a single drawer or shelf missing (removed to Museum inventory). On the west wall there are four levels of built-in shelves.

Condition: Good

109 - 1 Bathroom

Bathroom Fixtures

Significance: Significant

Condition: Fair



The toilet paper holder is copper alloy with a wooden roller. There are two ferrous metal coat hooks, and four towel bars. The towel bars are painted metal, plated copper alloy with round escucheons, white metal plated with rectangular escucheons, and a copper alloy with white glass.

Plumbing

Significance: Significant

Condition: Fair



The lavatory is made of cast iron with a glazed ceramic coating. The spigots have been replaced, but the stopper is significant. The tub is made of cast iron with a glazed ceramic coating. The spigots are replacements, but the overflow and drain are significant.

Ceiling

Ceiling

Significance: Significant

Condition: Poor



The ceiling is made of plaster with a paint finish.

Light fixture

Significance: Significant

Condition: Poor



There is a ceiling mounted lighting fixture suspended by a braided cord. There is a plastic thumb turn.

Floor

Floor

Significance: Significant

Condition: Fair



The floor has painted wood floorboards made of five and a quarter inch wide softwood boards that are tongue and groove. On top of the floorboards there is nine inch by nine inch resilient flooring with a shoe molding at the intersection of the walls and the floor.

Wall - East

East Wall

Significance: Significant

Condition: Poor



The east wall is made of plaster with a paint finish above a painted beaded-board wainscot.

There is some water damage on the wainscot by the tub. The wainscot was cut along the trim line of the tub.

Wall - North

North Wall



Significance: Significant

The north wall is made of plaster with a paint finish above a painted beaded-board wainscot.

Condition: Poor

There are diagonal cracks above the doorway. The wainscot behind the tub was cut to get to plumbing and poorly patched.

Wall - South

Casework



Significance: Significant

There are three wall mounted shelves attached to a vertical board where a glued piece of paper has Jesse Stebler's address on it. Also a paper glued to the casework reads, "Please use these towels and leave towels on the other racks."

Condition: Fair

South Wall



Significance: Significant

The south wall is made of plaster with a paint finish above a painted beaded-board wainscot.

Condition: Poor

New hairline crack on east side of wall.

Window 8



Significance: Significant

Window 7 is double hung with same size sashes. The wood casing has a single bead.

Condition: Fair

Window 8 hardware



Significance: Significant

There is one curtain rod and a sheer curtain. The window has a ferrous metal lift.

Condition: Fair

Wall - West

West Wall



Significance: Significant

The west wall is made of plaster with a paint finish above a painted beaded-board wainscot.

Condition: Poor

There is a large diagonal crack in the plaster. The trim at the top of the wainscot has two cuts in it.

110 - 1 Staircase

Ceiling

Ceiling



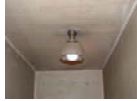
Significance: Significant

The L-shaped staircase that leads to the second floor has a plaster ceiling finished with wallpaper on the lower section above the landing that runs east to west, and unpainted plaster on the upper section that runs north to south.

Condition: Poor

The ceiling above the landing is in poor condition, and the plaster is failing at the joint between the wall and the ceiling on the south side of the landing ceiling. On the ceiling above the north-south running stairs, there is a large crack that runs east to west from wall to wall. At the midpoint of the east to west crack a north-south crack runs to the northern edge of the ceiling.

Light Fixture



Significance: Significant

There is a ceiling mounted light with a metal base and a milk glass lamp.

Condition: Fair

Floor

Floor



Significance: Significant

The treads, risers, and apron are softwood and the landing is made of tongue and groove oak. They are finished with clear varnish. The balustrades are three and a half inch wide, the newell post is four and half inches wide, and the newell post head is eight and half inches wide.

Condition: Fair

There is some evidence of termite damage beneath the stairs.

Wall - East

East wall



Significance: Significant

The east wall is made of integrally colored plaster.

Condition: Poor

There are several diagonal cracks that begin at the midpoint of the south side and run to the midpoint of the stair apron. There is one large horizontal crack that runs north-south and a vertical crack that runs from the ceiling to the midpoint of the large horizontal crack. There are several patched holes on the north side of the wall.

Hardware



Significance: Significant

There is a ferrous metal hardware piece made of a rounded base with a central hole attached to the east wall on the landing.

Condition: Good

Wall - North

North wall



Significance: Significant

The north wall is made of plaster finished with wallpaper on the north side of the landing, and the north wall above the east-west stairs is integrally colored plaster.

Condition: Poor

The plaster on the landing of the north wall has detached from the west wall and there are water stains. On the north wall above the east-west stairs there is a long crack that runs diagonally from the west to east and a patched crack that runs diagonal from east to west starting at the midpoint.

Wall - West

West wall



Significance: Significant

The west wall is made of plaster finished with wallpaper on the west side of the landing, and the west wall above the east-west stairs is integrally colored plaster.

Condition: Poor

The plaster is delaminating at various points on the west wall. There is a large vertical crack running from the midpoint at the top of the wall to midway down and then the crack moves in a diagonal direction to the east. There are two horizontal cracks on the lower part of the wall. There is one vertical crack at the edge by the wallpaper. There are two patched cracks.

111 - 1 Shed

Shed east elevation



Significance: Significant

Condition: Poor

The garden shed has a wood clapboard siding.

Shed south elevation



Significance: Significant

Condition: Poor

The garden shed has wood clapboard siding.

Ceiling

Ceiling



Significance: Significant

Condition: Poor

The ceiling is made of deteriorating six inch by one inch boards with wide gaps between the boards. The boards are resting on single-pitch rafters.

Floor

Floor



Significance: Significant

Condition: Poor

The floor is made of poured-in-place concrete.

A large section of the floor on the northeastern side of the room has cracked and is pushing upward above the ground plain.

Wall - East

East wall



Significance: Significant

Condition: Poor

The east wall has horizontal wood boards of various dimensions attached to corner studs. A centered board runs vertically for roughly two thirds of the way up, and a horizontal board spans the distance at roughly the half way point on the wall. There is a small window in the center of the wall that is covered with plywood.

Wall - North

Casework



Significance: Significant

Condition: Poor

There are four shelves on the north wall that run for roughly three quarters of the wall. The shelves are one foot by one foot. The shelves are attached to both the added vertically placed reused trim pieces at the wall and to the vertically running wood boards on the outer shelf side. There are horizontal running wood members connecting the front of the shelves to the shed wall. The shelves rest on the horizontal boards.

North wall



Significance: Significant

Condition: Poor

The north wall has horizontal wood boards of various dimension attached to irregularly placed studs. There are reused moldings and trim pieces attached to the horizontal boards to strengthen the wall and to attach shelving.

The wall is heavily damaged from termites.

Wall - South

Door



Significance: Significant

Condition: Good

The softwood door is one and a half inches thick and two feet four inches wide with five raised panels. The door has one surface mounted lock and ghost marks of a previous lock. There are three mortised ferrous metal hinges.

South wall



Significance: Significant

Condition: Poor

The south wall has horizontal wood boards of various dimension attached to irregularly placed wood studs. The studs are cut at roughly six feet from the ground and a horizontal two inch by four inch header runs along the top of the studs. Above the header, vertically-placed two inch by four inch boards rise about two and half feet to the ceiling. There are several reused trim pieces attached to the framing.

Wall - West

West wall



Significance: Significant

Condition: Fair

The north wall of the shed is the exterior wall of the house at the laundry room. The wall is made of vertically aligned beaded board. The wall is divided into three sections divided by horizontal boards that probably divided an open space between a lower and higher wall on a porch. There is a wood baseboard at the bottom of the wall.

There is some termite damage at the bottom of the wall.

112 - 1 Garage

Ceiling

Ceiling



Significance: Significant

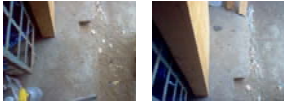
Condition: Poor

The ceiling is the underside of the wood roof made of one foot wide exposed wood boards on top of two by four rafters.

There is some termite damage. There is both interior and exterior shoring for the roof framing.

Floor

Floor



Significance: Significant

Condition: Good

The floor is made of poured-in-place concrete.

Wall - East

East wall



Significance: Significant

Condition: Poor

The east wall is constructed with box framing with one foot wide boards aligned vertically.

Wall - North

North wall

Significance: Significant

Condition: Poor

The north wall is constructed with box framing with one foot wide boards aligned vertically. There is a wood shelf at roughly five feet from the ground. The shelf is supported by one and a half inch by one inch wood brackets and two inch by four inch wood ledge with multiple hooks and nails.

Wall - South

South wall



Significance: Significant

Condition: Poor

The south wall is constructed with box framing with one foot wide boards aligned vertically. There is a wood shelf that runs for about one half of the walls distance that is roughly five feet from the ground. The shelf is supported by one and a half inch by one inch wood brackets and two inch by four inch wood ledge with multiple hooks and nails.

Wall - West

Door



Significance: Significant

Condition: Fair

There are two outward-opening garage doors. They are made with one foot wide wood boards aligned vertically attached to two inch by four inch wood structural members and further stiffened with x-bracing.

Door hardware



Significance: Significant

Condition: Fair

There are two face-mounted ferrous metal locks.

West wall



Significance: Significant

Condition: Poor

The west wall is constructed with box framing with one foot wide boards aligned vertically. Because of the large garage doors that are attached to the west wall, the wall space is small and resigned to either side of the doors and directly above them. There are two four by six inch posts that support the header above the doors.

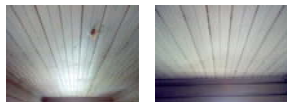
200 - 2 Sleeping Porch

Ceiling

Ceiling

Significance: Significant

Condition: Good



The ceiling is painted v-groove board.

Floor

Floor

Significance: Significant

Condition: Fair



The floor is painted tongue and groove softwood.

Wall - East

East wall

Significance: Significant

Condition: Good



The east wall has painted ship-lap siding. There is a ferrous metal hook attached to the wall.

Wall - North

Wall

Significance: Significant

Condition: Fair



On the lower wall beneath the windows and above the windows to the ceiling there is painted ship-lap siding. There is fiber board placed between the upper and lower original walls. There is a two inch by four inch header and sill that divides the fiber board from the original parts of the wall.

Window 1

Significance: Significant

Condition: Fair



There is one window opening on the north wall. The window is a single-pane casement windows.

The glass was replaced in 2006.

Wall - South

South wall

Significance: Significant

Condition: Good

The lower wall beneath the windows and above the windows to the ceiling there is painted ship-lap siding. There is fiber board placed between the upper and lower original walls. There is a two inch by four inch header and sill that divides the fiber board from the original parts of the wall.

Window 6

Significance: Significant

Condition: Fair



There is one window opening on the south wall. The window is a single-pane casement windows.

Wall - West

West wall



Significance: Significant

Condition: Good

The lower wall beneath the windows and above the windows to the ceiling there is painted ship-lap siding. There is fiber board placed between the upper and lower original walls. There is a porch wall-cap that divides the fiber board from the original parts of the wall.

Windows 2, 3, 4, and 5



Significance: Significant

Condition: Fair

There are three window openings and two windows on the west wall. One window opening is covered with a cut piece of plywood. The windows are single-pane casement windows.

The glazing on the southern window was replaced in 2006.

201 - 2 Bedroom

Ceiling

Ceiling



Significance: Significant

The ceiling is made of integrally colored plaster.

Condition: Poor

The ceiling has multiple north-south running large cracks and some east to west cracks.

Light fixture



Significance: Significant

The light fixture is disassembled and stored in the Museum storage. The light has a ceramic canopy, a milk glass lamp with a metal base and screw wing, and a pull chain. The light was suspended on a cloth insulated wire. There is a light switch with a ceramic base and a metal cap with a thumb turn switch.

Condition: Fair

Floor

Floor



Significance: Significant

The floor is made of two-inch floorboards that are tongue and groove. There are also seven and one-half inch baseboards with a one inch tow molding.

Condition: Fair

Wall - East

East wall



Significance: Significant

The east wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

Condition: Poor

The wall has both large horizontal and vertical cracks above the picture molding. The wall is completely shored below the picture molding.

Wall - North

North wall



Significance: Significant

The north wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

Condition: Poor

There are five large vertical cracks above the picture molding. The wall is heavily shored.

Window 10



Significance: Significant

The window is a double-hung window with two single light sashes. The casing has a four and a quarter inch vertical board and a five and one half inch header.

Condition: Good

Window 10 hardware



Significance: Significant

The window has a thumb-turn latch and a copper alloy sash lift. The sash cords are in place. There are two pairs of ferrous metal curtain hardware with one having a paper curtain roll attached.

Condition: Fair

Wall - South

Door 6



Significance: Significant

Condition: Good

The softwood door is one and a half inches thick and two feet four inches wide with five raised panels. The door casing has a four and half inch vertical board with a five and a half inch header.

Door 6 hardware



Significance: Significant

Condition: Good

There is a ferrous metal lock set with a mortised strike plate, metal door knobs, and a bolt lock. The mortised hinges are ferrous metal.

South wall



Significance: Significant

Condition: Fair

The south wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

There is a stepped diagonal crack on the west side of the wall above the picture molding. On the east side above the picture molding there is are small vertical and horizontal cracks. Below the the picture molding there is a diagonal crack on the west side.

Wall - West

Door 1



Significance: Significant

Condition: Good

The softwood door has three raised panels below one glass panel. There is some decorative wood graining. The door casing has a four and half inch vertical board with a five and a half inch header.

Door 1 hardware



Significance: Significant

Condition: Fair

There is a ferrous metal lock set with a mortised strike plate, metal door knobs, and a bolt lock. The mortised hinges are ferrous metal.

Door 1 (screen)



Significance: Significant

Condition: Fair

The screen door has two raised panels below a mesh screen.

Door 1 (screen) hardware



Significance: Significant

Condition: Good

There is a metal hook attached to the stile and a latch receiver on the vertical member of the door casing.

West wall



Significance: Significant

Condition: Poor

The west wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

There is a vertical crack in the middle of the wall above the picture molding. There are several horizontal cracks on the north between the north wall and the window. The wall is partially shored.

Window 8

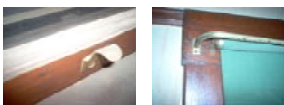


Significance: Significant

Condition: Good

The window is a double-hung window with two single light sashes. The casing has a four and a quarter inch vertical board and a five and one half inch header.

Window 8 hardware



Significance: Significant

Condition: Good

The window has a thumb-turn latch, a copper alloy sash lift, and ferrous metal hinges. There is ferrous metal hardware for a green roller shade attached to the casing header and a pull string.

Window 8 (screen)



Significance: Significant

Condition: Good

The screen window is a wood frame with a metal screen.

Window 8 (screen) hardware

Significance: Significant

Condition: Good



The wood frame is attached to the window casing with metal hooks, on the enclosed porch side.

202 - 2 Closet

Casework



Significance: Significant

Condition: Good

The wood ledger is made of softwood with a brownish stain. The ledger is on the north, east, and west walls of the closet. There are six coat racks and hooks painted black and screwed to the ledger. The ledger itself is one inch by one foot with a shelf that spans the length of the closet of the same dimensions. There is a wood dowel used as a towel rod attached to the ledger.

Ceiling

Ceiling



Significance: Significant

Condition: Good

The ceiling is made of integrally colored plaster.

Floor

Floor



Significance: Significant

Condition: Fair

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch tow molding.

Wall - East

East wall



Significance: Significant

Condition: Good

The east wall is made of integrally colored plaster.

Wall - North

North wall



Significance: Significant

Condition: Good

The north wall is made of integrally colored plaster.

Wall - South

Door 11

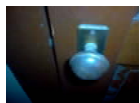


Significance: Significant

Condition: Good

The softwood door is one and a half inches thick and two feet wide with five raised panels. The door casing has a four and a half inch vertical board with a five and a half inch header.

Door 11 hardware

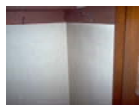


Significance: Significant

Condition: Good

There is a ferrous metal lock set with a mortised strike plate and metal door knobs. The mortised hinges are ferrous metal.

South wall



Significance: Significant

Condition: Good

The south wall is made of integrally colored plaster.

Wall - West

West wall



Significance: Significant

Condition: Good

The west wall is made of integrally colored plaster.

203 - 2 Bedroom

Ceiling

Ceiling



Significance: Significant

Condition: Poor

The ceiling is made of integrally colored plaster.

There is large crack in the center, the northwest corner and on the east side of the ceiling. The ceiling is mostly shored.

Light fixtures



Significance: Significant

Condition: Good

The light fixture is disassembled and stored in the Museum storage. The light has a ceramic canopy, a milk glass lamp with a metal base and screw wing, and a pull chain. The light was suspended on a cloth insulated wire.

Floor

Floor



Significance: Significant

Condition: Fair

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch tow molding.

Wall - East

East wall



Significance: Significant

Condition: Poor

The east wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

The east wall is heavily shored.

Window 14



Significance: Significant

Condition: Fair

The window is a double-hung window with two single light sashes. The casing has a four and a quarter inch vertical board and a five and one half inch header.

Window 14 hardware



Significance: Significant

Condition: Fair

The window has a thumb-turn latch, a copper alloy sash lift, and ferrous metal hinges. There is ferrous metal hardware for a roller shade.

Wall - North

North wall



Significance: Significant

Condition: Poor

The north wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

There are cracks above the closet door on the north and central sides. The wall is heavily shored.

Window 15



Significance: Significant

Condition: Good

The window is a double-hung window with two single light sashes. The casing has a four and a quarter inch vertical board and a five and one half inch header.

Window 15 hardware



Significance: Significant

Condition: Good

The window has a thumb-turn latch and a copper alloy sash lift. The sash cords are in place. There are two pairs of ferrous metal curtain hardware.

Wall - South

Door 10



Significance: Significant

Condition: Good

The softwood door is one and a half inches thick and two feet four inches wide with five raised panels. The door casing has a four and half inch vertical board with a five and a half inch header.

Door 10 hardware



Significance: Significant

Condition: Fair

There is a ferrous metal lock set with a mortised strike plate, metal door knobs, and a bolt lock. The mortised hinges are ferrous metal.



South wall



Significance: Significant

Condition: Poor

The south wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

There are large cracks on the east and on the west. The wall is heavily shored.

Wall - West

West wall



Significance: Significant

Condition: Poor

The west wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

The west wall is heavily shored.

204 - 2 Closet

Ceiling

Ceiling



Significance: Significant

Condition: Good

The ceiling is made of integrally colored plaster.

There is a small crack on the south side

Floor

Floor



Significance: Significant

Condition: Fair

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch tow molding.

Wall - East

East wall

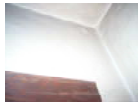
Significance: Significant

Condition: Good

The east wall is made of integrally colored plaster.

Wall - North

North wall



Significance: Significant

Condition: Good

The north wall is made of integrally colored plaster.

Wall - South

South wall



Significance: Significant

Condition: Good

The south wall is made of integrally colored plaster.

There are small horizontal cracks above the shelf.

Wall - West

West wall



Significance: Significant

Condition: Good

The west wall is made of integrally colored plaster.

205 - 2 Closet

Casework



Significance: Significant

Condition: Good

The wood ledger is made of softwood with a brownish stain. The ledger is on the north, east, and west walls of the closet. There are six coat racks and hooks painted black and screwed to the ledger. The ledger itself is one inch by one foot with a shelf that spans the length of the closet of the same dimensions. There is a wood dowel used as a towel rod attached to the ledger.

Ceiling

Ceiling



Significance: Significant

Condition: Fair

The ceiling is made of integrally colored plaster.

There is crack running north to south.

Floor

Floor



Significance: Significant

Condition: Fair

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch tow molding.

Wall - East

East wall

Significance: Significant

Condition: Good

The east wall is made of integrally colored plaster.

Wall - North

North wall



Significance: Significant

Condition: Fair

The north wall is made of integrally colored plaster.

There is a vertical crack that runs from the ceiling to the middle of the wall.

Wall - South

Door 4



Significance: Significant

Condition: Good

The door is one and a half inches thick and two feet wide with five raised panels. The door casing has a four and half inch board with a five and a half inch header.

Door 4 hardware



Significance: Significant

Condition: Good

There is a ferrous metal lock set with a mortised strike plate and metal door knobs. The mortised hinges are ferrous metal. There is a metal towel rod attached to the door.

South wall



Significance: Significant

Condition: Good

The south wall is made of integrally colored plaster.

There are several small vertical cracks starting at the ceiling.

Wall - West

West wall



Significance: Significant

The west wall is made of integrally colored plaster.

Condition: Fair

There is a large horizontal crack in the middle of the wall that runs from the north to the south wall.

206 - 2 Hall

Ceiling

Ceiling



Significance: Significant

The ceiling is made of integrally colored plaster. There is an opening to the attic on the south side with a wood-panel access door.

Condition: Poor

The ceiling is heavily damaged and almost completely shored. Adjacent to the attic access door, there is an opening to the attic where the plaster failed and the lath is visible. Some pieces of the failed plaster are in the Museum storage.

Floor

Floor



Significance: Significant

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboard with a one inch tow molding.

Condition: Good

Wall - East

East wall



Significance: Significant

The east wall is made of integrally colored plaster.

Condition: Poor

The wall is completely shored.

Wall - North

North wall



Significance: Significant

The north wall is made of integrally colored plaster.

Condition: Fair

There is a long vertical crack on the east side of the wall and smaller cracks on the west side.

Wall - South

South wall



Significance: Significant

The south wall is made of integrally colored plaster.

Condition: Good

Wall - West

West wall



Significance: Significant

The west wall is made of integrally colored plaster.

Condition: Poor

There is shoring on much of the wall, with large cracks visible between shoring.

207 - 2 Bedroom

Ceiling

Ceiling



Significance: Significant

Condition: Poor

The ceiling is made of integrally colored plaster.

There are large cracks visible on the north and south edges, and in the central part of the ceiling between the shoring. The ceiling is heavily shored.

Light fixture



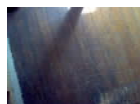
Significance: Significant

Condition: Fair

The light fixture is disassembled and stored in the Museum storage. The light has a ceramic canopy and a milk glass lamp with a metal base and screw wing, which was suspended on a cloth insulated wire. There is a light switch with a ceramic base and a metal cap with a thumb turn switch.

Floor

Floor



Significance: Significant

Condition: Fair

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch tow molding. There are wood door stops on the north and east baseboards.

Wall - East

East wall



Significance: Significant

Condition: Poor

The east wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

There is a large vertical crack running from the ceiling to roughly the middle of the wall on the north side.

Light fixture

Significance: Significant

Condition: Fair

The light fixture has a copper alloy escutcheon with a metal lamp base and a metal screw ring.

Wall - North

Door 5

Significance: Significant

Condition: Good

The softwood door is one and a half inches thick and two feet four inches wide with five raised panels. The door casing has a four and half inch vertical board with a five and a half inch header.

Door 5 hardware



Significance: Significant

Condition: Good

There is a ferrous metal lock set with a mortised strike plate, metal door knobs, and a bolt lock. The mortised hinges are ferrous metal.

North wall



Significance: Significant

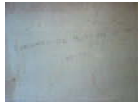
Condition: Poor

The north wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

There are several vertical cracks running from the ceiling to the picture molding.

Wall - South

South wall



Significance: Significant

The south wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling. There is an inscription written in pencil on the wall noting the date the Haradas were ordered to the detention center during World War II.

Condition: Poor

There is a large crack on the north side of the wall. The wall is heavily shored.

Window



Significance: Significant

The window is a double-hung window with two single light sashes. The casing has a four and a quarter inch vertical board and a five and one half inch header.

Condition: Fair

The glass is pulling away from the frame and there is heat and sun damage on the frame. The window is out of plumb with the frame probably from structural subsidence.

Window hardware



Significance: Significant

The window has a thumb-turn latch and a copper alloy sash lift. The sash cords are in place. There are two pairs of ferrous metal curtain hardware with one having a paper curtain roll attached.

Condition: Fair



Wall - West

Door 2



Significance: Significant

The softwood door has three raised panels below one glass panel. There is some decorative wood graining. The door casing has a four and half inch vertical board with a five and a half inch header.

Condition: Fair

Door 2 hardware



Significance: Significant

Condition: Good

There is a ferrous metal lock set with a mortised strike plate, metal door knobs, and a bolt lock. The mortised hinges are ferrous metal.

Door 2 (screen)



Significance: Significant

Condition: Fair

The screen door has two raised panels and a mesh screen.

Door 2 (screen) hardware



Significance: Significant

Condition: Good

There is a metal hook attached to the stile and a latch receiver on the vertical member of the door casing.

West wall



Significance: Significant

The west wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

Condition: Fair

There are horizontal cracks above the picture molding and between the door and window. There are vertical cracks above the picture molding and below the window.

Window 7



Significance: Significant

The window is a double-hung window with two single light sashes. The casing has a four and a quarter inch vertical board and a five and one half inch header.

Condition: Fair

The glass is pulling away from the frame and there is heat and sun damage on the frame. The window is out of plumb with the frame probably from structural subsidence.

Window 7 hardware



Significance: Significant

Condition: Good

The window has a thumb-turn latch, a copper alloy sash lift, and ferrous metal hinges.

Window 7 (screen)



Significance: Significant

Condition: Good

The screen window is a wood frame with a metal screen.

Window 7 (screen) hardware Significance: Significant

Condition: Good

The wood frame is attached to the window casing with metal hooks on the enclosed porch side.

208 - 2 Closet

Casework



Significance: Significant

Condition: Good

The wood ledger is made of softwood with a brownish stain. The ledger is on the north, east, and west walls of the closet. There are six coat racks and hooks painted black and screwed to the ledger. The ledger itself is one inch by one foot with a shelf that spans the length of the closet of the same dimensions. There is a wood dowel used as a towel rod attached to the ledger.

Ceiling

Ceiling



Significance: Significant

Condition: Good

The ceiling is made of integrally colored plaster.

Stain from water damage.

Floor

Floor



Significance: Significant

Condition: Fair

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch shoe molding.

Wall - East

Door 8



Significance: Significant

Condition: Good

The door is one and a half inches thick and two feet wide with five raised panels. The door casing has a four and half inch board with a five and a half inch header.

Door 8 hardware



Significance: Significant

Condition: Good

There is a ferrous metal lock set with a mortised strike plate and metal door knobs. The mortised hinges are ferrous metal.

East wall



Significance: Significant

Condition: Good

The east wall is made of integrally colored plaster.

Wall - North

North wall



Significance: Significant

Condition: Fair

The north wall is made of integrally colored plaster.

Wall - South

South wall



Significance: Significant

The south wall is made of integrally colored plaster.

Condition: Fair

There is a full-length vertical crack.

Wall - West

West wall



Significance: Significant

The west wall is made of integrally colored plaster.

Condition: Poor

The west wall has a large vertical crack near the lower central area of the wall, and diagonal crack from the ceiling to the middle area on the north side.

209 - 2 Bathroom

Bathroom accessories



Significance: Significant

There is a chrome plated white metal escutcheon and ring with a painted black roller. There is one towel bar made of copper alloy holders and a glass rod. There is a corner shelf made of varnished wood with 5 ferrous metal hooks being held up with black ferrous metal brackets.

Condition: Fair



Bathroom Fixture



Significance: Significant

The wall mounted sink is cast iron with a baked enamel cover. The water supply line has chrome plated copper pipes. The fitting is a chrome plated copper alloy spigot for cold water. The hot water source is capped.

Condition: Poor

The P-trap is severely corroded.

Bathroom fixtures



Significance: Significant

The water closet is a two piece Crane Neudec floor mounted water closet with a wall mounted tank.

Condition: Fair

Light fixture



Significance: Significant

The light fixture has a ceramic base, a milk glass lamp, and a pull chain.

Condition: Fair

Ceiling

Ceiling



Significance: Significant

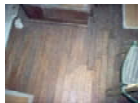
The ceiling is made of integrally colored plaster.

Condition: Poor

The ceiling is almost completely shored.

Floor

Floor



Significance: Significant

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch tow molding. There is a metal spring doorstop attached to the baseboard.

Condition: Poor

There is water damage from the plumbing which was probably more damaged because of the loss of varnish from foot traffic. The floor has dropped at least one inch from the sinking foundations.

Wall - East

East wall



Significance: Significant

The east wall is made of integrally colored plaster.

Condition: Poor

There is a large diagonal crack on the south side, one vertical crack in the middle of the wall, and a horizontal crack in the middle of the wall that runs to the intersection with the north wall. The wall is heavily shored.

Wall - North

Door 7



Significance: Significant

Condition: Good

The softwood door is one and a half inches thick and two feet four inches wide with five raised panels. The door casing has a four and a half inch vertical board with a five and a half inch header.

Door 7 hardware



Significance: Significant

Condition: Good

There is a ferrous metal lock set with a mortised strike plate, metal door knobs, and a bolt lock. The mortised hinges are ferrous metal.

North wall



Significance: Significant

Condition: Poor

The north wall is made of integrally colored plaster.

There is a large diagonal crack above the door, a horizontal crack starting on the east wall and continuing onto the north wall to roughly three feet from the floor. The wall is heavily shored.

Wall - South

South wall



Significance: Significant

Condition: Poor

The south wall is made of integrally colored plaster. The chimney rises along the inside of the south wall.

There is a large diagonal crack and failed plaster with exposed lath located where the water supply plumbing comes through the wall. There is one wide diagonal crack behind the water closet. The plaster at the joint at the chimney has large vertical cracks. The chimney is in good condition except that there is a little water damage. The wall is heavily shored. The wall is heavily stained from water.

Window 11



Significance: Significant

Condition: Poor

The window is a single-light casement window. There is a wood frame screen on the outside.

The glazing compound and finishes are failing.

Window 11 hardware



Significance: Significant

Condition: Fair

The window has a thumb-turn latch and a copper alloy sash lift. The screen has an eye and hook hardware.

Wall - West

West wall



Significance: Significant

Condition: Poor

The west wall is made of integrally colored plaster.

There is a new diagonal crack at the top of the wall moving north to south, and another horizontal crack in the middle of the wall. There are two diagonal cracks on the south side where the plaster is also delaminating. The wall is partially shored.

210 - 2 Bedroom

Ceiling

Ceiling



Significance: Significant

Condition: Poor

The ceiling is made of integrally colored plaster.

The ceiling is almost completely shored. There are visible cracks in the middle area of the ceiling.

Light fixture



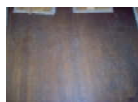
Significance: Significant

Condition: Fair

The light fixture is disassembled and stored in the Museum storage. The light has a ceramic canopy and a milk glass lamp with a metal base and screw wing, which was suspended on a cloth insulated wire. There is a light switch with a ceramic base and a metal cap with a thumb turn switch.

Floor

Floor



Significance: Significant

Condition: Fair

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch tow molding.

Wall - East

East wall



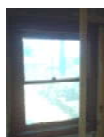
Significance: Significant

Condition: Poor

The east wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

There are large vertical and horizontal cracks on the east wall. There are some cracks that were patched. The wall is heavily shored.

Window 13



Significance: Significant

Condition: Poor

The window is a double-hung window with two single light sashes. The casing has a four and a quarter inch vertical board and a five and one half inch header.

The sash cord is broken and there is a full-length vertical crack through the glass on the bottom sash. The window is out of plumb with the frame.

Window 13 hardware



Significance: Significant

Condition: Fair

The window has a thumb-turn latch and a copper alloy sash lift. The sash cords are in place. There are two pairs of ferrous metal curtain hardware.

Wall - North

North wall



Significance: Significant

Condition: Poor

The north wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

There are large vertical cracks on both the west and east sides of the wall. There are several cracks that were patched. The wall is heavily shored.

Wall - South

South wall



Significance: Significant

The south wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

Condition: Poor

There is one large crack in the center of the wall and another on the south side. The wall is heavily shored.

Window 12



Significance: Significant

The window is a double-hung window with two single light sashes. The casing has a four and a quarter inch vertical board and a five and one half inch header.

Condition: Fair

There is some water damage on the sill.

Window 12 hardware



Significance: Significant

The window has a thumb-turn latch and a copper alloy sash lift. The sash cords are in place. There are two pairs of ferrous metal curtain hardware.

Condition: Fair

Wall - West

Door 9



Significance: Significant

The softwood door is one and a half inches thick and two feet four inches wide with five raised panels. The door casing has a four and half inch vertical board with a five and a half inch header.

Condition: Good

Door 9 hardware



Significance: Significant

There is a ferrous metal lock set with a mortised strike plate, metal door knobs, and a bolt lock. The mortised hinges are ferrous metal.

Condition: Good

Light fixture



Significance: Significant

The light fixture is disassembled and stored in the Museum storage. The light fixture has a ceramic base, a milk glass lamp, and a pull chain. The switch for the light is on the west wall and has a ceramic base, a copper alloy cover, and two plastic switches.

Condition: Fair

West wall



Significance: Significant

The west wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

Condition: Poor

There are horizontal cracks on the south side of the wall and vertical cracks above the door. The wall is heavily shored.

300 - 3 Attic

Roof

Ceiling



Significance: Significant

The attic ceiling has exposed rafters and plywood roof sheathing. There is a plywood diaphragm and wood blocking for seismic stabilization. There is original knob and tube wiring that was removed during the stabilization and then placed back.

Condition: Good

Several of the rafters were replaced during the roof stabilization construction in Summer 2006.

D. Poor and Fair Conditions

The following report provides a comprehensive list of those features determined to be in poor and fair physical condition. During the filed investigation, evaluations were made as to the condition of each specific feature based on standard preservation criteria and guidelines. Most features in poor condition are in need of immediate repair and should be prioritized in the maintenance and capital repair budget. The criteria used to categorize conditions were *good*, *fair*, and *poor*.

Good

The term *good*, as used in this report, means that the feature appears sound and well maintained; may need minor rehabilitation.

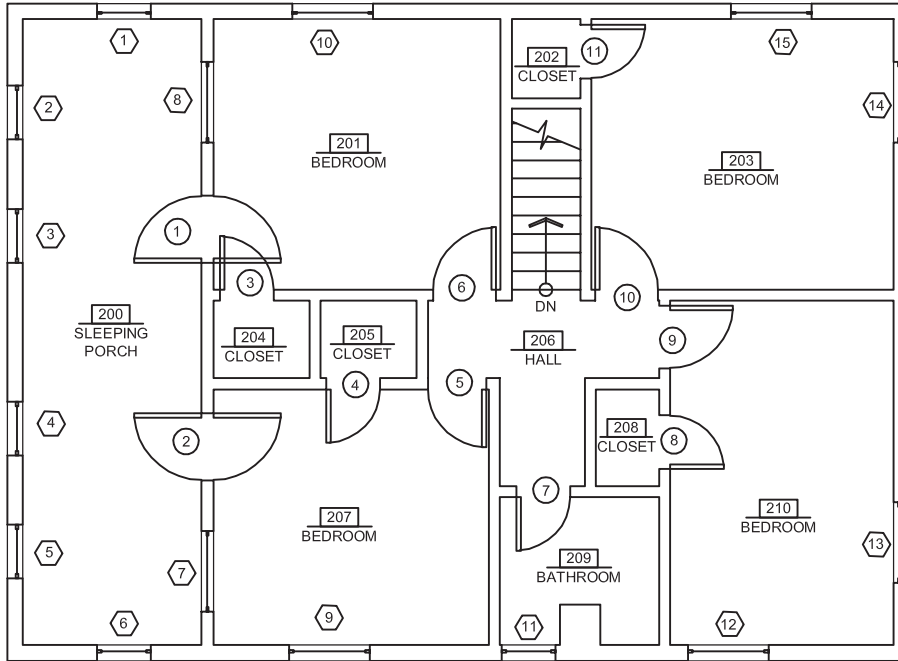
Fair

The term *fair*, as used in this report, means that the feature shows a degree of disrepair and neglect; needs rehabilitation.

Poor

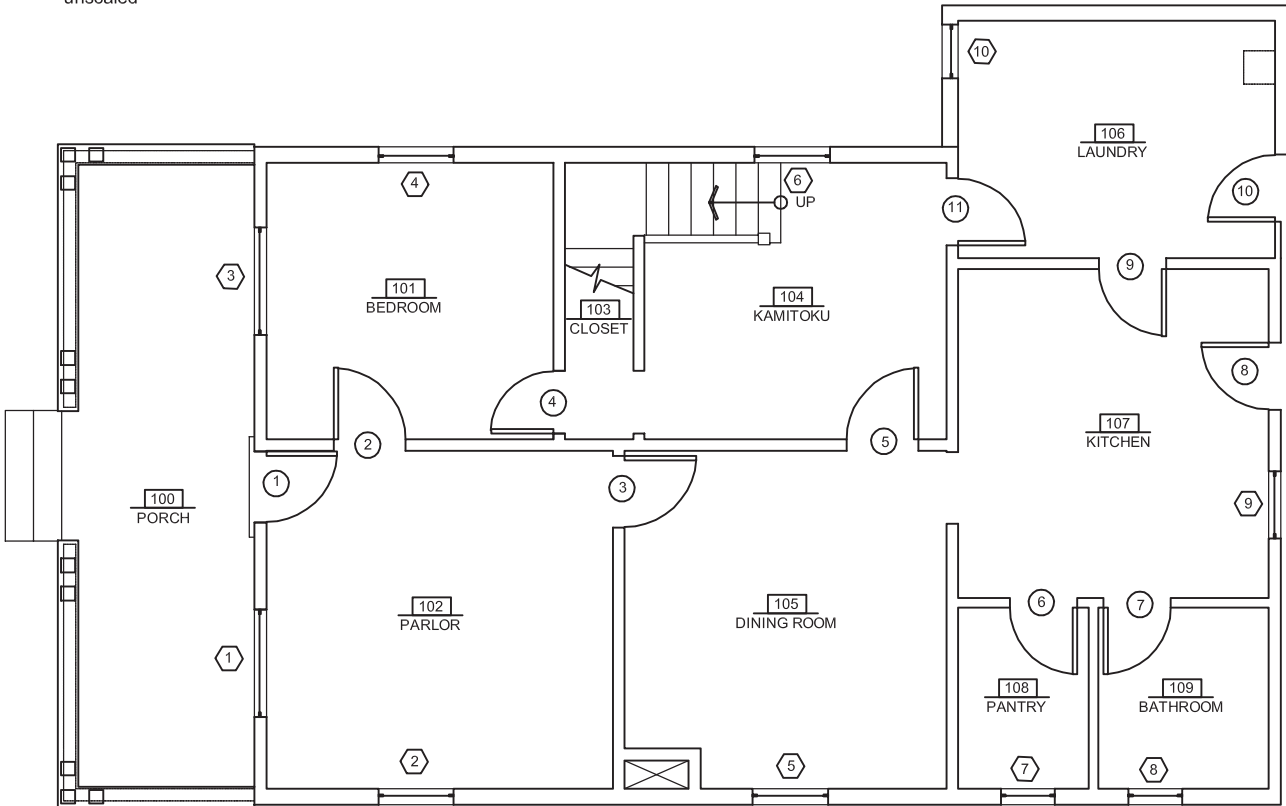
The term *poor*, as used in this report, means that the feature is deteriorated; need substantial rehabilitation.

Those conditions and features determined to be historically significant are therefore considered to be character-defining features of the site. These may include major architectural features as well as the smaller details of the building such as light fixtures, bathroom fittings, and clothes racks in the closets. All of the character-defining features of the building are important because they contribute to the integrity of the whole.



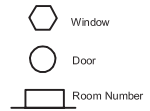
Second Floor

unscaled



Ground Floor

unscaled



Harada House Fair and Poor Conditions

001 - 0 Basement

Ceiling

Beams



Significance: Significant

The beams running both east to west and north to south are spaced six feet apart on center. In some areas beneath the western end of the house, the beams sit on brick supports.

Condition: Fair

Many are missing and many are damaged. There are many new added beams.

Joists



Significance: Significant

The western three fourths of the joists run north to south and are one and seven eighths inch by seven and three quarters inch, spaced at about eighteen inch on center. The eastern one quarter of the joists run west to east and are one and seven eighths inch by five and seven eighths inch, spaced at about eighteen inch on center. The final three joists on the northeastern side are two inch by four inch.

Condition: Fair

Termite damage on some joists. Some joists were cut for plumbing.

Floor

Partial basement floor



Significance: Significant

There is a partial basement reached from the eastern exterior of the house down a short flight of wood stairs. The partial basement begins at the southeastern end of the building and runs roughly two thirds of the house from east to west, and roughly one half of the house running south to north. The floors are dirt.

Condition: Fair

01 - 00 North Elevation

Wall - North

North elevation



Significance: Significant

The exterior siding is a ship lap siding, except on the walls of the enclosed porch which are v-groove siding. The eastern vertical trim piece divides the two-story section of the house from the enclosed porch, and the western end vertical trim pieces divide the main body of the house from the first and second story porch and balcony. The western vertical trim begins as the outer face of the corner trim from the porch which is broken by the porch header trim, and then rises to wall cap of the now-enclosed second story sleeping porch. Above the wall cap, the vertical trim piece rises to the sleeping porch header trim. At the intersection of the wall and the roof there is a wide frieze topped with a quarter-round trim molding. There is a closed eaves with a painted wood soffit. The eaves fascia has a profiled crown molding. There is a pair of box columns on the porch on the western end. The porch wall is roughly four feet on top of a six inch brick foundation. There is a decorative single-faced board on the western edge of the porch wall that runs to the crown molding, but is broken by a header trim piece above the porch opening. There is a base trim board at the intersection of the ground and the wall.

Condition: Fair

The paint is chipping away on the facade in various places. In particular, where it is noticeable that new paint was painted over old paint, the paint is failing on the wood siding.

North elevation window



Significance: Significant

There are five windows on the north elevation. One of the five windows is on the second-floor porch. All of the windows have a thick sill and a wood casing below the sill (with a single bead) and on each side. The two ground floor windows have a header trim, while the second story windows rise to the freeze. On the two ground-floor windows, there is a pair of decorative block trim pieces with a single bead and a curved profile below the sill on each side of the below-sill trim.

Condition: Fair

02 - 00 East Elevation

Wall - East

East elevation chimney

Significance: Significant

Condition: Fair



There is a chimney covered with plywood on the north side of the east elevation

The chimney is shored, moistureproofed, and encased in plywood due to failure.

East elevation electrical

Significance: Not Significant

Condition: Fair

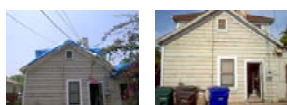


There is a 100 AMP electrical service main panel and meter.

East elevation (one-story)

Significance: Significant

Condition: Fair



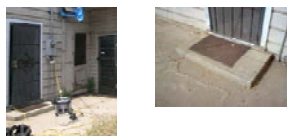
The exterior siding is a horizontal ship lap siding. There is a corner wood trim piece on the terminal south edge of east elevation and at the intersection of the east wall and where the enclosed porch on the north elevation begins. There is a gable-end roof with extended eaves. At the intersection of the wall and the roof there is a wide frieze. There is a closed eaves with a painted wood soffit. There is an air vent with wood louvres just below the roof ridge with a sill and with wood casings on all four sides.

The paint is chipping away on the facade in various places. In particular, where it is noticeable that new paint was painted over old paint, the paint is failing at the wood siding.

East elevation stairs

Significance: Significant

Condition: Fair



There is a single four-inch tall poured-in-place concrete stoop that leads to the kitchen.

East elevation stairs cellar

Significance: Significant

Condition: Fair



There is a wood staircase that leads from the ground floor to the cellar. The door to the cellar is a single sloped cellar door made of wood boards running vertical nailed to two horizontal two inch by four inch boards, and covered with plywood. The door casing is poured-in-place concrete. The wood stairs, old and unsafe, and undated, were removed and stored in the garage in 2005, when the existing stairs were built to replace them.

East elevation (two-story)

Significance: Significant

Condition: Fair



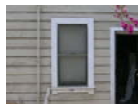
The exterior siding is a horizontal shiplap siding. There are vertical trim pieces on the two terminal edges of the elevation that run to the crown molding. At the intersection of the wall and the roof there is a wide frieze topped with a quarter-round trim molding. There is a closed eaves with a painted wood soffit. The eaves fascia has a profiled crown molding.

The paint is chipping away on the facade in various places. In particular, where it is noticeable that new paint was painted over old paint, the paint is failing to the wood siding.

East elevation window casing

Significance: Significant

Condition: Fair



There is one window with a thick sill and wood casing above the window, below the sill, and on each side. There is a pair of decorative wood trim pieces with a single curve profile below the sill on each side of the fascia.

East elevation window casing

Significance: Significant

Condition: Fair



There are two windows on the second story elevation. Each window has a thick sill and a trim piece on the top, below the sill, and on each side.

03 - 00 South Elevation

Wall - South

South elevation (one story)

Significance: Significant

Condition: Fair



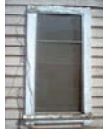
The exterior siding is a horizontal ship lap siding. There is a vertical trim piece on the eastern edge of the elevation that runs to the intersection of the wall and roof. At the intersection of the wall and the roof there is a wide frieze. There is a closed eaves with a painted wood soffit. The eaves fascia has a profiled crown molding.

The paint is chipping away on the facade in various places. In particular, where it is noticeable that new paint was painted over old paint, the paint is failing to the wood siding.

South elevation window casing

Significance: Significant

Condition: Fair



There are two windows with a thick sill. There is casing above the window, below the sill (with a single bead), and on each side. There is a pair of decorative wood trim pieces with a single bead and curve profile below the sill on each side of the fascia. There is a pair of metal hardware pieces on each of the windows, possibly for shutters.



04 - 00 West Elevation

Wall - West

West elevation



Significance: Significant

The exterior siding is a horizontal ship lap siding. There are vertical trim pieces on the two terminal edges of the elevation that run to the eaves but are broken by a horizontal trim piece that runs from one edge of the elevation to the other just below the second floor windows. At the intersection of the wall and the roof there is a wide frieze. There is a closed eaves with a painted wood soffit. The eaves fascia has a profiled crown molding.

Condition: Fair

The paint is chipping away on the facade in various places. In particular, where it is noticeable that new paint was painted over old paint, the paint is failing to the wood siding. There is some termite damage on the wall.

West elevation window casing



Significance: Significant

On the second story there are four exterior windows, two on each side of the house, that are separated by ship lap siding. Each window has a wood sill and casing. There are two windows on the enclosed porch on the ground floor. Each window has a wood sill and casing.

Condition: Fair

100 - 1 Porch

Ceiling

Ceiling

Significance: Significant

Condition: Fair



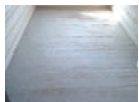
The porch ceiling is V-groove paneled painted wood. There are two metal hooks for plant hangers.

Floor

Floor

Significance: Significant

Condition: Fair



The floor is painted tongue and groove softwood.

There is termite damage in the center near front stairs.

101 - 1 Bedroom

Ceiling

Ceiling



Significance: Significant

The ceiling is wallpapered.

Condition: Fair

There are two cracks that run north to south and extend roughly half the length of the ceiling.

Light Fixture



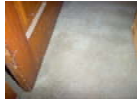
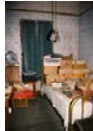
Significance: Significant

There is one ceiling mounted pendant lighting fixture. The stem is ferrous metal while the fixture itself is copper alloy. There are two lamps on lighting fixture and no shades.

Condition: Fair

Floor

Floor



Significance: Significant

The floor has wood floor boards that are a nominal one inch by six inch. The base boards are nominal one inch by eight inch and are painted with a wood grain. There is a turned wood door stop on the base board on the south wall.

Condition: Fair

Wall - East

Door 4 hardware



Significance: Significant

The locks set has black ceramic door knobs with copper alloy plate key hole, and rosettes. There is neither a throw bolt or cylinder lock. There is one pair of decorative hinges.

Condition: Fair

Wall - North

Window 4



Significance: Significant

Window 4 is double hung with same size sashes. The wood casing is painted with wood graining.

Condition: Fair

Window 4 hardware



Significance: Significant

Window 4 has a thumb-turn latch.

Condition: Fair

Wall - West

Window 3



Significance: Significant

Window 3 is double hung with different size sashes. The wood casing is painted with wood graining and has a single bead. There is no sash handle or hardware.

Condition: Fair

The top sash is operable but both cords are snapped. The lower sash is in good condition.

Window 3 hardware



Significance: Significant

There is no sash handle. There is a bottom and top curtain rod, but no curtain. Window 3 has a thumb-turn latch.

Condition: Fair

102 - 1 Parlor

Ceiling

Light fixture



Significance: Significant

Condition: Fair

There is one ceiling mounted pendant lighting fixture. The stem is ferrous metal while the fixture itself is copper alloy. There are two lamps on lighting fixture and no shades. The switch for the light is on the west wall and has a ceramic base, a copper alloy cover and two plastic switches.

Floor

Floor



Significance: Significant

Condition: Fair

The floor has wood floor boards covered by wall to wall carpet on top of a synthetic pad. The floor boards are a nominal one inch by six inch. The base boards are nominal one inch by eight inch and are painted with a wood grain

Wall - East

Door 3 hardware



Significance: Significant

Condition: Fair

The locks set has white ceramic door knobs with copper alloy plate key hole. There is neither a throw bolt or cylinder lock. There is one pair of decorative hinges.

Wall - North

Door 2



Significance: Significant

Condition: Fair

Door 2 to the Harada House is set in a wood frame and casing. The door is made of wood with wood graining on both sides. The door has a four raised panels and is one and a quarter inch wide.

Door 2 hardware



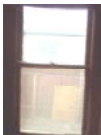
Significance: Significant

Condition: Fair

The locks set has white ceramic door knobs with copper alloy plate key hole. The throw-bolt and lock itself, are ferrous metal. There is one pair of decorative hinges.

Wall - South

Window 2



Significance: Significant

Condition: Fair

Window 2 is double hung with same size sashes. The wood casing is painted with wood graining and has a single bead.

One or both of the sash cords has snapped.

Window 2 hardware



Significance: Significant

Condition: Fair

Window 2 has a thumb-turn latch.

Wall - West

Door 1 Hardware



Significance: Significant

Condition: Fair

The door has a ferrous metal lock set (probably original). Dead bolt is a mortise "Yale" brand, which is probably original. There is one pair of decorative hinges and one sheer curtain held with horizontal rods on the top and bottom.

Mail slot



Significance: Significant

Condition: Fair

The mail slot through the west wall is made of a copper alloy frame with a hinged flap on the exterior and an opening on the interior.

Window 1



Significance: Significant

Condition: Fair

Window 1 is double hung with different size sashes. The Wood casing is painted with wood graining.

One of the sash cords has snapped.

Window 1 hardware



Significance: Significant

Condition: Fair

Window 1 has a ferrous metal sash-lift and a ferrous cam-lock.

103 - 1 Closet

Floor

Floor

Significance: Significant

Condition: Fair



The floor is made of five and a quarter inch wide softwood boards that are tongue and groove. There are paint markings running north to south from partition to stairs. Six and a quarter inches from the west wall sill there is an unpainted area or ghost that is six inches wide. There is a drawn pencil line in the center of the unpainted area running three feet eight and a half inches from north to south. There is inlaid linoleum with a pattern finish on the south side of the closet, roughly the size of the doorway. The baseboards are eight inches for one half of the north wall and all of the south wall. All other areas have six inch baseboards.

The east end has termite droppings from the stairs above.

104 - 1 Kamitoku

Ceiling

Light fixture



Significance: Significant

Condition: Fair

There is one ceiling mounted pendant lighting fixture. The stem is ferrous metal while the fixture itself is copper alloy. There are two lamps on lighting fixture and no shades. There is a light fixture on the south wall with a metal base and a plastic switch, the switch for the light says "Weber" on it.

Floor

Floor



Significance: Significant

Condition: Fair

The floor has painted wood floorboards made of five and a quarter inch wide softwood boards that are tongue and groove. On top of the floorboards there is inlaid linoleum with a decorative pattern.

The floorboards have some termite damage.



Wall - North

Window 6



Significance: Significant

Condition: Fair

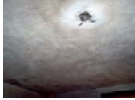
Window 6 is double hung with same size sashes. The wood casing is painted with wood graining and has a single bead.

One of the sash cords is intact, and the other is snapped.

105 - 1 Dining Room

Ceiling

Ceiling



Significance: Significant
The ceiling is made of plaster finished in paint.

Condition: Fair
The ceiling is heavily soiled and there is a large crack running from east to west. Along the west wall there is major separation of the ceiling from the wall.

Light fixture



Significance: Significant
The outlet to the light is original and therefore significant. The light fixture itself, the electrical receptors on the east and west walls, and the wall switch on the north wall are not significant.

Condition: Fair

Wall - North

Door 5



Significance: Significant
Door 4 to the Harada House is set in a wood frame and casing. The door is made of wood with wood graining on both sides. The door has four raised panels and is one and a half inch wide.

Condition: Fair

Wall - South

Window 5



Significance: Significant
Window 2 is double hung with same size sashes. The wood casing is painted with wood graining and has a single bead.

Condition: Fair
Both the sash cords are snapped and there is some alligating due to heat.

Window 5 hardware



Significance: Significant
There is roller shade hardware and older unused curtain hardware. The window has a thumb-turn latch.

Condition: Fair

106 - 1 Laundry

Ceiling

Ceiling

Significance: Significant

Condition: Fair

The ceiling is made of exposed rafters, joists, and sheathing from the roof finished in paint.

There are several water stains on the ceiling where water leaked through the roof.



Light fixture

Significance: Not Significant

Condition: Fair

There is a ceiling mounted lighting fixture attached to a metal base.



Wall - East

Door 10 hardware

Significance: Significant

Condition: Fair

The door has three ferrous metal hinges painted with exterior house paint, one is a spring hinge. There is a small circular wooden pull.



Wall - North

North elevation

Significance: Significant

Condition: Fair

The wall is made of vertically aligned beaded board. The wall is divided by a horizontal board that was originally the wall cap for the low wall of a side porch. There is a wood baseboard at the bottom of the wall.

Wall - West

West Wall

Significance: Significant

Condition: Fair

Roughly one half of the west wall has ship-lap siding laid horizontally, while the other is made of beaded boards laid horizontally on the top with low-wall vertical boards rising to a sill about three feet from the ground.

There is some water damage on the wall.



Window 10

Significance: Significant

Condition: Fair

There is a single casement window with a single-bead wood frame.

Window 10 hardware

Significance: Significant

Condition: Fair

There is a surface mounted thumb-turn latch with a decorative pattern on it.

107 - 1 Kitchen

Ceiling

Lighting fixture



Significance: Significant

Condition: Fair

There is a ceiling mounted lighting fixture suspended by a braided cord. There are floor receptacles.

Wall - East

East wall



Significance: Significant

Condition: Fair

The east wall is made of plaster covered with wallpaper above a painted beaded-board wainscot. On the south side of the east wall the wainscot is higher to meet the top of the splash guard for the sink.

The wall has some water damage and the wallpaper is peeling in some areas.

Window 9



Significance: Significant

Condition: Fair

Window 9 is double hung with same size sashes. The wood casing is painted and has a single bead.

The sash cords have been replaced.

Window 9 hardware



Significance: Significant

Condition: Fair

There is curtain hardware but no curtain, and there are three key hooks attached to the window. Window 9 has a thumb-turn latch.

Wall - North

Door 9



Significance: Significant

Condition: Fair

The door is one and a quarter inch thick with four raised panels. There is a coat of thick paint on both sides.

Door 9 hardware



Significance: Significant

Condition: Fair

There is a surface mounted ferrous lock set with black glass door knobs and no latch lock. There is one pair of decorative hinges.

North wall



Significance: Significant

Condition: Fair

The north wall is made of plaster covered with wallpaper above a painted beaded-board wainscot.

The wall has some water damage and the wallpaper is peeling in some areas.



Wall - South

Door 6



Significance: Significant

Condition: Fair

The door is one and a quarter inch thick with four raised panels. There is a coat of thick paint on both sides.

Door 6 hardware



Significance: Significant

Condition: Fair

There is a surface mounted ferrous lock set with black glass door knobs and no latch lock. There is one pair of decorative hinges.

Door 7



Significance: Significant

Condition: Fair

Door 7 is one and a quarter inch thick with four raised panels. There is a coat of thick paint on both sides.

Door 7 hardware



Significance: Significant

Condition: Fair

There is a surface mounted ferrous lock set with black glass door knobs and no latch lock. There is one pair of decorative hinges.

Plumbing



Significance: Significant

Condition: Fair

The kitchen sink has hot and cold spigots over a cast iron sink with a ceramic finish. There is a metal supply and metal waste line.

The waste line is corroded.

108 - 1 Pantry

Ceiling

Light Fixture



Significance: Significant

Condition: Fair

There is a pendant light fixture with a ceramic base at the ceiling, and decorative textured glass shades.

109 - 1 Bathroom

Bathroom Fixtures

Significance: Significant

Condition: Fair



The toilet paper holder is copper alloy with a wooden roller. There are two ferrous metal coat hooks, and four towel bars. The towel bars are painted metal, plated copper alloy with round escucheons, white metal plated with rectangular escucheons, and a copper alloy with white glass.



Plumbing

Significance: Significant

Condition: Fair



The lavatory is made of cast iron with a glazed ceramic coating. The spigots have been replaced, but the stopper is significant. The tub is made of cast iron with a glazed ceramic coating. The spigots are replacements, but the overflow and drain are significant.

Floor

Floor

Significance: Significant

Condition: Fair



The floor has painted wood floorboards made of five and a quarter inch wide softwood boards that are tongue and groove. On top of the floorboards there is nine inch by nine inch resilient flooring with a shoe molding at the intersection of the walls and the floor.

Wall - South

Casework

Significance: Significant

Condition: Fair



There are three wall mounted shelves attached to a vertical board where a glued piece of paper has Jesse Stebler's address on it. Also a paper glued to the casework reads, "Please use these towels and leave towels on the other racks."

Window 8

Significance: Significant

Condition: Fair



Window 7 is double hung with same size sashes. The wood casing has a single bead.

Window 8 hardware

Significance: Significant

Condition: Fair



There is one curtain rod and a sheer curtain. The window has a ferrous metal lift.

110 - 1 Staircase

Ceiling

Light Fixture



Significance: Significant

There is a ceiling mounted light with a metal base and a milk glass lamp.

Condition: Fair

Floor

Floor



Significance: Significant

The treads, risers, and apron are softwood and the landing is made of tongue and groove oak. They are finished with clear varnish. The balustrades are three and a half inch wide, the newell post is four and half inches wide, and the newell post head is eight and half inches wide.

Condition: Fair

There is some evidence of termite damage beneath the stairs.



111 - 1 Shed

Wall - West

West wall



Significance: Significant

The north wall of the shed is the exterior wall of the house at the laundry room. The wall is made of vertically aligned beaded board. The wall is divided into three sections divided by horizontal boards that probably divided an open space between a lower and higher wall on a porch. There is a wood baseboard at the bottom of the wall.

Condition: Fair

There is some termite damage at the bottom of the wall.

112 - 1 Garage

Wall - West

Door



Significance: Significant

Condition: Fair

There are two outward-opening garage doors. They are made with one foot wide wood boards aligned vertically attached to two inch by four inch wood structural members and further stiffened with x-bracing.

Door hardware



Significance: Significant

Condition: Fair

There are two face-mounted ferrous metal locks.

200 - 2 Sleeping Porch

Floor

Floor



Significance: Significant

Condition: Fair

The floor is painted tongue and groove softwood.

Wall - North

Wall



Significance: Significant

Condition: Fair

On the lower wall beneath the windows and above the windows to the ceiling there is painted ship-lap siding. There is fiber board placed between the upper and lower original walls. There is a two inch by four inch header and sill that divides the fiber board from the original parts of the wall.

Window 1



Significance: Significant

Condition: Fair

There is one window opening on the north wall. The window is a single-pane casement windows.

The glass was replaced in 2006.

Wall - South

Window 6



Significance: Significant

Condition: Fair

There is one window opening on the south wall. The window is a single-pane casement windows.

Wall - West

Windows 2, 3, 4, and 5



Significance: Significant

Condition: Fair

There are three window openings and two windows on the west wall. One window opening is covered with a cut piece of plywood. The windows are single-pane casement windows.

The glazing on the southern window was replaced in 2006.

201 - 2 Bedroom

Ceiling

Light fixture



Significance: Significant

Condition: Fair

The light fixture is disassembled and stored in the Museum storage. The light has a ceramic canopy, a milk glass lamp with a metal base and screw wing, and a pull chain. The light was suspended on a cloth insulated wire. There is a light switch with a ceramic base and a metal cap with a thumb turn switch.

Floor

Floor



Significance: Significant

Condition: Fair

The floor is made of two-inch floorboards that are tongue and groove. There are also seven and one-half inch baseboards with a one inch tow molding.

Wall - North

Window 10 hardware



Significance: Significant

Condition: Fair

The window has a thumb-turn latch and a copper alloy sash lift. The sash cords are in place. There are two pairs of ferrous metal curtain hardware with one having a paper curtain roll attached.

Wall - South

South wall



Significance: Significant

Condition: Fair

The south wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

There is a stepped diagonal crack on the west side of the wall above the picture molding. On the east side above the picture molding there is are small vertical and horizontal cracks. Below the the picture molding there is a diagonal crack on the west side.

Wall - West

Door 1 hardware



Significance: Significant

Condition: Fair

There is a ferrous metal lock set with a mortised strike plate, metal door knobs, and a bolt lock. The mortised hinges are ferrous metal.

Door 1 (screen)



Significance: Significant

Condition: Fair

The screen door has two raised panels below a mesh screen.

202 - 2 Closet

Floor

Floor



Significance: Significant

Condition: Fair

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch tow molding.

203 - 2 Bedroom

Floor

Floor



Significance: Significant

Condition: Fair

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch tow molding.

Wall - East

Window 14



Significance: Significant

Condition: Fair

The window is a double-hung window with two single light sashes. The casing has a four and a quarter inch vertical board and a five and one half inch header.

Window 14 hardware



Significance: Significant

Condition: Fair

The window has a thumb-turn latch, a copper alloy sash lift, and ferrous metal hinges. There is ferrous metal hardware for a roller shade.

Wall - South

Door 10 hardware



Significance: Significant

Condition: Fair

There is a ferrous metal lock set with a mortised strike plate, metal door knobs, and a bolt lock. The mortised hinges are ferrous metal.

204 - 2 Closet

Floor

Floor



Significance: Significant

Condition: Fair

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch tow molding.

205 - 2 Closet

Ceiling

Ceiling



Significance: Significant

The ceiling is made of integrally colored plaster.

Condition: Fair

There is crack running north to south.

Floor

Floor



Significance: Significant

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch tow molding.

Condition: Fair

Wall - North

North wall



Significance: Significant

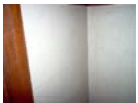
The north wall is made of integrally colored plaster.

Condition: Fair

There is a vertical crack that runs from the ceiling to the middle of the wall.

Wall - West

West wall



Significance: Significant

The west wall is made of integrally colored plaster.

Condition: Fair

There is a large horizontal crack in the middle of the wall that runs from the north to the south wall.

206 - 2 Hall

Wall - North

North wall



Significance: Significant

The north wall is made of integrally colored plaster.

Condition: Fair

There is a long vertical crack on the east side of the wall and smaller cracks on the west side.

207 - 2 Bedroom

Ceiling

Light fixture



Significance: Significant

Condition: Fair

The light fixture is disassembled and stored in the Museum storage. The light has a ceramic canopy and a milk glass lamp with a metal base and screw wing, which was suspended on a cloth insulated wire. There is a light switch with a ceramic base and a metal cap with a thumb turn switch.

Floor

Floor



Significance: Significant

Condition: Fair

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch tow molding. There are wood door stops on the north and east baseboards.

Wall - East

Light fixture

Significance: Significant

Condition: Fair

The light fixture has a copper alloy escutcheon with a metal lamp base and a metal screw ring.

Wall - South

Window



Significance: Significant

Condition: Fair

The window is a double-hung window with two single light sashes. The casing has a four and a quarter inch vertical board and a five and one half inch header.

The glass is pulling away from the frame and there is heat and sun damage on the frame. The window is out of plumb with the frame probably from structural subsidence.

Window hardware

Significance: Significant

Condition: Fair



The window has a thumb-turn latch and a copper alloy sash lift. The sash cords are in place. There are two pairs of ferrous metal curtain hardware with one having a paper curtain roll attached.



Wall - West

Door 2

Significance: Significant

Condition: Fair



The softwood door has three raised panels below one glass panel. There is some decorative wood graining. The door casing has a four and half inch vertical board with a five and a half inch header.

Door 2 (screen)

Significance: Significant

Condition: Fair



The screen door has two raised panels and a mesh screen.

West wall

Significance: Significant

Condition: Fair



The west wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

There are horizontal cracks above the picture molding and between the door and window. There are vertical cracks above the picture molding and below the window.

Window 7

Significance: Significant

Condition: Fair



The window is a double-hung window with two single light sashes. The casing has a four and a quarter inch vertical board and a five and one half inch header.

The glass is pulling away from the frame and there is heat and sun damage on the frame. The window is out of plumb with the frame probably from structural subsidence.

208 - 2 Closet

Floor

Floor



Significance: Significant

Condition: Fair

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch shoe molding.

Wall - North

North wall



Significance: Significant

Condition: Fair

The north wall is made of integrally colored plaster.

Wall - South

South wall



Significance: Significant

Condition: Fair

The south wall is made of integrally colored plaster.

There is a full-length vertical crack.

209 - 2 Bathroom

Bathroom accessories

Significance: Significant

Condition: Fair



There is a chrome plated white metal escutcheon and ring with a painted black roller. There is one towel bar made of copper alloy holders and a glass rod. There is a corner shelf made of varnished wood with 5 ferrous metal hooks being held up with black ferrous metal brackets.



Bathroom fixtures

Significance: Significant

Condition: Fair



The water closet is a two piece Crane Neudec floor mounted water closet with a wall mounted tank.

Light fixture

Significance: Significant

Condition: Fair



The light fixture has a ceramic base, a milk glass lamp, and a pull chain.

Wall - South

Window 11 hardware

Significance: Significant

Condition: Fair



The window has a thumb-turn latch and a copper alloy sash lift. The screen has an eye and hook hardware.

210 - 2 Bedroom

Ceiling

Light fixture

Significance: Significant

Condition: Fair



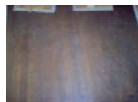
The light fixture is disassembled and stored in the Museum storage. The light has a ceramic canopy and a milk glass lamp with a metal base and screw wing, which was suspended on a cloth insulated wire. There is a light switch with a ceramic base and a metal cap with a thumb turn switch.

Floor

Floor

Significance: Significant

Condition: Fair



The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch tow molding.

Wall - East

Window 13 hardware

Significance: Significant

Condition: Fair



The window has a thumb-turn latch and a copper alloy sash lift. The sash cords are in place. There are two pairs of ferrous metal curtain hardware.

Wall - South

Window 12

Significance: Significant

Condition: Fair



The window is a double-hung window with two single light sashes. The casing has a four and a quarter inch vertical board and a five and one half inch header.

There is some water damage on the sill.

Window 12 hardware

Significance: Significant

Condition: Fair



The window has a thumb-turn latch and a copper alloy sash lift. The sash cords are in place. There are two pairs of ferrous metal curtain hardware.

Wall - West

Light fixture

Significance: Significant

Condition: Fair



The light fixture is disassembled and stored in the Museum storage. The light fixture has a ceramic base, a milk glass lamp, and a pull chain. The switch for the light is on the west wall and has a ceramic base, a copper alloy cover, and two plastic switches.

001 - 0 Basement

Ceiling

Posts



Significance: Significant

The vertical posts support the beams running both east to west and north to south. Many are missing although their ghost marks identify clearly where they were. In the crawl space area, there are many small posts, with some resting on a brick base.

Condition: Poor

The posts are heavily damaged by termites and many are missing.

Wall - East

East wall



Significance: Significant

There is an irregularly placed brick foundation wall. The south 2.5 feet of wall is 4 feet eight inches made of unreinforced concrete foundation wall board formed.

Condition: Poor

Seven feet of wall is unstable and brick is displaced away from the framing, not giving any support. Brick is irregular and there is salt deposition. Mortar is failing. There is honeycombing on the concrete.

Wall - North

North wall



Significance: Significant

The north wall has six courses of brick that are irregular, but less so than the west wall. At the east end, the wall offsets about six feet to the north (under laundry room). Bricks are laid up regularly there, but very rough.

Condition: Poor

There is salt deposition on the brick and mortar, and there is mortar failure.

Wall - South

South wall



Significance: Significant

The south wall is made of unreinforced concrete and runs for twenty two feet five inches to the south side chimney. Three and a half feet from the ground there is a cold-joint. There are three courses of brick on top of concrete.

Condition: Poor

The wall has moved by hydrostatic pressure leaning in at 1 to 4 degrees out of plumb with the most severe being at about the halfway point. The top course has failed and moved out of place both vertically and horizontally, probably because of the wall moving.

Wall - West

West wall



Significance: Significant

The west wall is made of five courses of unreinforced brick with lime mortar. The masonry is irregular (not level and no uniform joint size). The west wall separates the porch from the house.

Condition: Poor

There is blanching on the north end and the mortar is decomposing.

03 - 00 South Elevation

Floor

South elevation floor sill



Significance: Significant

There is a wood sill that runs the length of the house. Temporary shoring to prevent further damage at this location has been designed and installed. Shoring is exterior as well as interior. The exterior shoring also functions as a "cricket" that diverts rain and surface water away from the area in an effort to reduce hydrostatic pressure.

Condition: Poor

The sill has failed from water and termite damage and has subsided in the middle section of the south elevation. The sill is no longer carrying the load of the house in the middle section.

Wall - South

South elevation (two story)



Significance: Significant

The exterior siding is a ship lap siding. The eastern vertical trim piece divides the two-story section of the house from the single-story section, and the western end vertical trim pieces divide the main body of the house from the first and second story porch and balcony. The western vertical trim begins as the outer face of the corner trim from the porch which is broken by the porch header trim, and then rises to wall cap of the now-enclosed second story sleeping porch. Above the wall cap, the vertical trim piece rises to the sleeping porch header trim. At the intersection of the wall and the roof there is a wide frieze topped with a quarter-round trim molding. There is a closed eaves with a painted wood soffit. The eaves fascia has a profiled crown molding. There is a pair of box columns on the porch on the western end. The porch wall is roughly four feet on top of a six inch brick foundation. There is a decorative single-faced board on the western edge of the porch wall that runs to the crown molding, but is broken by a header trim piece above the porch opening. There is a base trim board at the intersection of the ground and the wall.

Condition: Poor

The paint is chipping away on the facade in various places. In particular, where it is noticeable that new paint was painted over old paint, the paint is failing to the wood siding.

South elevation window



Significance: Significant

There are six windows on the two-story section of the south elevation. One of the six windows is on the porch. All of the windows have a thick sill and a wood casing below the sill (with a single bead) and on each side. The ground floor windows have a header trim, while the second story windows rise to the freeze. On the ground-floor windows, there is a pair of decorative block trim pieces with a single bead and a curved profile below the sill on each side of the below-sill trim.

Condition: Poor

All the windows on the two-story section have some termite damage, but the two ground floor windows have failed sills and heavily damaged casings.

101 - 1 Bedroom

Wall - East

Door 4



Significance: Significant

Door 4 is one inch wide with four raised panels. The door is set in a wood frame and casing. The door is not finished with wood grain.

Condition: Poor

There are diagonal cracks in the wood at the bottom of the door.

East wall



Significance: Significant

The east wall is covered in wall paper.

Condition: Poor

There are several cracks on the east wall.

Wall - North

North wall



Significance: Significant

The north wall is covered in wall paper.

Condition: Poor

The wallpaper is peeling beneath the sill from water damage. Only the paper is damaged not the plaster.

Wall - South

South wall



Significance: Significant

The south wall is covered in wall paper.

Condition: Poor

There is a diagonal crack at wall.

Wall - West

West wall



Significance: Significant

The west wall is covered in wall paper.

Condition: Poor

There is a diagonal crack in plaster, water damage under the sill, and cracks above the window head.

102 - 1 Parlor

Ceiling

Ceiling



Significance: Significant

The ceiling is plaster that was wallpapered and then painted.

Condition: Poor

The wallpaper is delaminating and there is a diagonal crack running northwest to southeast. There is a large badly-made patch in southwest corner.

Wall - East

East wall



Significance: Significant

The east wall is plaster that was wallpapered and then painted.

Condition: Poor

The wallpaper is delaminating from the wall and there is a crack partially covered by the shoring running down the wall. Also on the south side of the east wall there is a crack that is mostly covered by the shoring.

Wall - North

North wall



Significance: Significant

The north wall is plaster that was wallpapered twice and then painted.

Condition: Poor

The wallpaper is peeling and there is an irregular crack that runs from the ceiling and across the wall. There is a large crack that runs in an arch from the intersection with the west wall and the top of door 2.

Wall - South

South wall



Significance: Significant

The south wall is plaster that was wallpapered and then painted.

Condition: Poor

The wallpaper is delaminating from the wall and there is a large diagonal crack running from the ceiling to the header of the window.

Wall - West

West wall



Significance: Significant

The west wall is plaster that was wallpapered and then painted.

Condition: Poor

The wallpaper is delaminating from the wall and there is a vertical crack running from the ceiling to the window.

103 - 1 Closet

Wall - East

East wall



Significance: Significant

The east wall is made of unfinished plaster. There is a coat hanger made of unfinished wood four foot nine inches above the floor with five painted ferrous metal clothes hooks.

Condition: Poor

There are diagonal cracks on the north side.

Wall - North

North wall



Significance: Significant

The wall is made of unfinished plaster. There is a warm gray color in the west corner of wall where there is some visible wallpaper beneath the plaster.

Condition: Poor

There is a diagonal crack running east to west and there is loss of plaster on the east side.

Wall - South

South wall



Significance: Significant

The upper portion of the south wall is patched and replastered. There are ghosts from old wallpaper.

Condition: Poor

Wall - West

West wall



Significance: Significant

The west wall is made of unfinished plaster over lath. On north side of wall, there are three cavities of the stud wall that are unplastered. There is a coat hanger made of unfinished wood four foot nine inches above the floor with five painted ferrous metal clothes hooks.

Condition: Poor

104 - 1 Kamitoku

Ceiling

Ceiling



Significance: Significant

The ceiling is made of plaster finished with wallpaper.

Condition: Poor

There is some damage to the ceiling from water.

Wall - East

East wall



Significance: Significant

The east wall is made of plaster covered with wallpaper. The chimney flue is covered with a metal cover decorated with a landscape scene.

Condition: Poor

Much of the wall is shored because of delamination and cracks.

Wall - North

North wall



Significance: Significant

The north wall is made of plaster covered with wallpaper.

Condition: Poor

The plaster and wallpaper on the east end of the north wall was removed after it separated from the wall. There is some water damage under the window.



Window 6 hardware



Significance: Significant

Window 6 has a thumb-turn latch.

Condition: Poor

There is a ghost of the missing hardware.

Wall - South

South wall



Significance: Significant

The south wall is made of plaster covered with wallpaper.

Condition: Poor

Roughly one-half of the wall is shored because of delamination and cracks.

Wall - West

West wall



Significance: Significant

The south wall is made of plaster covered with wallpaper.

Condition: Poor

Roughly one-half of the wall is shored because of delamination and cracks.

105 - 1 Dining Room

Floor

Floor



Significance: Significant

Condition: Poor

The floor has wall-to-wall carpet over painted wood floorboards made of five and a quarter inch wide softwood boards that are tongue and groove. The baseboards are six inches. There is a wood door stop attached to the baseboard at door 12.

Wall - East

East wall



Significance: Significant

Condition: Poor

The east wall is made of plaster finished in paint

There are four large diagonal cracks. There is separation of the ceiling from the wall on the south side.

Wall - North

North wall



Significance: Significant

Condition: Poor

The north wall is made of plaster finished with paint.

The wall is heavily soiled. There are large diagonal cracks on both the lower and upper areas of the wall.

Wall - South

South wall



Significance: Significant

Condition: Poor

The south wall is made of plaster finished with paint. There is a chimney in the west corner where the south and west walls meet.

There is a large crack at the joint between the south and the east wall and several other smaller cracks beneath the window sill. The plaster around the chimney is delaminating and the chimney has separated from the wall.

Wall - West

West Wall



Significance: Significant

Condition: Poor

The west wall is made of plaster finished with paint.

The wall is subsiding on the south end due to the failing foundation. There is a large diagonal crack beginning at the ceiling and ending at the chimney.

106 - 1 Laundry

Floor

Floor



Significance: Significant

Condition: Poor

There are two different kinds of flooring: the flooring on the eastern side made of linoleum with a printed-on pattern over the wood floor boards; while on the western side, there is contemporary acrylic resilient flooring over the wood floor boards.

Wall - East

Door 10



Significance: Significant

Condition: Poor

There is a door on the north side of the east elevation with two raised panels below a large screen panel.

The door is fastened shut and the lower two wood panels are pulling apart from the door frame.

East elevation



Significance: Significant

Condition: Poor

The wall is made of vertically aligned beaded board. The wall is divided into three sections divided by horizontal boards that probably divided an open space between a lower and higher wall on a porch. There is a wood baseboard at the bottom of the wall. There is a door with two raised panels below a large screen panel.

The door is fastened shut and the lower two wood panels are pulling apart from the door frame.

Wall - West

West elevation

Significance: Significant

Condition: Poor

The wall is made of vertically aligned beaded board. The wall is divided into three sections with the bottom third section running to what was originally the wall cap for the low wall of a side porch. There is a wood baseboard at the bottom of the wall.

107 - 1 Kitchen

Ceiling

Ceiling



Significance: Significant
The ceiling is made of plaster that is covered with wallpaper.

Condition: Poor
There is some water damage on the north side of the ceiling. Ceiling is heavily soiled.



Wall - East

Door 8



Significance: Significant
The door is one and a quarter inch wide and has divided lights over two raised panels.

Condition: Poor
The frame is starting to separate from rail to stile and the glazing is separating from the muntins.

Door 8 hardware



Significance: Significant
There is a ferrous surface mounted lock set with black glass door knobs and no latch lock. There is one pair of decorative hinges that are mortised. There is hardware for a curtain rod. There is a surface mounted dead bolt that is insignificant.

Condition: Poor

Wall - South

Casework



Significance: Significant
There is a varnished plywood base cabinet for the kitchen sink. The splash guard for the sink is made from plastic laminate. There is wood framing beneath the sink .

Condition: Poor
There is termite damage to the wood framing under the sink, and on the edge of the counter top.



South wall



Significance: Significant
The south wall is made of plaster covered with wallpaper above a painted beaded-board wainscot. On the east side of the south wall the wainscot is higher to meet the top of the splash guard for the sink.

Condition: Poor
The wall has some water damage and the wallpaper is peeling in some areas.



Wall - West

West wall



Significance: Significant

The west wall is made of plaster covered with wallpaper above a painted beaded-board wainscot.

Condition: Poor

The wall has some water damage and the wallpaper is peeling in some areas.

108 - 1 Pantry

Ceiling

Ceiling



Significance: Significant
The ceiling is made of plaster covered with wallpaper.

Condition: Poor
The entire roof is shored. The plaster is failing.

Floor

Floor



Significance: Significant
The floor has painted wood floorboards made of five and a quarter inch wide softwood boards that are tongue and groove. On top of the floorboards there is nine inch by nine inch resilient flooring with a shoe molding at the intersection of the walls and the floor.

Condition: Poor



Wall - East

East wall



Significance: Significant
The wall is made of plaster covered with wallpaper. There is wainscoting similar to the kitchen.

Condition: Poor
Much of the wall is shored. The plaster is failing.

Wall - North

North wall

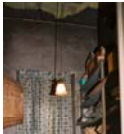


Significance: Significant
The wall is made of plaster covered with wallpaper. There is wainscoting like in the kitchen.

Condition: Poor
One half of the wall is shored. The plaster is failing.

Wall - South

South wall



Significance: Significant
The wall is made of plaster covered with wallpaper and wainscoting.

Condition: Poor
Much of the wall is shored. The wallpaper is delaminating, and plaster is cracked.

Wall - West

West wall



Significance: Significant
The wall is made of plaster covered with wallpaper. There is wainscoting like in the kitchen.

Condition: Poor
Much of the wall is shored. The wallpaper is delaminating, and plaster is cracked.

109 - 1 Bathroom

Ceiling

Ceiling



Significance: Significant
The ceiling is made of plaster with a paint finish.

Condition: Poor

Light fixture



Significance: Significant
There is a ceiling mounted lighting fixture suspended by a braided cord. There is a plastic thumb turn.

Condition: Poor

Wall - East

East Wall



Significance: Significant
The east wall is made of plaster with a paint finish above a painted beaded-board wainscot.

Condition: Poor

There is some water damage on the wainscot by the tub. The wainscot was cut along the trim line of the tub.

Wall - North

North Wall



Significance: Significant
The north wall is made of plaster with a paint finish above a painted beaded-board wainscot.

Condition: Poor

There are diagonal cracks above the doorway. The wainscot behind the tub was cut to get to plumbing and poorly patched.

Wall - South

South Wall



Significance: Significant
The south wall is made of plaster with a paint finish above a painted beaded-board wainscot.

Condition: Poor

New hairline crack on east side of wall.

Wall - West

West Wall



Significance: Significant
The west wall is made of plaster with a paint finish above a painted beaded-board wainscot.

Condition: Poor

There is a large diagonal crack in the plaster. The trim at the top of the wainscot has two cuts in it.

110 - 1 Staircase

Ceiling

Ceiling



Significance: Significant

The L-shaped staircase that leads to the second floor has a plaster ceiling finished with wallpaper on the lower section above the landing that runs east to west, and unpainted plaster on the upper section that runs north to south.

Condition: Poor

The ceiling above the landing is in poor condition, and the plaster is failing at the joint between the wall and the ceiling on the south side of the landing ceiling. On the ceiling above the north-south running stairs, there is a large crack that runs east to west from wall to wall. At the midpoint of the east to west crack a north-south crack runs to the northern edge of the ceiling.

Wall - East

East wall



Significance: Significant

The east wall is made of integrally colored plaster.

Condition: Poor

There are several diagonal cracks that begin at the midpoint of the south side and run to the midpoint of the stair apron. There is one large horizontal crack that runs north-south and a vertical crack that runs from the ceiling to the midpoint of the large horizontal crack. There are several patched holes on the north side of the wall.

Wall - North

North wall



Significance: Significant

The north wall is made of plaster finished with wallpaper on the north side of the landing, and the north wall above the east-west stairs is integrally colored plaster.

Condition: Poor

The plaster on the landing of the north wall has detached from the west wall and there are water stains. On the north wall above the east-west stairs there is a long crack that runs diagonally from the west to east and a patched crack that runs diagonal from east to west starting at the midpoint.

Wall - West

West wall



Significance: Significant

The west wall is made of plaster finished with wallpaper on the west side of the landing, and the west wall above the east-west stairs is integrally colored plaster.

Condition: Poor

The plaster is delaminating at various points on the west wall. There is a large vertical crack running from the midpoint at the top of the wall to midway down and then the crack moves in a diagonal direction to the east. There are two horizontal cracks on the lower part of the wall. There is one vertical crack at the edge by the wallpaper. There are two patched cracks.

111 - 1 Shed

Shed east elevation



Significance: Significant

Condition: Poor

The garden shed has a wood clapboard siding.

Shed south elevation



Significance: Significant

Condition: Poor

The garden shed has wood clapboard siding.

Ceiling

Ceiling



Significance: Significant

Condition: Poor

The ceiling is made of deteriorating six inch by one inch boards with wide gaps between the boards. The boards are resting on single-pitch rafters.

Floor

Floor



Significance: Significant

Condition: Poor

The floor is made of poured-in-place concrete.

A large section of the floor on the northeastern side of the room has cracked and is pushing upward above the ground plain.

Wall - East

East wall



Significance: Significant

Condition: Poor

The east wall has horizontal wood boards of various dimensions attached to corner studs. A centered board runs vertically for roughly two thirds of the way up, and a horizontal board spans the distance at roughly the half way point on the wall. There is a small window in the center of the wall that is covered with plywood.

Window



Significance: Not Significant

Condition: Poor

There is a roughly one foot by two foot window opening on the east wall. The window has been removed and there is a piece of plywood filling the opening.

Wall - North

Casework



Significance: Significant

Condition: Poor

There are four shelves on the north wall that run for roughly three quarters of the wall. The shelves are one foot by one foot. The shelves are attached to both the added vertically placed reused trim pieces at the wall and to the vertically running wood boards on the outer shelf side. There are horizontal running wood members connecting the front of the shelves to the shed wall. The shelves rest on the horizontal boards.

North wall



Significance: Significant

Condition: Poor

The north wall has horizontal wood boards of various dimension attached to irregularly placed studs. There are reused moldings and trim pieces attached to the horizontal boards to strengthen the wall and to attach shelving.

The wall is heavily damaged from termites.

Wall - South

South wall



Significance: Significant

Condition: Poor

The south wall has horizontal wood boards of various dimension attached to irregularly placed wood studs. The studs are cut at roughly six feet from the ground and a horizontal two inch by four inch header runs along the top of the studs. Above the header, vertically-placed two inch by four inch boards rise about two and half feet to the ceiling. There are several reused trim pieces attached to the framing.

112 - 1 Garage

Ceiling

Ceiling



Significance: Significant

The ceiling is the underside of the wood roof made of one foot wide exposed wood boards on top of two by four rafters.

Condition: Poor

There is some termite damage. There is both interior and exterior shoring for the roof framing.

Wall - East

East wall



Significance: Significant

The east wall is constructed with box framing with one foot wide boards aligned vertically.

Condition: Poor

Wall - North

North wall

Significance: Significant

The north wall is constructed with box framing with one foot wide boards aligned vertically. There is a wood shelf at roughly five feet from the ground. The shelf is supported by one and a half inch by one inch wood brackets and two inch by four inch wood ledge with multiple hooks and nails.

Condition: Poor

Wall - South

South wall



Significance: Significant

The south wall is constructed with box framing with one foot wide boards aligned vertically. There is a wood shelf that runs for about one half of the walls distance that is roughly five feet from the ground. The shelf is supported by one and a half inch by one inch wood brackets and two inch by four inch wood ledge with multiple hooks and nails.

Condition: Poor

Wall - West

Light fixture



Significance: Not Significant

There is one exterior light above the doors on the west wall.

Condition: Poor

West wall



Significance: Significant

The west wall is constructed with box framing with one foot wide boards aligned vertically. Because of the large garage doors that are attached to the west wall, the wall space is small and resigned to either side of the doors and directly above them. There are two four by six inch posts that support the header above the doors.

Condition: Poor

201 - 2 Bedroom

Ceiling

Ceiling



Significance: Significant

The ceiling is made of integrally colored plaster.

Condition: Poor

The ceiling has multiple north-south running large cracks and some east to west cracks.

Wall - East

East wall



Significance: Significant

The east wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

Condition: Poor

The wall has both large horizontal and vertical cracks above the picture molding. The wall is completely shored below the picture molding.

Wall - North

North wall



Significance: Significant

The north wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

Condition: Poor

There are five large vertical cracks above the picture molding. The wall is heavily shored.

Wall - West

West wall



Significance: Significant

The west wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

Condition: Poor

There is a vertical crack in the middle of the wall above the picture molding. There are several horizontal cracks on the north between the north wall and the window. The wall is partially shored.

203 - 2 Bedroom

Ceiling

Ceiling



Significance: Significant

The ceiling is made of integrally colored plaster.

Condition: Poor

There is large crack in the center, the northwest corner and on the east side of the ceiling. The ceiling is mostly shored.

Wall - East

East wall



Significance: Significant

The east wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

Condition: Poor

The east wall is heavily shored.

Wall - North

North wall



Significance: Significant

The north wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

Condition: Poor

There are cracks above the closet door on the north and central sides. The wall is heavily shored.

Wall - South

South wall



Significance: Significant

The south wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

Condition: Poor

There are large cracks on the east and on the west. The wall is heavily shored.

Wall - West

West wall



Significance: Significant

The west wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

Condition: Poor

The west wall is heavily shored.

206 - 2 Hall

Ceiling

Ceiling



Significance: Significant

The ceiling is made of integrally colored plaster. There is an opening to the attic on the south side with a wood-panel access door.

Condition: Poor

The ceiling is heavily damaged and almost completely shored. Adjacent to the attic access door, there is an opening to the attic where the plaster failed and the lath is visible. Some pieces of the failed plaster are in the Museum storage.

Wall - East

East wall



Significance: Significant

The east wall is made of integrally colored plaster.

Condition: Poor

The wall is completely shored.

Wall - West

West wall



Significance: Significant

The west wall is made of integrally colored plaster.

Condition: Poor

There is shoring on much of the wall, with large cracks visible between shoring.

207 - 2 Bedroom

Ceiling

Ceiling



Significance: Significant

The ceiling is made of integrally colored plaster.

Condition: Poor

There are large cracks visible on the north and south edges, and in the central part of the ceiling between the shoring. The ceiling is heavily shored.

Wall - East

East wall



Significance: Significant

The east wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

Condition: Poor

There is a large vertical crack running from the ceiling to roughly the middle of the wall on the north side.

Wall - North

North wall



Significance: Significant

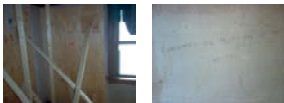
The north wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

Condition: Poor

There are several vertical cracks running from the ceiling to the picture molding.

Wall - South

South wall



Significance: Significant

The south wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling. There is an inscription written in pencil on the wall noting the date the Haradas were ordered to the detention center during World War II.

Condition: Poor

There is a large crack on the north side of the wall. The wall is heavily shored.

208 - 2 Closet

Wall - West

West wall





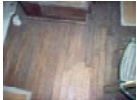




Significance: Significant

The west wall is made of integrally colored plaster.

Condition: Poor

The west wall has a large vertical crack near the lower central area of the wall, and diagonal crack from the ceiling to the middle area on the north side.

209 - 2 Bathroom

Bathroom Fixture 	Significance: Significant The wall mounted sink is cast iron with a baked enamel cover. The water supply line has chrome plated copper pipes. The fitting is a chrome plated copper alloy spigot for cold water. The hot water source is capped.	Condition: Poor The P-trap is severely corroded.
Ceiling 	Significance: Significant The ceiling is made of integrally colored plaster.	Condition: Poor The ceiling is almost completely shored.
Floor 	Significance: Significant The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch tow molding. There is a metal spring doorstop attached to the baseboard.	Condition: Poor There is water damage from the plumbing which was probably more damaged because of the loss of varnish from foot traffic. The floor has dropped at least one inch from the sinking foundations.
Wall - East 	Significance: Significant The east wall is made of integrally colored plaster.	Condition: Poor There is a large diagonal crack on the south side, one vertical crack in the middle of the wall, and a horizontal crack in the middle of the wall that runs to the intersection with the north wall. The wall is heavily shored.
Wall - North 	Significance: Significant The north wall is made of integrally colored plaster.	Condition: Poor There is a large diagonal crack above the door, a horizontal crack starting on the east wall and continuing onto the north wall to roughly three feet from the floor. The wall is heavily shored.
Wall - South 	Significance: Significant The south wall is made of integrally colored plaster. The chimney rises along the inside of the south wall.	Condition: Poor There is a large diagonal crack and failed plaster with exposed lath located where the water supply plumbing comes through the wall. There is one wide diagonal crack behind the water closet. The plaster at the joint at the chimney has large vertical cracks. The chimney is in good condition except that there is a little water damage. The wall is heavily shored. The wall is heavily stained from water.
Window 11 	Significance: Significant The window is a single-light casement window. There is a wood frame screen on the outside.	Condition: Poor The glazing compound and finishes are failing.

Wall - West

West wall



Significance: Significant

The west wall is made of integrally colored plaster.

Condition: Poor

There is a new diagonal crack at the top of the wall moving north to south, and another horizontal crack in the middle of the wall. There are two diagonal cracks on the south side where the plaster is also delaminating. The wall is partially shored.

210 - 2 Bedroom

Ceiling

Ceiling



Significance: Significant

The ceiling is made of integrally colored plaster.

Condition: Poor

The ceiling is almost completely shored. There are visible cracks in the middle area of the ceiling.

Wall - East

East wall



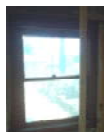
Significance: Significant

The east wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

Condition: Poor

There are large vertical and horizontal cracks on the east wall. There are some cracks that were patched. The wall is heavily shored.

Window 13



Significance: Significant

The window is a double-hung window with two single light sashes. The casing has a four and a quarter inch vertical board and a five and one half inch header.

Condition: Poor

The sash cord is broken and there is a full-length vertical crack through the glass on the bottom sash. The window is out of plumb with the frame.

Wall - North

North wall



Significance: Significant

The north wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

Condition: Poor

There are large vertical cracks on both the west and east sides of the wall. There are several cracks that were patched. The wall is heavily shored.

Wall - South

South wall



Significance: Significant

The south wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

Condition: Poor

There is one large crack in the center of the wall and another on the south side. The wall is heavily shored.

Wall - West

West wall



Significance: Significant

The west wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

Condition: Poor

There are horizontal cracks on the south side of the wall and vertical cracks above the door. The wall is heavily shored.

IV. Specialized Evaluations

These specialized evaluations augment the architectural assessment of the structure. The need for these evaluations depend upon the goals, purposes, and scope of each individual project. The special reports included in this report are as follows.

- a. Site and Landscape Evaluation – Documents archival research and physical survey of the site and landscape.
- b. Structural Evaluation – Documents archival and physical research of the structural systems, their evolution and existing conditions.
- c. Materials Conservation Analysis – Documents primary building materials, characteristics, and composition. It also records the results and interpretation of field and laboratory or studio analysis of materials, identifying causes of material failures.

A. Site and Landscape Evaluation

Prepared by Robin Tyner

Existing Conditions

This is a review of the current conditions of the landscape of the Harada House property. The purpose is to describe landscape characteristics, including circulation, vegetation, hardscape, and structures. The inventory of existing conditions is the basis for the analysis of historic integrity and treatment recommendations that follow the existing conditions section. The Harada House property includes a house that faces west toward Lemon Street with a small “L” shaped front yard area, a concrete driveway area, and a backyard area that is divided by a wooden building once used as a garage.

Front Yard



Front Yard

The front yard area is on the west side of the house beginning at the driveway and extending to the lot line on the north side. There is a small area on the north side of the porch that gives an “L” shape to the front yard. The yard is divided by a center concrete walkway that runs from the sidewalk to the steps of the porch. Four large shrubs line the front porch. Two *Pittosporum undulatum* are planted on each side of the walkway at the porch steps framing the entrance. The other two shrubs next to them are *Pittosporum tobria*. These neglected mature shrub plants need immediate care.

The front and side yards currently have no ground cover, however there was grass in the front yard and side yard area during the period of significance. Windblown weed seedlings are rooted in the side yard area and windblown *Lantana camara* near the driveway have taken root, producing a weedy, uncared for appearance to the property.

Driveway



Driveway

Spatial characteristics of the driveway area have changed from the period of significance. The major changes to the area include the removal of the *Schinus molle* (California Pepper) street tree that framed the driveway entrance from the street and the reduced width of clear open space on the driveway side from south property line. Part of the open space on the south is covered by a “cricket” to conduct water away from the basement wall; the plants in this area consisted of overgrown cannas and weeds. The area is important as it was a special area of use for the Harada’s during the period of significance and is mentioned here as a preface for future treatment recommendation.

Back Yard

The back yard is divided into three sections: the area adjacent to the eastside of the house, the area on the north of the garage, and the area on the south side of the garage. The concrete pavement adjacent to the rear of the house is in poor condition, a result of general deterioration. The area adjacent to the house is approximately 6-8 feet wide and runs along the length of the back of the house. It is composed of concrete that had a square score pattern or was individually poured panels. Near the southwest corner of the house suckers from a *Zizyphus*

jujube (Chinese Date), are sprouting. This plant persists from the roots after being cut down and is most likely a remnant plant from the period of significance.



Back Yard

The area to the north of the garage includes some elements from the period of significance. A deteriorating wooden walkway that lines up with the back door and continues to the back fence may be from the period of significance. An aging wooden arbor overtaken by a *Bougainvillea sp.*, with a *Rosa sp.* intertwined is not from the period of significance. This tree was removed in September, 2006, by the City of Riverside. The *Ipomoea tricolor* (morning glory) running wild throughout the backyard area is from the period of significance. Missing from the period of significance is the lattice styled fence.

The south side of the garage has a well-established windblown young *Ailanthus altissima* (Tree of Heaven) seedling. All plants in this area are weed plants obviously windblown species that have taken root in the last ten years. The City of Riverside removed these plants in September 2006.



Historic Photograph of Front Yard Showing Landscaping
Riverside Metropolitan Museum Archives

Integrity of Landscape Features and Spaces

The integrity of an historic landscape is determined by making comparisons of the historic landscape characteristics of a property with the existing landscape characteristics, including land use, circulation, topography, vegetation, buildings and structures. The continued presence of physical characteristics from the property's period of significance is the measure of integrity. The retention of these physical characteristics is what gives a historic landscape authenticity and allows for the interpretation of the property's historic narrative.

When evaluating the integrity of a historic landscape, consideration must be given to vegetation changes over time due to weather conditions, maintenance, age, growth and overgrowth. The property's current vegetation was closely examined. Original plants from the Harada's early ownership in 1916 are not encountered today. The oldest plant remaining on site from the period of significance (1916-1944) is the *Ipomoea tricolor* (morning glory) vine. The *Pittosporum tobria* and *Pittosporum undulatum* in the front yard may be from the period of significance. Archival photographs indicate that these plants were part of the landscape for quite a long time. The age of the street tree *Schinus molle* (California Pepper) is not known, however, this is the species of street tree that was planted in this neighborhood during the period of significance.

Archival photographs, newspaper articles, notes and transcripts of conversations with the Harada family, the City of Riverside sources, the National Historic Landmarks nomination, National Register of Historic Places nomination, and the Riverside Metropolitan Museum archives, were used to study historic plantings, landscape styles and vegetation growth.

The landscape of the Harada House has a low level of integrity. Although the major elements of the historic site plan, including driveway and walkways, house and garage are intact there are no other remaining defining features of the landscape. The plantings, fencing, pond, and bamboo planters are gone. The decreased yard space and the alterations to neighboring houses have altered the original spatial relationships that framed the Harada House. Treatment recommendations are described below followed by a reference chart that prioritizes each recommendation.

Front and Side Yards

The front and side yard areas have the highest level of integrity of all three landscaped areas. The location of the house and spatial organization of the landscape are generally true to the original composition. The circulation elements, including the entrance walkway, steps to the porch, and driveway, define the landscape. These elements date from the earliest development of the property by the Harada family. By retaining these entrances to the house the original circulation pattern and spatial relationships are maintained. However, the narrowing of the space on the south side of the driveway severely impacts the overall arrangement of the landscape and its spatial relationship to the house and the street thus the area has only a fair level of integrity.



Historic Photograph of Front Yard Showing Landscaping
Riverside Metropolitan Museum Archives

All available archival photographs of the front yard area show plantings lining the porch similar to what is there now. The Harada's allowed the *Pittosporum undulatum* grow to a height that blocked the view both into and out of the house. Another photograph shows a rose trellis on the northwest corner of the house. Missing from this area is another *Schinus molle* (California Pepper) street tree. Photographs show two pepper trees, one on the each side of the driveway in the

parkway. These two trees provided a frame for the driveway entrance. There was grass in the front yard area and in the parkway during the period of significance.



Historic Photograph of Driveway Showing Landscaping

Riverside Metropolitan Museum Archives

Archival photographs of the side yard north of the front yard area is not available. The lack of any remnant plant species suggest that the area was not an important part of the landscape, except for the rose-covered trellis. The grass ground cover likely continued in this area, perhaps with some low shrub plantings or flowers along the house similar to the plantings along the south side of the house.

Driveway

The driveway has the lowest integrity of the three planting areas. The only original feature remaining is the driveway concrete, which is in poor condition. This is an important area for study because it has the most documentation other than the front yard area and had the most complex planting. Photographs from the period of significance illustrate the type of plantings on the south side of the driveway. Photographs show a large fruit tree on the south side of the driveway across from the southwest corner of the house. It is not clear if this was on the Harada property or the neighbor's; however the effect of these three trees created a graceful balance to the house and neighborhood. The reduced width of the space and additions to the neighboring house prevent the reconstruction of the driveway planting bed that was present during the period of significance.

Photographs indicate that flowers lined the south side of the house; only cannas and weeds were found in this area. Although this area currently has extremely low integrity, photographs provide enough direction for rehabilitation of this area.

Back Yard

The back yard has a moderate level of integrity. The original spatial design is clear. Adjacent to the house is concrete paving with a square scored pattern. This is well documented in the photographs and the extant concrete. Remnants of a wooden walkway extend from the paved area in line with the backdoor and currently run through the arbor. The only plant from the period of significance is the *Ipomoea tricolor* (morning glory vine). The main elements missing in the backyard area are the concrete pond and *Prunus sp.*, (apricot) tree mentioned in the interviews with Dr. Harold Harada and Sumi Harada, and the bench and lattice styled fence. The lattice styled fence and backyard bench are well documented; wood remnants stored on the site may be components of the fence. No photographs remain of the pond or *Prunus sp.*, (apricot), or the *Prunus sp.*, (peach) mentioned in letter from Jesse Stebler. Photographs of the narrow area south of the garage show that it was not well kept.



Historic Photograph of Back Yard Showing Landscaping

Riverside Metropolitan Museum Archives



**Historic Photograph of Back Yard
Showing Landscaping**
Riverside Metropolitan Museum
Archives

Treatment Recommendations

Landscape recommendations for the Harada House are developed in recognition of the overarching goals and planned uses envisioned by the City of Riverside for the property. Recommended treatments are outlined for each of the three component landscape areas.

Treatment approaches and goals are developed based on the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*.²⁵ Treatment recommendations and priorities are developed based on careful consideration of historic significance and integrity, the existing conditions, desired future uses, and potential future threats to the landscape.

The recommendations for the landscape recognize that the property was never developed as a planned design. A simple planting scheme, repairs to the structures in the backyard and south side area of the driveway, restoration of the fishpond, and the reconstruction of the lattice styled fence on the north, south and east sides of the property are the most important features of the landscape to restore. The approach recommended for the Harada landscape is Preservation.

The Secretary of the Interior's *Standards for Preservation* are as follows:

- 1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.**
- 2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**
- 3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.**
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**
- 6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature,**

²⁵ Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Washington, D.C.: United States Department of the Interior, 1995).

the new material will match the old in composition, design, color, and texture.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Stabilization

Short term improvements and temporary actions were needed to protect the house and garage, protect extant significant landscape, and prevent the property from the appearance of blight in its historic neighborhood context. Following are the stabilization measures implemented:

- 1) Installed temporary irrigation in the front yard
- 2) Planted sod in the entire front yard and parkway
- 3) Placed walk-on bark in the driveway area
- 4) Preserved wooden walkway fragments
- 5) Cut back the bougainvillea since it is not significant
- 6) Laid bark in the back yard including both the north and south side of the garage and the arbor area
- 7) Place bark around the perimeter of the garage
- 8) Removed the diseased non-significant tree in the back yard
- 9) Removed the tree that is intruding on the foundations in the north yard



Historic Photograph of Front Yard Showing Landscaping

Riverside Metropolitan Museum Archives



Historic Photograph of Driveway Showing Landscaping

Riverside Metropolitan Museum Archives

Treatment Recommendations for the Front and Side Yards

The installation of an irrigation system is the highest priority for the front entrance area. Until then the *Pittosporum undulatum* and *Pittosporum tobria* (s) need weekly hand watering, and regular fertilizing and mulching. They should not be pruned until all signs of distress are gone. Once an irrigation system is in place sod should be planted in the front yard area, and in the parkway. A standard rose trellis placed on the north side of the northwest corner of the porch as depicted in the photographs should also be reconstructed. The existing rose should be watered, fertilized, and trained to grow on the trellis. A new climbing rose species that is disease resistant can also be planted at the base of the trellis. Geraniums and other long lasting bloomers as depicted in photographs on the south side of the house should be established on the north side of the house. Bamboo planters similar to the ones depicted in the photographs should also be placed on the porch and on the entrance stairs of the house. Interviews suggest that the pots were planted with *Calotropis procera* (rooster tree), and *Solanum melongena* (Japanese eggplant). Further interviews with family members can help to determine appropriate plants for these containers.

Treatment Recommendations for the Driveway

This area requires the greatest amount of rehabilitation. The driveway should be repaired and decreased in width to provide room for a three foot planting bed along the south side of the driveway. This alteration will create a similar spatial relationship of the house to the neighborhood as in the period of significance. A new *Prunus sp.* (peach) planted directly in line with the southwest corner of the house in the planting bed will replicate the conditions seen in the photograph of the area during the period of significance. The *Sisypthus sp.* (Chinese Date), should be reestablished in the planting bed on the southern boundary opposite the southeast corner of the house. This tree can be cultivated using one of the suckers arising from the roots. It should be staked and encouraged to grow to a small tree once again. If this is not possible a newer species of *Sisypthus* can be planted in place of the original tree in this location. A reconstructed lattice fence as documented in photographs during the period of significance should run along the southern boundary of the property ending at the southwest corner of the house. Consider the creation of a security gate in the style of the fence across the driveway even though there is no historic precedent. Plants such as the *Ipomoea tricolor* (morning glory vine), iris, and roses are the style of plants used in the southern boundary planting bed during the period of significance. Photographs indicated that there were large green pointed leaf plants along the edge of the planting bed, such as iris. Geraniums were planted next to the house. This area needs to be irrigated or hand watered.

Treatment Recommendations for the Back Yard

The back yard has the highest level of integrity of all three landscape areas because several of the major elements are still in place and photographs can provide documentation for reconstruction. The pavement area adjacent to the house, the wooden bench, and lattice styled fence, wooden walkway are well documented. The existing *Ipomoea tricolor* (morning glory vines) can be reestablished on the lattice fence once it is in place. If this is not possible after construction new vines can replace the old vines, but the original plants should be retained if feasible. A planting bed along the fence line in front of the vines approximately two to three feet wide with iris and roses should be reestablished.



**Historic Photograph of Back Yard
Showing Landscaping**

**Riverside Metropolitan Library
Collection**

A reconstructed bench should be placed in a north/south direction in line with the wooden walkway as depicted in the photographs. The arbor and the arbor plants are not from the period of significance and should be removed. The wooden walkway likely used by Mrs. Harada to access her clothesline should be reconstructed to the east fence of the backyard. The concrete goldfish pond was located a little east of the arbor on the north side of the walkway. Family member Naomi Harada, of the third generation, believes that photographs of this area may be available. If adequate documentation is located, a pond can be reconstructed. A *Prunus sp.*, (apricot) can be planted in the northeast corner of the lot. Descriptions of the pond area suggest that it was a lush, beautifully planted area. Any type of shrubs and flowers can be used to soften the edge of the pond and achieve this visual character. Geraniums or other flowers should be planted at the garage wall similar to those depicted in the photographs of the south side. These may need to be in pots or a long planter to protect the garage from moisture. A newly reconstructed lattice fence should run across the eastern boundary line stopping and starting at the garage with *Ipomoea tricolor*, planted at five-foot intervals.

The south side of the garage is not well documented in photographs. However, based on available historic information the following actions seem appropriate: 1) relocate the video surveillance camera pole to the southeast corner; 2) remove all windblown weed plants; 3) plant a large *Prunus sp.* (peach) in the middle of the area; 4) plant low growing colorful perennials (3 feet) along the south side of the garage in a long planter. Allow the vines that fill the lattice fence that marks the property boundary line to become large and bushy. These additions will make the landscape cleaner and neater than during the period of significance, however documentation is too minimal for restoration. Irrigation is the highest priority before any planting is reestablished. This area can have grass or bark depending on the irrigation facility and the impact to the garage.

Existing Landscape Area	Condition, Integrity and Other Notes	Treatment Approach	Action Steps	Priority
BACK YARD ²⁶				
Concrete Paving	High level of integrity in original location. Pad is in poor condition. Wood bench missing.	Reconstruction	Reconstruct cement pad and missing bench.	4
Center Between House and Garage	Filled with dirt and debris Uneven grade.	Rehabilitation	Remove all dirt and regrade contours to an even surface. Store bricks in garage Lay bark between the concrete and the garage. Keep a 4-foot separation between grass and garage.	1
Arbor Area	A deteriorating arbor covered with an overgrown bougainvillea dominates the space. Remnant wooden steps from the period of significance remain partially buried. The area is filled with weed plants. Fence is falling over heavily overgrown and in need of repair.	Rehabilitation	Remove arbor and plants.	4
			Preserve wooden walkway mark path area for future reconstruction.	1
			Clean up area plant sod.	
			Reconstruct lattice style fence on north, east and west side of back yard. Plant morning glory vines at 5' intervals along fence.	1 4
			Reconstruct planting beds along north fence in front of the morning glories. Plant with iris.	4
			Plant apricot tree in the northeast corner. Install long planter box along side garage plant with flowers.	2 4
South Side of Garage	Filled with wind blown weed seedlings. City cleared area Sept 2006	Rehabilitation	Sod except for bark around edge of the garage.	1 4

²⁶ **TREATMENT PRIORITIES KEY:** The number "1" has been assigned to those action steps that are urgent, i.e. if no action is taken, character-defining features of the property may be destroyed. The number "2" means action required soon." Steps notes as "1" or "2" need to be addressed in the immediate future and are critical for the rehabilitation of the site. The number "3" means that the action is necessary, but may not be able to be implemented until other work has been completed. The number "4" has been assigned to steps that represent future goals. The number "5" has been assigned to existing features that are not historic and/or do not require any action at this time.

Existing Landscape Area	Condition, Integrity and Other Notes	Treatment Approach	Action Steps	Priority
			<p>Install long planter box along side garage plant with flowers.</p> <p>Continue fence reconstruction and planting with morning glories.</p> <p>Plant peach tree in center of area.</p> <p>Install temporary irrigation for tree and sod until a permanent system is in place.</p>	<p>4</p> <p>2</p> <p>1</p>

Existing Landscape Area	Condition, Integrity and Other Notes	Treatment Approach	Action Steps	Priority
FRONT YARD²⁷				
Center	High level integrity area. Vegetation in poor condition. Ground cover is missing. There is no irrigation system. It has an uncared for appearance.	Rehabilitation	Install temporary irrigation system until a permanent one can be constructed. Water and mulch <i>Pittosporum undulatum</i> and <i>Pittosporum tobria</i> , fertilize after they are well watered. Do not prune.	1
North Side	Weeds and windblown saplings overtaking the area growing into foundation.	Rehabilitation	Install sod as ground cover in the area matching with front yard. Reestablish fan shaped trellis as depicted in photos on northeast side corner. Water and fertilize existing rose remnant and train to grow on trellis. Purchase new disease resistant climbing rose variety and train on trellis.	1 4
Parking Strip	No ground cover looks neglected. Missing <i>Schinus molle</i> street tree on south side of driveway neighbors parking strip area.	Rehabilitation	Plant sod and water. Replace neighbor's existing street tree with an <i>Schinus molle</i> . Plant near the south edge of driveway entrance from the street as depicted in photograph. If possible plant 2 trees in the strip. Plant sod in the neighbor's strip.	4
Southwest Corner	Driveway in poor condition	Rehabilitation	Leave as is until pavement can be rehabilitated. Install security gate in line with the front of the house	4

²⁷ **TREATMENT PRIORITIES KEY:** The number "1" has been assigned to those action steps that are urgent, i.e. if no action is taken, character-defining features of the property may be destroyed. The number "2" means action required soon." Steps notes as "1" or "2" need to be addressed in the immediate future and are critical for the rehabilitation of the site. The number "3" means that the action is necessary, but may not be able to be implemented until other work has been completed. The number "4" has been assigned to steps that represent future goals. The number "5" has been assigned to existing features that are not historic and/or do not require any action at this time.

Existing Landscape Area	Condition, Integrity and Other Notes	Treatment Approach	Action Steps	Priority
DRIVEWAY ²⁸				
Driveway	The driveway is in poor condition.	Rehabilitation	Decrease the size of the driveway to accommodate a 3' planting bed on south side and a 2' area on the north side of the house.	4
	Fence is unattractive.		Reconstruct lattice fence on south side end at front southwest corner of the house.	4
	All vegetation has been removed.		Replant the planting bed with Chinese date and iris as depicted in photo in the area opposite of the cement pad.	4
	Swale is filled with clay mud.		Install temporary walk on bark from the edge of the house to the front of the garage including the swale.	1
			Plant morning glories at 5' intervals with iris and roses intermixed.	4
			Install temporary irrigation until the irrigation system is in place.	1
			Plant geraniums along side the house as depicted in photos.	4

²⁸ **TREATMENT PRIORITIES KEY:** The number "1" has been assigned to those action steps that are urgent, i.e. if no action is taken, character-defining features of the property may be destroyed. The number "2" means action required soon." Steps notes as "1" or "2" need to be addressed in the immediate future and are critical for the rehabilitation of the site. The number "3" means that the action is necessary, but may not be able to be implemented until other work has been completed. The number "4" has been assigned to steps that represent future goals. The number "5" has been assigned to existing features that are not historic and/or do not require any action a this times.

B. Structural Evaluation

Prepared by Structural Focus, Inc.

This report is based on numerous site visits to the property, structural evaluation, experience with the building based on design of various stabilization measures, and various meetings with the historic architect, architectural conservator, staff of the Riverside Metropolitan Museum, the City of Riverside Chief Building Official, and others.

Designs for temporary shoring and stabilization of the structure, as well as structural framing improvements associated with installing a new watertight roofing system on the building have been submitted previously. As part of the work that has already been completed, the southeast foundation wall has been temporarily shored, the floor framing in that same corner has been temporarily shored, a portion of the south wall has been laterally shored, some temporary waterproofing measures have been installed along the south foundation wall, the roof has been replaced including some structural enhancements of the roof framing, the garage structure has been structurally stabilized and two chimneys of unreinforced brick masonry have been removed above the roof line while a third has been braced and stabilized in place.

Building and Site Description

The building is located on a relatively flat site on the east side of Lemon Street in Riverside. It was constructed after 1887 and substantially altered in 1916. It is a two-story wood framed structure of approximately 1,700 total square feet. The building is rectangular in plan, overall dimensions of 26.5 feet by 24.5 feet not including the porch on the front and laundry room in the rear. There is a wood framed porch of about 7 feet width across the entire width of the front elevation and the porch has been enclosed on the second story and remains open at the first story. There is a one-story laundry room on the rear of the building. There is also a low roof over the kitchen and bathroom at the rear of the building. There are three chimneys constructed of unreinforced brick masonry, one on the south elevation, one small chimney extending from the low roof above the kitchen along the exterior of the wall past the high roof on the rear (east) elevation, and one extending a few feet above the low roof of the laundry room in the northeast corner of the house. The kitchen and laundry room chimneys are bearing on wood framing in the walls and do not extend to a brick foundation. The main chimney on the south elevation and the laundry room chimney have since been demolished as part of the stabilization work and the one over the kitchen has been enclosed and braced temporarily.

The building bears on posts on concrete and brick small individual footings on the interior and on brick perimeter footings. A cellar was reportedly excavated in about 1916 and a new concrete foundation wall was constructed at that time.

There is a small detached garage structure in the rear of the building. Its floor is a slab-on-grade of unknown thickness, and the walls are of single-wall (no wall studs) construction. The roof is supported by simple light wood trusses and covered with 1x sheathing. The walls consist of vertical 1x siding.

Vertical Load Resisting System

The house structure consists of wood stud framing. The walls are 2x4 wood studs at 16 inches on center. The roof is hipped and framed of 2x joists bearing on the perimeter walls. The original roof had skip sheathing that was retained during the recent re-roofing. The interior walls consist of 2x4 stud framing and the ceilings and walls are covered with wood lath and plaster. The floors are framed of 2x joists and sheathed with straight wood sheathing.

The structure bears on perimeter foundation walls and interior wood posts. Although not verified with exploratory excavation, it appears that the perimeter walls consist of unreinforced brick, two wythes thick. The depth of the brick foundation walls is unknown. The 2x wood sill plate typically bears on the top of the brick and the floor joists bear on the sill plate. The wall studs bear on the floor plate over the ends of the floor joists. There is typically no rim joist or blocking between the floor joists. There is no anchorage of the framing to the foundations. The condition of the masonry foundation as observed from the interior side at the southwest corner cellar is very poor. The mortar joints are very soft and the bond between the bricks and mortar has released. The two top wythes of brick on the south wall in the southwest corner cellar have rotated and displaced due to rotation of the retaining wall below.

At the southeast corner, the crawl space has been deepened to create a basement and the south wall is a concrete retaining wall supporting the top three courses of brick. According to some records, the concrete wall was constructed in approximately 1916 to provide the space for the cellar and the bottom of the concrete foundation is approximately 6 inches below the floor of the cellar. However, the cellar floor elevation and therefore the bottom of the concrete wall is now unknown. In this location, the retaining wall is cracked in several locations and is leaning inward toward the building. In the remaining areas of the building there is a crawlspace roughly 24 inches tall.

The roof is a hip roof and is framed of 2x4 roof rafters at approximately 30 inches on center. There are some struts near the center of the roof to help support and laterally brace the roof framing and those struts bear on the interior walls below. The ceiling is also framed of 2x joists and span between the interior and exterior walls. As part of the recent re-roofing project, new 5/16" plywood was installed on top of the ceiling rafters to provide a horizontal diaphragm at the roof level.

The detached garage is a light wood "single-wall" construction consisting of vertical 1x sheathing bearing on a slab-on-grade of unknown thickness or strength. There is no concrete curb around the perimeter and the adjacent soil is in contact with the existing walls. The roof, consisting of 1x straight wood sheathing of varying widths is supported by 2x "trusses" at approximately 4 feet on center and at the front and rear walls. It appears that the garage was extended or repaired in the rear because of a noticeable change in construction materials. In addition, there are some remaining signs of fire damage that may have caused the repairs in the rear.

Lateral Load Resisting System

The existing lateral load resisting system of the building consists of the roof and floor horizontal diaphragms spanning to the interior and exterior wood framed walls. At the roof level, as part of the roofing project recently completed, a horizontal diaphragm of unblocked 5/16" thick plywood has been installed in the attic on top of the ceiling joists. The plywood is blocked at the perimeter

and anchored with framing hardware and nails to the top plates of the perimeter walls.

The second floor and first floor diaphragms consist of straight wood sheathing and have not been modified or strengthened.

The vertical lateral force resisting elements consist of the existing 2x4 wood stud walls. The interior walls are covered with wood lath and plaster on both faces, and the exterior perimeter walls have lath and plaster on the interior face and 1x horizontal clapboard siding on the exterior face. There is little blocking between joists and plates at the floor levels and no mechanical connections observed other than some occasional toenails. The interior walls do not bear on foundations so the lateral loads transfer horizontally through the diaphragms to the perimeter walls. The perimeter wall framing is not anchored to the perimeter brick foundation walls.

Existing Conditions

The following field observations were made regarding the existing condition of the building:

- The concrete retaining wall in the cellar in the southwest corner on the south wall is leaning several inches into the building and has cracked severely in several locations, including one major horizontal crack at about half-height. The brick wythes on top of the retaining wall have rotated outward due to the weight of the wood stud wall on top. It appears that the much of the foundation damage is due to the lack of adequate drainage around the building leading to excessive water infiltration under and through the foundation walls into the crawlspace and cellar. Temporary shoring to prevent further damage at this location has been designed and installed. Shoring is exterior as well as interior. The exterior shoring also functions as a “cricket” that diverts rain and surface water away from the area in an effort to reduce hydrostatic pressure.
- The wood mudsill on top of the brick foundation wall along the south wall is significantly decayed and has crushed due to the weight of the wall above. Where the retaining wall is leaning and the bricks have rotated, the sill plate has begun to displace toward the exterior of the building. Although access to the sill plate at the other portions of the perimeter wall is very limited, it can be assumed that the sill plate is in poor condition around the entire perimeter of the building.
- Several of the wood floor joists in the cellar area are badly decayed and termite-damaged especially concentrated at the ends of the joists. Some joists are no longer supported on the foundation walls and have been shored recently to support vertical loads. Some of the wood bearing beams at the center of the house have failed due to decay and/or termite damage.
- Several of the interior wood support posts have completely displaced from the floor framing above due to erosion of the soil during flooding of the crawlspace and cellar area. Temporary shoring has recently been installed to provide vertical support in these areas.
- The remainder of the crawl space areas are largely inaccessible but it can be assumed that there is decay and termite damage.

- The chimneys were found to be in poor condition. The chimneys on the south elevation and in the laundry room were removed above the roof line, and the kitchen chimney was boxed and braced as part of the early stabilization work performed on the structure.
- On the south elevation, some temporary shoring has been installed to laterally and vertically support the area of the south wall immediately above the leaning retaining wall in the southwest corner. Where the retaining wall is leaning, the brick foundation wall has rotated allowing the wall framing to slide toward the exterior of the building. There is some separation of the framing noted at the interface between the lower roof over the kitchen and bathroom and rear wall of the building.
- Throughout the interior of the building the plaster has cracked significantly due to movement of the structural framing and water infiltration. Temporary shoring to hold the plaster in place has been installed.
- In some areas of the building, notably the Kamitoku, kitchen, and dining room, the wood subfloor has decayed and weakened.
- There is obvious water damage throughout the structure which has contributed to plaster damage as well as structural damage. In addition to the interior damage, the trim and siding around the windows and doors on the exterior walls is significantly damaged and although not exposed, it is expected that the framing beneath will be damaged.
- Adjacent soil was found in contact with the wood siding of the detached garage and the bottom of the siding where in contact was found to be severely decayed. The entire structure is leaning due to lateral loads and deteriorating strength and stability. Temporary shoring has been installed to stabilize the structure as part of the earlier stabilization work.

Structural Recommendations

The following structural mitigation measures are recommended for further study as possible seismic retrofit and strengthening options for the building:

- A. The perimeter foundation walls should be upgraded using one of the following or a combination of the following schemes:
 - a. A trench should be excavated around the complete perimeter of the building on the exterior to expose the face of the existing foundation wall. A new reinforced concrete perimeter wall tied to the existing foundation walls with epoxied anchors should be cast against the existing foundation wall. Anchors between the new concrete and the base of the existing perimeter wall should be installed. New waterproofing should be installed on the exterior face of the new concrete foundation wall and a new drain installed around the entire perimeter to deliver the water away from the building.
 - b. Excavate on the interior of the crawlspace and construct a new reinforced concrete wall on the interior face similar to the exterior scheme above. Excavate on the exterior and install a new waterproofing membrane and new drainage system.
 - c. Remove the entire existing perimeter foundation wall and replace with a new reinforced concrete foundation wall. The existing wall could be removed in alternating limited lengths (say 8 feet long) and reconstructed, working around the

perimeter until fully reconstructed. The waterproofing system and drainage should be installed on the exterior face of the new foundation wall.

- B. Replace the interior posts and footings with new posts and new concrete footings properly founded into competent soil. The new posts should be properly anchored to the floor framing above and to the footings.
- C. At the exterior perimeter walls, replace the existing sill plate with a new pressure treated sill plate and anchor to the new foundation walls.
- D. Repair or reconstruct the decayed or damaged floor framing in the crawlspace and cellar. Treat the damaged members that must remain and strengthen them with new sistered 2x members to restore their original capacity. Replace those members that can be replaced without causing further damage with their removal.
- E. Strengthen the existing subfloor in the decayed and weakened isolated areas from below with new plywood spanning between the floor joists. Treat the existing subfloor and leave in place.
- F. Remove the exterior siding and repair the existing wall framing where needed. Add blocking and framing hardware at the floors and at all discontinuities to provide a continuous load path from the roof plates to the new foundation plate. Treat and replace the siding with adequate waterproofing details.
- G. Where possible, before reinstalling the siding, add new plywood shear panels or diagonal flat steel straps to the stud wall to stiffen the structure and provide more lateral support. The additional stiffness will also help to prevent further damage to the interior plaster.
- H. Reconstruct the three chimneys with reinforced masonry, and anchor the new chimneys to the structure with properly detailed hardware.
- I. As part of the recently completed re-roofing project, the roof diaphragm has already been strengthened with new 5/16" thick plywood on the top of the ceiling joists in the horizontal plane.

Assuming that the detached garage will not be occupied or entered in the future, replace the roofing, and install permanent lateral shoring and vertical support on the interior of the structure without removing any of the existing structure. Occupancy is an option with the application of adequate structural repairs and improvements. Remove the soil around the exterior perimeter of the building and install a pressure treated or concrete curb around the exterior to keep soil from coming in contact with the wood siding.

C. Materials Conservation Analysis

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PREPARED BY: Donna Williams, Conservator
Williams Art Conservation Inc.

PROJECT: Harada House
Historic Structure Report
Treatment Recommendations for Historic
Materials

DATE SUBMITTED: January 3, 2007

Our work conforms to standards established by the American Institute for Conservation of Historic and Artistic Works as well as the United States Department of the Interior's Standards for the Treatment of Historic Properties.

This report summarizes observations made during an examination of the Harada House from March – October 2006.

The examination of the surfaces was limited to a visual examination with the naked eye. Limited photographic documentation of interior wall surfaces taken over a period of four years was available.

The conservator works in conjunction with the owner and the historic preservation architect to develop treatment recommendations for the conservation, stabilization and repair of historic materials.

- Listing of alternatives, evaluation of alternatives, and identification of preferred and feasible alternatives
- Retention of historic fabric and integrity
- Identification of areas of risk; periodic maintenance and inspection
- Identification of possible causes and contributors to deterioration, and mitigation of causes
- Identification of short and long term maintenance issues during structure rehabilitation

DESCRIPTION

Harada House
3566 Lemon Street
Riverside, CA

Constructed:	1884
Second storey addition:	1916 Receipt for work to construct the second floor, signed Mr. Harada and Harp Brothers
Architect:	Harp Brothers Listed in Philadelphia Architects and Builders
Listed as a National Historic Landmark:	1990

GENERAL CONDITION

The house has been unoccupied for some years. The gas has been turned off and there is limited electricity to power the security system. The collections of associated historic artifacts have been, for the most part, accessioned and relocated to Museum storage.

The house foundation has suffered significant damage which is localized to the south east quadrant of the structure. Water damage that incurred before and during 2005 has been mitigated with the partial removal of the chimney on the south elevation and the application of new roofing in the summer of 2006.

The historic materials and surfaces in Harada House exhibit a uniformity of fabrication, installation, finish and condition. There are differences in materials and finishes used on the first floor and the second floor addition. The plaster and wallpaper materials have been detailed in separate reports and are not covered in this report.

DOORS, WINDOWS, TRIM AND PICTURE RAILS (INTERIOR)

The first floor doors, windows and all trim around the windows and picture rails exhibit a dark red coloration and glossy varnish. The coloration of the wood surfaces may be the result of a stain applied to the surface followed by clear varnish (shellac); the wood surfaces were prepared and finished with tinted varnish or; a combination of finish methods. Tinted varnish (shellac) has been applied over all of the unpainted wood surfaces at some point. Multiple applications may have occurred over time as routine housekeeping/maintenance. The varnish exhibits stress cracks and pooling resulting in a pebbled, uneven appearance.

The wood surfaces on the second floor exhibit similar treatment and appearance. Archival documentation for the second storey construction specified two coats of "finish" for the wood. The application of varnish coatings on the second floor appears more limited than coatings applied to the first floor wood surfaces resulting in a less pebbled finish.

The door and window hardware is original with minor exceptions. The door hardware (hinges) on the first floor has been clear coated. The coating is cracked and deteriorated. Minor surface corrosion is visible. The surfaces exhibit a uniform layer of embedded dirt and grime. The door locks and handles

are generally in fair to good condition. Losses to original hardware generally limited to screws and doorknobs.

The door and window hardware on the second floor is dull brass and of a later period and style.

FLOORING

The floor surfaces on the first and second floor are tongue-and-groove soft wood on the first floor, and tongue and groove oak on the second floor. Wall-to-wall carpet is found on the first floor Parlor, Bedroom, and Dining Room. The Kitchen, Bathroom, Pantry and Laundry Room flooring covering is resilient sheet. The condition of the wood flooring on the carpeted floors, except the Dining Room exhibits a clear finish (limited carpet removal). The wood floors on the second floor have not been carpeted. Archival documentation for the second floor addition specified “. . . one coat of good filler, two coats varnish.” In general, the wood floors on the second floor are in good condition. The surfaces exhibit numerous scuffs, scratches and dents consistent with normal wear-and-tear. Areas that were under beds (now removed) are less worn and lighter in color.

The Dining Room flooring is generally in poor condition due to foundation damage, termite damage and some water infiltration. The resilient sheet floor covering in the Kitchen, Bathroom and Pantry is generally in good condition. The Laundry Room flooring is generally in poor condition exhibiting lifting and tears with overlaid patches of linoleum of differing patterns.

EXTERIOR SIDING AND TRIM, ENCLOSED PORCH

The wood siding is painted a dull gray latex paint. The trim is painted with a semi-gloss, possibly oil based paint. According to Lynn Voorheis, Curator the house was painted at one time through a city-sponsored neighborhood improvement program. A pale yellow paint is visible directly below the gray paint layer. A pale white color is also visible in the areas of paint loss on the north elevation. The yellow paint layer is also evident below green paint in the Laundry Room. In general the paint is in good to fair condition. The north wall exhibits cracked and peeling paint on the east side of the first floor. Cracked and flaking paint due to water infiltration is visible on the ceiling and south wall of the Landry Room.

GENERAL CONSERVATION GOALS AND STANDARDS

Documentation of original materials and constructions methods will be performed prior to work.

The preservation of original surfaces inclusive of wear-and-tear will inform and direct cleaning, stabilization and repair standards.

All adjacent historic materials and surfaces will be protected during construction. Damage to historic surfaces will be repaired to match the original in composition, surface color, texture and gloss.

All materials will be examined for insect infestation.

Non-historic coating removal methods and materials will be implemented in such a way to prevent damage to original finishes which may exist under previous coatings.

Original finishes will be protected by application of a barrier coating or repainted/coated in such a way to prevent further damage to historic materials and finishes. During future removal the coating will not cause further damage to the original finish/finish materials.

Repairs may include localized replacement of materials which match the original composition – plaster matrix and aggregate, wood species, etc., and application of paint and/or varnish or plaster to match surrounding surface areas and stabilization and possible reproduction of historic wallpaper.

SPECIFIC CONSERVATION TREATMENT RECOMMENDATIONS

PLASTER

(SEE SEPARATE REPORT FOR FULL CONDITION AND TREATMENT GUIDELINES)

The treatment recommendations for plaster conservation and preservation are identified in categories of treatment some of which may be implemented as interim or long-term treatments. The selection of treatment methods in any particular location should be predicated on retaining as much historic material as possible.

Surface Stabilization

Options include the following:

- a) Exterior shoring as implemented or modified.
- b) Application of facing to prevent further losses.
- c) Removal of plaster in danger of falling off the wall to preserve large areas of plaster that would be lost.

Crack repairs

- a) Injection of appropriate materials to locally stabilize small cracks.
- b) Protection of plaster cracks prior to stabilization with the application of protective facing to mitigate intrusion of dirt and other foreign materials which may discolor existing plaster.

Structural repairs in situ

- a) Localized repair of large fragments out of plane by mechanical fastening without detachment of plaster from the interior.
- b) Localized repair of large fragments out of plane by mechanical fastening without detachment of plaster from the exterior.

Structural repairs requiring removal and reinstallation of plaster

- a) Localized removal of plaster and reinstallation with mechanical fasteners
- b) Localized removal of plaster, reinforced with backing and reinstallation with mechanical fasteners or adhesive(s).
- c) Localized removal of plaster and reinstallation with appropriate adhesive methods and materials.

WALLPAPER

(SEE SEPARATE REPORT FOR FULL CONDITION AND TREATMENT GUIDELINES)

The treatment protocol for the wallpaper should be developed by a paper conservator and an architectural conservator. The relationship of the wallpaper

to the plaster substrate will require the expertise of both disciplines to provide the most appropriate treatment methods and materials for each material.

The treatment recommendations for wallpaper conservation and preservation are identified in categories of treatment some of which may be implemented as interim or long-term treatments.

Surface Stabilization

- d) Application of facing to prevent further losses.
- e) Removal of wallpaper in danger of falling off the wall to preserve intact large areas of wallpaper which would be lost.

Crack repairs

- c) Injection of appropriate materials to locally stabilize small cracks.
- d) Localized treatments to adhere lifting wallpaper to substrate

Repairs requiring removal and reinstallation of wallpaper

- d) Localized removal of wallpaper and reinstallation.
- e) Localized removal of wallpaper reinforced with backing and reinstallation.
- f) Localized removal of plaster and reinstallation with appropriate adhesive methods and materials.

Reproduction

- a) Selective removal of wallpaper and replacement with wallpaper reproduction to match the original.
- b) Selective separation of the wallpaper layers and reproduction to match the original layer.

DOORS, WINDOWS, TRIM, PICTURE RAILS (INTERIOR) AND FLOORING

All materials should be examined for active insect infestation.

Remove doors and windows to perform repairs.

Repairs may include localized replacement of wood, chemical/mechanical removal of surface coatings and application of paint and/or varnish.

Non historic coating removal methods and materials will be implemented in such a way to prevent damage to original finishes which may exist.

Original finishes will be protected by application of a barrier coating prior to repainting/revarnishing in such a way to prevent further damage and removal of historic materials and finishes.

Historic surface damages should not be removed or altered, inclusive of fills locating installation of prior hardware.

Replace non-historic hardware to match the original in material, shape and installation.

Clean hardware to remove surface dirt, grime and minor surface corrosion.

RECOMMENDATIONS FOR REPAIR

All treatments should be developed by a qualified conservator(s) and supervised by the conservator, preservation architect and owner.

APPLICATOR QUALIFICATIONS

- a) All removals, repairs, and cleaning will be performed by applicators meeting the following qualifications:
- b) Minimum of 5 years experience performing identified repair procedures on historic structures.
- c) Contractors will provide photographic documentation of a minimum of 5 past projects on historic structures requiring similar work.
- d) Demonstrated experience, training, qualifications and work performance consistent with standards for woodworkers identified in the – United Brotherhood of Carpenters and Joiners of America.

DOCUMENTATION

- a) All doors/windows will be photographically documented in 35 mm color slide format in situ from the interior and exterior.
- b) For each door/window type the rough opening, sash opening, head, sills, frames, moldings and all other physical attributes and construction methods will be documented.
- c) Infill doors and remaining door openings will also be documented.

PROTECTION

Requirements for typical protection:

- a) Rigid protection to prevent surface abrasions, scratches, nicks, dents and impact losses.
- b) If necessary, soft protection will be applied to prevent surface damage from materials, which may stain wood substrate or paint coatings
- c) Protection materials will be installed to permit moisture evaporation to prevent biological growths.
- d) Protection materials will be installed to permit periodic inspection.

Requirements for protection adjacent to work:

- a) All exposed historic plaster will be protected from damages from sustained percussive activity, sudden impacts which may damage internal bonds, abrasion, acid-based materials and materials which may stain the surface.
- b) Protection materials will be installed in such a way that historic materials and finishes are not damaged.

Requirements for protection during repairs:

- a) Historic materials will be protected from exposure to elements during repairs.
- b) A combination of rigid and soft materials may be required to prevent surface damage.

REMOVAL

Requirements for removal, salvage and storage for reinstallation:

- a) Removal of doors/windows will require identification of each door/window type and location.
- b) Doors and windows scheduled for repair will be stored in a protected and secure location on site until reused.

STORAGE

Requirements for temporary storage:

- a) Temporary on site storage will provide protection from the sun and rain. The storage will provide security against theft and vandalism.
- b) All door/window units will be labeled.
- c) The storage facility will provide for storage of all materials in one location as a group.
- d) Access for periodic inspection will be mandatory.
- e) The storage facility will provide documentation of an on-going pest management policy and emergency response plan.
- f) All materials will be certified free of active insect infestation, prior to storage.

CLEANING

Requirements for typical general cleaning:

- a) Dry cleaning methods will employ methods and materials softer than the historic material.
- b) Aqueous cleaning methods require clean potable water.
- c) Removal of corrosion from metal components will be performed with materials and methods which will not abrade the original surface, or remove existing patina.

Requirements for paint/surface coating removal prior to repairs:

- a) The glass panes will be protected from all surface damage.
- b) Deteriorated and flaking coatings will be removed mechanically with materials and methods softer than the wood substrate.
- c) Previous paint and/or varnish coatings will be removed with chemical and /or mechanical methods.
- d) Extreme care will be taken to document any physical evidence of previous surface treatment, stain color, varnishes, oils, etc., which may be original.
- e) Any remnants of historic finishes will be stabilized and coated with a barrier coating prior to repainting.
- f) The protective barrier coating will have physical properties that will permit future removal of the coating without damage or removal of historic materials and finishes.

STABILIZATION

Requirements for cleaning after repairs:

- a) All materials with active insect infestation will be treated by materials and methods approved by the architect.
- b) Stabilize loose or cracked wood components by injection with an adhesive suitable for historic materials. Non reversible adhesives such as epoxy or polyester resins will not be permitted.
- c) Stabilize damages due to insect infestation by consolidation with acrylic resin. Non reversible adhesives such as epoxy or polyester resins will not be permitted.

REPAIRS

All repairs will be performed with the minimum amount of removal of historic material and damage to surrounding historic surfaces.

- a) Cracks will be stabilized by injection with a suitable adhesive. Non reversible adhesives such as epoxy or polyester resins will not be permitted.
- b) Repair of surface losses will be limited to losses over ¼".

- c) Fills will be level with the surrounding surface area and applied without staining or abrading the surrounding surface area, or changing the profile of the wood substrate.
- d) Repairs to replace damaged and deteriorated wood will be localized. Replacement material will match the original in wood species and hardness.
- e) All non original glass will be replaced with glass to match the original in opacity and pattern.

REINSTALLATION

- a) All components will be re installed in their original locations.

SUBMITTALS

- a) All removal, cleaning, repair and repainting procedures will be demonstrated prior to work on doors/windows.
- b) All replacement materials will be approved by the preservation architect, conservator and the owner prior to installation.

INTERIOR AND EXTERIOR PAINTED SURFACES

Interior and exterior painted surfaces exhibit multiple layers of paint. Analysis to determine the number of paint layers and the identification of binders and pigments will be required to determine the appropriate paint system(s) and color(s) appropriate for each application.

RECOMMENDATIONS FOR REPAIR

All treatments should be developed a qualified conservator(s) and supervised by the conservator, preservation architect and owner.

APPLICATOR QUALIFICATIONS

All removals, repairs, and cleaning will be performed by applicators meeting the following qualifications:

- a) Minimum of 5 years experience performing identified repair procedures on historic structures.
- b) Contractors will provide photographic documentation of a minimum of five past projects on historic structures requiring similar work. Contact references for each job are to be included.
- c) Demonstrated experience, training, qualifications and work performance consistent with standards for specialty contractors.

CLEANING

Requirements for typical general cleaning:

- a) Dry cleaning methods will employ methods and materials softer than the historic material.
- b) Dry cleaning by vacuum and brushing with a dry, soft, clean brush will be required prior to any aqueous cleaning.
- c) Aqueous cleaning methods require clean distilled water.

Requirements for paint/surface coating removal prior to repairs:

- a) Deteriorated and flaking coatings will be stabilized by injection with materials and methods, which will not damage remnants of historic coatings or finishes.
- b) Extreme care will be taken to document any physical evidence of previous surface treatment, plaster color/stain, concrete color/stain, varnishes, oils, etc., which may be original.

- c) Any remnants of historic finishes will be stabilized and coated with a barrier coating prior to repainting or covering or infill.
- d) The protective barrier coating will have physical properties which will permit future removal of the coating without damage or removal of historic materials and finishes.

Requirements for cleaning after repairs:

- a) All repair material(s) will be cleaned from surfaces prior to reinstallation or storage.
- b) Cleaned surfaces should be free of any repair materials, which may stain or visually discolor the original surfaces.

STABILIZATION

Requirements for cleaning after repairs:

- a) All materials with active insect infestation will be treated by materials and methods approved by the architect.
- b) Stabilize loose or cracked wood components by injection with an adhesive suitable for historic materials. Non-reversible adhesives such as epoxy or polyester resins will not be permitted.
- c) Stabilize damages due to insect infestation by consolidation with acrylic resin. Non-reversible adhesives such as epoxy or polyester resins will not be permitted.

REPAIRS

All repairs will be performed with the minimum amount of removal of historic material and/or damage to surrounding historic surfaces.

- a. Cracks will be stabilized by injection with a suitable adhesive. Non-reversible adhesives such as epoxy or polyester resins will not be permitted.
- b. Repair of surface losses will be limited to losses over 1/4".
- c. Fills will be level with the surrounding surface area and applied without staining or abrading the surrounding surface area, or changing the profile of the substrate.
- d. Repairs to replace damaged and deteriorated historic material will be localized. Replacement material will match the original in composition and wood species and hardness.
- e. The surface will be treated to match the composition, color and texture of the original surrounding surface area.

REPAINTING

The surfaces will be repainted to match the original in color and composition based on the results of paint sample analysis.

METALS

GENERAL CONDITIONS

The primary metals in the house are hardware associated with interior and exterior doors, windows and plumbing fixtures. The metal types range from cast iron, solid brass, copper and plated metals of steel/zinc alloys. In general the metals range from fair to good condition. Minor surface corrosion is evident with plated surfaces exhibiting some pitting and plating loss.

SPECIFIC CONSERVATION TREATMENT RECOMMENDATIONS

All materials should be examined for active corrosion.

Corrosion stabilization and removal methods will be implemented in such a way to retain original surface plating / finishes.

Where feasible remove hardware to perform repairs.

Repairs may include localized replacement of damaged hardware and chemical/mechanical removal of non-historic surface coatings.

Non-historic coating removal methods and materials will be implemented in such a way to prevent damage to original finishes that may exist.

Original finishes and plating will be protected by application of a barrier coating prior to repainting/revarnishing in such a way to prevent further damage and removal of historic materials and finishes.

Historic surface damages should not be removed or altered, inclusive of historic repairs.

Replace non-historic hardware to match the original in material, shape and installation.

RECOMMENDATIONS FOR REPAIR

All treatments should be developed a qualified conservator(s) and supervised by the conservator, preservation architect and owner.

APPLICATOR QUALIFICATIONS

- e) All removals, repairs, and cleaning will be performed by a conservator meeting the following qualifications:
- f) The conservator should be a Professional Associate of the American Institute for Conservation of Historic and Artistic Works.
- g) Minimum of 5 years experience performing identified repair procedures on historic metals.
- h) Provide photographic documentation of a minimum of 5 past projects on historic structures requiring similar work.

DOCUMENTATION

- d) All metals will be photographically documented in 35 mm color slide and digital formats prior to treatment.
- e) For each metal type the physical attributes, fabricator and installation methods will be documented.

CLEANING (ALL METALS)

Requirements for typical general cleaning:

- a) All metals should be handled with gloves appropriate for dry and aqueous cleaning.
- b) Dry cleaning methods will employ methods and materials softer than the historic material.
- c) The initial surface cleaning should be by vacuum in conjunction with a soft brush to remove loose surface dirt and grime.
- d) Limited aqueous cleaning should be performed under the supervision of a qualified Conservator.
- e) To remove embedded surface dirt and grime the surface should be cleaned with a solution of distilled or de-ionized water and a surfactant.

- f) The surface should be gently cleaned with a soft brush (tooth brush or similar brush without metal ferrule). The cleaning solution should be disposed and replaced as necessary and as the water becomes dirty.
- g) All surfaces should be thoroughly rinsed with clean distilled or de-ionized water.
- h) The surfaces should be dried with a clean cotton cloth.
- i) The surfaces should be wiped with acetone to drive off any excess moisture.

CORROSION STABILIZATION AND REMOVAL

Removal of corrosion from metal components will be performed with materials and methods that will not abrade the original surface, plating or remove existing patina.

- a) Deteriorated and flaking coatings will be removed mechanically with materials and methods softer than the metal substrate.
- b) Previous non-historic paint and/or varnish coatings will be removed with chemical and /or mechanical methods.
- c) Extreme care will be taken to document any physical evidence of previous surface treatments; patina or plating that may be original.
- d) Corrosion will be removed with materials and methods that will not damage surrounding plating or the metal substrate.
- e) Any remnants of historic plating/finishes will be stabilized and treated with an appropriate corrosion inhibitor.
- f) Plating losses will be inpainted to match the surrounding surface area in color and surface gloss.

REPAIRS

All repairs will be performed with the minimum amount of removal of historic material and damage to surrounding historic surfaces.

- a) Cracks will be stabilized by injection with a suitable adhesive.
- b) Repair of surface losses will be limited to losses which
- c) Fills will be level with the surrounding surface area and applied without staining or abrading the surrounding surface area, or changing the profile of the wood substrate.
- d) Repairs to replace damaged and deteriorated metals will be localized. Replacement material will match the original.

REINSTALLATION

- a) All components will be re installed in their original locations.

SUBMITTALS

- a) All removal, cleaning, repair and repainting procedures will be demonstrated prior to work on doors/windows.
- b) The preservation architect, conservator and the owner prior to installation will approve all replacement materials.

TREATMENT RECOMENDATIONS FOR GENERAL HOUSEKEEPING AND ROUTINE MAINTENANCE

GENERAL HOUSEKEEPING

- A. Dry cleaning with a vacuum and soft bristle brush should be implemented as soon as possible to remove dust and dirt from the historic surfaces. A plan to identify the location and label all detached

wallpaper and plaster fragments should be implemented prior to cleaning.

- B. The varnished wood surfaces, linoleum and interior painted should be cleaned with a soft brush and or sponge and clean water to remove surface and grime. The water should be changed frequently to ensure that the surface dirt is removed. The surfaces should be dried with a soft clean cotton diaper. Care should be taken to ensure that the materials do not catch on surface irregularities (raised varnish, cracked paint, splinters) that might be pulled from the surface.
- C. Remove carpet from floors. The carpet is generally in very poor condition and provides an environment for pest infestation. Document size and installation methods and archive carpet fragments that are determined to be historically significant. Document condition of flooring and clean floors as specified above. Removal of carpet installation materials can be implemented at a later date.
- D. Provide floor protection throughout the house to protect floor materials from surface scuffs, scratches and abrasions. The floor protection can be localized to the areas of predominate foot traffic.

ROUTINE MAINTENANCE

- A. Develop and implement an *Integrated Pest Management Plan* to monitor and identify pests throughout the structure. Non-luring traps should be strategically placed throughout the house and in each room to trap insects. Insects should be identified to determine if further action to eradicate the pest is necessary. All traps should be periodically examined and changed as necessary. A logbook dating the periods of examination and identification of pests should be used to track infestations.
- B. Interior and exterior wall surfaces should be documented performed annually and in the event of specific damage.
- C. Data collection of temperature and relative humidity should be continued. This information should be correlated with local relative humidity and temperature to assess the difference in condition between the exterior and interior environments. Documentation of periods of entrance to the house resulting in opening of doors and windows should be logged to correlate and assess environmental changes during these periods. Data collection and correlation of the data with periods of entrance and exit to the structure may be useful to develop a cost effective means of ventilating the structure.
- D. Ventilation of the structure interior may be required during certain weather conditions. Windows and possibly doors may need to be periodically opened to facilitate air circulation throughout the building. Data from the monitoring can be used to assess the effectiveness of ventilation measures.
- E. Contact a qualified conservator or Historic Preservation Officer in the event of natural or intentional damage to the structure.

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PROJECT: Harada House
Historic Structure Report
Treatment Recommendations for Interior Plaster
Stabilization and Repair

REVISED DATE: December 26, 2006

DATE SUBMITTED: November 26, 2006

Our work conforms to standards established by the American Institute for Conservation of Historic and Artistic Works as well as the United States Department of the Interior's Standards for the Treatment of Historic Properties.

This report summarizes observations made during an examination of the interior plaster wall surfaces at Harada House from March – October 2006.

The examination of the plaster surfaces was limited to a visual examination with the naked eye. Limited photographic documentation of interior wall surfaces taken over a period of four years was available.

The conservator will work in conjunction with the Owner and the Historic Preservation Architect to develop treatment recommendations for the stabilization and repair of the interior plaster.

- Listing of alternatives, evaluation of alternatives, and identification of preferred and feasible alternatives
- Retention of historic fabric and integrity
- Identification of areas of risk; periodic maintenance and inspection
- Identification of possible causes and contributors to deterioration, and mitigation of causes
- Identification of short and long term maintenance issues during structure rehabilitation

DESCRIPTION

Harada House
3566 Lemon Street
Riverside, CA
Constructed:

1884

Second storey addition:

1916
Receipt for work to construct the second floor, signed Mr. Harada and Harp Brothers

Architect:

Harp Brothers Listed in Philadelphia Architects and Builders

Listed as a National Historic Landmark:

1990

GENERAL CONDITION

The house has been unoccupied for several years. The gas has been turned off and there is limited electricity to power the security system. The collections of historic artifacts associated have been accessioned and relocated to museum storage.

The house foundation has suffered significant damage which is localized to the south east quadrant of the structure. Water damage that incurred before and during 2005 has been mitigated with the removal of the chimney on the south elevation and the application of new roofing in the summer of 2006.

Plywood shoring was installed in 2005 to provide support for the interior plaster exhibiting significant cracks and delamination from the lath. A large section of plaster was removed from the north wall of room 104 due to significant plaster delamination from the lath. Large sections of plaster from the ceiling in the Upstairs Hall came off during 2005. All plaster fragments were packed into storage containers and labeled according to their location. (See report Recommendations For Immediate Plaster Stabilization, Donna Williams, February 21, 2005)

The interior plaster exhibits general conditions ranging from severely poor to good condition. The most severe damage is localized to the south east quadrant of the structure and improves with distance from the foundation damage. Large open cracks and 4” – 6” detachment from the plaster substrate is noted in several locations. Less severe damage is characterized by stress cracks with limited opening and localized delamination of the plaster from the lath substrate. The rooms most effected by the foundation damage and water damage are the Kitchen (room 107); Pantry (room 108); Kamitoku (room 104); Dining Room (room 105); Parlor (room 102); Bedroom (room 101); Bedroom (room 203); Bedroom (room 210); Bathroom (209) and Upstairs Hall (206).

Technical description:

The plaster wall surfaces on the ground floor appear to be a typical lime plaster with a thin gypsum plaster finish coat over wood lath. The plaster on the first floor exhibits a very smooth finish with a pale yellow surface color. Detached fragments reveal that the plaster is generally in total ¼” – 3/8” in thickness. The finish coat is 1/16” thick. The plaster is a uniform pale grey in color with very fine (less than 1mm.diameter) sub rounded aggregate. The aggregate is

uniformly dispersed. Very fine fibers (horsehair?) are well dispersed throughout. The finish coat is very smooth and free of aggregate with a somewhat burnished finish.

Plaster from the second floor exhibits a smooth finish with very fine striations and a pale brown surface color that appears to be applied as a wash (?). Detached fragments reveal that the plaster is generally in total 1/4" – 3/8" thick. The finish coat is slightly thicker than 1/16" thick and generally less uniform than the finish coat found on the first floor. The plaster is a uniform pale sand/tan color with fine (1-2 mm. diameter) sub angular aggregate. The aggregate is uniformly dispersed. A mixture of fine and coarse hemp/straw fibers are dispersed throughout. The finish coat is smooth and free of aggregate and appears to be well integrated with the plaster suggesting it was finished at the same time the plaster was placed on the lath. Very fine surface striations are visible under 10X magnification. The color of the finish coat is visually identical to the plaster binder found in the plaster under layer.

The plaster in the Dining room is characteristically different from the rest of the plaster on the first floor and on the second floor. This plaster is known to have been applied at a much later date.

Surface and structural condition:

The wall surfaces have a minimum of one layer of wallpaper and in some rooms the wall covering has been painted over with most probably oil-based paint. In the rooms where base boards have been used the plaster does not appear to extend below and behind the base board.

Based on examination of detached plaster fragments and exposed plaster surfaces the following characteristics are noted for the 1st Floor and 2nd Floor plaster:

1st Floor

- The plaster below the wallpapered surfaces exhibits a pale yellow color. The color is found on all exposed plaster surfaces on the first floor.
- The color is localized to the surface – the color is not integrated into the finish plaster.
- The color may be attributed to a surface coating applied to the finish plaster to produce the pale yellow coloration.
- The color may be attributed to the wallpaper adhesive.

2nd Floor

- The plaster on the second floor exhibits a uniform appearance throughout all of the rooms.
- The finish plaster is pale brown/white in color with fine surface striations.
- A darker brown color in a random pattern is visible.
- Brush strokes are clearly visible in the darker brown surface color.

A range of plaster damage is exhibited throughout the house including large and small cracks in and out of plane; lifting plaster adjacent to base boards and areas of plaster loss; delaminating plaster resulting in bulges which may only be held

in place with the wallpaper and/or paint and areas of plaster loss. In some areas the plaster damage has been exacerbated by water intrusion. The full extent of plaster damages related to water intrusion is hidden by the wall coverings.

Previous repairs of the wall and ceiling plaster to mitigate cracks are evident in several rooms upstairs. In general the repairs appear to be superficial and the cracks have opened at the site of the repair. In some areas the plaster top coat is missing and has been painted over.

In general the walls and ceilings in the rooms on the south side of the building on both the first and second floor exhibit the most severe damages. Photographic documentation of selected wall surfaces in the Parlor and Dining Room taken in 2000 and 2005 reveal enlargement of existing cracks and the development of new cracks which were not visible in 2000.

In February 2005 prior to application of the plywood shoring, all of the wall and ceiling plaster on the second floor exhibited a pattern of horizontal and diagonal cracks which extended across the wall/ceiling surface. The ceiling plaster loss in the hall occurred after a large rain storm at the beginning of the year. The plaster fragments are currently stored on site.

RETENTION OF HISTORIC FABRIC AND INTEGRITY

The long term goals and criteria for the preservation of the structure are primarily established in the Historic Structure Report. The recommended stabilization materials and techniques are developed in conjunction with the consulting Historic Preservation Architect and the Owner. The methods and materials for stabilization are intended to provide maximum protection that will not impede future research of building materials and *historic construction* techniques.

The conservation and long-term preservation of the historic materials and surfaces will impact the future use of house as a museum incorporating artifacts from the collection. The repairs to the plaster are intended to maximize existing original material. Large groups of people coming in contact with the wall surfaces cannot be sustained. Vibration on floor and stair surfaces cannot be sustained without causing damage and loss.

The recommendations for treatment are predicated upon a larger discussion of the relationship of the multiply layers of wallpaper and paint applied to the plaster surfaces on the first floor and their subsequent treatment. The treatments to conserve and preserve the plaster and wallpaper/paint coverings are inter-related. The treatment decisions must be informed by a consensus of priority of character defining importance applied to both materials. The best practice standards of conservation and preservation for both materials may not be feasibly implemented without the selective assignment of priority of importance. (Treatment recommendations for wallpaper are covered in a separate document)

The plaster as a character defining feature is multi-fold:

- The material is representative of building materials and technologies “as built” in 1884 and 1916. The attributed builders, Harp Brothers also over saw the addition of the second storey. (The plaster on the second floor is visually different in composition and appearance. The receipt/agreement signed by Mr. Harada and the Harp Brothers for work to be performed on the second floor specifies “Victor Patent

Plaster.” This may be a reference to Victor Plaster, Inc., Victor, New York)

- The plaster and its subsequent treatment is representative of use over time.
- The plaster and its treatment will be dictated by the period of significance assigned to the structure and governed by the structure’s ultimate use.

TREATMENT ALTERNATIVES, EVALUATION OF ALTERNATIVES, AND IDENTIFICATION OF PREFERRED AND FEASIBLE ALTERNATIVES

The treatment alternatives, their evaluation and the identification of preferred and/or feasible methodologies will be determined by discussion with the Historic Preservation Architect and the Owner’s Representative (Riverside Metropolitan Museum) and the Conservator.

The treatment protocols for the differing types of plaster damage and their severity will be predicated on the defined “period of significance”; feasibility and the timetable for initiation of treatment. It is understood at the time of this report that the priority for treatment is the stabilization and repair of the structure foundation and infrastructure – electrical, gas and plumbing. The priority of this treatment will insure that the repair of the plaster will not be compromised by ongoing failure at the foundation.

The strategic planning for the repair of the foundation should include coordination of plaster repairs. Selective removal of the exterior siding to perform repairs should encompass plans for plaster repairs to the most damaged areas of the plaster.

The appearance of the plaster after repairs should be discussed and understood prior to design and implementation of large scale repairs. The preferred methods of plaster stabilization and repairs are those which will preserve and conserve as much of the original plaster as feasibly possible. The preferred methods are in most cases more labor intensive. There are several conditions which may result in areas that are out of plane: along cracks and areas of reinstalled plaster fragments. Are these planar changes aesthetically acceptable?

Decisions regarding the stored plaster fragments and their potential reuse will need to be addressed. The use of new plaster to be used in areas of large losses should be compositionally matched to the original plaster. However a “marker” should distinguish the new plaster from the original. The “marker” is not necessarily visible to the naked eye.

Access to the plaster to implement repairs can be performed with the removal of exterior siding. This method may be preferable in strategic locations and may provide the best opportunity for preserving large areas of plaster without removal or losses.

The treatment of the plaster cannot be initiated until the significance of the wallpaper and its long-term conservation/preservation has been identified. Localized removal of the wallpaper in selected areas is recommended to expose the extent of plaster damage and implement further plaster stabilization where necessary.

The scope of work acknowledges potential delays in implementation of the work due to scheduling and funding. I have categorized the recommendations as follows with the understanding that the recommendations will be further incorporated into the categories defined in the Historic Structure Report.

Short-term: Actions that are considered high priority but that can be accomplished merely by using or redirecting existing resources, thereby requiring minimal additional resources and/or actions;

Mid-term: Actions that require additional resources that can be acquired through annual budget allocations or through moderate grants, and which are considered essential or complementary to future activities; and

Long-Term: Actions that will require capital funding or sustained investments over time or actions considered to be appropriate only after other activities have taken place.

Among the categories, the priorities should be reordered according to funding and other resources that may be available to the site.

The rooms with the most significant/severe plaster damage are identified with an Asterisk.

Room 101	Front Bedroom	Room 200	Sleeping Porch
Room 102	Parlor *	Room 201	Sumi's Bedroom
		Room 202	Closet
Room 103	Closet *	Room 204	Closet
Room 104	Hair Combing Room *	Room 203	Parent's
Bedroom *			
Room 105	Dining Room *	Room 205	Closet
Room 106	Laundry	Room 207	Bedroom *
Room 107	Kitchen *	Room 206	Hall *
Room 108	Pantry	Room 209	Bathroom *
Room 109	Bath	Room 208	Closet
Room 110	Storage	Room 210	

TREATMENT METHODS

The treatment recommendations for plaster conservation and preservation are identified in categories of treatment some of which may be implemented as interim or long-term treatments. The selection of treatment methods in any particular location should be predicated on retaining as much historic material as possible.

Surface Stabilization

Options include the following:

- a) Exterior shoring as implemented or modified.
- b) Application of facing to prevent further losses.
- c) Removal of plaster in danger of falling off the wall to preserve large areas of plaster that would be lost.

Crack repairs

- a) Injection of appropriate materials to locally stabilize small cracks.
- b) Protection of plaster cracks prior to stabilization with the application of protective facing to mitigate intrusion of dirt and other foreign materials which may discolor existing plaster.

Structural repairs in situ

- a) Localized repair of large fragments out of plane by mechanical fastening without detachment of plaster from the interior.
- b) Localized repair of large fragments out of plane by mechanical fastening without detachment of plaster from the exterior.

Structural repairs requiring removal and reinstallation of plaster

- a) Localized removal of plaster and reinstallation with mechanical fasteners
- b) Localized removal of plaster, reinforced with backing and reinstallation with mechanical fasteners or adhesive(s).
- c) Localized removal of plaster and reinstallation with appropriate adhesive methods and materials.

SHORT-TERM RECOMMENDATIONS

- Consult with a qualified conservator to remove tape from first floor bathroom and accession into Museum collection. This material is in danger of falling off the wall in pieces which may become lost.
- Continue research of the Harada archive materials to locate any references to modifications to interior wall surfaces.
- The current shoring methods include ethafoam that has been stapled to the plywood surface. The ethafoam is intended to provide a slight cushion to any plaster that might separate from the lath. Due to continued movement of the house related to foundation damage the plywood shoring is shifting. In some places the shoring is now firm against the wall. The shoring should be adjusted to prevent direct contact with the wall to permit airflow and prevent the potential development of mold.
- Initiate a plan to fund and treat plaster damage in strategic areas coinciding with foundation and infrastructure improvements.
- Develop a plan to map, measure and categorize exposed plaster damage in all rooms beginning with the rooms exhibiting the most damage. The documentation could be performed by museum interns.
- Initiate a plan to remove wallpaper from the Kitchen to prevent further damage to the wallpaper and to expose extent of plaster damage. Areas of plaster exhibiting extensive cracks and damage which may result in the loss of fragments should be stabilized by the application of a facing to prevent further losses and provide stabilization across the plane of plaster.
- Continue research of the collected materials from the residence to identify activities and changes within the structure which contribute to a better understanding of materials applied to the plaster surfaces over time.
- Continue photographic documentation of exposed wall surfaces annually. This information is very helpful for the identification of the rates, locations and character of on-going damage.
- Continue monitoring of plywood shoring. Shoring movement has been noted over the course of this study. Shoring which becomes too tight to the wall may damage plaster particularly if it is out of plane. Localized removal and adjustment of the shoring may be necessary until the foundation work is completed.
- Develop a plan for the identification and storage of all detached plaster fragments which may accidentally occur during the course of work.
- Continue to monitor exposed plaster surfaces to identify any plaster areas which appear to be in danger of falling off of the wall. Remove plaster, identify location and store in appropriate container for future installation. Selected removal of plaster in danger of falling off the wall is seen as a preventative measure to conserve original materials for

possible future installation, material testing, future study of the wall paper and paint and/or inclusion into the building archive.

- Initiate a study of the plasters by a qualified conservator. The study should encompass systematic collection and identification of representative plaster samples for material analysis. The collection of samples should provide a good representation of the plaster found on the first floor, second floor and Dining Room. The information gathered from the study will be used to create appropriate plaster material for fills and repairs.

The analysis should be inclusive of all testing methods to identify aggregate materials, size; binder; pigments or colorants and surface coatings.

- Consideration should be given to appropriate additive that will distinguish the repair from the original. The additive may be a simple colorant or other material that will not affect the performance of the plaster.
- Continue research to identify Victor Patent Plaster. The receipt/agreement signed by Mr. Harada and the Harp Brothers specifies this particular plaster for use on the second floor addition. Preliminary research has not identified a manufacturer although Victor Plaster, Inc., in Victor, NY did have a gypsum mine. Further information on the plaster can be used in conjunction with the material analysis to identify the source of the material. The material may not have been manufactured locally. Period advertising may also reveal more information regarding the supply of available materials.
- The Harp Brothers are known to have completed a residence in 1924 located at 3505 Castle Reagh Place in Riverside. (The Harp Brothers are listed as Architects in Philadelphia Architects and Builders. Further research is required to confirm this listing.) Further research into employed construction methods and materials may identify character defining features identified at Harada House. Or, the plaster work at Harada House may be unique to the Owner's wishes.
- Implement research regarding plaster materials which may have been typical to the time of the original construction of the house. The first floor plaster is visually and compositionally different from the second floor plaster suggesting that the plaster on the first floor was not removed and replaced at the time of the second storey addition.
- Implement protection by barrier of all written text, drawings and other marks applied to exposed plaster surfaces. A physical barrier / screen with UV inhibitors such as clear acrylic or comparable material. The protection device should not be placed directly against the plaster surface. A qualified conservator could investigate alternate barriers applied directly to the plaster. However this method would not provide protection to physical impact.
- Identify all window covering materials to be accessioned into the archive and develop long-term program for future window coverings inclusive of UV protection to be applied to glass surfaces. This will

protect historic window covering materials and other historic artifacts sensitive to UV from damage.

MID-TERM RECOMMENDATIONS

- Initiate a program to identify and categorize the types of plaster repairs.
- Identify scope of plaster damage on a room-by-room basis.
- Identify all work to be performed on building infrastructure which may impact the plaster and coordinate plans for work to infrastructure with repairs to the plaster.
- Identify cracks on the second floor which do not exhibit delamination from the lath or planar distortion and implement stabilization and repairs.
- Begin strategic planning for first floor plaster repairs. The plan should identify the scope of wallpaper treatments in each room location. The plan should identify the wallpaper slated for removal and reinstallation; the wallpaper slated for removal and reproduction and wallpaper slated for the archive for future research and treatment.
- Begin strategic planning to identify cracks on the first floor that do not exhibit delamination from the lath or planar distortion and implement stabilization and repairs.
- Examine stored plaster fragments to determine if fragments will be pieced together and reinstalled.
- Initiate selective removal of shoring to begin documentation and condition assessment of plaster. This work should be strategically localized to initiate a plan for localized stabilization and repairs. (Repairs to the foundation should be completed prior to shoring removal)
- If repairs to the foundation have not been performed the selective removal and documentation should be initiated and the shoring reinstalled.
- Install UV filtering materials on windows. This will protect historic wallpaper and other painted surfaces from fading and color shift.

LONG-TERM RECOMMENDATIONS

- Initiate a program to implement repairs on a room-by-room basis. Repairs should be categorized and prioritized to identify areas of severe damage which may result in loss of plaster.
- Initiate a program to begin repairs proceeding with the most severe areas of damage in each room.

- Implement all surface repairs of cracks and fills at the same time to ensure a uniform visual appearance.

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PROJECT: Harada House
Historic Structure Report
Treatment Recommendations for Wallpaper
Conservation, Stabilization and Repair

REVISED DATE: December 26, 2006

DATE SUBMITTED: November 26, 2006

Our work conforms to standards established by the American Institute for Conservation of Historic and Artistic Works as well as the United States Department of the Interior's Standards for the Treatment of Historic Properties.

This report summarizes observations made during an examination of the wallpaper at Harada House from March – October 2006.

The examination of the surfaces was limited to a visual examination with the naked eye and limited removals to separate wallpaper. Limited photographic documentation of interior wall surfaces taken over a period of four years was available.

The conservator works in conjunction with the owner and the historic preservation architect to develop treatment recommendations for the conservation, stabilization and repair of the wallpaper.

- Listing of alternatives, evaluation of alternatives, and identification of preferred and feasible alternatives
- Retention of historic fabric and integrity
- Identification of areas of risk; periodic maintenance and inspection
- Identification of possible causes and contributors to deterioration, and mitigation of causes
- Identification of short and long term maintenance issues during structure rehabilitation

DESCRIPTION

Harada House
3566 Lemon Street
Riverside, CA

Constructed:	1884
Second storey addition:	1916 Receipt for work to construct the second floor, signed Mr. Harada and Harp Brothers
Architect:	Harp Brothers Listed in Philadelphia Architects and Builders
Listed as a National Historic Landmark:	1990

GENERAL CONDITION

The house has been unoccupied for some years. The gas has been turned off and there is limited electricity to power the security system. The collections of associated historic artifacts have been accessioned and relocated to museum storage.

The house foundation has suffered significant damage which is localized to the south east quadrant of the structure. Water damage that incurred before and during 2005 has been mitigated with the partial removal of the chimney on the south elevation and the application of new roofing in the summer of 2006.

Plywood shoring was installed in 2005 to provide support for the interior plaster exhibiting significant cracks and delamination from the lath. A large section of plaster with wallpaper was removed from the north wall of room 104 due to significant plaster delamination from the lath. All plaster including wallpaper fragments were packed into storage containers and the containers were labeled to identify the original plaster location. (See report [Recommendations For Immediate Plaster Stabilization, Donna Williams, February 21, 2005](#))

The wallpaper exhibits general conditions ranging from severely poor to fair condition. The most severe damage is localized to the kitchen and Kamitoku (room 104) in the south east quadrant of the structure and improves with distance from the foundation damage. The types of damage are normal wear and tear associated with use resulting in surface losses of the applied decorative finishes; stress cracks related to plaster cracks and delamination; cracks and delamination from the plaster substrate due to the loss of heat and the unoccupied condition of the structure; water intrusion at the chimney in the kitchen resulting in significant structural damage to the wallpaper and surface stains and loss of decorative design in both the kitchen and room 104.

The lack of heat during the winter months has resulted in significant damage to the wallpaper. Changes in temperature and relative humidity cause cracks and delaminating of the wallpaper not associated with damages to the plaster substrate or water intrusion. The condition changes are visible in the photographic documentation from 2003 to 2005. According to Lynn Voorheis, Riverside Metropolitan Museum, at the end of her years in the house Sumi

Harada used space heaters during the winter months. This limited amount of heat combined with physical occupancy would be sufficient to change the overall temperature and humidity of the house. (In much the same way that a barn will dry out and fall apart at an accelerated rate after the removal of livestock)

Technical description:

The visible wallpapers are printed on a continuous roll of paper(s) approximately 22" – 28" in width. The design layers are water soluble. The wallpapers are applied with water soluble adhesive. All of the paper substrates exhibit a dark brown coloration typically associated with acid bearing pulps and fibers.

Surface and structural condition:

The wallpapered rooms exhibit a minimum of two layers of wallpaper. In general, the outermost layers exhibit a floral or abstract design typical of papers popular from 1920 – 1940. The stair areas in room 104 and the closet, room 103, exhibit wallpapers with very simple designs of semicircular and other simple shapes in metallic silver on plain uncolored background. Other similar simple one color designs are found on wallpaper in the kitchen (ceiling) room 107 and the pantry room 106. In the parlor room 102 the wallpaper surface has been covered with two layers of paint – the outermost color is yellow with green paint below. The green paint appears to match the green of the roll up blinds found on many of the large windows in the house.

Based on examination of partially detached and detached wallpaper fragments the following characteristics are noted:

- All of the wallpaper design layers are applied with water soluble materials.
- All of the papers are adhered with water soluble adhesive.
- All of the wallpaper is on continuous rolls of widths varying between 20" – 28".
- All of the wallpapers exhibit a paper substrate very brown in appearance typical of the recycled pulps and fibers used to manufacture wallpaper between 1880 -1960.

All of the wallpaper exhibits some surface damage related to normal wear and tear while the house was occupied. Surface design losses are noted in areas adjacent to furniture. Surface cleaning and alterations to rooms has also resulted in design losses.

In general, the wallpaper is in poor condition. A range of wallpaper damage related to plaster damage and water intrusion is exhibited throughout including: large and small stress cracks; tenting and lifting paper; delamination and tears; peeling; stains and losses. Damages associated with the lack of heat and resulting changes in temperature and humidity of both the wallpaper and the plaster substrate are noted in all of the rooms. The wallpaper exhibits stress cracks in the corners along the walls and at the juncture of the walls to the ceiling. The cracks exhibit a spiral shape with associated localized lifting from the substrate. As the paper tears larger areas of tenting and lifting are noted.

RETENTION OF HISTORIC FABRIC AND INTEGRITY

The long term goals and criteria for the preservation of the structure are established in the Historic Structure Report. The recommended stabilization materials and techniques are developed in conjunction with the consulting

Historic Preservation Architect and the Owner. The methods and materials for stabilization are intended to provide maximum protection that will not impede future research of building materials and *historic construction* techniques.

The conservation and long-term preservation of the historic materials and surfaces will impact the future use of the house as a museum incorporating artifacts from the collection. The repairs to the wallpaper are intended to maximize existing original material. Large groups of people coming in contact with the wall surfaces cannot be sustained without accelerated damage and loss.

The recommendations for treatment are predicated upon a larger discussion of the relationship of the multiple layers of wallpaper, the paint applied to the papered surfaces and the plaster substrates in each room and their subsequent treatments. The treatments to conserve and preserve the plaster and the wallpaper/paint coverings are interrelated. The treatment decisions must be informed by a consensus of priority of character defining importance applied to both materials. The best practice standards of conservation and preservation for both materials may not be feasibly implemented without the selective assignment of priority of importance.

The optimum methods and materials to conserve and preserve the maximum of the plaster substrate and the optimum methods and materials to conserve and preserve the maximum of the wallpaper in situ cannot be implemented simultaneously. Selective removal of the wallpaper will be required to perform plaster repairs and protect the wallpaper from further damage. In some areas, it may be best to retain the wallpaper in situ and modify the plaster repair materials and techniques to protect the wallpaper in situ.

The relationship of the multiple layers of the wallpaper and overpaint to the significance of the structure and the future museum has yet to be defined. Further research will be required to identify when the respective layers of wallpaper were applied and how this relates to the interpretive use of the structure.

The wallpaper as a character defining feature is multi-fold:

- The material is representative of materials and technologies manufactured during the period of significance.
- The relationship of the wallpaper to the period of application which may be associated with a period between 1884 and 1916.
- The wallpaper and its treatment will be dictated by the period of significance assigned to the structure and governed by the structure's ultimate use.

TREATMENT ALTERNATIVES, EVALUATION OF ALTERNATIVES, AND IDENTIFICATION OF PREFERRED AND FEASIBLE ALTERNATIVES

The treatment alternatives, their evaluation and the identification of preferred and/or feasible methodologies will be determined by discussion with the Historic Preservation Architect and the Owner's Representative (Riverside Metropolitan Museum) and the Conservator.

The treatment protocols for the differing types of wallpaper damage and their severity will be predicated on the defined “period of significance” identified as 1945; feasibility and the timetable for initiation of treatment. It is understood at the time of this report that the priority for treatment is the stabilization and repair of the foundation and infrastructure – electrical, gas and plumbing. The priority of this treatment will insure that the preservation and conservation of the wallpaper will not be compromised by ongoing failure at the foundation and damages associated with a degraded environment.

The strategic planning for the repair of the foundation should include coordination of wallpaper/plaster repairs. Selective removal of the wallpaper may be required to implement plaster repairs without further damage to the wallpaper. Localized removal of the wallpaper in selected areas is also recommended to expose the extent of plaster damage and implement further plaster stabilization where necessary.

The scope of work acknowledges potential delays in implementation of the work due to scheduling and funding. I have categorized the recommendations as follows with the understanding that the recommendations will be further incorporated into categories defined in the Historic Structure Report.

Short-term: Actions that are considered high priority but that can be accomplished merely by using or redirecting existing resources, thereby requiring minimal additional resources and/or actions;

Mid-term: Actions that require additional resources that can be acquired through annual budget allocations or through moderate grants, and which are considered essential or complementary to future activities; and

Long-Term: Actions that will require capital funding or sustained investments over time or actions considered to be appropriate only after other activities have taken place.

Among the categories, the priorities should be reordered according to funding and other resources that may be available to the site.

The rooms with the most significant/severe wallpaper damage are identified with an Asterisk.

First Floor

Room 101	Front Bedroom
Room 102	Parlor *
Room 103	Closet *
Room 104	Hair Combing Room *
Room 105	Dining Room
Room 106	Laundry
Room 107	Kitchen *
Room 108	Pantry
Room 109	Bath
Room 110	Storage

TREATMENT METHODS

The treatment protocol for the wallpaper should be developed by a paper conservator and an architectural conservator. The relationship of the wallpaper to the plaster substrate will require the expertise of both disciplines to provide the most appropriate treatment methods and materials for each material.

The treatment recommendations for wallpaper conservation and preservation are identified in categories of treatment some of which may be implemented as interim or long-term treatments.

Surface Stabilization

- a) Application of facing to prevent further losses.
- b) Removal of wallpaper in danger of falling off the wall to preserve intact large areas of wallpaper which would be lost.

Crack repairs

- a) Injection of appropriate materials to locally stabilize small cracks.
- b) Localized treatments to adhere lifting wallpaper to substrate.

Repairs requiring removal and reinstallation of wallpaper

- a) Localized removal of wallpaper and reinstallation.
- b) Localized removal of wallpaper reinforced with backing and reinstallation.
- c) Localized removal of plaster and reinstallation with appropriate adhesive methods and materials.

Reproduction

- a) Selective removal of wallpaper and replacement with wallpaper reproduction to match the original.
- b) Selective separation of the wallpaper layers and reproduction to match the original layer.

SHORT-TERM RECOMMENDATIONS

- Continue research of the Harada archive materials to locate any references to modifications to interior wall surfaces.
- Initiate a plan to fund and treat wallpaper damage in strategic areas coinciding with foundation and infrastructure improvements.
- Develop a plan to map measure and categorize exposed wallpaper damages in all rooms beginning with the rooms exhibiting the most damage. The documentation could be performed by Museum interns.
- Initiate a plan to fund removal of peeling and lifting wallpaper from the Kitchen to prevent further damage to the wallpaper.
- Continue research of the collected materials from the residence to identify activities and changes within the structure that contribute to a better understanding of the wallpaper and painted surfaces over time. This is particularly important to better understand when the wallpaper was painted. There are photographs in the archive showing Mr., and Mrs. Harada standing in the Parlor and the wall surfaces are a uniform. This suggests that the room was painted prior to 1942.
- Initiate funding to document wallpaper surfaces in high resolution digital format. This documentation will be extremely useful in the event that reproduction of the wallpaper is required. This documentation should be implemented as soon as possible.
- Initiate research to identify exposed wallpaper source, manufacturer, etc by design. This research could be initiated by a student intern.
- Continue photographic documentation of exposed wall surfaces annually. This information is very helpful for the identification of on-going damage.
- Continue monitoring of plywood shoring. Shoring movement has been noted over the course of this study. Shoring which becomes too tight to the wall may damage plaster particularly if it is out of plane. Localized removal and adjustment of the shoring may be necessary until the foundation work is completed. The current shoring methods include ethafoam that has been stapled to the plywood surface. The ethafoam is intended to provide a slight cushion to any plaster that might separate from the lath. Due to continued movement of the house related to foundation damage the plywood shoring is shifting. In some places the shoring is now firm against the wall. The shoring should be adjusted to prevent direct contact with the wall to permit airflow and prevent the potential development of mold.
- Develop a plan for the identification and storage of all detached wallpaper fragments which may accidentally occur during the course of work.
- Continue to monitor exposed plaster surfaces to identify any plaster areas which appear to be in danger of falling off of the wall. Remove plaster, identify location and store in appropriate container for future

installation. Selected removal of plaster in danger of falling off the wall is seen as a preventative measure to conserve original materials for possible future installation, material testing, future study of the wall paper and paint and/or inclusion into the building archive.

- Initiate a study of the wallpapers by a qualified conservator. The study should encompass systematic collection and identification of representative wallpaper samples for material analysis. The analysis should be inclusive of all testing methods to identify fibers, fiber content including impurities, solubility and chemical composition of paint(s) – binder, pigments or colorants and surface coatings and adhesives.
- Identify all window covering materials to be accessioned into the archive and develop short-term program for window coverings inclusive of UV protection to be applied to glass surfaces.
- Begin strategic planning for wallpaper repairs. The plan should identify the scope of wallpaper treatments in each room location. The plan should identify the wallpaper slated for removal and reinstallation; the wallpaper slated for removal and reproduction and wallpaper slated for the archive for future research and treatment.
- Initiate a study by a qualified conservator to remove material from the Parlor for paint analysis. The analysis should identify the number of paint layers and composition of each paint layer. Paint materials and compositions can be used to further identify when the room was painted.

MID-TERM RECOMMENDATIONS

- Identify scope of wallpaper damage on a room-by-room basis.
- Identify all work to be performed on building infrastructure which may impact the wallpaper and coordinate plans for work to infrastructure with repairs to the wallpaper.
- Initiate funding to develop a comprehensive conservation and preservation plan for the wallpaper.
- Initiate funding to perform treatment to preserve and conserve the wallpaper exhibiting the most severe damages.

LONG-TERM RECOMMENDATIONS

- Initiate a program to implement full repairs on a room-by-room basis.
- Initiate a program to begin repairs proceeding with the most severe areas of damage in each room.
- Implement all surface repairs of cracks, fills and inpainting to ensure a uniform visual appearance.

V. Recommendations

A. Proposed Treatment and Alternatives

To aid the City of Riverside in planning for the future use and interpretation of the Harada House, this section provides recommendations and guidelines for the treatment of the Harada House

General Principles

The following are recommended guiding principles for the treatment of the property:

(1) *Criteria for Treatment*

The *Secretary of the Interior's Standards for Rehabilitation* and the *Guidelines to the Standards for Rehabilitation* should provide the basis for any work proposed for the property. The *Ethics of the American Institute for Conservation* should also guide the treatment of specific materials, systems, and features.

(2) *Period of Significance*

This report establishes a period of significance for the Harada House of 1916-1946. These dates indicate the years when the Harada House was a site of the struggle for civil rights for Japanese Americans, which began when they challenged the State of California's real estate ownership laws for immigrants, and ended with the Harada House serving as a boarding house for Japanese Americans displaced by the internment during World War II. The period of significance should be used to inform the evaluation of existing spaces and features, in determining appropriate treatments, and in interpreting the site for visitors.

(3) *Setting*

The Harada House is part of the "Heritage Square Historic District" in the City of Riverside. The visual and historic setting of the Harada House on the east and west sides of its block of Lemon Street is authentic to its period of significance. The story of the Harada family and the events of 1916 includes the participation of neighbors. This report does not imply or establish any jurisdiction over any property other than the Harada House. However, the preservation of the neighborhood setting of the Harada House, and its direct association with its own lot in this neighborhood, is a significant aspect of the integrity of the Harada House. The incremental loss of integrity of the nearby houses on Lemon Street would result in the incremental loss of the setting of the Harada House.

(4) *Interpretation*

Museum spaces, displays of artifacts, signage, historic photographs, videos, and interactive media are some of the applicable elements of an interpretive program. Access must be limited due to the limited capacity of the house to accommodate groups of people safely. Access must be limited in order to reduce the wear on materials and finishes.

(5) *Historic Fabric*

Treatment of the property should respect the historic significance and architectural character of the structure by retaining significant features, spaces, and materials.

(6) *Historic Site*

The historic site of the building is part of its character and should be respected when introducing new structures and additions to the site. Walls, fences, landscape, paving, lighting, seating, and any features and materials added to the exterior spaces adjacent to the site should be appropriate and compatible with the historic building, the yards, and the historic neighborhood character.

B. Requirements for Treatment

There are a number of applicable laws, regulations, and functional requirements that must be considered when contemplating the development, rehabilitation, and/or future use of the Harada House. The property is designated a National Historic Landmark and therefore, any work conducted on the property should follow the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, the *Ethics for the Conservation of Historic and Artistic Works*, and implement the *California Historical Building Code*.

Building and Safety Codes

The Harada House qualifies for the application of two building codes that specifically address the special situations often encountered in existing buildings and historic buildings. The *California Historical Building Code* has many alternatives and exemptions for qualified historic structures. Application of its provisions are mandatory upon application to the local building official.

Similarly, the *Guidelines for the Rehabilitation of Existing Buildings*²⁹ is a model code for application to historic buildings. This code may be applied in any initial project code analysis, or to the resolution of health and safety code compliance issues, as provided by the alternate analysis provisions of the *California Historical Building Code*.

The *Americans with Disabilities Act* was signed into law in July 1990. This civil rights statute applies to employment, as well as access to public structures and services or “public accommodations” owned or operated by private entities. In general, *Americans with Disabilities Act* provides for the application of special rules and minimum access requirements where an alteration “would threaten or destroy the historic significance” of an historic building. Historic buildings include those eligible for listing in the National Register of Historic Places or designated under State or local law. To use the minimum requirements, consultation is required with the California Office of Historic Preservation.

The Secretary of the Interior's Standards

Conservation, the preservation and protection of historic objects and sites, is guided in the United States by a set of principles known as the *Secretary of the*

²⁹ ICBO, *Guidelines for the Rehabilitation of Existing Buildings* (Whittier, CA, 2000; or most recent edition).

Interior's Standards for the Treatment of Historic Properties. These Standards provide four primary treatments to be used in the protection of cultural resources listed in or eligible for listing in the National Register of Historic Places. The treatments are "Preservation," "Rehabilitation," "Restoration," and "Reconstruction." The Standards and associated guidelines are intended as general guidance for any historic preservation project. They are designed to promote responsible preservation practices and to provide philosophical consistency in an approach to the work.

Choosing the most appropriate treatment for a building requires careful decision-making. The Harada House is listed as National Historic Landmark. For this reason, use of federal standards and guidelines developed for the preservation and protection of historic resources is the most appropriate starting point for developing an approach to further work at the site.

The United States Department of the Interior has established standards and guidelines for four basic treatments used on historic properties.³⁰ They consist of the following:

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Choosing the appropriate treatment for the continued protection of the Harada House should be the result of carefully inquiry, research and data gathering; analysis of the collected information; and informed decision making.

The original distinctive spaces and features of the Harada House are substantially intact and convey the building's historic significance. Retaining and repairing these spaces and features are important to the overall protection of the building's historic integrity. Therefore, it is important to adopt a treatment standard that preserves the original spaces and features.

³⁰ Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Washington, D.C.: United States Department of the Interior, 1995).

Based on the findings of this Historic Structure Report, “**Preservation**” is recommended as the guiding principle in preparing a treatment plan for protection, repair, and maintenance.

The Secretary of the Interior’s *Standards for Preservation* are as follows:

- 1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.**
- 2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**
- 3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.**
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**
- 6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.**
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

Section 106 Review

For projects that receive federal funding or permits, Section 106 of the *National Historic Preservation Act of 1966* requires that a review and consultation process be completed before a project can occur. This process, known as “Section 106 Review,” provides for the identification and mitigation of any adverse effects that the project may pose to historic properties. Under Section 106 Review, undertakings that affect historic properties can be found to have no adverse effect if they comply with the *Secretary of the Interior’s Standards*.

There are state and local laws and regulations that may also apply to properties listed or determined eligible for the National Register. For example, demolition or inappropriate alteration of historic resource may be subject to the *California Environmental Quality Act*.

California Environmental Quality Act

The Harada House is listed on *National Register of Historic Places* and is listed in the *California Register of Historical Resources*, and is part of a local landmark district. As a result, a project on the site is subject to local discretionary review, and therefore the *California Environmental Quality Act* (CEQA) applies. This act has several levels of review, depending on the nature of the project. The review alternatives that may apply include a categorical exemption, a negative declaration, or an environmental impact report. A project that conforms to *Secretary of the Interior's Standards* and does not include any other substantial construction might receive a categorical exemption or a mitigated negative declaration. CEQA provides an additional mechanism under the state law for the protection of cultural properties.

City of Riverside Certificate of Appropriateness

The Harada House is listed as a City of Riverside Historic Landmark. As a result adherence to Section 20.30.010 (Certificate of appropriateness) of the municipal code is required. Section 20.30.010 states, "No person, owner or other entity shall restore, rehabilitate, alter, develop, construct, demolish, remove or change the appearance of any cultural resource without first having applied for and been granted a Certificate of Appropriateness by the Cultural Heritage Board, or Administrative Certificate of Appropriateness by the Cultural Resources Administrator, or by the City Council on appeal. The requirements of this Chapter are in addition to any and all other city permit requirements."

Ethics for the Conservation of Historic and Artistic Works

To guide conservation professionals and others who care for a cultural property, the American Institute for Conservation of Historic and Artistic Works (AIC) has issued a standard code of ethics. These guidelines should be considered in any work that is proposed for the property.

The *Code of Ethics and Guidelines for Practice of the American Institute for Conservation of Historic and Artistic Works* is as follows:

1. The conservation professional shall strive to attain the highest possible standards in all aspects of conservation, including, but not limited to, preventive conservation, examination, documentation, treatment, research, and education.
2. All actions of the conservation professional must be governed by an informed respect for the cultural property, its unique character and significance, and the people or person who created it.
3. While recognizing the right of society to make appropriate and respectful use of cultural property, the conservation professional shall serve as an advocate for the preservation of cultural property.

4. The conservation professional shall practice within the limits of personal competence and education as well as within the limits of the available facilities.
5. While circumstances may limit the resources allocated to a particular situation, the quality of work that the conservation professional performs shall not be compromised.
6. The conservation professional must strive to select methods and materials that, to the best of current knowledge, do not adversely affect cultural property or its future examination, scientific investigation, treatment, or function.
7. The conservation professional shall document examination, scientific investigation, and treatment by creating permanent records and reports.
8. The conservation professional shall recognize a responsibility for preventive conservation by endeavoring to limit damage or deterioration to cultural property, providing guidelines for continuing use and care, recommending appropriate environmental conditions for storage and exhibition, and encouraging proper procedures for handling, packing, and transport.
9. The conservation professional shall act with honesty and respect in all professional relationships, seek to ensure the rights and opportunities of all individuals in the profession, and recognize the specialized knowledge of others.
10. The conservation professional shall contribute to the evolution and growth of the profession, a field of study that encompasses the liberal arts and the natural sciences. This contribution may be made by such means as continuing development of personal skills and knowledge, sharing of information and experience with colleagues, adding to the profession's written body of knowledge, and providing and promoting educational opportunities in the field.
11. The conservation professional shall promote an awareness and understanding of conservation through open communication with allied professionals and the public.
12. The conservation professional shall practice in a manner that minimizes personal risks and hazards to co-workers, the public, and the environment.
13. Each conservation professional has an obligation to promote understanding of and adherence to this Code of Ethics.

Special Codes

Application of alternative codes and standards can be used to help retain the character and integrity of an historic property, while allowing for or confirming its safety and function. An additional benefit is that alternative solutions sometimes require less construction work and, therefore, may cost less than conformance with standard codes and regulations. Some of the codes that may be used in this manner include, but are not limited to, the

Americans with Disabilities Act, the California Historical Building Code, and National Fire Protection Association's Codes for Fire Protection of Historical Structures and Codes for the Protection of Cultural Resources.

Private Law and Contracts

The Riverside Metropolitan Museum staff informed us orally that the Harada House was given to the City of Riverside without any conditions or restrictions. There are no covenants on the property.

C. Guidelines for Material Conservation

The following tables provide general guidelines for the conservation and rehabilitation of each material.

Concrete and Masonry



Brick and Concrete Wall in Basement

Exterior features as well as exterior surfaces and their treatment (modeling, tooling, bonding patterns, joint size, and color) are important in defining the historic character of the building. Buildings that have concrete exteriors or masonry detailing may exhibit the following conditions and, therefore, require maintenance and rehabilitation: impact damage at building corners; cracks; damage due to spalling; damaged ornamentation on friezes and columns; peeling paint; inappropriate patching methods; inappropriate treatments such as sandblasting which exposed softer inner materials; and repointing of brick mortar joints by inappropriately composed and colored materials applied with non-matching tooling.

Guidelines for Concrete and Masonry:

- 1 Repair walls and other features where there is evidence of deterioration such as spalling, damp walls, or damaged concrete or masonry.
- 2 Sandblasting shall not be used to prepare or clean exterior concrete or masonry. Blasting by any media, including liquids, shall not be used unless it can be demonstrated that no surface material is removed by application. Application of any liquid media shall not exceed a pressure of 150 pounds per square inch measured where the liquid leaves the application nozzle. Use non-abrasive tools, such as natural bristle brushes; do not use abrasive or gouging tools, such as wire brushes and scrapers.
- 3 Repair concrete or masonry features by patching, piecing-in, or consolidating the concrete or masonry. Repair may also include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of concrete or masonry features when there are surviving prototypes, such as brackets, pilasters or chimneys.
- 4 Install a new concrete or masonry feature such as steps, door pediments, detailing, or chimneys when the historic feature is completely missing. This should be an accurate reconstruction using historical, pictorial, and physical documentation when available. If documentation is not available, this may be a new design that is compatible with the size, scale, material, and color of the historic building.
- 5 It is recommended, but not required, that the building be repainted with colors that are identified through examination of strata by a qualified architect or conservator, or which are historically appropriate to the building.
- 6 Testing and application of treatments to stabilize historic concrete, stone and masonry materials is encouraged, provided that any consolidants or coatings can be demonstrated to have a minimum permeability rating of 12 perms, and to have no long term detrimental effects on the historic materials.

- 7 | Repointing of historic masonry mortar joints shall utilize mortar mixes formulated to match the composition and color of historic mortar based on laboratory analysis and reporting of the composition and color of the matrix and aggregate in the historic mortar. Tooling of mortar repairs and restorations shall match historic mortar tooling as identified by the HSR or a qualified preservation architect or building materials conservator. Removal of deteriorated or inappropriate mortars prior to repair shall be accomplished with the utmost care, preferably using hand tools, and shall cause no damage or change to the historic masonry.
- 8 | Do not permit plants or weeds to grow on the building. Uproot all weeds as soon as possible. Remove climbing plants from walls.
- 9 | Provide sound roofs and flashing, and proper drainage so that water does not infiltrate, wash down, stand or accumulate. Provide inconspicuous site drainage.

References:

- Preservation Brief 1: The Cleaning and Water-Repellent Treatment of Historic Masonry Buildings
<http://www2.cr.nps.gov/tps/briefs/brief01.htm>
- Preservation Brief 2: Repointing Mortar Joints in Brick Buildings
<http://www2.cr.nps.gov/tps/briefs/brief02.htm>
- Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings
<http://www2.cr.nps.gov/tps/briefs/brief06.htm>
- Preservation Brief 15: Preservation of Historic Concrete
<http://www2.cr.nps.gov/tps/briefs/brief15.htm>
- Preservation Brief 16: The Use of Substitute Materials on Historic Buildings Exteriors
<http://www2.cr.nps.gov/tps/briefs/brief16.htm>
- Preservation Brief 23: Preserving Historic Ornamental Plaster
<http://www2.cr.nps.gov/tps/briefs/brief23.htm>
- Preservation Brief 38: Removing Graffiti from Historic Masonry
<http://www2.cr.nps.gov/tps/briefs/brief38.htm>
- Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront
<http://www2.cr.nps.gov/tps/briefs/brief41.htm>

Wood



Termite Damaged Sill on the South Elevation

Buildings with wood features exhibit the following conditions which may require maintenance and rehabilitation: repair of deteriorating material; sealing or painting, eaves, or trim due to weathering, water damage, fungal or insect damage.

Guidelines for Wood:

- 1 Evaluate the overall condition of the wood to determine the extent of protection and maintenance required.
- 2 Repair wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, moldings, or sections of siding.
- 3 Use matching species wherever feasible when replacing unrepairable historic painted elements. Utilize wherever possible wood which is naturally resistant or treated to be resistant to water, fungus and insect damage. Utilize wood which is naturally dried or kiln dried and relatively free of knots and checks in order to assure a longer life for replacement materials.
- 4 Design and install a new wood feature such as a cornice or doorway when the historic feature is completely missing. This should be an accurate restoration using historical, pictorial, and physical documentation. Where documentation does not exist, a new design that is compatible with the size, scale, material, and color of the historic building may be used.
- 5 Apply compatible paint coating systems following proper surface preparation. Sandblasting shall not be used to prepare or clean historic wood exterior elements. Blasting by any media, including liquids, shall not be used unless it can be demonstrated that no surface material is removed by application. Application of any liquid media shall not exceed a pressure of 150 pounds per square inch measured where the liquid leaves the application nozzle. Paint shall match existing surface coating thickness. Use non-abrasive tools, such as natural bristle brushes; do not use abrasive or gouging tools, such as wire brushes and scrapers.
- 6 It is recommended, but not required, that the building be refinished with colors that are identified through examination of strata by a qualified architect or conservator, or which are historically appropriate to the building.

References:

- Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings
<http://www2.cr.nps.gov/tps/briefs/brief06.htm>
- Preservation Brief 10: Paint Problems on Historic Woodwork
<http://www2.cr.nps.gov/tps/briefs/brief10.htm>
- Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors
<http://www2.cr.nps.gov/tps/briefs/brief16.htm>

Preservation Tech Note: Exterior Woodwork, Number 1, Proper Painting and Surface Preparation
(not available on-line; see Appendix A)

Preservation Tech Note: Exterior Woodwork, Number 2, Paint Removal from Wood Siding
(not available on-line; see Appendix A)



Decorative Hinge

Architectural Metals

Architectural metal features may require rehabilitation and maintenance due to weathering and corrosion.

Guidelines for Architectural Metals:

- 1 Identify, retain, and preserve architectural metal features such as columns, capitals, window hoods, canopy cladding or fascia, stairways, light fixtures or gates that are important in defining the overall historic character of the building. Also identify and preserve their finishes and colors. If originally painted, it is recommended, but not required, that the architectural metals be repainted with colors that are historically appropriate to the building.
- 2 Clean architectural metal, when necessary, with gentle non-abrasive cleaning methods to remove corrosion. Sandblasting shall not be used to clean historic metal surfaces.
- 3 Apply appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys.
- 4 Repair architectural metal features by patching, splicing, or otherwise reinforcing the metal. Repairs may also include the limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balusters, column capitals or bases, or roof ornaments.
- 5 Design and install a new architectural metal feature such as an entry door or sheet metal cornice when the historic feature is completely missing. It may be an accurate reconstruction using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the building.

References:

- Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors
<http://www2.cr.nps.gov/tps/briefs/brief16.htm>
- Preservation Brief 25: The Preservation of Historic Signs
<http://www2.cr.nps.gov/tps/briefs/brief25.htm>
- Preservation Brief 27: The Maintenance and Repair of Architectural Cast Iron
<http://www2.cr.nps.gov/tps/briefs/brief27.htm>



Heavily Damaged Exterior Door on East Elevation

Doors, Entrances and Porches

Doors, entrances, and porches are often the principal features of historic buildings, particularly when they occur on primary elevations. Their functional and decorative features, such as the type of door, steps, balustrades, and entrances or porches are extremely important in defining the overall historic character of a building. Their retention, protection, and repair should always be carefully considered when planning rehabilitation work.

Doors and porches are subject to weathering and deterioration and may require maintenance and rehabilitation, which could include cleaning and repair of attachments, flashing and hardware.

Guidelines for Doors, Entrances and Porches:

- 1 Identify, retain, and preserve entrances, and their functional and decorative features that are important in defining the overall historic character of the building such as doors, transoms, sidelights, pilasters, entablatures, columns, balustrades, and stairs.
- 2 Protect and maintain the masonry, wood, and architectural metal that comprise entrances and porches through appropriated surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems, replacement of broken glass, and replacement of deteriorated sealants or glazing compounds.
- 3 Repair entrances and porches by reinforcing the historic materials. Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs.
- 4 Design and construct a new entrance or porch if the historic entrance or porch is completely missing. It may be a reconstruction based on historical, pictorial, and physical documentation; or be, a new design that is compatible with the historic character of the building.
- 5 Design and install additional entrances or porches when required for the new uses in a manner that preserves the historic character of the building. In general, such alterations should be limited to non-character defining elevations. New entrances and porches shall be compatible and may be of contemporary design provided they do not destroy character-defining features. To the extent visible, new entrances and porches shall be reversible.

References:

- Preservation Brief 10: Exterior Paint Problems on Historic Woodwork
<http://www2.cr.nps.gov/tps/briefs/brief10.htm>
- Preservation Tech Note: Exterior Woodwork, Number 1, Proper Painting and Surface Preparation
(not available on-line; see Appendix A)

Windows

The type and size of window openings are extremely important in defining the overall historic character of a building. Their retention, protection, and repair should always be carefully considered when planning rehabilitation work. Wood windows may deteriorate from hard use, warping, or settling, and metal windows are susceptible to water damage. Glazed openings may shatter.



Ground Floor Window

Guidelines for Windows:

- 1 Identify, retain, and preserve historic window features that are important in defining the overall historic character of the building. Such features include frames, sash, muntins, glazing, sills, heads, and hood molds.
- 2 Protect and maintain the wood and architectural metal which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
- 3 Make windows weather tight and improve thermal efficiency by recaulking and replacing or installing weather stripping.
- 4 Construct and install new windows if the historic windows (frame, sash and glazing) are completely missing, have been replaced with non-original materials, or are too deteriorated to repair. The replacement windows shall be an accurate reconstruction using historical, pictorial, and physical documentation.
- 5 Replace broken clear glass with clear non-reflective glass to match historic materials and configuration.

References:

- Preservation Brief 3: Conserving Energy in Historic Buildings
<http://www2.cr.nps.gov/tps/briefs/brief03.htm>
- Preservation Brief 9: The Repair of Historic Wooden Windows
<http://www2.cr.nps.gov/tps/briefs/brief09.htm>
- Preservation Tech Note: Exterior Woodwork, Number 1, Proper Painting and Surface Preparation
(not available on-line; see Appendix A)

Roofs

The roof is a contributing factor in defining the building's overall historic character. In addition to the design role it plays, a weather tight roof is essential to the preservation of the entire structure. Thus, protecting and repairing the roof as a "cover" is a critical aspect of a rehabilitation project.

Guidelines for Roofs:

- 1 Protect and maintain a roof by cleaning and refinishing coping, cleaning the gutters and downspouts, and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation.
- 2 Provide adequate anchorage for roofing material to guard against wind damage and moisture penetration.
- 3 Repair a roof by reinforcing the historic materials which comprise roof features, including cornice lines, exposed rafter tails, brackets, and soffits. Replacement or repairs should use replacement in kind, or with compatible substitute material. When replacing the roof, remove existing membrane down to wood decking. Inspect exposed decking and replace deteriorated wood members; retain historic sheathing materials such as board sheathing.
- 4 Install mechanical and service equipment on the roof so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.
- 5 Repair broken gutters and downspouts. If repair is not possible, replace in kind to match existing. Re-solder broken joints. Where missing, replicate historic gutters and downspouts or provide compatible new gutters and downspouts.

References:

Preservation Brief 4: Roofing for Historic Buildings
<http://www2.cr.nps.gov/tps/briefs/brief04.htm>



Reroofing

Structural and Mechanical Systems

Structural systems of historic buildings may need repair due to deterioration, fire, or seismic activity.



Shoring the Basement

Guidelines for Structural and Mechanical Systems:

- 1 Protect and maintain the structural system by cleaning the roof gutters and downspouts; replacing roof flashing; keeping masonry, wood, and architectural metals in a sound condition; and assuring that structural members are free from insect infestation.
- 2 Repair the structural system by augmenting or upgrading individual parts or features. For example, weakened structural members such as floor framing can be spliced, braced, or otherwise supplemented and reinforced.
- 3 Install new work as a requirement of current seismic or code requirements so as not to adversely impact exterior facades. Provide seismic reinforcements as required to an historic building in a manner that avoids damaging the structural system and character-defining features, including window and door openings.
- 4 Design and install new mechanical or electrical systems which minimize the number of cutouts or holes in structural members.

References:

- Preservation Brief 3: Conserving Energy in Historic Buildings
<http://www2.cr.nps.gov/tps/briefs/brief03.htm>
- Preservation Brief 24: Heating, Ventilating and Cooling Historic Buildings
<http://www2.cr.nps.gov/tps/briefs/brief24.htm>

Interior Spaces



Stairway Walls

The building retains much of its interior character-defining features and materials, such as space configurations, interior walls, painted finishes, wood trim, and decorative elements.

Guidelines for Interior Spaces:

- 1 Interior character-defining spaces and features should be retained.
- 2 Construction of new interior floor plans or arrangement of spaces shall not adversely impact the exterior historic character of the building facade, i.e. infill of window or door openings, or the creation of new inappropriate openings. Where doors or windows are no longer needed, the existing doors and windows should be retained in place, and if necessary made inoperable in a reversible manner which would allow for later reuse. If in the reuse of existing spaces, the covering of door and window openings cannot be avoided by alternate uses or interior space design, then interior coverings shall be added in such a manner that any glazed openings match the appearance of uncovered glazed openings in both daylight and at night.
- 3 Retention, protection, and repair should be given prime consideration and caution exercised in pursuing any plan that would radically change character-defining spaces or obscure, damage or destroy interior features or finishes.
- 4 Materials, surfaces and finishes on ceilings, walls, floors and trim which pre-date 1960 shall be retained in the course any alterations or additions.
- 5 It is recommended, but not required, that the building be repainted with colors identified through examination of strata by a qualified architect or conservator, or which are historically appropriate to the building.

References:

- Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings
<http://www2.cr.nps.gov/tps/briefs/brief06.htm>
- Preservation Brief 10: Paint Problems on Historic Woodwork
<http://www2.cr.nps.gov/tps/briefs/brief10.htm>
- Preservation Brief 18: Rehabilitating Interiors in Historic Buildings
<http://www2.cr.nps.gov/tps/briefs/brief18.htm>
- Preservation Brief 21: Repairing Historic Flat Plaster – Walls and Ceilings
<http://www2.cr.nps.gov/tps/briefs/brief21.htm>

Decorative Arts

The presence of decorative arts adds to the character and significance of a building by providing rare and unique elements of artistic creation. These decorative arts can represent the work of a master artisan, the development of important artistic techniques, and the depiction of cultural taste at a particular period in time. Retaining, repairing, and protecting decorative arts requires careful work and proper documentation.

Guidelines for Decorative Arts:

- 1 | If significant decorative painting or wall papering is discovered during the course of work on the buildings, then those elements should be protected, and stabilized to retard or prevent future deterioration, preferable left visible for display and interpretation, or documented if covered by reversible finishes.
- 2 | The element shall be photo-documented and the location described precisely.
- 3 | Surface dust shall be removed. Excess dirt and grease shall be removed only where necessary and only using gentle methods. General cleaning shall occur, if at all, after assessment and specification of methods and materials by a qualified art or materials conservator.

References:

Preservation Brief 40: Preserving Historic Ceramic Tile Floors
<http://www2.cr.nps.gov/tps/briefs/brief40.htm>

Site Characteristics



Northeast Corner of Site

The relationship between historic buildings and landscape features helps to define historic character and should be considered an integral part of planning for rehabilitation project work.

Guidelines for Site Characteristics:

- 1 Identify and evaluate building site features important in defining its historic character. Site features can include walkways, lighting, fencing, signage, fountains, plants, trees, paving, sidewalks, and curbs.
- 2 Retain the historic relationship between buildings, landscape features, and open space to the extent feasible.
- 3 New plantings shall be compatible with the historic landscape character of the site and may be of contemporary design provided such alterations and additions do not destroy character-defining features. Important resources, such as healthy large specimen trees, shall be retained if feasible. All planted areas shall reflect the need for water conservation.
- 4 In general, the existing streets and their elements (curbs, sidewalks, and street paving) should be retained where possible. Where changes are made, the new design shall reflect the traditional elements of the existing streets by referencing elements of street, curb, and sidewalk. These references may be made by delineating materials, colors, or texture of paving.
- 5 New paving, if any, should not overwhelm or detract from the colors and architectural features of the building. Use of street furniture and movable landscaping are appropriate for enhancing the setting and pedestrian use of the site.

Health and Safety Code Compliance

It is often necessary to make modifications to a historic building so that it can comply with current health, safety and code requirements. Such work needs to be carefully planned and undertaken so that it does not result in a loss of interior or exterior character-defining spaces, features, and finishes.

The *Americans with Disabilities Act* (ADA) applies to employment, as well as access to public structures and services or public accommodations owned or operated by private entities. In general, there are special rules and minimum access requirements where an alteration would threaten or destroy the historic significance of an historic building. To use the minimum requirements, consultation is required with the State Office of Historic Preservation. The California Historical Building Code offers alternative measures for application to qualified historical structures that help avoid the loss of historic character. It is mandatory that local and state building and fire safety officials recognize the code where applicants utilize relevant provisions.

Guidelines for Code Compliance:

- 1 Identify the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.
- 2 Comply with health and safety codes, including seismic codes and barrier-free access requirements, in such a manner that character-defining spaces, features, and finishes are preserved.
- 3 If alterations for code compliance result in the loss of historic character due to the substantial alteration of character-defining features and spaces, study alternatives to demonstrate whether or not there are other designs that would provide both code compliance and retention of historic character.
- 4 If there are not alternatives under general application codes allowing historic character to be retained, use of the State Historical Building Safety Code shall govern code requirements. Study alternatives to demonstrate whether or not there are other designs which would provide both compliance and retention of historic character using this code.
- 5 New structural or seismic reinforcement members, including anchor bolts, shall be hidden from view whenever possible.

References:

Preservation Brief 32: Making Historic Properties Accessible
<http://www2.cr.nps.gov/tps/briefs/brief32.htm>

D. Feature Specific Recommendations

Having a firm knowledge of the condition of materials and systems in a historic property is essential to planning an appropriate project. Deteriorated materials and non-operating systems not identified as significant could be lost during an insensitive rehabilitation, thereby reducing a property's historic integrity. Poor and deteriorated conditions, if left uncorrected, could likewise result in even further damage to the structure.

The database included with this report is a detailed record of the individual spaces and features that comprise the Harada House. The materials and finishes have been documented for each feature in both photographs and a written narrative format. The condition of each feature has also been recorded and categorized as being good, fair, or poor. Specific recommendations for the treatment of the individual features are provided below, as appropriate, to be used in future treatment of the property.

The Harada House is generally in poor condition, with instances of failing conditions that require further attention. The building has a high level of integrity with respect to its period of significance. Its integrity is threatened by accelerating deterioration.

A complete listing of spaces and features in the Harada House and their as-found conditions are reported in the appendices. Note that the term "treatment" may refer to a broad range of activities, not just the physical treatment of a specific feature. The recommendations are drawn from the observations and reports of all consulting members of the project team.

Each treatment recommendation has been assigned a prioritized ranking of "urgent," "high," "medium," or "low." The rankings reflect the condition of each feature, applicable criteria for the health and safety of the occupants, and the conservation of the building and its contents. The rankings should be considered when planning and implementing repairs or other treatments. Features with an "urgent" ranking should receive immediate attention, while features with a "low" ranking are considered to have a lower priority. The rankings are not based on the comfort and convenience of the building's potential users, nor the cosmetic appearance of the building features.

Item	Description	Priority * = urgent 1 = high 2 = medium 3 = low
Brick foundations	<p>Brick is used in the basement and perimeter crawl space foundation walls. The short unreinforced walls have soft, deteriorated mortar and substantial mortar loss. They may be founded directly on soil, without a deep spread footing of masonry or concrete. There is no mechanical attachment of the wood framed superstructure of the house at the “mud sill” to the brick foundations. The brick foundation walls are displaced horizontally and vertically due to undermining of the basement walls at the east (rear), failure of the concrete retaining wall to the south (side yard), and subsidence of the wood-framed wall above at the south (side yard).</p> <p>The wood framing that supports the house at the first floor level has been stabilized by the installation of engineered shoring (wood posts and braces anchored to reinforced concrete footings) that is durable, but is not intended to be permanent. This has mitigated the short term risk of subsidence at the perimeter or failure of floor joists.</p> <p>The obvious weaknesses and failures urgently require that the foundation be improved in order to prevent incremental minor damage to exterior and interior features due to vertical displacement, and major damage that could occur during an earthquake. The wood framed superstructure is not attached to a foundation, and there is not an adequate foundation for that purpose.</p> <p>The deteriorated condition of the extant brick foundation walls requires that the walls be reconstructed at the east and south walls, and possibly at the entire perimeter. Any foundation strengthening scheme shall document, retain, and reinstall the existing brick, each unit in its original location at the exterior wythe. Mortar repointing shall match the original in composition, tooling, and finish, contingent on specification by a qualified licensed structural engineer. A fundamental concern in repointing for older brick is not only appearance, but also that a mortar that is too hard will assuredly damage the brick in the cases of freeze-thaw cycles and seismic movement.</p> <p>Consult with a licensed structural engineer with demonstrated experience in the structural strengthening of similar buildings listed on the National Register of Historic Places. There are alternative approaches that could comply with the Standards for Preservation that must also be reviewed with respect to structural performance and constructibility. It is almost certain that new structural features must be added. The most conservative approach is to retain all brick that is not displaced, repoint those portions of the wall, and add new structural elements (e.g., foundations, foundation walls, posts, anchors, etc.), behind those walls, under the house. Brick that is subsiding and out of plane must be removed and reinstalled. An alternative approach is to shore the superstructure, remove all of the brick, and add new features before returning those bricks to their original locations. Though in some cases only the veneer wythe is reinstalled, retention and reinstallation of all original bricks is preferable.</p> <p>Use a qualified specialty contractor to remove any foundation bricks that are displaced and must be reinstalled. An inexperienced crew can damage the faces and corners of bricks as well as breaking the bricks into pieces.</p>	*

Item	Description	Priority * = urgent 1 = high 2 = medium 3 = low
Hazardous materials	<p>Commission a comprehensive survey of hazardous materials at the site, including but not limited to lead based/containing paint, asbestos containing materials, fungus (mold, etc.), and buried storage tanks.</p> <p>If hazardous materials are identified, respond with abatement planning, prioritizing and abating any conditions that present a present hazard. Beyond immediate risks, prepare a management plan that provides for a safe environment while retaining significant historic materials and visual character. While some hazardous materials must be removed, others can be encapsulated or managed in place.</p>	*
Structural system	<p>Refer to the assessment by Structural Focus in this report.</p> <p>In general, the anticipated use as a historic house museum within a very small building will limit in practice the number of individuals who will occupy the building. Live and dead loads in a structure that will be used as a house museum but was designed for a private residence is not a practical problem. However, the basement walls and foundations have failed, and the building was not constructed to resist earthquake forces without major damage.</p> <p>During the past two years, shoring has been added below portions of the first floor framing in order to compensate for failing foundations and failing wood framing damaged by termites. As described elsewhere, a major foundation improvement, and attachment of the wood-framed superstructure above is required. Also during this period, restoration of the roofing on the house was used as an opportunity to add a diaphragm at the attic floor elevation (above the second floor ceiling) and improve the connection of roof framing to wall framing.</p> <p>Therefore, structural risks have been reduced during the past two years. However, there remains an urgent need to complete a calculated analysis of the performance of the whole structure, provide a permanently adequate foundation, make unreinforced masonry chimneys safe, repair termite damage, attach the wood structure to the foundation, and respond to any other weaknesses in the transfer of horizontal forces from roof through to the foundation.</p>	*
Wallpaper	<p>The treatment protocol for the wallpaper should be developed by a paper conservator and an architectural conservator. The relationship of the wallpaper to the plaster substrate will require the expertise of both disciplines to provide the most appropriate treatment methods and materials for each material.</p> <p>The treatment recommendations for wallpaper conservation and preservation are identified in categories of treatment some of which may be implemented as interim or long-term treatments.</p> <p><i>Surface Stabilization</i></p> <ol style="list-style-type: none"> a) Application of facing to prevent further losses. b) Removal of wallpaper in danger of falling off the wall to preserve in-tact large areas of wallpaper which would be lost. 	*

Item	Description	Priority * = urgent 1 = high 2 = medium 3 = low
	<p><i>Crack repairs</i></p> <ul style="list-style-type: none"> a) Injection of appropriate materials to locally stabilize small cracks. b) Localized treatments to adhere lifting wallpaper to substrate <p><i>Repairs requiring removal and reinstallation of wallpaper</i></p> <ul style="list-style-type: none"> a) Localized removal of wallpaper and reinstallation. b) Localized removal of wallpaper reinforced with backing and reinstallation. c) Localized removal of plaster and reinstallation with appropriate adhesive methods and materials. <p><i>Reproduction</i></p> <ul style="list-style-type: none"> a) Selective removal of wallpaper and replacement with wallpaper reproduction to match the original. b) Selective separation of the wallpaper layers and reproduction to match the original layer. 	
Brick chimneys	<p>Unreinforced brick chimneys are normally found to have problems in Southern California because they fail when subject to horizontal movement caused by earthquakes. Common results are chimneys that break off at the roof line and fall to the ground, exterior chimneys that collapse away from the building, internal chimneys that collapse into interior spaces, and chimneys that break off at the roof line and fall through the roof surface into building spaces. Any of these conditions are dangerous to people, and can cause major damage to materials.</p> <p>There are three chimneys in the Harada House, all of which are damaged and require improvements for safety and to protect the fabric of the house. Efforts must be made to retain and stabilize as much of the original brick chimneys in place, as possible. However, it is also acknowledged that all of the chimneys are damaged, have shortcomings, and that it is technically difficult to achieve this objectives. Chimneys, particularly their hidden portions below rooflines, are often removed altogether, or replaced with lighter materials. Other options are salvaging exterior wythes and veneering them onto lightly framed structures, or even slicing off “filets” of outer bricks and using thinset masonry methods to attach them to a new core. In any of these cases, none of the chimneys shall be used again because there shall be no combustion in the house, and no need for chimney flues or hot vents.</p> <ol style="list-style-type: none"> 1. The dining room chimney is common brick at the basement along the south wall, and extends up to the roof, finished with plaster to match adjacent walls at the interior on the first and second floors. The failure of the south basement retaining wall has displaced the chimney in the north direction, causing plaster displacement and delamination at the first floor dining room space. The displacement has increased during the course of the study. The basement portion of the chimney can be corrected and reinforced as part of the foundation improvements. This may be adequate to stabilize the chimney at the upper two floors, combined with some mechanical attachment to the exterior wood framing as part of an “outside-to-inside” structural investigation and treatment. The portion above the 	1

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	<p>roof line must be reconstructed. The preferred approach is to retain all of the brick and add reinforcing; however it is acknowledged that heavy masonry chimneys are difficult to stabilize in association with an adjacent light framed wood wall.</p> <ol style="list-style-type: none"> 2. The kitchen chimney appears to serve two flue openings, one in the kitchen, and the other on the opposite side of the same wall, in the adjacent Kamitoku room. The chimney stops above the floor level, apparently supported by a wood corbel that is framed into this partition. Above the kitchen ceiling, the chimney extends through the attic to the roof, at the east wall of the two-story “front” portion of the house. Therefore, this chimney has no foundation, and presents a very “top heavy” condition. As noted with the first chimney above, it is ideal to retain all of the brick, including hidden portions; however, it will be very difficult to engineer a safe and stable condition without changes. The chimney must be reconstructed above the roof line. 3. The laundry room chimney is also an unusual feature, because the brick masonry rests on top of a heavy wood millwork feature, similar to a cabinet. There is no foundation. This chimney is much shorter than the other two, and therefore does not have as much dead weight. However, it also needs to be stabilized, and reconstructed above the roof line. 	
Budget	<p>Further study:</p> <p>Retain a cost consultant to budget the total development cost of planning and implementing the recommendations for treatment. This information is a key step in capital cost planning and fundraising in order to implement the work that is urgently needed as well as long range planning for stewardship.</p>	1
Fire detection and notification	<p>Install devices in each space, including the porches, basement, and attic, with the exception of bathrooms and closets, that detect elevated heat and smoke, causing a local alarm and notification to the Riverside Fire Department either directly or by way of an appropriate central station reporting service.</p>	1
Fire suppression	<p>Fire sprinklers: Installation of a fully automatic fire sprinkler pipe and spray head system has physical impacts on the house by its presence, and can cause damage if it is discharged. However, fire sprinklers are very effective in protecting lives and limited fire damage. There is also a measure of risk of fire due to external causes. The activities of vagrants and vandals in the neighborhood and on site during the last three years demonstrate that the house is at a high risk of fire due to its combustibility and external factors. The negative external factors cannot reasonably be expected to change substantially within the next five years, or longer. Therefore, installation of a fire sprinkler system is recommended.</p> <p>Fire suppression systems that use a heavy “mist” of water rather than a heavy water spray are a leading edge product that reduces the damage to building contents. This is an important consideration in a historic house museum where the finishes and contents have great intrinsic value. This new product may or may not be approved by local building and fire officials.</p>	1
Garage roof	<p>Refer to recommendations elsewhere for the general structural stabilization and strengthening of the garage. The garage roof is currently tarped as a stabilization measure until a permanent roof can be applied.</p>	1

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	<p>A permanent roof for the garage, based on observations of existing material and salvage, should be a built-up asphalt composition system with a mineral-surfaced cap sheet. The mineral color may be charcoal gray, green (matching the garden shed addition to the house), or dark red. Utilize a hot-mop application; do NOT use a flame-down application; this will constrain the options for roofing specifications.</p> <p>Installation of a structural plywood deck is not recommended due to the fragility of the framing and sheathing, and the impacts on visual character. Final engineering should be completed on consultation with a structural engineer.</p> <p>In order to protect the wood components and improve the performance lifecycle of the roof, installation of metal flashings is recommended: copper under the ridge; copper at the eaves and gable rake, turned down with a drip edge, maximum ¾" vertical exposure, allowed to weather naturally to verdigris (pre-aging with a patina treatment is acceptable).</p>	
Lighting fixture wiring	<p>Shorts in electrical circuits, fixtures, and connections of fixtures to circuits due to worn insulation and failing mechanical connections cause fires. A stabilization program was completed within the past three years that included inspection and testing of all fixtures by a licensed electrician and disconnection of all interior circuits from operation to prevent accidental operation. There is limited temporary power available at the new, and safe, house breaker panel on the exterior, east (rear) wall.</p> <p>Retain but rewire all extant lighting fixtures, which are among the treasures of the site: a complete set of fixtures, still in operation, from the original dates of construction.</p>	1
Plaster	<p><i>Surface Stabilization</i></p> <p>Options include the following:</p> <ol style="list-style-type: none"> a) Exterior shoring as implemented or modified. b) Application of facing to prevent further losses. c) Removal of plaster in danger of falling off the wall to preserve large areas of plaster that would be lost. <p><i>Crack repairs</i></p> <ol style="list-style-type: none"> a) Injection of appropriate materials to locally stabilize small cracks. b) Protection of plaster cracks prior to stabilization with the application of protective facing to mitigate intrusion of dirt and other foreign materials which may discolor existing plaster. <p><i>Structural repairs in situ</i></p> <ol style="list-style-type: none"> a) Localized repair of large fragments out of plane by mechanical fastening without detachment of plaster from the interior. b) Localized repair of large fragments out of plane by mechanical fastening without detachment of plaster from the exterior. <p><i>Structural repairs requiring removal and reinstallation of plaster</i></p> <ol style="list-style-type: none"> a) Localized removal of plaster and reinstallation with mechanical 	1

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	<p>fasteners</p> <p>b) Localized removal of plaster, reinforced with backing and reinstallation with mechanical fasteners or adhesive(s).</p> <p>c) Localized removal of plaster and reinstallation with appropriate adhesive methods and materials.</p>	
Script on wall	<p><i>Notes written on south wall of second floor bedroom by Harold Harada</i></p> <ol style="list-style-type: none"> 1. Photograph in large format color and black and white film and highest resolution digital formats. This activity should be performed annually to track changes that may not be visible to the naked eye. 2. Perform surface testing to identify graphite material. 3. Perform all necessary tests to identify plaster substrate (already covered). 4. Place datalogger to track humidity and temperature as close to the area as possible. 5. Cover glass in the room with UV inhibitor. 6. Erect physical barrier adjacent to the wall surface to prevent physical contact with the area. 7. Limit access to all unsupervised access to the room at all times. 	1
Wood: Termite damage	<p>Termite extermination is an essential activity at the site due to heavy infestation of dry wood and subterranean insects. The infestation has substantially destroyed the wood mud sills at the south wall of the house and portions of the floor joists and first floor wood floor boards in that area. The extent of the damage within the south wall is unknown, but should be inspected by removal of the exterior wood siding.</p> <p>Mud sills destroyed by termites must be replaced in kind. Floor joists with heavy damage can be retained, but should be “sistered” with parallel joists to carry floor loads to the perimeter bearing points. Damaged softwood tongue and groove floor boards can be stabilized in part by the addition of wood subfloor panels spanning between joists, below the floor in the basement. However, some portions of the wood floor boards, primarily in the dining room, must be cut and patched since there are holes in the floor, open to the basement and crawl spaces, due to the extent of termite damage.</p>	1
Door hardware	Retain and repair the operable parts of ferrous and copper alloy (brass or bronze) door hinges and locksets that are significant (refer to the features and conditions database). Do not chemically strip or abrasively sand (with wire brushes, for example) metal finishes. Confer with a qualified architectural conservator for specifications prior to cleaning, coating, or altering of hardware finishes.	2
Door hardware	If there are functional and code performance requirements that could cause the alteration or replacement of ferrous and copper alloy (brass or bronze) door hinges and locksets (refer to the features and conditions database), apply the State Historic Building Code in examining alternatives, in consultation with the building official. Adding new hardware is preferred to removing and replacing existing hardware.	2
Doors, exterior, east elevation	The exterior doors to the kitchen and laundry room are in poor condition. In order to prevent loss of materials and mechanical damage, they should be removed, disassembled, components strengthened and replaced, and	2

Item	Description	Priority * = urgent 1 = high 2 = medium 3 = low
	refinished and reinstalled.	
Fire protection	With assistance from a fire safety engineer and contractor, prepare a feasibility study to determine the impacts and costs of installing a fully automatic fire detection, alarm, and sprinkler system. The drawback is that installation would be intrusive to historic character and visual character. The benefit is that the building is at relatively high risk because of its combustibility and the variety and intensity of uses.	2
Foundation waterproofing	Consult with a licensed civil engineer for the assessment of needs and design of improvements. During the construction of foundation wall improvements at the perimeter of the house, apply a membrane to the exterior of any below-grade masonry and concrete. Install a “French drain” system, or similarly functioning below-grade drainage device to collect surface and below-grade water at the exterior perimeter of the building. Connect the below-grade system to the off-site storm drainage system, or an on-site well if necessary.	2
Garage	<p>The garage building is very lightly framed in wood, has substantial termite damage, and an inadequate foundation. The building is in poor condition, but currently well stabilized. A complete structural rehabilitation is required in order to make the building safe and functional over the long run.</p> <p>It is anticipated that the existing building will need to be augmented by new structure. While preservation and conservation criteria require retention of existing components, it is acceptable to add new components. “Sistering” existing wood framing with new framing is a common repair and strengthening approach. In this case, it may be better to engineer a new structural steel armature that would be assembled inside the garage. The existing walls and roof could essentially “hang” on a relatively light unnoticeable steel frame. The small scale and relatively light weight of the garage suggests that it could be lifted up or moved during the construction of a new foundation to support a new structural armature and the building itself.</p>	2
Gutters & rainleaders	Add a removable screen to the top of the gutters and a strainer at each leader opening to limit the amount of material that drops into the system.	2
Gutters & rainleaders	Repaint the system no less frequently than each seven years.	2
Heating, Ventilation, & Air Conditioning (HVAC)	<p>There are no active systems to provide interior environmental control of temperature, humidity, and air quality. The last resident reportedly used electric space heaters. For a number of years the building has experienced summer heat, winter chill, natural variations in humidity, and no regular ventilation.</p> <p>During the course of this study Riverside Metropolitan Museum curatorial staff installed data loggers in different areas of the house in order to create a record of interior temperature and humidity over several years and seasons.</p> <p>Comfort conditioning for staff and visitors is a secondary concern. The primary concern is to retain character-defining materials and finishes. The architectural conservation assessment conducted as a part of this study found that interior environmental conditions are contributing in particular to ongoing, irreversible damage to wallpaper.</p> <p>The effects of changing the interior environment and the potential visual and</p>	2

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	<p>material impacts of intervention caused by the distribution of active “HVAC” systems should not be taken for granted. However, an active system is needed in order to conserve important finishes over a long period of time.</p> <p>An active HVAC system will require a heat source, a condenser, air intake, air exhaust, air handling, sensors, and controls. The partial basement and crawl space will accommodate a heat source, air handling, and ducting to first floor supply air grilles through small openings in the floor from the bottom. The attic has adequate space for air handling equipment and ducts; however, there is limited load bearing capacity, and extreme care must be taken not to damage wood lath and ceiling plaster at the second floor during installation of supply air for the second floor. Distribution from the basement space to the attic space can be inserted in the exterior wall cavities between wall studs by removing exterior siding. Ducts and supply openings should be small in diameter (e.g., “Unico” system, or similar) with high velocity supply in order to provide as much volume as is needed with as few ducts and area of opening as possible.</p> <p>Analysis of the exterior building envelope by a licensed mechanical engineer shall be conducted concurrently with HVAC system design in order to assure that operating the HVAC system with the local climate parameters will not cause condensation of moisture at any plane within the buildings exterior walls and roof. Addition of moisture barriers may be feasible if the exterior walls are opened for inspection, repairs, and system distribution. The engineer shall specify system operating settings relative to interior and exterior conditions that prevent condensation.</p> <p>If any wet pipe installation is required above the level of the first floor, then the system shall be designed to minimize, if not eliminate, the potential for failures and leaks that could damage materials and finishes. Pans and redundant emergency and overflow drain lines shall be used to mitigate the risk where appropriate.</p> <p>Combustible gas shall not be used for heating or cooling.</p>	
Paint, exterior siding	<p>The condition of the exterior siding and its finishes varies from good to poor. The south façade condition is much worse, with more failing paint, cupping, and cracks parallel to grain. The modern paint on the top coat does not appear to adhere well to the older coats, which is not unusual when acrylic binders are applied to soiled oil binders.</p> <p>The extent of paint failure requires thorough preparation prior to repainting, including, minimally, cleaning the substrate and scraping off loose paint taking precautions not to abrade the surface of the wood. This conventional approach to repainting will protect the house, but will not provide a durable finish; more frequent repainting will be required.</p> <p>The context of ownership and administration must be considered. The context in this case is a publicly owned facility where there are currently limited administrative and financial resources for regularly scheduled assessment and maintenance. Therefore, the context suggests a higher quality</p>	2

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	and more durable treatment with less frequent inspection and maintenance. In that context the preferred treatment is to non-abrasively remove most of the exterior paint and trim as part of a comprehensive project to evaluate and repair the exterior wood siding and inspect the wood framing in the cavity behind the siding. It is essential to document the paint seriation, and to retain and document the location of a preserved area of paint on each wall. After wood repairs, prime and repaint with a high solids alkyd product.	
Porch floor boards	Refer to recommendations in this table for repair/patch/replacement of deteriorated wood flooring. Apply Dutchman patches where there is severe termite loss at wood flooring; repaint.	2
Power	Provide an underground service to a new meter, main panel, and circuit breaker panel located on the north wall of the house in the existing side yard. Distribute power to pre-existing lighting fixtures and power receptacles in code-complying conduits through the attic space, from the basement, and in exterior wall cavities. Remove exterior siding in order to gain access to wall cavities and wiring devices in the first floor ceiling (i.e., below the second floor). Use the basement, crawl space, and attic space to access wiring devices within interior walls. Do not remove plaster in order to access wiring devices or add wiring devices and conduit.	2
Site drainage	Consult with a licensed civil engineer for the assessment of needs and design of improvements. It is anticipated that needs include site area inlets and connections from rain leaders to a subgrade drainage system that can conduct roof water to the street curb and gutter or storm water system.	2
Wood shiplap siding	The condition of the exterior siding and its finish varies from good to poor. The south façade condition is much worse, with more failing paint, cupping, cracks parallel to grain, and suspected hidden termite damage adjacent to observed termite damage at the mud sill and window stools at the first floor. In general, all wood siding and trim is significant fabric; retain and repair rather than replace even when there is damage and deterioration.	2
Flooring: Kitchen, Pantry & Bathroom	Extant resilient flooring is not from the significant period, and is installed on a hard board underlayment. Restore to significant condition by removing underlayment and finish; investigate to see if there are remnants of earlier finishes; apply a new thinner barrier underlayment and a more compatible sheet resilient finish (e.g., authentic linoleum).	3
Lighting at exterior	Add accent lighting for the building and site.	3
Lighting fixture lamps (bulbs)	Relamp significant fixtures consistently with lamps that have consistent temperature (color), with a preference for warmer lighting to recall original incandescent lamps.	3
Metals	The primary metals in the house are hardware associated with interior and exterior doors, windows and plumbing fixtures. The metal types range from cast iron, solid brass, copper and plated metals of steel/zinc alloys. In general the metals range from fair to good condition. Minor surface corrosion is evident with plated surfaces exhibiting some pitting and plating loss.	3

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	<p>SPECIFIC CONSERVATION TREATMENT RECOMMENDATIONS</p> <p>All materials should be examined for active corrosion.</p> <p>Corrosion stabilization and removal methods will be implemented in such a way to retain original surface plating / finishes.</p> <p>Where feasible remove hardware to perform repairs.</p> <p>Repairs may include localized replacement of damaged hardware and chemical/mechanical removal of non-historic surface coatings.</p> <p>Non-historic coating removal methods and materials will be implemented in such a way to prevent damage to original finishes that may exist.</p> <p>Original finishes and plating will be protected by application of a barrier coating prior to repainting/revarnishing in such a way to prevent further damage and removal of historic materials and finishes.</p> <p>Historic surface damages should not be removed or altered, inclusive of historic repairs.</p> <p>Replace non-historic hardware to match the original in material, shape and installation.</p> <p>All treatments should be developed a qualified conservator(s) and supervised by the conservator, preservation architect and owner.</p> <p>APPLICATOR QUALIFICATIONS</p> <ul style="list-style-type: none"> a) All removals, repairs, and cleaning will be performed by a conservator meeting the following qualifications: b) The conservator should be a Professional Associate of the American Institute for Conservation of Historic and Artistic Works. c) Minimum of 5 years experience performing identified repair procedures on historic metals. d) Provide photographic documentation of a minimum of 5 past projects on historic structures requiring similar work. <p>DOCUMENTATION</p> <ul style="list-style-type: none"> a) All metals will be photographically documented in 35 mm color slide and digital formats prior to treatment. b) For each metal type the physical attributes, fabricator and installation methods will be documented. <p>CLEANING</p> <p>Requirements for typical general cleaning:</p> <ul style="list-style-type: none"> a) All metals should be handled with gloves appropriate for dry and aqueous cleaning. b) Dry cleaning methods will employ methods and materials softer than 	

Item	Description	Priority * = urgent 1 = high 2 = medium 3 = low
	<p>the historic material.</p> <ul style="list-style-type: none"> c) The initial surface cleaning should be by vacuum in conjunction with a soft brush to remove loose surface dirt and grime. d) Limited aqueous cleaning should be performed under the supervision of a qualified Conservator. e) To remove embedded surface dirt and grime the surface should be cleaned with a solution of distilled or de-ionized water and a surfactant. f) The surface should be gently cleaned with a soft brush (tooth brush or similar brush without metal ferrule). The cleaning solution should be disposed and replaced as necessary and as the water becomes dirty. g) All surfaces should be thoroughly rinsed with clean distilled or de-ionized water. h) The surfaces should be dried with a clean cotton cloth. i) The surfaces should be wiped with acetone to drive off any excess moisture. <p>CORROSION STABILIZATION AND REMOVAL</p> <p>Removal of corrosion from metal components will be performed with materials and methods that will not abrade the original surface, plating or remove existing patina.</p> <ul style="list-style-type: none"> a) Deteriorated and flaking coatings will be removed mechanically with materials and methods softer than the metal substrate. b) Previous non-historic paint and/or varnish coatings will be removed with chemical and /or mechanical methods. c) Extreme care will be taken to document any physical evidence of previous surface treatments; patina or plating that may be original. d) Corrosion will be removed with materials and methods that will not damage surrounding plating or the metal substrate. e) Any remnants of historic plating/finishes will be stabilized and treated with an appropriate corrosion inhibitor. f) Plating losses will be inpainted to match the surrounding surface area in color and surface gloss. <p>REPAIRS</p> <p>All repairs will be performed with the minimum amount of removal of historic material and damage to surrounding historic surfaces.</p> <ul style="list-style-type: none"> a) Cracks will be stabilized by injection with a suitable adhesive. b) Repair of surface losses will be limited to losses over ¼”. c) Fills will be level with the surrounding surface area and applied without staining or abrading the surrounding surface area, or changing the profile of the wood substrate. d) Repairs to replace damaged and deteriorated metals will be localized. Replacement material will match the original. 	

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	<p>REINSTALLATION</p> <p>a) All components will be re installed in their original locations.</p> <p>SUBMITTALS</p> <p>a) All removal, cleaning, repair and repainting procedures will be demonstrated prior to work on doors/windows.</p> <p>b) The preservation architect, conservator and the owner prior to installation will approve all replacement materials.</p>	
<p>Paint: interior and exterior surfaces</p>	<p>Interior and exterior painted surfaces exhibit multiple layers of paint. Analysis to determine the number of paint layers and the identification of binders and pigments will be required to determine the appropriate paint system(s) and color(s) appropriate for each application.</p> <p>RECOMMENDATIONS FOR REPAIR All treatments should be developed a qualified conservator(s) and supervised by the conservator, preservation architect and owner.</p> <p style="text-align: center;">1. APPLICATOR QUALIFICATIONS</p> <p>All removals, repairs, and cleaning will be performed by applicators meeting the following qualifications:</p> <p>d) Minimum of 5 years experience performing identified repair procedures on historic structures.</p> <p>e) Contractors will provide photographic documentation of a minimum of five past projects on historic structures requiring similar work. Contact references for each job are to be included.</p> <p>f) Demonstrated experience, training, qualifications and work performance consistent with standards for specialty contractors.</p> <p style="text-align: center;">2. CLEANING</p> <p>Requirements for typical general cleaning:</p> <p>a) Dry cleaning methods will employ methods and materials softer than the historic material.</p> <p>b) Dry cleaning by vacuum and brushing with a dry, soft, clean brush will be required prior to any aqueous cleaning.</p> <p>c) Aqueous cleaning methods require clean distilled water.</p> <p>Requirements for paint/surface coating removal prior to repairs:</p> <p>a) Deteriorated and flaking coatings will be stabilized by injection with materials and methods, which will not damage remnants of historic coatings or finishes.</p> <p>b) Extreme care will be taken to document any physical evidence of previous surface treatment, plaster color/stain, concrete color/stain, varnishes, oils, etc., which may be original.</p>	3

Item	Description	Priority * = urgent 1 = high 2 = medium 3 = low
	<p>c) Any remnants of historic finishes will be stabilized and coated with a barrier coating prior to repainting or covering or infill.</p> <p>d) The protective barrier coating will have physical properties which will permit future removal of the coating without damage or removal of historic materials and finishes.</p> <p>Requirements for cleaning after repairs:</p> <p>a) All repair material(s) will be cleaned from surfaces prior to reinstallation or storage.</p> <p>b) Cleaned surfaces should be free of any repair materials, which may stain or visually discolor the original surfaces.</p> <p style="text-align: center;">3. STABILIZATION</p> <p>Requirements for cleaning after repairs:</p> <p>a). All materials with active insect infestation will be treated by materials and methods approved by the architect.</p> <p>b). Stabilize loose or cracked wood components by injection with an adhesive suitable for historic materials. Non-reversible adhesives such as epoxy or polyester resins will not be permitted.</p> <p>c). Stabilize damages due to insect infestation by consolidation with acrylic resin. Non-reversible adhesives such as epoxy or polyester resins will not be permitted.</p> <p style="text-align: center;">4. REPAIRS</p> <p>All repairs will be performed with the minimum amount of removal of historic material and/or damage to surrounding historic surfaces.</p> <p>a. Cracks will be stabilized by injection with a suitable adhesive. Non-reversible adhesives such as epoxy or polyester resins will not be permitted.</p> <p>b. Repair of surface losses will be limited to losses over ¼”.</p> <p>c. Fills will be level with the surrounding surface area and applied without staining or abrading the surrounding surface area, or changing the profile of the substrate.</p> <p>d. Repairs to replace damaged and deteriorated historic material will be localized. Replacement material will match the original in composition and wood species and hardness.</p> <p>e. The surface will be treated to the match the composition, color and texture of the original surrounding surface area.</p> <p>REPAINTING The surfaces will be repainted to match the original in color and composition based on the results of paint sample analysis.</p>	
Plumbing: interior gas	Extant interior combustible gas supply pipes shall be retained in place, empty, and shall not be used. Combustible gas shall not be used for heating or cooling.	3

Item	Description	Priority * = urgent 1 = high 2 = medium 3 = low
Plumbing: interior water	Extant interior water supply pipes (hot and cold) and waste pipes shall be retained in place, dry, and shall not be used. The fixtures and fittings that represent water uses shall be retained and not operated.	3
Roof	The flashing, roofing, gutters, rainleaders, and splash blocks were replaced with replicated materials in 2006. Therefore, at this time maintenance tasks are more important than preservation tasks.	3
Window and door glazing	Apply ultraviolet inhibiting film or acrylic panels to the interior surface of every door and window glass pane.	3
Windows	Most windows are wood, and all are repairable. The windows in Room 111 are exceptionally poor; some component replacement is required. However, many sash are firm and operate well. Selective repairs of sash, hardware, cords, and addition of weatherstripping where missing will provide long life and energy efficient openings.	3
Wood features: doors, windows, trim, picture rails, floors	<p>Guidelines for wood feature detailed assessment:</p> <ol style="list-style-type: none"> 1. All materials should be examined for active insect infestation. 2. Remove doors and windows to perform repairs. 3. Repairs may include localized replacement of wood, chemical/mechanical removal of surface coatings and application of paint and/or varnish. No replacement is anticipated other than selective window components (e.g., a single muntin) deteriorated due to insect or fungal infestation. 4. Non-historic coating removal methods and materials will be implemented in such a way to prevent damage to original finishes which may exist. No substantial finish removal is anticipated at the interior. 5. Original finishes will be protected by application of a barrier coating prior to repainting/re-varnishing in such a way to prevent further damage and removal of historic materials and finishes. No substantial overcoating of extant stains and varnishes is anticipated, but rather cleaning and renewal of those finishes. 6. Historic surface damages should not be removed or altered, inclusive of fills locating installation of prior hardware. 7. Replace associated non-historic hardware to match the original in material, shape and installation. 8. Clean hardware to remove surface dirt, grime and minor surface corrosion. 	3
Wood features: doors, windows, trim, picture rails, floors	<p>Outline specifications for wood feature repairs:</p> <p>All treatments should be developed a qualified conservator(s) and supervised by the conservator, preservation architect and owner.</p> <p>4. APPLICATOR QUALIFICATIONS</p> <ol style="list-style-type: none"> a) All removals, repairs, and cleaning will be performed by applicators meeting the following qualifications: b) Minimum of 5 years experience performing identified repair procedures on historic structures. c) Contractors will provide photographic documentation of a minimum of 5 past projects on historic structures requiring similar work. d) Demonstrated experience, training, qualifications and work 	3

Item	Description	Priority * = urgent 1 = high 2 = medium 3 = low
	<p>performance consistent with standards for woodworkers identified in the – United Brotherhood of Carpenters and Joiners of America.</p> <p>2. DOCUMENTATION</p> <ul style="list-style-type: none"> a) All doors/windows will be photographically documented in 35 mm color slide format in situ from the interior and exterior. b) For each door/window type the rough opening, sash opening, head, sills, frames, moldings and all other physical attributes and construction methods will be documented. c) Infill doors and remaining door openings will also be documented. <p>5. PROTECTION</p> <p>Requirements for typical protection:</p> <ul style="list-style-type: none"> a) Rigid protection to prevent surface abrasions, scratches, nicks, dents and impact losses. b) If necessary, soft protection will be applied to prevent surface damage from materials, which may stain wood substrate or paint coatings c) Protection materials will be installed to permit moisture evaporation to prevent biological growths. d) Protection materials will be installed to permit periodic inspection. <p>Requirements for protection adjacent to work:</p> <ul style="list-style-type: none"> a) All exposed historic plaster will be protected from damages from sustained percussive activity, sudden impacts which may damage internal bonds, abrasion, acid-based materials and materials which may stain the surface. b) Protection materials will be installed in such a way that historic materials and finishes are not damaged. <p>Requirements for protection during repairs:</p> <ul style="list-style-type: none"> a) Historic materials will be protected from exposure to elements during repairs. b) A combination of rigid and soft materials may be required to prevent surface damage. <p>6. REMOVAL</p> <p>Requirements for removal, salvage and storage for reinstallation:</p> <ul style="list-style-type: none"> c) Removal of doors/windows will require identification of each door/window type and location. d) Doors and windows scheduled for repair will be stored in a protected and secure location on site until reused. <p>7. STORAGE</p> <p>Requirements for temporary storage:</p> <ul style="list-style-type: none"> a) Temporary on site storage will provide protection from the sun and rain. The storage will provide security against theft and vandalism. 	

Item	Description	Priority * = urgent 1 = high 2 = medium 3 = low
	<ul style="list-style-type: none"> b) All door/window units will be labeled. c) The storage facility will provide for storage of all materials in one location as a group. d) Access for periodic inspection will be mandatory. e) The storage facility will provide documentation of an on-going pest management policy and emergency response plan. f) All materials will be certified free of active insect infestation, prior to storage. 	
Wood features: doors, windows, trim, picture rails, floors	<p>Outline specifications for treatment:</p> <p>8. CLEANING</p> <p>Requirements for typical general cleaning:</p> <ul style="list-style-type: none"> a) Dry cleaning methods will employ methods and materials softer than the historic material. b) Aqueous cleaning methods require clean potable water. c) Removal of corrosion from metal components will be performed with materials and methods which will not abrade the original surface, or remove existing patina. <p>Requirements for paint/surface coating removal prior to repairs:</p> <ul style="list-style-type: none"> a) The glass panes will be protected from all surface damage. b) Deteriorated and flaking coatings will be removed mechanically with materials and methods softer than the wood substrate. c) Previous paint and/or varnish coatings will be removed with chemical and /or mechanical methods. d) Extreme care will be taken to document any physical evidence of previous surface treatment, stain color, varnishes, oils, etc., which may be original. e) Any remnants of historic finishes will be stabilized and coated with a barrier coating prior to repainting. f) The protective barrier coating will have physical properties that will permit future removal of the coating without damage or removal of historic materials and finishes. <p>Requirements for cleaning after repairs:</p> <ul style="list-style-type: none"> a) All materials with active insect infestation will be treated by materials and methods approved by the architect. b) Stabilize loose or cracked wood components by injection with an adhesive suitable for historic materials. Non- reversible adhesives such as epoxy or polyester resins will not be permitted. c) Stabilize damages due to insect infestation by consolidation with acrylic resin. Non reversible adhesives such as epoxy or polyester resins will not be permitted. <p>All repairs will be performed with the minimum amount of removal of historic material and damage to surrounding historic surfaces.</p> <ul style="list-style-type: none"> a) Cracks will be stabilized by injection with a suitable adhesive. Non reversible adhesives such as epoxy or polyester resins will not be permitted. 	3

Item	Description	Priority * = urgent 1 = high 2 = medium 3 = low
	<ul style="list-style-type: none"> b) Repair of surface losses will be limited to losses over ¼”. c) Fills will be level with the surrounding surface area and applied without staining or abrading the surrounding surface area, or changing the profile of the wood substrate. d) Repairs to replace damaged and deteriorated wood will be localized. Replacement material will match the original in wood species and hardness. e) All non original glass will be replaced with glass to match the original in opacity and pattern. <p>9. REINSTALLATION</p> <ul style="list-style-type: none"> a) All components will be re installed in their original locations. <p>10. SUBMITTALS</p> <ul style="list-style-type: none"> a) All removal, cleaning, repair and repainting procedures will be demonstrated prior to work on doors/windows. b) All replacement materials will be approved by the preservation architect, conservator and the owner prior to installation. 	

E. Maintenance Plan

Proposed plan for ongoing maintenance in order to minimize deterioration of the structure and its spaces and features. Implementation of a maintenance plan will save costs in the long run, and preserve the integrity of the site by preventing the need to replace materials.

Item	Description	Priority 1 = high 2 = medium 3 = low	Frequency
Disaster preparedness: Fires; seismic damage	<p>Train staff on preferred and alternative paths of egress; prepare and rehearse instructions to visitors.</p> <p>Invite the first line fire department company to the site for an annual safety inspection, staff training, and informational walk-through for firemen. Firemen are themselves safer, do less damage to the site, and are more effective in suppressing fires if they are familiar with the site, buildings, building interiors, and the most valuable aspects of the buildings and collections.</p>	1	Annual
Disaster preparedness: Damage from earthquakes, floods, rain, and fire exposure	Store heavy mil polyethylene tarps in the basement area to cover windows, floors and roof failures; inspect integrity of tarps.	1	Annual
Electrical system	Test breakers and lighting control panels; sample test receptacles and lamp connections. Inspections should be carried out by engineering facilities staff and a licensed electrical engineer, and, optionally, a licensed electrical contractor. Report in writing; maintain records.	1	Annual
Fire prevention	Fire extinguishers: Maintain fire extinguishers at locations recommended by the Riverside Fire Department.	1	Annual
Fire prevention	Test fire, heat, and smoke detection devices and systems. Report in writing; maintain records.	1	Annual
Flat roof repairs	Observe on ladders; check for splits and failures.	1	Annual
Lighting fixtures	Test electrical connections, wiring, and lamp bases for condition and safety, by a licensed electrical contractor and/or engineer. Report in writing; maintain records.	1	Annual
Metal scuppers, gutters, and rain leaders	Conduct an internal inspection and/or test to determine the condition and flow characteristics of gutters, scuppers, leaders, and drain lines below grade to road gutters or sewers. Methods may include flood tests, smoke tests, and video cameras. Report in writing; maintain records.	1	Annual
Termites	<p>The Harada House has suffered substantial damage to its historic fabric and to its primary structure by both dry wood and subterranean termites. Other than maintaining the roof and reinforcing the foundations, there is no more urgent task than extermination of termites. Termites are not eliminated; they require regular treatment.</p> <p>1. Annual inspection by a licensed exterminator; obtain a</p>	1	Annual

Item	Description	Priority 1 = high 2 = medium 3 = low	Frequency
	<p>written report with recommendations. Undertake treatment after curator’s review.</p> <p>2. Assume some local treatment will be necessary annually.</p> <p>3. Budget for full tenting and fumigation of the house and garage no less frequently than 7 year cycles, and more frequently if infestations are substantial.</p>		
Structural foundations and walls	Maintenance plan requires periodic inspection of the exterior walls, basement, and crawl spaces for any changes in cracks or new cracks, particularly after seismic activity.	1	Annual inspection, or following seismic activity
Archival documentation	<p><i>The Harada House site, including the two buildings, landscape, and other yard features, is the most important “object” in the museum’s Harada House collection.</i></p> <p>Facilities department staff or preservation officer shall maintain, or require and monitor the maintenance of records of all repair and rehabilitation work, including but not limited to construction documents, public agency review and permit documents, contracts, purchase orders, invoices, receipts, and labeled photographs of the area of the work before and after completion.</p> <p>While log books and conventional facilities maintenance files can serve this purpose, a digital database has been provided with this report that is designed to “contain” this information, in unlimited quantity, for the foreseeable future. The “treatments” database can include photographs, text documents (e.g., word processing, “PDF” format, etc.) that illustrate conditions over time, repairs, projects completed, completion reports, etc. The same ethical standard that applies to Museum collections applies also to the maintenance and treatment of the Harada House site and buildings. Maintenance and treatment records shall be, in addition to consideration of City public works facility records, accessioned as part of the Museum archival collection.</p>	1	As needed
On-site food and beverage service	<ol style="list-style-type: none"> 1. There shall be no on-site preparation of food and beverages due to the increased risk of fire or damage within the limited spaces available. 2. There shall be no serving of food or beverages inside the buildings on the site because of the increased risk of damage to historic materials and finishes, and to collections. 3. There may be serving of prepared food and beverages outside of buildings on the site. 	1	As scheduled
Programs & events	It is anticipated that the Riverside Metropolitan Museum’s historic site program will open the house to the public and for various functions as part of an education and interpretation program. This report does not suggest the type or extent of access or programs that are appropriate for the site. However, recognize that more access, more use by more individuals,	1	As scheduled

Item	Description	Priority 1 = high 2 = medium 3 = low	Frequency
	<p>and the nature of the activities, has an impact over time on historic materials and finishes. Some activities are more potentially damaging or risky to the site than others. The Museum should take these factors into account, and develop, in conjunction with the City of Riverside, recommended guidelines for the use of the site. Considerations should include:</p> <ol style="list-style-type: none"> 1. Public safety; seek the advice and cooperation of building and fire officials in deciding how many people should occupy the house and site due to limited space and egress capacity 2. Size of groups inside the house; spaces designed for a small single family use cannot accommodate larger groups without crowding, which increases incidental contact with materials, finishes, and collections 3. Seasonal decorations have visual and material impacts; consider limiting “decoration” to objects and materials that are related to the Harada family and the Harada collections. 4. Display, exhibition, and interpretation: the floor and wall areas are extremely small in scale and cannot accommodate very little material. The Harada collection, and the Harada story itself, offers richness, depth, and variety in the potential for showing and interpreting not only the life of one special family with very important American experiences but also aspects of the lives of most people—the middle class town people—in Riverside from the late 19th through the late 20th centuries. No other preserved Riverside landmark represents so well the lifestyle of a typical Riverside citizen. Therefore, it is problematic to contemplate using the house to exhibit and interpret themes and subjects beyond those that the site represents already. 		
Administration	Establish a “preservation officer,” position, such as a qualified facilities manager, house director, or curator, who is on call daily and is charged with implementing the Historic Structure Report with respect to active preservation projects, all recommended cyclical and reactive maintenance items, and from whom written permission is required prior to performing any work at the site (e.g., painting, hanging art, plumbing repairs, roof repairs, events).	1	Daily
Basement, crawl space, and attics	There shall be no storage in these spaces with the exception of tarps to be used in the case of water, flood, and seismic emergency response.	1	Daily
Ceilings and walls	Do not allow any penetrations of or attachments to interior wood and plaster finishes in spaces of primary significance by user staff or facilities staff without a memo of written approval by appropriate curatorial staff.	1	Daily

Item	Description	Priority 1 = high 2 = medium 3 = low	Frequency
Environment: interior	<p>Until a comprehensive active heating and cooling scheme is conceptualized, engineered, and installed, strive to regulate the ranges of heat and humidity. A narrower range of variation causes less stress to the materials and finishes over the long term.</p> <p>Continue to monitor interior temperature and relative humidity so that the data stream can be graphed for analysis by a mechanical engineer and architectural conservator during the HVAC system design phase.</p> <p>While some recommendations for the ideal “museum” environment for collections in historic house museums are for very low temperatures (e.g., 55 degrees F, year round), and relative humidity, expectations are tempered by the need for passive, low-tech, and staff activities. Following are some general guidelines that will serve the cause of conservation in the interim:</p> <ol style="list-style-type: none"> 1. Regulation of humidity is urgent. A relative humidity at 70% or lower will reduce the risks of active fungal infestation (wood rot) and condensation on or inside wall planes. Do NOT use dehumidifiers, which can “draw” moisture into the environment. Open doors and use fans to circulate air after heavy rains, and when monitors show humidity higher than 70%. 2. The deterioration and delamination of wallpaper is attributed to the lack of heating and occupancy during the late years of the house, after Sumi Harada was no longer in residence. There is a moisture component, in effect, to this condition. There is no realistic target temperature to achieve without an active HVAC system. Furthermore, temperature “shocks,” producing a very rapid variation in expansion or contraction, are not beneficial to wallpaper or other finishes. Therefore, until detailed evaluations are made from 2 years of monitoring, it is recommended that keeping the house closed most of the time is less damaging than frequent opening and closing of windows and doors. To some extent, the house, when closed with shades down, regulates temperature to a narrower range than if interior temperature follows the curve of exterior temperature. Opening in the early morning or late afternoon, during the warm months, causes less rapid changes than opening during the mid-day hours. Furniture conservators refer to a certain tempering of wood and its finishes in a given environment over a period of years, which indicates the belief from observation, if not science, that a material becomes somewhat “accustomed” to its environment, and that, therefore, one should be more concerned about making radical changes in the environment than maintaining a somewhat stable environment. Refer to the recommendations above for ventilation after wet weather. 	1	Daily

Item	Description	Priority 1 = high 2 = medium 3 = low	Frequency
Fire prevention	<p>No open flames or high temperature operations (e.g., gas or wood ranges; barbeques; candles; oil lamps; torches; welding; soldering) shall be allowed in the house or on the site at any time, including construction phases, without prior notice to the owner and approval of a written protection plan.</p> <p>No combustible compressed gasses shall be stored in the house or on the site.</p> <p>No volatile combustible liquids (e.g., varnishes, solvents) shall be stored in the house or on the site. An exception is made for construction and conservation materials during the period of application only, which may be stored on the site, not in the house, in small quantities not to exceed one gallon per type, in a ventilated case no closer than ten feet (10 ft.) to an exterior wall surface of the house.</p>	1	Daily
Maintenance Reserve Fund	<p>Consult with a qualified quantity surveyor/cost consultant to budget by item cyclical repair and maintenance items. Budget annual contributions to a maintenance reserve fund so that resources will always be available to meet current needs.</p> <p>This information can also be used to solicit contributions to an endowment dedicated to perpetual maintenance.</p>	1	N/A
Attics; basement, and crawl spaces	Observe “hidden” areas for condition of materials, electrical systems, evidence of water infiltration, and evidence of insects and vermin.	1	Quarterly
Floors	Damp mop to remove soil and grit.	1	Weekly; re-evaluate frequency depending on use and access
Gutters & rainleaders	Conduct an annual cleaning and flood test in September to determine if the system are draining readily to the site drainage system and determine if the gutters or leaders have seams, cracks, or holes that allow water to escape onto the roof, eaves, or wall areas.	2	2
Pest management: termite and insect control	Exterminate by full tenting and fumigation at regular intervals not to exceed 7 years. Annual inspection is needed because there are many exposed exterior wood features; local treatment will probably be needed more frequently. Report in writing; maintain records.	2	Annual
Floor finishes	<p>Synthetic hard finishes similar to polyurethane varnishes are easy to maintain in the short term, but usually result in a shorter life for wood floors in heavily used facility. Polyurethane finishes are damaged by grit, but are not easily repaired, resulting in more frequent sanding and refinishing. Sanding removes a layer of wood.</p> <p>A better practice is vacuuming or damp mopping to remove dust and grit. Touch-ups for conservation of existing floor finishes shall be a “short oil” varnish (high natural resin</p>	2	Annual inspection by historic architect or architectural conservator.

Item	Description	Priority 1 = high 2 = medium 3 = low	Frequency
	content), plus a hard wax finish. Do not sand off finishes and wood surfaces; use “screening” to selectively remove soil and bad spots when wear dictates application of new varnish.		
Plaster	Clean with a soft natural bristle hand brush and small vacuum cleaner, such as a “Data Vac.” Clean stubborn blemishes with a conservation soap, such as “Orvus,” 1% in water, and gently rub. Rinse with clean water and a clean cotton cloth, and dry with another clean cloth.	2	Annual, or as needed due to use
Filming: (documentary or commercial)	Documentary filming can be an important part of preserving the story of the site and interpreting the site to a broader and larger audience. Commercial location shoots are not encouraged, but can produce income that supports the maintenance of the site. Well maintained historic sites are often attractive to producers who are looking for an authentic “period setting.” Adopt a set of “house rules” for which areas are accessible, protection of surfaces and features, and monitoring during filming. Disallow any mechanical attachments, painting, taping, or bearing on walls and ceilings without prior review and written permission by the responsible staff person. Staff shall monitor or delegate monitoring during location shoots, for full time observation. Producer’s agreement shall include as attachment the “house rules” and recognition of the staff’s authority to stop dangerous or damaging activity. The “house rules” shall require that materials and procedures be used that <i>prevent</i> damage; damage is not an acceptable outcome. Repair and replacement of damaged materials and finishes is not contemplated; rather, damage shall be prevented.	2	As scheduled
Floor protection	Protect wood materials and finishes on wood materials by responding to daily uses and special events by installing “runners” as needed to cover floor surfaces that are walked-on regularly or by groups of people.	2	Daily
Housekeeping: log book	Create a logbook with a list of tasks where housekeepers can record schedules of work	2	Daily
Pest management: Integrated	Develop and implement an <i>Integrated Pest Management Plan</i> to monitor and identify pests throughout the structure. Non-luring traps should be strategically placed throughout the house and in each room to trap insects. Insects should be identified to determine if further action to eradicate the pest is necessary. All traps should be periodically examined and changed as necessary. A logbook dating the periods of examination and identification of pests should be used to track infestations.	2	Daily
Ventilation	Continue to keep the exterior doors closed at all times except during events and ventilation. This will maintain a narrower range of temperature and humidity, reduce the levels of natural light, and reduce soil deposition from the exterior	2	Daily

Item	Description	Priority 1 = high 2 = medium 3 = low	Frequency
	atmosphere.		
Ventilation	<p>Data collection of temperature and relative humidity should be continued. This information should be correlated with local relative humidity and temperature to assess the difference in condition between the exterior and interior environments. Documentation of periods of entrance to the house resulting in opening of doors and windows should be logged to correlate and assess environmental changes during these periods. Data collection and correlation of the data with periods of entrance and exit to the structure will be useful in evaluating needs and designing a ventilation and HVAC system design.</p> <p>Ventilation of the structure interior may be required during certain weather conditions. Windows and possibly doors may need to be periodically opened to facilitate air circulation throughout the building. Data from the monitoring can be used to assess the effectiveness of ventilation measures.</p>	2	Daily
Window coverings	Keep roll shades down to limit heat, light, and radiation in the house whenever possible, and always when the house is not occupied.	2	Daily
Gutters	Clean out debris and flow test prior to rainy season; inspect monthly during rainy season when wind blows leaves into gutters.	2	Monthly (rainy season)
Window coverings	Retain window coverings in place or use replacement coverings (roll shades or draperies) in order to assist with regulation of heat, light, and radiation.	2	N/A
Plumbing fixtures	For enameled cast iron and vitreous china kitchen and bathroom fixtures and fittings, use conservation-grade products such as Orvus, or low pH, non-abrasive cleaners such as Fels-Naptha, or Bon-Ami. If the use recommendations are followed, there will be no operating plumbing systems in the building. Therefore, after initial cleaning, dusting and very infrequent surface cleaning is required.	2	Quarterly, or as needed by observation of surface soiling
Housekeeping: dusting	<ol style="list-style-type: none"> 1. Use soft cotton cloths, such as diapers; wash cloths frequently 2. Dampen cloths if needed 3. Do not use oils or sprays on dust cloths 4. Use vacuum cleaner with a soft natural bristle attachment on horizontal surfaces, baseboards, and door frames 5. Use soft natural bristle hand brush for picture frames, plaster, wood trim, and paneling. 	2	Weekly, or after heavy use
Housekeeping	<p>GENERAL HOUSEKEEPING</p> <ol style="list-style-type: none"> 1. Dry cleaning with a vacuum and soft bristle brush should be implemented as soon as possible to remove dust and dirt from the historic surfaces. A plan to identify the location and label all detached wallpaper and plaster fragments should be 	3	

Item	Description	Priority 1 = high 2 = medium 3 = low	Frequency
	<p>implemented prior to cleaning.</p> <p>2. The varnished wood surfaces, linoleum and interior painted should be cleaned with a soft brush and or sponge and clean water to remove surface and grime. The water should be changed frequently to ensure that the surface dirt is removed. The surfaces should be dried with a soft clean cotton diaper. Care should be taken to ensure that the materials do not catch on surface irregularities (raised varnish, cracked paint, splinters) that might be pulled from the surface.</p> <p>3. Remove carpet from floors. The carpet is generally in very poor condition and provides an environment for pest infestation. Document size and installation methods and archive carpet fragments that are determined to be historically significant. Document condition of flooring and clean floors as specified above. Removal of carpet installation materials can be implemented at a later date.</p> <p>4. Provide floor protection throughout the house to protect floor materials from surface scuffs, scratches and abrasions. The floor protection can be localized to the areas of predominate foot traffic.</p> <p>5. The following publication may be used for setting cleaning routines and general training and reference for housekeeping staff.</p> <p>Melissa M. Heaver, <i>Housekeeping for Historic Homes and House Museums</i> (National Trust for Historic Preservation, Washington, D.C., undated).</p>		
Lighting fixture finishes	Cleaning dust and atmospheric soil, and inspect finish.	3	Annual
Fire prevention	Keep all interior doors closed unless a door needs to be opened in connection with use of the facility.	3	Daily
Lighting fixture lamps (bulbs)	In public circulation and assembly spaces, replace incompatible modern lamp shapes A-types, or other more compatible forms.	3	Daily
Gutters & rain leaders	Inspect the system monthly by ladder during the rainy season.	3	Monthly (rainy season)
Landscape and yard maintenance	<i>Refer to the landscape special report prepared by Robin Tyner.</i>	3	Monthly
Finish (door) hardware	Use non-abrasive cleaners as part of a cyclical schedule for cleaning. Do not use wire brushes, chemical strippers, or power buffing on hardware finishes.	3	Quarterly
Floor cleaning	Utilize vacuum cleaners with rubber bumpers, and with screens when vacuuming any significant carpets. "Metropolitan" is one manufacturer who engineers vacuums that are good for conservation practice.	3	Weekly, or after heavy use

F. Next Steps

In general, a Historic Structure Report does not specify the scope of Work for a "project." It is a reference and planning document that provides a variety of reference information, documentation, criteria, and recommendations for responses to conditions and cyclical maintenance, and recommendations for further study. This report has a long list of prioritized recommendations. Aside from the possibility of early response to many unobtrusive preservation and maintenance needs, the next "planning" task is to organize an implementation plan. This effort should articulate one or more major construction projects, each of which requires architectural and engineering services to produce construction documents (drawings and specifications). The relationships among materials and systems dictate that many needed improvements should be aggregated into one project.

However, the practicalities of public process and funding can also affect planning choices--necessary work may be delayed or phased by necessity. During the course of preparing this report, the City of Riverside has taken giant steps in stabilizing the site and reducing risks. The foundations are shored, an authentic roof has been reconstructed, site drainage is improved, electrical and plumbing systems are safe, landscaping is maintained, and security systems are added. As of the date of this report, the Riverside Metropolitan Museum is preparing to request engineering services for foundation repairs and strengthening. This is a high priority recommendation of this report. However, there are no funds for implementing this work, so the Schedule for completion is uncertain. In the meantime, the house is at a high risk for damage in the event of an earthquake.

This report identifies the deteriorating condition of wallpaper as Another area of high risk for loss. The lack of occupancy, heating, and ventilation, and intrusion of water has resulted in accelerating deterioration. If no measures can be taken very soon to mitigate the conditions impacting the wallpaper, it is preferable to remove the wallpaper for safe storage. The aggregated project that is needed would integrate responses to structure, building envelope, electrical and mechanical systems, fire prevention, and interior plaster repairs. This prospective project contemplates full removal of exterior wood siding for inspection and repair of wood framing, addition of structural components if needed, and adding new building infrastructure systems in wall and floor cavities "from the outside in."

VI. Record of Treatment

A. Completion Report

VII. Annotated Bibliography

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<http://www.californiapreservation.org>

VII. Appendices

Appendix A
As-Found Conditions

Appendix B
Recommended Treatments

Appendix C
Codes and Regulations

Appendix A

As-Found Conditions

The following report is a comprehensive list of the identified spaces and features contained in the Harada House, including photographs, narrative descriptions, and as-found conditions of each. The list was generated from the existing conditions database developed for the project. The list is organized by floor level and space. Each space the residence has been assigned a space code number and name. These codes are reflected in the keyed floor plans on the following pages. The space codes for spaces in the basement begin with “00”, spaces on the first floor begin with “1”, those on the second floor begin with “2”, and those for the attic begin with “3”. Similarly, the space codes for exterior features begin with “0”.

To locate a record from a specific space, first identify the space code for the space from the keyed floor plans. Once the correct space code is found, refer report to view all of the features associated with the particular space. The records in the report appear in alpha-numeric order, and the individual features are further categorized by type and location within each space. The digital version of the database can also be used to search for any combination of features and/or attributes.

Each record contains a determination of significance and an assessment of condition. These determinations were made upon close observation in the field, and subsequently verified by comparative analysis of features in the entire residence. The levels of significance were divided into “significant” and “not significant.” The criteria used to categorize conditions were “good,” “fair,” and “poor.” The definitions of these terms are as follows:

Significance

Significant spaces and features are those that individually contribute substantially to the historic character of the site. The removal or substantial alteration of a space or feature may result in an incremental loss of the historic character of the site.

Condition

Good

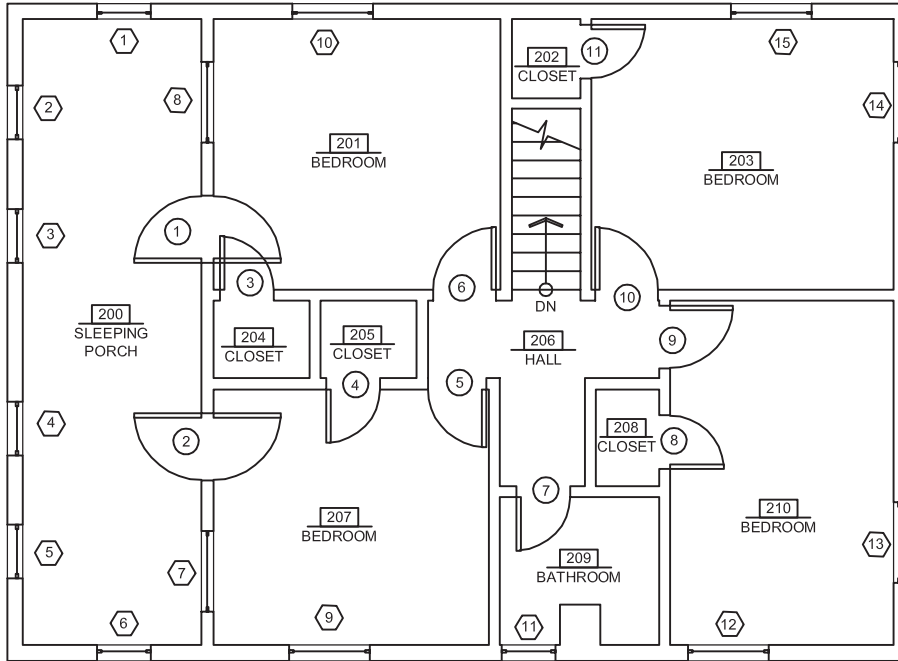
The term “good,” as used in this report, means that the feature appears sound and well maintained; may need minor rehabilitation.

Fair

The term “fair,” as used in this report, means that the feature shows a degree of disrepair and neglect; needs rehabilitation.

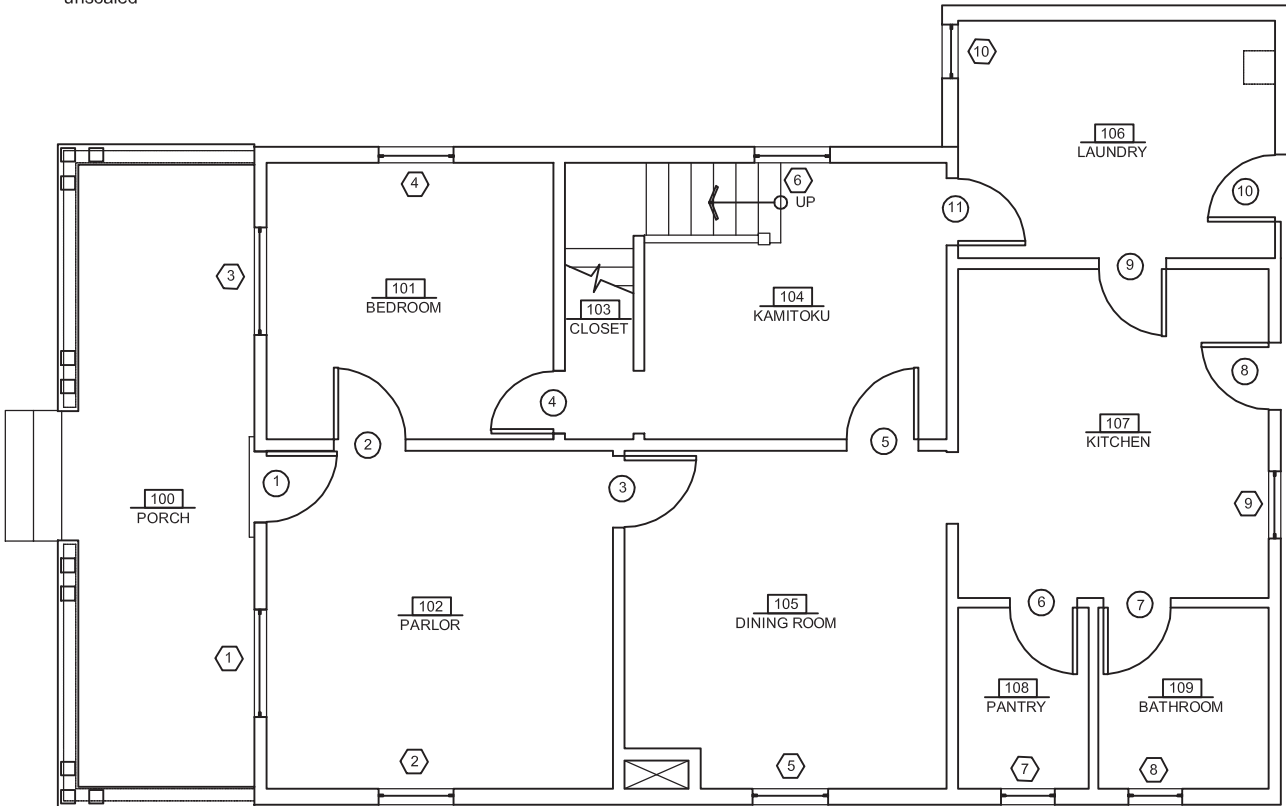
Poor

The term “poor,” as used in this report, means that the feature is deteriorated; need substantial rehabilitation.



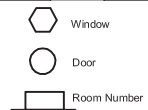
Second Floor

unscaled



Ground Floor

unscaled



Harada House

001 - 0 Basement

Ceiling

Beams



Significance: Significant

The beams running both east to west and north to south are spaced six feet apart on center. In some areas beneath the western end of the house, the beams sit on brick supports.

Condition: Fair

Many are missing and many are damaged. There are many new added beams.

Joists



Significance: Significant

The western three fourths of the joists run north to south and are one and seven eighths inch by seven and three quarters inch, spaced at about eighteen inch on center. The eastern one quarter of the joists run west to east and are one and seven eighths inch by five and seven eighths inch, spaced at about eighteen inch on center. The final three joists on the northeastern side are two inch by four inch.

Condition: Fair

Termite damage on some joists. Some joists were cut for plumbing.

Posts



Significance: Significant

The vertical posts support the beams running both east to west and north to south. Many are missing although their ghost marks identify clearly where they were. In the crawl space area, there are many small posts, with some resting on a brick base.

Condition: Poor

The posts are heavily damaged by termites and many are missing.

Floor

Partial basement floor



Significance: Significant

There is a partial basement reached from the eastern exterior of the house down a short flight of wood stairs. The partial basement begins at the southeastern end of the building and runs roughly two thirds of the house from east to west, and roughly one half of the house running south to north. The floors are dirt.

Condition: Fair

Wall - East

East wall



Significance: Significant

There is an irregularly placed brick foundation wall. The south 2.5 feet of wall is 4 feet eight inches made of unreinforced concrete foundation wall board formed.

Condition: Poor

Seven feet of wall is unstable and brick is displaced away from the framing, not giving any support. Brick is irregular and there is salt deposition. Mortar is failing. There is honeycombing on the concrete.

Wall - North

North wall



Significance: Significant

The north wall has six courses of brick that are irregular, but less so than the west wall. At the east end, the wall offsets about six feet to the north (under laundry room). Bricks are laid up regularly there, but very rough.

Condition: Poor

There is salt deposition on the brick and mortar, and there is mortar failure.

Wall - South

South wall



Significance: Significant

The south wall is made of unreinforced concrete and runs for twenty two feet five inches to the south side chimney. Three and a half feet from the ground there is a cold-joint. There are three courses of brick on top of concrete.

Condition: Poor

The wall has moved by hydrostatic pressure leaning in at 1 to 4 degrees out of plumb with the most severe being at about the halfway point. The top course has failed and moved out of place both vertically and horizontally, probably because of the wall moving.

Wall - West

West wall



Significance: Significant

The west wall is made of five courses of unreinforced brick with lime mortar. The masonry is irregular (not level and no uniform joint size). The west wall separates the porch from the house.

Condition: Poor

There is blanching on the north end and the mortar is decomposing.

01 - 00 North Elevation

Wall - North

North elevation



Significance: Significant

The exterior siding is a ship lap siding, except on the walls of the enclosed porch which are v-groove siding. The eastern vertical trim piece divides the two-story section of the house from the enclosed porch, and the western end vertical trim pieces divide the main body of the house from the first and second story porch and balcony. The western vertical trim begins as the outer face of the corner trim from the porch which is broken by the porch header trim, and then rises to wall cap of the now-enclosed second story sleeping porch. Above the wall cap, the vertical trim piece rises to the sleeping porch header trim. At the intersection of the wall and the roof there is a wide frieze topped with a quarter-round trim molding. There is a closed eaves with a painted wood soffit. The eaves fascia has a profiled crown molding. There is a pair of box columns on the porch on the western end. The porch wall is roughly four feet on top of a six inch brick foundation. There is a decorative single-faced board on the western edge of the porch wall that runs to the crown molding, but is broken by a header trim piece above the porch opening. There is a base trim board at the intersection of the ground and the wall.

Condition: Fair

The paint is chipping away on the facade in various places. In particular, where it is noticeable that new paint was painted over old paint, the paint is failing on the wood siding.

North elevation window



Significance: Significant

There are five windows on the north elevation. One of the five windows is on the second-floor porch. All of the windows have a thick sill and a wood casing below the sill (with a single bead) and on each side. The two ground floor windows have a header trim, while the second story windows rise to the freeze. On the two ground-floor windows, there is a pair of decorative block trim pieces with a single bead and a curved profile below the sill on each side of the below-sill trim.

Condition: Fair

02 - 00 East Elevation

Wall - East

East elevation chimney

Significance: Significant

Condition: Fair



There is a chimney covered with plywood on the north side of the east elevation

The chimney is shored, moistureproofed, and encased in plywood due to failure.

East elevation electrical

Significance: Not Significant

Condition: Fair

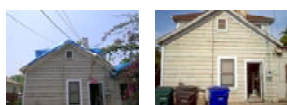


There is a 100 AMP electrical service main panel and meter.

East elevation (one-story)

Significance: Significant

Condition: Fair



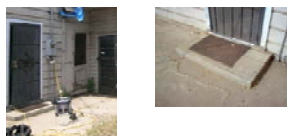
The exterior siding is a horizontal ship lap siding. There is a corner wood trim piece on the terminal south edge of east elevation and at the intersection of the east wall and where the enclosed porch on the north elevation begins. There is a gable-end roof with extended eaves. At the intersection of the wall and the roof there is a wide frieze. There is a closed eaves with a painted wood soffit. There is an air vent with wood louvres just below the roof ridge with a sill and with wood casings on all four sides.

The paint is chipping away on the facade in various places. In particular, where it is noticeable that new paint was painted over old paint, the paint is failing at the wood siding.

East elevation stairs

Significance: Significant

Condition: Fair



There is a single four-inch tall poured-in-place concrete stoop that leads to the kitchen.

East elevation stairs cellar

Significance: Significant

Condition: Fair



There is a wood staircase that leads from the ground floor to the cellar. The door to the cellar is a single sloped cellar door made of wood boards running vertical nailed to two horizontal two inch by four inch boards, and covered with plywood. The door casing is poured-in-place concrete. The wood stairs, old and unsafe, and undated, were removed and stored in the garage in 2005, when the existing stairs were built to replace them.

East elevation (two-story)

Significance: Significant

Condition: Fair



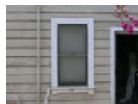
The exterior siding is a horizontal shiplap siding. There are vertical trim pieces on the two terminal edges of the elevation that run to the crown molding. At the intersection of the wall and the roof there is a wide frieze topped with a quarter-round trim molding. There is a closed eaves with a painted wood soffit. The eaves fascia has a profiled crown molding.

The paint is chipping away on the facade in various places. In particular, where it is noticeable that new paint was painted over old paint, the paint is failing to the wood siding.

East elevation window casing

Significance: Significant

Condition: Fair



There is one window with a thick sill and wood casing above the window, below the sill, and on each side. There is a pair of decorative wood trim pieces with a single curve profile below the sill on each side of the fascia.

East elevation window casing

Significance: Significant

Condition: Fair



There are two windows on the second story elevation. Each window has a thick sill and a trim piece on the top, below the sill, and on each side.

03 - 00 South Elevation

Floor

South elevation floor sill



Significance: Significant

There is a wood sill that runs the length of the house. Temporary shoring to prevent further damage at this location has been designed and installed. Shoring is exterior as well as interior. The exterior shoring also functions as a "cricket" that diverts rain and surface water away from the area in an effort to reduce hydrostatic pressure.

Condition: Poor

The sill has failed from water and termite damage and has subsided in the middle section of the south elevation. The sill is no longer carrying the load of the house in the middle section.

Wall - South

South elevation (one story)



Significance: Significant

The exterior siding is a horizontal ship lap siding. There is a vertical trim piece on the eastern edge of the elevation that runs to the intersection of the wall and roof. At the intersection of the wall and the roof there is a wide frieze. There is a closed eaves with a painted wood soffit. The eaves fascia has a profiled crown molding.

Condition: Fair

The paint is chipping away on the facade in various places. In particular, where it is noticeable that new paint was painted over old paint, the paint is failing to the wood siding.

South elevation (two story)



Significance: Significant

The exterior siding is a ship lap siding. The eastern vertical trim piece divides the two-story section of the house from the single-story section, and the western end vertical trim pieces divide the main body of the house from the first and second story porch and balcony. The western vertical trim begins as the outer face of the corner trim from the porch which is broken by the porch header trim, and then rises to wall cap of the now-enclosed second story sleeping porch. Above the wall cap, the vertical trim piece rises to the sleeping porch header trim. At the intersection of the wall and the roof there is a wide frieze topped with a quarter-round trim molding. There is a closed eaves with a painted wood soffit. The eaves fascia has a profiled crown molding. There is a pair of box columns on the porch on the western end. The porch wall is roughly four feet on top of a six inch brick foundation. There is a decorative single-faced board on the western edge of the porch wall that runs to the crown molding, but is broken by a header trim piece above the porch opening. There is a base trim board at the intersection of the ground and the wall.

Condition: Poor

The paint is chipping away on the facade in various places. In particular, where it is noticeable that new paint was painted over old paint, the paint is failing to the wood siding.

South elevation window casing



Significance: Significant

There are two windows with a thick sill. There is casing above the window, below the sill (with a single bead), and on each side. There is a pair of decorative wood trim pieces with a single bead and curve profile below the sill on each side of the fascia. There is a pair of metal hardware pieces on each of the windows, possibly for shutters.

Condition: Fair



South elevation window



Significance: Significant

There are six windows on the two-story section of the south elevation. One of the six windows is on the porch. All of the windows have a thick sill and a wood casing below the sill (with a single bead) and on each side. The ground floor windows have a header trim, while the second story windows rise to the freeze. On the ground-floor windows, there is a pair of decorative block trim pieces with a single bead and a curved profile below the sill on each side of the below-sill trim.

Condition: Poor

All the windows on the two-story section have some termite damage, but the two ground floor windows have failed sills and heavily damaged casings.

04 - 00 West Elevation

Wall - West

West elevation



Significance: Significant

Condition: Fair

The exterior siding is a horizontal ship lap siding. There are vertical trim pieces on the two terminal edges of the elevation that run to the eaves but are broken by a horizontal trim piece that runs from one edge of the elevation to the other just below the second floor windows. At the intersection of the wall and the roof there is a wide frieze. There is a closed eaves with a painted wood soffit. The eaves fascia has a profiled crown molding.

The paint is chipping away on the facade in various places. In particular, where it is noticeable that new paint was painted over old paint, the paint is failing to the wood siding. There is some termite damage on the wall.

West elevation porch

Significance: Significant

Condition: Good

There are four pairs of box columns in the Craftsman style that are wood with a wood decorative horizontal tie for each pair.

West elevation porch wall



Significance: Significant

Condition: Good

There is an outer porch wall sitting on top of a 6 inch brick foundation. There is an open area of, roughly, four feet between the low wall and the top of the decorative columns. Above the columns there is a decorative header trim running horizontally and a decorative vertical trim piece on the two terminal edges of the porch.

West elevation stairs



Significance: Significant

Condition: Good

There is a two-stair poured-in-place concrete staircase leading from the ground level to the front porch.

West elevation stairs handrail



Significance: Not Significant

Condition: Good

There is a metal hand rail painted black that is bolted to the front porch wood wall and to the concrete.

West elevation window casing



Significance: Significant

Condition: Fair

On the second story there are four exterior windows, two on each side of the house, that are separated by ship lap siding. Each window has a wood sill and casing. There are two windows on the enclosed porch on the ground floor. Each window has a wood sill and casing.

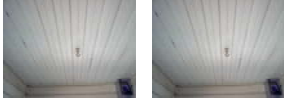
100 - 1 Porch

Ceiling

Ceiling

Significance: Significant

Condition: Fair



The porch ceiling is V-groove paneled painted wood. There are two metal hooks for plant hangers.

Floor

Floor

Significance: Significant

Condition: Fair



The floor is painted tongue and groove softwood.

There is termite damage in the center near front stairs.

Wall - East

East wall

Significance: Significant

Condition: Good



The east wall is painted wood ship-lap.

Wall - North

North wall

Significance: Significant

Condition: Good



The north wall is painted wood ship-lap. There are three boxed columns with decorative horizontal ties.

Wall - South

South wall

Significance: Significant

Condition: Good



The south wall is painted wood ship-lap. There are three boxed columns probably four by four inch with decorative horizontal ties.

Wall - West

West wall

Significance: Significant

Condition: Good



The west wall is painted wood ship-lap.

101 - 1 Bedroom

Ceiling

Ceiling



Significance: Significant

The ceiling is wallpapered.

Condition: Fair

There are two cracks that run north to south and extend roughly half the length of the ceiling.

Light Fixture



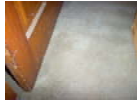
Significance: Significant

There is one ceiling mounted pendant lighting fixture. The stem is ferrous metal while the fixture itself is copper alloy. There are two lamps on lighting fixture and no shades.

Condition: Fair

Floor

Floor



Significance: Significant

The floor has wood floor boards that are a nominal one inch by six inch. The base boards are nominal one inch by eight inch and are painted with a wood grain. There is a turned wood door stop on the base board on the south wall.

Condition: Fair

Wall - East

Door 4



Significance: Significant

Door 4 is one inch wide with four raised panels. The door is set in a wood frame and casing. The door is not finished with wood grain.

Condition: Poor

There are diagonal cracks in the wood at the bottom of the door.

Door 4 hardware



Significance: Significant

The locks set has black ceramic door knobs with copper alloy plate key hole, and rosettes. There is neither a throw bolt or cylinder lock. There is one pair of decorative hinges.

Condition: Fair

East wall



Significance: Significant

The east wall is covered in wall paper.

Condition: Poor

There are several cracks on the east wall.

Wall - North

North wall



Significance: Significant

The north wall is covered in wall paper.

Condition: Poor

The wallpaper is peeling beneath the sill from water damage. Only the paper is damaged not the plaster.

Window 4



Significance: Significant

Window 4 is double hung with same size sashes. The wood casing is painted with wood graining.

Condition: Fair

Window 4 hardware



Significance: Significant

Window 4 has a thumb-turn latch.

Condition: Fair

Wall - South

South wall



Significance: Significant

The south wall is covered in wall paper.

Condition: Poor

There is a diagonal crack at wall.

Wall - West

West wall



Significance: Significant

The west wall is covered in wall paper.

Condition: Poor

There is a diagonal crack in plaster, water damage under the sill, and cracks above the window head.

Window 3



Significance: Significant

Window 3 is double hung with different size sashes. The wood casing is painted with wood graining and has a single bead. There is no sash handle or hardware.

Condition: Fair

The top sash is operable but both cords are snapped. The lower sash is in good condition.

Window 3 hardware



Significance: Significant

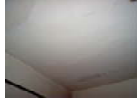
There is no sash handle. There is a bottom and top curtain rod, but no curtain. Window 3 has a thumb-turn latch.

Condition: Fair

102 - 1 Parlor

Ceiling

Ceiling



Significance: Significant

The ceiling is plaster that was wallpapered and then painted.

Condition: Poor

The wallpaper is delaminating and there is a diagonal crack running northwest to southeast. There is a large badly-made patch in southwest corner.

Light fixture



Significance: Significant

There is one ceiling mounted pendant lighting fixture. The stem is ferrous metal while the fixture itself is copper alloy. There are two lamps on lighting fixture and no shades. The switch for the light is on the west wall and has a ceramic base, a copper alloy cover and two plastic switches.

Condition: Fair

Floor

Floor



Significance: Significant

The floor has wood floor boards covered by wall to wall carpet on top of a synthetic pad. The floor boards are a nominal one inch by six inch. The base boards are nominal one inch by eight inch and are painted with a wood grain

Condition: Fair

Wall - East

Door 3



Significance: Significant

Door 3 to the Harada House is set in a wood frame and casing. The door is made of wood with wood graining on both sides. The door has four raised panels, with a more elaborate profile than door 2, and is one and a half inch wide.

Condition: Good

Door 3 hardware



Significance: Significant

The locks set has white ceramic door knobs with copper alloy plate key hole. There is neither a throw bolt or cylinder lock. There is one pair of decorative hinges.

Condition: Fair

East wall



Significance: Significant

The east wall is plaster that was wallpapered and then painted.

Condition: Poor

The wallpaper is delaminating from the wall and there is a crack partially covered by the shoring running down the wall. Also on the south side of the east wall there is a crack that is mostly covered by the shoring.

Wall - North

Door 2



Significance: Significant

Door 2 to the Harada House is set in a wood frame and casing. The door is made of wood with wood graining on both sides. The door has a four raised panels and is one and a quarter inch wide.

Condition: Fair

Door 2 hardware



Significance: Significant

The locks set has white ceramic door knobs with copper alloy plate key hole. The throw-bolt and lock itself, are ferrous metal. There is one pair of decorative hinges.

Condition: Fair

North wall



Significance: Significant

The north wall is plaster that was wallpapered twice and then painted.

Condition: Poor

The wallpaper is peeling and there is an irregular crack that runs from the ceiling and across the wall. There is a large crack that runs in an arch from the intersection with the west wall and the top of door 2.

Wall - South

South wall



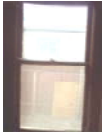
Significance: Significant

Condition: Poor

The south wall is plaster that was wallpapered and then painted.

The wallpaper is delaminating from the wall and there is a large diagonal crack running from the ceiling to the header of the window.

Window 2



Significance: Significant

Condition: Fair

Window 2 is double hung with same size sashes. The wood casing is painted with wood graining and has a single bead.

One or both of the sash cords has snapped.

Window 2 hardware



Significance: Significant

Condition: Fair

Window 2 has a thumb-turn latch.

Wall - West

Door 1



Significance: Significant

Condition: Good

Door 1 to the Harada House is set in a wood frame and casing with a single bead on the inside face. The threshold is worn from wear and there are two stops so probably there was an outside screen door as well. The door is made of wood that is painted black on the outside with wood graining on the inside. The door has a single glass light over two raised panels on the lower portion.

Door 1 Hardware



Significance: Significant

Condition: Fair

The door has a ferrous metal lock set (probably original). Dead bolt is a mortise "Yale" brand, which is probably original. There is one pair of decorative hinges and one sheer curtain held with horizontal rods on the top and bottom.

Mail slot



Significance: Significant

Condition: Fair

The mail slot through the west wall is made of a copper alloy frame with a hinged flap on the exterior and an opening on the interior.

West wall



Significance: Significant

Condition: Poor

The west wall is plaster that was wallpapered and then painted.

The wallpaper is delaminating from the wall and there is a vertical crack running from the ceiling to the window.

Window 1



Significance: Significant

Condition: Fair

Window 1 is double hung with different size sashes. The Wood casing is painted with wood graining.

One of the sash cords has snapped.

Window 1 hardware



Significance: Significant

Condition: Fair

Window 1 has a ferrous metal sash-lift and a ferrous cam-lock.

103 - 1 Closet

Ceiling

Ceiling



Significance: Significant

Condition: Good

The ceiling is L-shaped and is the under-stairs of the stairs to the second floor. The under-stairs are made of unfinished soft wood.

Floor

Floor



Significance: Significant

Condition: Fair

The floor is made of five and a quarter inch wide softwood boards that are tongue and groove. There are paint markings running north to south from partition to stairs. Six and a quarter inches from the west wall sill there is an unpainted area or ghost that is six inches wide. There is a drawn pencil line in the center of the unpainted area running three feet eight and a half inches from north to south. There is inlaid linoleum with a pattern finish on the south side of the closet, roughly the size of the doorway. The baseboards are eight inches for one half of the north wall and all of the south wall. All other areas have six inch baseboards.

The east end has termite droppings from the stairs above.

Wall - East

East wall



Significance: Significant

Condition: Poor

The east wall is made of unfinished plaster. There is a coat hanger made of unfinished wood four foot nine inches above the floor with five painted ferrous metal clothes hooks.

There are diagonal cracks on the north side.

Wall - North

North wall



Significance: Significant

Condition: Poor

The wall is made of unfinished plaster. There is a warm gray color in the west corner of wall where there is some visible wallpaper beneath the plaster.

There is a diagonal crack running east to west and there is loss of plaster on the east side.

Wall - South

South wall



Significance: Significant

Condition: Poor

The upper portion of the south wall is patched and replastered. There are ghosts from old wallpaper.

Wall - West

West wall



Significance: Significant

Condition: Poor

The west wall is made of unfinished plaster over lath. On north side of wall, there are three cavities of the stud wall that are unplastered. There is a coat hanger made of unfinished wood four foot nine inches above the floor with five painted ferrous metal clothes hooks.

104 - 1 Kamitoku

Ceiling

Ceiling



Significance: Significant

Condition: Poor

The ceiling is made of plaster finished with wallpaper.

There is some damage to the ceiling from water.

Light fixture



Significance: Significant

Condition: Fair

There is one ceiling mounted pendant lighting fixture. The stem is ferrous metal while the fixture itself is copper alloy. There are two lamps on lighting fixture and no shades. There is a light fixture on the south wall with a metal base and a plastic switch, the switch for the light says "Weber" on it.

Floor

Floor



Significance: Significant

Condition: Fair

The floor has painted wood floorboards made of five and a quarter inch wide softwood boards that are tongue and groove. On top of the floorboards there is inlaid linoleum with a decorative pattern.

The floorboards have some termite damage.



Wall - East

Door 11



Significance: Significant

Condition: Good

Door 11 to the Harada House is one and a half inch wide and set in a wood frame and casing. The door is made of wood finished with wood graining on the Kamitoku side and green paint on the laundry room side. The door has three flat panels below two screened panels.

Screen is detached in one panel.

Door hardware



Significance: Significant

Condition: Good

The door has a surface mounted lock set made of ferrous metal with black glass door knobs. There is a homemade suspended curtain on two nails. There is one pair of decorative hinges.

Locks are not operable.

East wall



Significance: Significant

Condition: Poor

The east wall is made of plaster covered with wallpaper. The chimney flue is covered with a metal cover decorated with a landscape scene.

Much of the wall is shored because of delamination and cracks.

Wall - North

North wall



Significance: Significant

Condition: Poor

The north wall is made of plaster covered with wallpaper.

The plaster and wallpaper on the east end of the north wall was removed after it separated from the wall. There is some water damage under the window.



Window 6



Significance: Significant

Condition: Fair

Window 6 is double hung with same size sashes. The wood casing is painted with wood graining and has a single bead.

One of the sash cords is intact, and the other is snapped.

Window 6 hardware



Significance: Significant

Condition: Poor

Window 6 has a thumb-turn latch.

There is a ghost of the missing hardware.

Wall - South

South wall



Significance: Significant

The south wall is made of plaster covered with wallpaper.

Condition: Poor

Roughly one-half of the wall is shored because of delamination and cracks.

Wall - West

Casework Built-in closet



Significance: Significant

The built-in closet on the west side of the Kamitoku room is made of one inch by twelve inch softwood boards. There are eight ferrous coat hangers attached to a horizontal board.

Condition: Good

West wall



Significance: Significant

The south wall is made of plaster covered with wallpaper.

Condition: Poor

Roughly one-half of the wall is shored because of delamination and cracks.

105 - 1 Dining Room

Ceiling

Ceiling



Significance: Significant

The ceiling is made of plaster finished in paint.

Condition: Fair

The ceiling is heavily soiled and there is a large crack running from east to west. Along the west wall there is major separation of the ceiling from the wall.

Light fixture



Significance: Significant

The outlet to the light is original and therefore significant. The light fixture itself, the electrical receptors on the east and west walls, and the wall switch on the north wall are not significant.

Condition: Fair

Floor

Floor



Significance: Significant

The floor has wall-to-wall carpet over painted wood floorboards made of five and a quarter inch wide softwood boards that are tongue and groove. The baseboards are six inches. There is a wood door stop attached to the baseboard at door 12.

Condition: Poor

Wall - East

Door 12



Significance: Significant

Door 12 to the Harada House is set in a wood frame and casing. The door is made of wood hand-painted with wood graining on one side. The door has four raised panels and is one and a half inch wide. The door is painted on the kitchen side.

Condition: Good

Door 12 hardware



Significance: Significant

The door has a mounted lock set made of painted ferrous metal made by Corbin. There is one pair of decorative hinges.

Condition: Good

East wall



Significance: Significant

The east wall is made of plaster finished in paint

Condition: Poor

There are four large diagonal cracks. There is separation of the ceiling from the wall on the south side.

Wall - North

Door 5



Significance: Significant

Door 4 to the Harada House is set in a wood frame and casing. The door is made of wood with wood graining on both sides. The door has four raised panels and is one and a half inch wide.

Condition: Fair

Door 5 hardware



Significance: Significant

The door has a surface mounted lock set made of painted ferrous metal made by Corbin. There is one pair of decorative hinges.

Condition: Good

North wall



Significance: Significant

The north wall is made of plaster finished with paint.

Condition: Poor

The wall is heavily soiled. There are large diagonal cracks on both the lower and upper areas of the wall.

Wall - South

South wall



Significance: Significant

The south wall is made of plaster finished with paint. There is a chimney in the west corner where the south and west walls meet.

Condition: Poor

There is a large crack at the joint between the south and the east wall and several other smaller cracks beneath the window sill. The plaster around the chimney is delaminating and the chimney has separated from the wall.

Window 5



Significance: Significant

Window 2 is double hung with same size sashes. The wood casing is painted with wood graining and has a single bead.

Condition: Fair

Both the sash cords are snapped and there is some alligating due to heat.

Window 5 hardware



Significance: Significant

There is roller shade hardware and older unused curtain hardware. The window has a thumb-turn latch.

Condition: Fair

Wall - West

West Wall



Significance: Significant

The west wall is made of plaster finished with paint.

Condition: Poor

The wall is subsiding on the south end due to the failing foundation. There is a large diagonal crack beginning at the ceiling and ending at the chimney.

106 - 1 Laundry

Ceiling

Ceiling



Significance: Significant
The ceiling is made of exposed rafters, joists, and sheathing from the roof finished in paint.

Condition: Fair
There are several water stains on the ceiling where water leaked through the roof.



Light fixture



Significance: Not Significant
There is a ceiling mounted lighting fixture attached to a metal base.

Condition: Fair



Floor

Floor



Significance: Significant
There are two different kinds of flooring: the flooring on the eastern side made of linoleum with a printed-on pattern over the wood floor boards; while on the western side, there is contemporary acrylic resilient flooring over the wood floor boards.

Condition: Poor

Wall - East

Door 10



Significance: Significant
There is a door on the north side of the east elevation with two raised panels below a large screen panel.

Condition: Poor
The door is fastened shut and the lower two wood panels are pulling apart from the door frame.

Door 10 hardware



Significance: Significant
The door has three ferrous metal hinges painted with exterior house paint, one is a spring hinge. There is a small circular wooden pull.

Condition: Fair

East elevation



Significance: Significant
The wall is made of vertically aligned beaded board. The wall is divided into three sections divided by horizontal boards that probably divided an open space between a lower and higher wall on a porch. There is a wood baseboard at the bottom of the wall. There is a door with two raised panels below a large screen panel.

Condition: Poor
The door is fastened shut and the lower two wood panels are pulling apart from the door frame.

East Wall



Significance: Significant
The east wall is made with vertical boards rising to a sill about three feet from the ground. Above the sill, beaded boards laid horizontally make up the middle section of the wall. Above the beaded board, there are vertical boards rising to the ceiling. There is a chamfered post set into the wall.

Condition: Good
There is some water damage on the wall.

Wall - North

North elevation

Significance: Significant

Condition: Fair

The wall is made of vertically aligned beaded board. The wall is divided by a horizontal board that was originally the wall cap for the low wall of a side porch. There is a wood baseboard at the bottom of the wall.

North Wall



Significance: Significant

Condition: Good

The north wall is made of beaded boards laid horizontally on the top with low-wall vertical boards rising to a sill about three feet from the ground.

There is some water damage on the wall.

Wall - South

South Wall



Significance: Significant

Condition: Good

The south wall is made of painted green ship-lap siding laid horizontally.

Wall - West

West elevation

Significance: Significant

Condition: Poor

The wall is made of vertically aligned beaded board. The wall is divided into three sections with the bottom third section running to what was originally the wall cap for the low wall of a side porch. There is a wood baseboard at the bottom of the wall.

West Wall



Significance: Significant

Condition: Fair

Roughly one half of the west wall has ship-lap siding laid horizontally, while the other is made of beaded boards laid horizontally on the top with low-wall vertical boards rising to a sill about three feet from the ground.

There is some water damage on the wall.

Window 10

Significance: Significant

Condition: Fair

There is a single casement window with a single-bead wood frame.

Window 10 hardware

Significance: Significant

Condition: Fair

There is a surface mounted thumb-turn latch with a decorative pattern on it.

107 - 1 Kitchen

Ceiling

Ceiling



Significance: Significant

The ceiling is made of plaster that is covered with wallpaper.

Condition: Poor

There is some water damage on the north side of the ceiling. Ceiling is heavily soiled.



Lighting fixture



Significance: Significant

There is a ceiling mounted lighting fixture suspended by a braided cord. There are floor receptacles.

Condition: Fair

Floor

Floor



Significance: Significant

The floor has painted wood floorboards made of five and a quarter inch wide softwood boards that are tongue and groove. On top of the floorboards there is nine inch by nine inch resilient flooring with a shoe molding at the intersection of the walls and the floor.

Condition: Good



Wall - East

Door 8



Significance: Significant

The door is one and a quarter inch wide and has divided lights over two raised panels.

Condition: Poor

The frame is starting to separate from rail to stile and the glazing is separating from the muntins.

Door 8 hardware



Significance: Significant

There is a ferrous surface mounted lock set with black glass door knobs and no latch lock. There is one pair of decorative hinges that are mortised. There is hardware for a curtain rod. There is a surface mounted dead bolt that is insignificant.

Condition: Poor

East wall



Significance: Significant

The east wall is made of plaster covered with wallpaper above a painted beaded-board wainscot. On the south side of the east wall the wainscot is higher to meet the top of the splash guard for the sink.

Condition: Fair

The wall has some water damage and the wallpaper is peeling in some areas.

Window 9



Significance: Significant

Window 9 is double hung with same size sashes. The wood casing is painted and has a single bead.

Condition: Fair

The sash cords have been replaced.

Window 9 hardware



Significance: Significant

There is curtain hardware but no curtain, and there are three key hooks attached to the window. Window 9 has a thumb-turn latch.

Condition: Fair

Wall - North

Door 9



Significance: Significant

Condition: Fair

The door is one and a quarter inch thick with four raised panels. There is a coat of thick paint on both sides.

Door 9 hardware



Significance: Significant

Condition: Fair

There is a surface mounted ferrous lock set with black glass door knobs and no latch lock. There is one pair of decorative hinges.

North wall



Significance: Significant

Condition: Fair

The north wall is made of plaster covered with wallpaper above a painted beaded-board wainscot.

The wall has some water damage and the wallpaper is peeling in some areas.



Wall - South

Casework



Significance: Significant

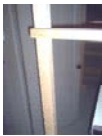
Condition: Poor

There is a varnished plywood base cabinet for the kitchen sink. The splash guard for the sink is made from plastic laminate. There is wood framing beneath the sink .

There is termite damage to the wood framing under the sink, and on the edge of the counter top.



Door 6



Significance: Significant

Condition: Fair

The door is one and a quarter inch thick with four raised panels. There is a coat of thick paint on both sides.

Door 6 hardware

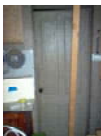


Significance: Significant

Condition: Fair

There is a surface mounted ferrous lock set with black glass door knobs and no latch lock. There is one pair of decorative hinges.

Door 7



Significance: Significant

Condition: Fair

Door 7 is one and a quarter inch thick with four raised panels. There is a coat of thick paint on both sides.

Door 7 hardware



Significance: Significant

Condition: Fair

There is a surface mounted ferrous lock set with black glass door knobs and no latch lock. There is one pair of decorative hinges.

Plumbing



Significance: Significant

Condition: Fair

The kitchen sink has hot and cold spigots over a cast iron sink with a ceramic finish. There is a metal supply and metal waste line.

The waste line is corroded.

South wall



Significance: Significant

The south wall is made of plaster covered with wallpaper above a painted beaded-board wainscot. On the east side of the south wall the wainscot is higher to meet the top of the splash guard for the sink.

Condition: Poor

The wall has some water damage and the wallpaper is peeling in some areas.



Wall - West

West wall



Significance: Significant

The west wall is made of plaster covered with wallpaper above a painted beaded-board wainscot.

Condition: Poor

The wall has some water damage and the wallpaper is peeling in some areas.

108 - 1 Pantry

Ceiling

Ceiling



Significance: Significant
The ceiling is made of plaster covered with wallpaper.

Condition: Poor
The entire roof is shored. The plaster is failing.

Light Fixture



Significance: Significant
There is a pendant light fixture with a ceramic base at the ceiling, and decorative textured glass shades.

Condition: Fair

Floor

Floor



Significance: Significant
The floor has painted wood floorboards made of five and a quarter inch wide softwood boards that are tongue and groove. On top of the floorboards there is nine inch by nine inch resilient flooring with a shoe molding at the intersection of the walls and the floor.

Condition: Poor



Wall - East

East wall



Significance: Significant
The wall is made of plaster covered with wallpaper. There is wainscoting similar to the kitchen.

Condition: Poor
Much of the wall is shored. The plaster is failing.

Wall - North

North wall

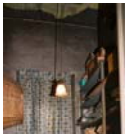


Significance: Significant
The wall is made of plaster covered with wallpaper. There is wainscoting like in the kitchen.

Condition: Poor
One half of the wall is shored. The plaster is failing.

Wall - South

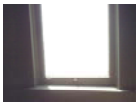
South wall



Significance: Significant
The wall is made of plaster covered with wallpaper and wainscoting.

Condition: Poor
Much of the wall is shored. The wallpaper is delaminating, and plaster is cracked.

Window 7



Significance: Significant
The window is single-sash with a vertical lift into a wall pocket.

Condition: Good

Window 7 Hardware



Significance: Significant
The window has a ferrous metal lift with a decorative pattern.

Condition: Good

Wall - West

West wall



Significance: Significant

The wall is made of plaster covered with wallpaper. There is wainscoting like in the kitchen.

Condition: Poor

Much of the wall is shored. The wallpaper is delaminating, and plaster is cracked.

Wall-West and South

Casework



Significance: Significant

There is a counter supported by a wood base on the south with a single drawer or shelf missing (removed to Museum inventory). On the west wall there are four levels of built-in shelves.

Condition: Good

109 - 1 Bathroom

Bathroom Fixtures

Significance: Significant

Condition: Fair



The toilet paper holder is copper alloy with a wooden roller. There are two ferrous metal coat hooks, and four towel bars. The towel bars are painted metal, plated copper alloy with round escucheons, white metal plated with rectangular escucheons, and a copper alloy with white glass.



Plumbing

Significance: Significant

Condition: Fair



The lavatory is made of cast iron with a glazed ceramic coating. The spigots have been replaced, but the stopper is significant. The tub is made of cast iron with a glazed ceramic coating. The spigots are replacements, but the overflow and drain are significant.

Ceiling

Ceiling

Significance: Significant

Condition: Poor



The ceiling is made of plaster with a paint finish.

Light fixture

Significance: Significant

Condition: Poor



There is a ceiling mounted lighting fixture suspended by a braided cord. There is a plastic thumb turn.

Floor

Floor

Significance: Significant

Condition: Fair



The floor has painted wood floorboards made of five and a quarter inch wide softwood boards that are tongue and groove. On top of the floorboards there is nine inch by nine inch resilient flooring with a shoe molding at the intersection of the walls and the floor.

Wall - East

East Wall

Significance: Significant

Condition: Poor



The east wall is made of plaster with a paint finish above a painted beaded-board wainscot.

There is some water damage on the wainscot by the tub. The wainscot was cut along the trim line of the tub.

Wall - North

North Wall



Significance: Significant
The north wall is made of plaster with a paint finish above a painted beaded-board wainscot.

Condition: Poor
There are diagonal cracks above the doorway. The wainscot behind the tub was cut to get to plumbing and poorly patched.

Wall - South

Casework



Significance: Significant
There are three wall mounted shelves attached to a vertical board where a glued piece of paper has Jesse Stebler's address on it. Also a paper glued to the casework reads, "Please use these towels and leave towels on the other racks."

Condition: Fair

South Wall



Significance: Significant
The south wall is made of plaster with a paint finish above a painted beaded-board wainscot.

Condition: Poor
New hairline crack on east side of wall.

Window 8



Significance: Significant
Window 7 is double hung with same size sashes. The wood casing has a single bead.

Condition: Fair

Window 8 hardware



Significance: Significant
There is one curtain rod and a sheer curtain. The window has a ferrous metal lift.

Condition: Fair

Wall - West

Water Closet



Significance: Not Significant
The water closet is new and not significant.

Condition: Good

West Wall



Significance: Significant
The west wall is made of plaster with a paint finish above a painted beaded-board wainscot.

Condition: Poor
There is a large diagonal crack in the plaster. The trim at the top of the wainscot has two cuts in it.

110 - 1 Staircase

Ceiling

Ceiling



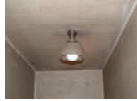
Significance: Significant

The L-shaped staircase that leads to the second floor has a plaster ceiling finished with wallpaper on the lower section above the landing that runs east to west, and unpainted plaster on the upper section that runs north to south.

Condition: Poor

The ceiling above the landing is in poor condition, and the plaster is failing at the joint between the wall and the ceiling on the south side of the landing ceiling. On the ceiling above the north-south running stairs, there is a large crack that runs east to west from wall to wall. At the midpoint of the east to west crack a north-south crack runs to the northern edge of the ceiling.

Light Fixture



Significance: Significant

There is a ceiling mounted light with a metal base and a milk glass lamp.

Condition: Fair

Floor

Floor



Significance: Significant

The treads, risers, and apron are softwood and the landing is made of tongue and groove oak. They are finished with clear varnish. The balustrades are three and a half inch wide, the newell post is four and half inches wide, and the newell post head is eight and half inches wide.

Condition: Fair

There is some evidence of termite damage beneath the stairs.

Wall - East

East wall



Significance: Significant

The east wall is made of integrally colored plaster.

Condition: Poor

There are several diagonal cracks that begin at the midpoint of the south side and run to the midpoint of the stair apron. There is one large horizontal crack that runs north-south and a vertical crack that runs from the ceiling to the midpoint of the large horizontal crack. There are several patched holes on the north side of the wall.

Hardware



Significance: Significant

There is a ferrous metal hardware piece made of a rounded base with a central hole attached to the east wall on the landing.

Condition: Good

Wall - North

North wall



Significance: Significant

The north wall is made of plaster finished with wallpaper on the north side of the landing, and the north wall above the east-west stairs is integrally colored plaster.

Condition: Poor

The plaster on the landing of the north wall has detached from the west wall and there are water stains. On the north wall above the east-west stairs there is a long crack that runs diagonally from the west to east and a patched crack that runs diagonal from east to west starting at the midpoint.

Wall - West

West wall



Significance: Significant

The west wall is made of plaster finished with wallpaper on the west side of the landing, and the west wall above the east-west stairs is integrally colored plaster.

Condition: Poor

The plaster is delaminating at various points on the west wall. There is a large vertical crack running from the midpoint at the top of the wall to midway down and then the crack moves in a diagonal direction to the east. There are two horizontal cracks on the lower part of the wall. There is one vertical crack at the edge by the wallpaper. There are two patched cracks.

111 - 1 Shed

Shed east elevation



Significance: Significant

Condition: Poor

The garden shed has a wood clapboard siding.

Shed south elevation



Significance: Significant

Condition: Poor

The garden shed has wood clapboard siding.

Ceiling

Ceiling



Significance: Significant

Condition: Poor

The ceiling is made of deteriorating six inch by one inch boards with wide gaps between the boards. The boards are resting on single-pitch rafters.

Floor

Floor



Significance: Significant

Condition: Poor

The floor is made of poured-in-place concrete.

A large section of the floor on the northeastern side of the room has cracked and is pushing upward above the ground plain.

Wall - East

East wall



Significance: Significant

Condition: Poor

The east wall has horizontal wood boards of various dimensions attached to corner studs. A centered board runs vertically for roughly two thirds of the way up, and a horizontal board spans the distance at roughly the half way point on the wall. There is a small window in the center of the wall that is covered with plywood.

Window



Significance: Not Significant

Condition: Poor

There is a roughly one foot by two foot window opening on the east wall. The window has been removed and there is a piece of plywood filling the opening.

Wall - North

Casework



Significance: Significant

Condition: Poor

There are four shelves on the north wall that run for roughly three quarters of the wall. The shelves are one foot by one foot. The shelves are attached to both the added vertically placed reused trim pieces at the wall and to the vertically running wood boards on the outer shelf side. There are horizontal running wood members connecting the front of the shelves to the shed wall. The shelves rest on the horizontal boards.

North wall



Significance: Significant

Condition: Poor

The north wall has horizontal wood boards of various dimension attached to irregularly placed studs. There are reused moldings and trim pieces attached to the horizontal boards to strengthen the wall and to attach shelving.

The wall is heavily damaged from termites.

Wall - South

Door



Significance: Significant

Condition: Good

The softwood door is one and a half inches thick and two feet four inches wide with five raised panels. The door has one surface mounted lock and ghost marks of a previous lock. There are three mortised ferrous metal hinges.

South wall



Significance: Significant

Condition: Poor

The south wall has horizontal wood boards of various dimension attached to irregularly placed wood studs. The studs are cut at roughly six feet from the ground and a horizontal two inch by four inch header runs along the top of the studs. Above the header, vertically-placed two inch by four inch boards rise about two and half feet to the ceiling. There are several reused trim pieces attached to the framing.

Wall - West

West wall



Significance: Significant

Condition: Fair

The north wall of the shed is the exterior wall of the house at the laundry room. The wall is made of vertically aligned beaded board. The wall is divided into three sections divided by horizontal boards that probably divided an open space between a lower and higher wall on a porch. There is a wood baseboard at the bottom of the wall.

There is some termite damage at the bottom of the wall.

112 - 1 Garage

Ceiling

Ceiling



Significance: Significant

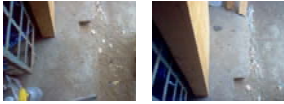
Condition: Poor

The ceiling is the underside of the wood roof made of one foot wide exposed wood boards on top of two by four rafters.

There is some termite damage. There is both interior and exterior shoring for the roof framing.

Floor

Floor



Significance: Significant

Condition: Good

The floor is made of poured-in-place concrete.

Wall - East

East wall



Significance: Significant

Condition: Poor

The east wall is constructed with box framing with one foot wide boards aligned vertically.

Wall - North

North wall

Significance: Significant

Condition: Poor

The north wall is constructed with box framing with one foot wide boards aligned vertically. There is a wood shelf at roughly five feet from the ground. The shelf is supported by one and a half inch by one inch wood brackets and two inch by four inch wood ledge with multiple hooks and nails.

Wall - South

South wall



Significance: Significant

Condition: Poor

The south wall is constructed with box framing with one foot wide boards aligned vertically. There is a wood shelf that runs for about one half of the walls distance that is roughly five feet from the ground. The shelf is supported by one and a half inch by one inch wood brackets and two inch by four inch wood ledge with multiple hooks and nails.

Wall - West

Door



Significance: Significant

Condition: Fair

There are two outward-opening garage doors. They are made with one foot wide wood boards aligned vertically attached to two inch by four inch wood structural members and further stiffened with x-bracing.

Door hardware



Significance: Significant

Condition: Fair

There are two face-mounted ferrous metal locks.

Light fixture



Significance: Not Significant

Condition: Poor

There is one exterior light above the doors on the west wall.

West wall



Significance: Significant

Condition: Poor

The west wall is constructed with box framing with one foot wide boards aligned vertically. Because of the large garage doors that are attached to the west wall, the wall space is small and resigned to either side of the doors and directly above them. There are two four by six inch posts that support the header above the doors.

200 - 2 Sleeping Porch

Ceiling

Ceiling

Significance: Significant

Condition: Good



The ceiling is painted v-groove board.

Floor

Floor

Significance: Significant

Condition: Fair



The floor is painted tongue and groove softwood.

Wall - East

East wall

Significance: Significant

Condition: Good



The east wall has painted ship-lap siding. There is a ferrous metal hook attached to the wall.

Wall - North

Wall

Significance: Significant

Condition: Fair



On the lower wall beneath the windows and above the windows to the ceiling there is painted ship-lap siding. There is fiber board placed between the upper and lower original walls. There is a two inch by four inch header and sill that divides the fiber board from the original parts of the wall.

Window 1

Significance: Significant

Condition: Fair



There is one window opening on the north wall. The window is a single-pane casement windows.

The glass was replaced in 2006.

Wall - South

South wall

Significance: Significant

Condition: Good

The lower wall beneath the windows and above the windows to the ceiling there is painted ship-lap siding. There is fiber board placed between the upper and lower original walls. There is a two inch by four inch header and sill that divides the fiber board from the original parts of the wall.

Window 6

Significance: Significant

Condition: Fair



There is one window opening on the south wall. The window is a single-pane casement windows.

Wall - West

West wall



Significance: Significant

Condition: Good

The lower wall beneath the windows and above the windows to the ceiling there is painted ship-lap siding. There is fiber board placed between the upper and lower original walls. There is a porch wall-cap that divides the fiber board from the original parts of the wall.

Windows 2, 3, 4, and 5



Significance: Significant

Condition: Fair

There are three window openings and two windows on the west wall. One window opening is covered with a cut piece of plywood. The windows are single-pane casement windows.

The glazing on the southern window was replaced in 2006.

201 - 2 Bedroom

Ceiling

Ceiling



Significance: Significant

The ceiling is made of integrally colored plaster.

Condition: Poor

The ceiling has multiple north-south running large cracks and some east to west cracks.

Light fixture



Significance: Significant

The light fixture is disassembled and stored in the Museum storage. The light has a ceramic canopy, a milk glass lamp with a metal base and screw wing, and a pull chain. The light was suspended on a cloth insulated wire. There is a light switch with a ceramic base and a metal cap with a thumb turn switch.

Condition: Fair

Floor

Floor



Significance: Significant

The floor is made of two-inch floorboards that are tongue and groove. There are also seven and one-half inch baseboards with a one inch tow molding.

Condition: Fair

Wall - East

East wall



Significance: Significant

The east wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

Condition: Poor

The wall has both large horizontal and vertical cracks above the picture molding. The wall is completely shored below the picture molding.

Wall - North

North wall



Significance: Significant

The north wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

Condition: Poor

There are five large vertical cracks above the picture molding. The wall is heavily shored.

Window 10



Significance: Significant

The window is a double-hung window with two single light sashes. The casing has a four and a quarter inch vertical board and a five and one half inch header.

Condition: Good

Window 10 hardware



Significance: Significant

The window has a thumb-turn latch and a copper alloy sash lift. The sash cords are in place. There are two pairs of ferrous metal curtain hardware with one having a paper curtain roll attached.

Condition: Fair

Wall - South

Door 6



Significance: Significant

Condition: Good

The softwood door is one and a half inches thick and two feet four inches wide with five raised panels. The door casing has a four and half inch vertical board with a five and a half inch header.

Door 6 hardware



Significance: Significant

Condition: Good

There is a ferrous metal lock set with a mortised strike plate, metal door knobs, and a bolt lock. The mortised hinges are ferrous metal.

South wall



Significance: Significant

Condition: Fair

The south wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

There is a stepped diagonal crack on the west side of the wall above the picture molding. On the east side above the picture molding there is are small vertical and horizontal cracks. Below the the picture molding there is a diagonal crack on the west side.

Wall - West

Door 1



Significance: Significant

Condition: Good

The softwood door has three raised panels below one glass panel. There is some decorative wood graining. The door casing has a four and half inch vertical board with a five and a half inch header.

Door 1 hardware



Significance: Significant

Condition: Fair

There is a ferrous metal lock set with a mortised strike plate, metal door knobs, and a bolt lock. The mortised hinges are ferrous metal.

Door 1 (screen)



Significance: Significant

Condition: Fair

The screen door has two raised panels below a mesh screen.

Door 1 (screen) hardware



Significance: Significant

Condition: Good

There is a metal hook attached to the stile and a latch receiver on the vertical member of the door casing.

West wall



Significance: Significant

Condition: Poor

The west wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

There is a vertical crack in the middle of the wall above the picture molding. There are several horizontal cracks on the north between the north wall and the window. The wall is partially shored.

Window 8



Significance: Significant

Condition: Good

The window is a double-hung window with two single light sashes. The casing has a four and a quarter inch vertical board and a five and one half inch header.

Window 8 hardware



Significance: Significant

Condition: Good

The window has a thumb-turn latch, a copper alloy sash lift, and ferrous metal hinges. There is ferrous metal hardware for a green roller shade attached to the casing header and a pull string.

Window 8 (screen)



Significance: Significant

Condition: Good

The screen window is a wood frame with a metal screen.

Window 8 (screen) hardware

Significance: Significant

Condition: Good



The wood frame is attached to the window casing with metal hooks, on the enclosed porch side.

202 - 2 Closet

Casework



Significance: Significant

Condition: Good

The wood ledger is made of softwood with a brownish stain. The ledger is on the north, east, and west walls of the closet. There are six coat racks and hooks painted black and screwed to the ledger. The ledger itself is one inch by one foot with a shelf that spans the length of the closet of the same dimensions. There is a wood dowel used as a towel rod attached to the ledger.

Ceiling

Ceiling



Significance: Significant

Condition: Good

The ceiling is made of integrally colored plaster.

Floor

Floor



Significance: Significant

Condition: Fair

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch tow molding.

Wall - East

East wall



Significance: Significant

Condition: Good

The east wall is made of integrally colored plaster.

Wall - North

North wall



Significance: Significant

Condition: Good

The north wall is made of integrally colored plaster.

Wall - South

Door 11

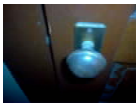


Significance: Significant

Condition: Good

The softwood door is one and a half inches thick and two feet wide with five raised panels. The door casing has a four and a half inch vertical board with a five and a half inch header.

Door 11 hardware



Significance: Significant

Condition: Good

There is a ferrous metal lock set with a mortised strike plate and metal door knobs. The mortised hinges are ferrous metal.

South wall



Significance: Significant

Condition: Good

The south wall is made of integrally colored plaster.

Wall - West

West wall



Significance: Significant

Condition: Good

The west wall is made of integrally colored plaster.

203 - 2 Bedroom

Ceiling

Ceiling



Significance: Significant

Condition: Poor

The ceiling is made of integrally colored plaster.

There is large crack in the center, the northwest corner and on the east side of the ceiling. The ceiling is mostly shored.

Light fixtures



Significance: Significant

Condition: Good

The light fixture is disassembled and stored in the Museum storage. The light has a ceramic canopy, a milk glass lamp with a metal base and screw wing, and a pull chain. The light was suspended on a cloth insulated wire.

Floor

Floor



Significance: Significant

Condition: Fair

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch tow molding.

Wall - East

East wall



Significance: Significant

Condition: Poor

The east wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

The east wall is heavily shored.

Window 14



Significance: Significant

Condition: Fair

The window is a double-hung window with two single light sashes. The casing has a four and a quarter inch vertical board and a five and one half inch header.

Window 14 hardware



Significance: Significant

Condition: Fair

The window has a thumb-turn latch, a copper alloy sash lift, and ferrous metal hinges. There is ferrous metal hardware for a roller shade.

Wall - North

North wall



Significance: Significant

Condition: Poor

The north wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

There are cracks above the closet door on the north and central sides. The wall is heavily shored.

Window 15



Significance: Significant

Condition: Good

The window is a double-hung window with two single light sashes. The casing has a four and a quarter inch vertical board and a five and one half inch header.

Window 15 hardware



Significance: Significant

Condition: Good

The window has a thumb-turn latch and a copper alloy sash lift. The sash cords are in place. There are two pairs of ferrous metal curtain hardware.

Wall - South

Door 10



Significance: Significant

Condition: Good

The softwood door is one and a half inches thick and two feet four inches wide with five raised panels. The door casing has a four and half inch vertical board with a five and a half inch header.

Door 10 hardware



There is a ferrous metal lock set with a mortised strike plate, metal door knobs, and a bolt lock. The mortised hinges are ferrous metal.

Significance: Significant

Condition: Fair



South wall



Significance: Significant

Condition: Poor

The south wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

There are large cracks on the east and on the west. The wall is heavily shored.

Wall - West

West wall



Significance: Significant

Condition: Poor

The west wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

The west wall is heavily shored.

204 - 2 Closet

Ceiling

Ceiling



Significance: Significant

Condition: Good

The ceiling is made of integrally colored plaster.

There is a small crack on the south side

Floor

Floor



Significance: Significant

Condition: Fair

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch tow molding.

Wall - East

East wall

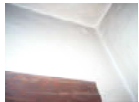
Significance: Significant

Condition: Good

The east wall is made of integrally colored plaster.

Wall - North

North wall



Significance: Significant

Condition: Good

The north wall is made of integrally colored plaster.

Wall - South

South wall



Significance: Significant

Condition: Good

The south wall is made of integrally colored plaster.

There are small horizontal cracks above the shelf.

Wall - West

West wall



Significance: Significant

Condition: Good

The west wall is made of integrally colored plaster.

205 - 2 Closet

Casework



Significance: Significant

Condition: Good

The wood ledger is made of softwood with a brownish stain. The ledger is on the north, east, and west walls of the closet. There are six coat racks and hooks painted black and screwed to the ledger. The ledger itself is one inch by one foot with a shelf that spans the length of the closet of the same dimensions. There is a wood dowel used as a towel rod attached to the ledger.

Ceiling

Ceiling



Significance: Significant

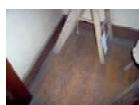
Condition: Fair

The ceiling is made of integrally colored plaster.

There is crack running north to south.

Floor

Floor



Significance: Significant

Condition: Fair

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch tow molding.

Wall - East

East wall

Significance: Significant

Condition: Good

The east wall is made of integrally colored plaster.

Wall - North

North wall



Significance: Significant

Condition: Fair

The north wall is made of integrally colored plaster.

There is a vertical crack that runs from the ceiling to the middle of the wall.

Wall - South

Door 4



Significance: Significant

Condition: Good

The door is one and a half inches thick and two feet wide with five raised panels. The door casing has a four and half inch board with a five and a half inch header.

Door 4 hardware



Significance: Significant

Condition: Good

There is a ferrous metal lock set with a mortised strike plate and metal door knobs. The mortised hinges are ferrous metal. There is a metal towel rod attached to the door.

South wall



Significance: Significant

Condition: Good

The south wall is made of integrally colored plaster.

There are several small vertical cracks starting at the ceiling.

Wall - West

West wall



Significance: Significant

The west wall is made of integrally colored plaster.

Condition: Fair

There is a large horizontal crack in the middle of the wall that runs from the north to the south wall.

206 - 2 Hall

Ceiling

Ceiling



Significance: Significant

The ceiling is made of integrally colored plaster. There is an opening to the attic on the south side with a wood-panel access door.

Condition: Poor

The ceiling is heavily damaged and almost completely shored. Adjacent to the attic access door, there is an opening to the attic where the plaster failed and the lath is visible. Some pieces of the failed plaster are in the Museum storage.

Floor

Floor



Significance: Significant

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboard with a one inch tow molding.

Condition: Good

Wall - East

East wall



Significance: Significant

The east wall is made of integrally colored plaster.

Condition: Poor

The wall is completely shored.

Wall - North

North wall



Significance: Significant

The north wall is made of integrally colored plaster.

Condition: Fair

There is a long vertical crack on the east side of the wall and smaller cracks on the west side.

Wall - South

South wall



Significance: Significant

The south wall is made of integrally colored plaster.

Condition: Good

Wall - West

West wall



Significance: Significant

The west wall is made of integrally colored plaster.

Condition: Poor

There is shoring on much of the wall, with large cracks visible between shoring.

207 - 2 Bedroom

Ceiling

Ceiling



Significance: Significant

Condition: Poor

The ceiling is made of integrally colored plaster.

There are large cracks visible on the north and south edges, and in the central part of the ceiling between the shoring. The ceiling is heavily shored.

Light fixture



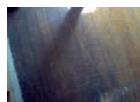
Significance: Significant

Condition: Fair

The light fixture is disassembled and stored in the Museum storage. The light has a ceramic canopy and a milk glass lamp with a metal base and screw wing, which was suspended on a cloth insulated wire. There is a light switch with a ceramic base and a metal cap with a thumb turn switch.

Floor

Floor



Significance: Significant

Condition: Fair

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch tow molding. There are wood door stops on the north and east baseboards.

Wall - East

East wall



Significance: Significant

Condition: Poor

The east wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

There is a large vertical crack running from the ceiling to roughly the middle of the wall on the north side.

Light fixture

Significance: Significant

Condition: Fair

The light fixture has a copper alloy escutcheon with a metal lamp base and a metal screw ring.

Wall - North

Door 5

Significance: Significant

Condition: Good

The softwood door is one and a half inches thick and two feet four inches wide with five raised panels. The door casing has a four and half inch vertical board with a five and a half inch header.

Door 5 hardware

Significance: Significant

Condition: Good



There is a ferrous metal lock set with a mortised strike plate, metal door knobs, and a bolt lock. The mortised hinges are ferrous metal.

North wall

Significance: Significant

Condition: Poor

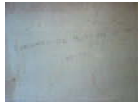


The north wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

There are several vertical cracks running from the ceiling to the picture molding.

Wall - South

South wall



Significance: Significant

The south wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling. There is an inscription written in pencil on the wall noting the date the Haradas were ordered to the detention center during World War II.

Condition: Poor

There is a large crack on the north side of the wall. The wall is heavily shored.

Window



Significance: Significant

The window is a double-hung window with two single light sashes. The casing has a four and a quarter inch vertical board and a five and one half inch header.

Condition: Fair

The glass is pulling away from the frame and there is heat and sun damage on the frame. The window is out of plumb with the frame probably from structural subsidence.

Window hardware



Significance: Significant

The window has a thumb-turn latch and a copper alloy sash lift. The sash cords are in place. There are two pairs of ferrous metal curtain hardware with one having a paper curtain roll attached.

Condition: Fair



Wall - West

Door 2



Significance: Significant

The softwood door has three raised panels below one glass panel. There is some decorative wood graining. The door casing has a four and half inch vertical board with a five and a half inch header.

Condition: Fair

Door 2 hardware



Significance: Significant

There is a ferrous metal lock set with a mortised strike plate, metal door knobs, and a bolt lock. The mortised hinges are ferrous metal.

Condition: Good

Door 2 (screen)



Significance: Significant

The screen door has two raised panels and a mesh screen.

Condition: Fair

Door 2 (screen) hardware



Significance: Significant

There is a metal hook attached to the stile and a latch receiver on the vertical member of the door casing.

Condition: Good

West wall



Significance: Significant

The west wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

Condition: Fair

There are horizontal cracks above the picture molding and between the door and window. There are vertical cracks above the picture molding and below the window.

Window 7



Significance: Significant

The window is a double-hung window with two single light sashes. The casing has a four and a quarter inch vertical board and a five and one half inch header.

Condition: Fair

The glass is pulling away from the frame and there is heat and sun damage on the frame. The window is out of plumb with the frame probably from structural subsidence.

Window 7 hardware



Significance: Significant

The window has a thumb-turn latch, a copper alloy sash lift, and ferrous metal hinges.

Condition: Good

Window 7 (screen)



Significance: Significant

The screen window is a wood frame with a metal screen.

Condition: Good

Window 7 (screen) hardware Significance: Significant

Condition: Good

The wood frame is attached to the window casing with metal hooks on the enclosed porch side.

208 - 2 Closet

Casework



Significance: Significant

Condition: Good

The wood ledger is made of softwood with a brownish stain. The ledger is on the north, east, and west walls of the closet. There are six coat racks and hooks painted black and screwed to the ledger. The ledger itself is one inch by one foot with a shelf that spans the length of the closet of the same dimensions. There is a wood dowel used as a towel rod attached to the ledger.

Ceiling

Ceiling



Significance: Significant

Condition: Good

The ceiling is made of integrally colored plaster.

Stain from water damage.

Floor

Floor



Significance: Significant

Condition: Fair

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch shoe molding.

Wall - East

Door 8



Significance: Significant

Condition: Good

The door is one and a half inches thick and two feet wide with five raised panels. The door casing has a four and half inch board with a five and a half inch header.

Door 8 hardware



Significance: Significant

Condition: Good

There is a ferrous metal lock set with a mortised strike plate and metal door knobs. The mortised hinges are ferrous metal.

East wall



Significance: Significant

Condition: Good

The east wall is made of integrally colored plaster.

Wall - North

North wall



Significance: Significant

Condition: Fair

The north wall is made of integrally colored plaster.

Wall - South

South wall



Significance: Significant

The south wall is made of integrally colored plaster.

Condition: Fair

There is a full-length vertical crack.

Wall - West

West wall



Significance: Significant

The west wall is made of integrally colored plaster.

Condition: Poor

The west wall has a large vertical crack near the lower central area of the wall, and diagonal crack from the ceiling to the middle area on the north side.

209 - 2 Bathroom

Bathroom accessories



Significance: Significant

There is a chrome plated white metal escutcheon and ring with a painted black roller. There is one towel bar made of copper alloy holders and a glass rod. There is a corner shelf made of varnished wood with 5 ferrous metal hooks being held up with black ferrous metal brackets.

Condition: Fair



Bathroom Fixture



Significance: Significant

The wall mounted sink is cast iron with a baked enamel cover. The water supply line has chrome plated copper pipes. The fitting is a chrome plated copper alloy spigot for cold water. The hot water source is capped.

Condition: Poor

The P-trap is severely corroded.

Bathroom fixtures



Significance: Significant

The water closet is a two piece Crane Neudec floor mounted water closet with a wall mounted tank.

Condition: Fair

Light fixture



Significance: Significant

The light fixture has a ceramic base, a milk glass lamp, and a pull chain.

Condition: Fair

Ceiling

Ceiling



Significance: Significant

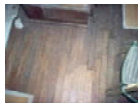
The ceiling is made of integrally colored plaster.

Condition: Poor

The ceiling is almost completely shored.

Floor

Floor



Significance: Significant

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch tow molding. There is a metal spring doorstop attached to the baseboard.

Condition: Poor

There is water damage from the plumbing which was probably more damaged because of the loss of varnish from foot traffic. The floor has dropped at least one inch from the sinking foundations.

Wall - East

East wall



Significance: Significant

The east wall is made of integrally colored plaster.

Condition: Poor

There is a large diagonal crack on the south side, one vertical crack in the middle of the wall, and a horizontal crack in the middle of the wall that runs to the intersection with the north wall. The wall is heavily shored.

Wall - North

Door 7



Significance: Significant

Condition: Good

The softwood door is one and a half inches thick and two feet four inches wide with five raised panels. The door casing has a four and a half inch vertical board with a five and a half inch header.

Door 7 hardware



Significance: Significant

Condition: Good

There is a ferrous metal lock set with a mortised strike plate, metal door knobs, and a bolt lock. The mortised hinges are ferrous metal.

North wall



Significance: Significant

Condition: Poor

The north wall is made of integrally colored plaster.

There is a large diagonal crack above the door, a horizontal crack starting on the east wall and continuing onto the north wall to roughly three feet from the floor. The wall is heavily shored.

Wall - South

South wall



Significance: Significant

Condition: Poor

The south wall is made of integrally colored plaster. The chimney rises along the inside of the south wall.

There is a large diagonal crack and failed plaster with exposed lath located where the water supply plumbing comes through the wall. There is one wide diagonal crack behind the water closet. The plaster at the joint at the chimney has large vertical cracks. The chimney is in good condition except that there is a little water damage. The wall is heavily shored. The wall is heavily stained from water.

Window 11



Significance: Significant

Condition: Poor

The window is a single-light casement window. There is a wood frame screen on the outside.

The glazing compound and finishes are failing.

Window 11 hardware



Significance: Significant

Condition: Fair

The window has a thumb-turn latch and a copper alloy sash lift. The screen has an eye and hook hardware.

Wall - West

West wall



Significance: Significant

Condition: Poor

The west wall is made of integrally colored plaster.

There is a new diagonal crack at the top of the wall moving north to south, and another horizontal crack in the middle of the wall. There are two diagonal cracks on the south side where the plaster is also delaminating. The wall is partially shored.

210 - 2 Bedroom

Ceiling

Ceiling



Significance: Significant

Condition: Poor

The ceiling is made of integrally colored plaster.

The ceiling is almost completely shored. There are visible cracks in the middle area of the ceiling.

Light fixture



Significance: Significant

Condition: Fair

The light fixture is disassembled and stored in the Museum storage. The light has a ceramic canopy and a milk glass lamp with a metal base and screw wing, which was suspended on a cloth insulated wire. There is a light switch with a ceramic base and a metal cap with a thumb turn switch.

Floor

Floor



Significance: Significant

Condition: Fair

The floor is made of two-inch floorboards that are tongue and groove. There is also a seven and one-half inch baseboards with a one inch tow molding.

Wall - East

East wall



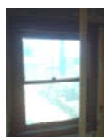
Significance: Significant

Condition: Poor

The east wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

There are large vertical and horizontal cracks on the east wall. There are some cracks that were patched. The wall is heavily shored.

Window 13



Significance: Significant

Condition: Poor

The window is a double-hung window with two single light sashes. The casing has a four and a quarter inch vertical board and a five and one half inch header.

The sash cord is broken and there is a full-length vertical crack through the glass on the bottom sash. The window is out of plumb with the frame.

Window 13 hardware



Significance: Significant

Condition: Fair

The window has a thumb-turn latch and a copper alloy sash lift. The sash cords are in place. There are two pairs of ferrous metal curtain hardware.

Wall - North

North wall



Significance: Significant

Condition: Poor

The north wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

There are large vertical cracks on both the west and east sides of the wall. There are several cracks that were patched. The wall is heavily shored.

Wall - South

South wall



Significance: Significant

The south wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

Condition: Poor

There is one large crack in the center of the wall and another on the south side. The wall is heavily shored.

Window 12



Significance: Significant

The window is a double-hung window with two single light sashes. The casing has a four and a quarter inch vertical board and a five and one half inch header.

Condition: Fair

There is some water damage on the sill.

Window 12 hardware



Significance: Significant

The window has a thumb-turn latch and a copper alloy sash lift. The sash cords are in place. There are two pairs of ferrous metal curtain hardware.

Condition: Fair

Wall - West

Door 9



Significance: Significant

The softwood door is one and a half inches thick and two feet four inches wide with five raised panels. The door casing has a four and half inch vertical board with a five and a half inch header.

Condition: Good

Door 9 hardware



Significance: Significant

There is a ferrous metal lock set with a mortised strike plate, metal door knobs, and a bolt lock. The mortised hinges are ferrous metal.

Condition: Good

Light fixture



Significance: Significant

The light fixture is disassembled and stored in the Museum storage. The light fixture has a ceramic base, a milk glass lamp, and a pull chain. The switch for the light is on the west wall and has a ceramic base, a copper alloy cover, and two plastic switches.

Condition: Fair

West wall



Significance: Significant

The west wall is made of integrally colored plaster. There is a two inch softwood picture hanging molding one foot on center from the ceiling.

Condition: Poor

There are horizontal cracks on the south side of the wall and vertical cracks above the door. The wall is heavily shored.

300 - 3 Attic

Roof

Ceiling



Significance: Significant

The attic ceiling has exposed rafters and plywood roof sheathing. There is a plywood diaphragm and wood blocking for seismic stabilization. There is original knob and tube wiring that was removed during the stabilization and then placed back.

Condition: Good

Several of the rafters were replaced during the roof stabilization construction in Summer 2006.



Floor



Significance: Not Significant

The attic has a plywood floor. The floor was added to serve as a structural diaphragm during the roof stabilization construction in Summer 2006.

Condition: Good

Appendix B

Treatment Recommendations

The following report is a list of the treatment recommendations for each of the identified features contained in the Harada House. The list was generated from the existing conditions database. The list is organized by floor level and space. Each space in the residence has been assigned a space code number and name. These codes are reflected in the keyed floor plans on the following pages. The space codes for spaces in the basement begin with "00", spaces on the first floor begin with "1", those on the second floor begin with "2", and those for the attic begin with "3". Similarly, the space codes for exterior features begin with "0".

To locate a record from a specific space, first identify the space code for the space from the keyed floor plans. Once the correct space code is found, refer report to view all of the features associated with the particular space. The records in the report appear in alpha-numeric order, and the individual features are further categorized by type and location within each space.

Refer to Appendix B for further information on a specific feature. The digital version of the database can also be used to search for any combination of features and/or attributes.

Appendix C

Codes and Regulations

Accessibility: Americans with Disabilities Act & California Building Code

Introduction

“Title 24”, [The California Building Code, Volume I-Title 24-Part 2], and “ADA”, provide specific guidelines for physical accessibility that are relevant to identifying barriers at the site. It is important to review in minute detail the application of these two public laws to determine which parts of a facility must be accessible, and what are the specific guidelines for that facility. Both laws are applicable, and where there are inconsistencies, the most stringent guideline should be applied.

Prior to proceeding with a design for barrier removal, consult with the City’s building official (who administers the California Building Code), the property owner’s legal advisor (ADA is a civil rights statute enforced by the United States Department of Justice), and individuals or organizations who are interested in accessibility at the Harada House.

ADA Title III³¹

Under Title III of the ADA, owners of “public accommodations” (theaters, restaurants, retail shops, private museums) must make “readily achievable” changes; that is, changes that can be easily accomplished without much expense. This might mean installing a ramp, creating accessible parking, adding grab bars in bathrooms, or modifying door hardware. The requirement to remove barriers when it is “readily achievable” is an ongoing responsibility. When alterations, including restoration and rehabilitation work, are made, specific accessibility requirements are triggered.

Recognizing the national interest in preserving historic properties, Congress established alternative requirements for properties that cannot be made accessible without “threatening or destroying” their significance. A consultation process is outlined in the ADA’s Accessibility Guidelines for owners of historic properties who believe that making specific accessibility modifications would “threaten or destroy” the significance of their property. In these situations, after consulting with persons with disabilities and disability organizations, building owners should contact the State Historic Preservation Officer (SHPO) to determine if the special accessibility provisions for historic properties may be used. Further, if it is determined in consultation with the SHPO that compliance with the minimum requirements would also “threaten or destroy” the significance of the property, alternative methods of access, such as home delivery and audio-visual programs, may be used.

New Construction and Alterations

Each facility or part of a facility altered by, on behalf of, or for the use of a public entity in a manner that affects or could affect the usability of the facility or part of the facility shall, to the maximum extent feasible, be altered in such manner that the altered portion of the facility is ready accessible to and usable

³¹ Thomas C. Jester and Sharon C. Park, AIA, “Preservation Briefs 32, Making Historic Properties Accessible,” (Washington, D.C., U.S.G.P.O., 1993, p. 13.

by individuals with disabilities, if the alteration was commenced after January 26, 1992.

Any alterations to the Harada House therefore must be readily accessible to and usable by people with disabilities. However, no major modifications or additions to the Harada House are recommended or anticipated.

Accessibility for Existing Buildings

1. Provisions that apply to renovation, structural repair, alteration, change in primary function, or addition to existing buildings, including those identified as historic buildings; minimum standards for removing architectural barriers, and providing and maintaining accessibility to existing buildings and their related facilities.
2. All existing buildings and facilities, when alterations, structural repairs, or additions are made to such buildings or facilities, shall comply with all provisions except where otherwise modified by the regulations.
3. These requirements shall apply only to the area of specific alteration, structural repair, or addition and shall include the following additional facilities: a primary entrance to the building or facility; the primary path of travel to the specific area of alteration, structural repair, or addition; sanitary facilities, drinking fountains, and public telephones serving the area.

Priorities, Hardships, and Equivalent Facilitation

The following provisions appear to be primarily applicable to commercial facilities rather than publicly owned facilities and programs.

In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access, by providing code compliance in the following order:

1. An accessible entrance
2. An accessible route to the altered area
3. At least one accessible restroom for each sex
4. Accessible telephones
5. Accessible drinking fountains
6. When possible, additional accessible elements such as storage and alarms

EQUIVALENT FACILITATION is an alternate means of complying with the literal requirements of these standards and specifications that provides access in terms of the purpose of these standards and specifications.

The purpose of this code is to ensure that barrier-free design is incorporated in all buildings, facilities, site work, and other developments to which this code applies and to ensure that they are accessible to and usable by persons with disabilities.

EXCEPTIONS:

An unreasonable hardship exists when the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard unfeasible, based on an overall evaluation of the following factors:

1. The cost of providing access.
2. The cost of all construction contemplated.
3. The impact of proposed improvements on financial feasibility of the project.
4. The nature of the accessibility that would be gained or lost.
5. The nature of the use of the facility under construction and its availability to persons with disabilities.

In existing buildings, these regulations shall not apply when legal or physical constraints would not allow compliance with these regulations or equivalent facilitation without creating an unreasonable hardship as determined by an appeals process.

California Historical Building Code (California Building Code, Chapter 34, Division II)

A thorough review of all of the particular provisions for qualified historical sites with respect to building standards is beyond the scope of this report. This is due to the many issues, the fact that standards for all “existing buildings” apply to historic buildings as well, and the fact that applicable codes allow for the use of alternative standards (e.g., non-adopted alternative codes and standards), and the fact that applicable codes allow for the application of “performance” in lieu of prescriptive standards if the applicant can demonstrate that an existing condition or proposed alternative “performs” in such a way that it meets the requirements of public codes and standards.

This section lists some samples of relevant sections of the California Historical Building Code (hereafter, SHBC). The Harada House is a qualified historical property under this code, and therefore application of this code is mandatory upon request of the owner or applicant to the Riverside building official, fire department, planning department, and any other agencies that intersect with the jurisdictions covered in the SHBC. This is the alternative code that is most familiar and most often used for local applications. The architects and engineers of any prospective project should also, in the design and detailing phases, examine the detailed provisions of the local building code for existing and historic buildings as well as the SHBC, and possibly other widely accepted alternative standards such as the “Guidelines for the Rehabilitation of Existing Buildings.”³² Decisions of the local building official with respect to the application of the SHBC can be appealed to the California State Historical Building Safety Board. A case book of previous decisions by the California State Historical Building Safety Board can be purchased from the California Preservation Foundation.³³

Sample Relevant Sections of the California Historical Building Code (SHBC)

SECTION	DESCRIPTION
8-218	Definition of Qualified Historical Building or Property
8-302.2	The use or character of the occupancy of a historical building may be changed from its historic use or character provided the building conforms to the requirements applicable to the new use or character of occupancy as set forth in this code. Such change in occupancy shall not mandate conformance with new construction requirements as set forth in prevailing regular code, provided the new use or occupancy does not create a fire hazard or other condition detrimental to the safety of occupants or of firefighting personnel.
8-402.2	Upgrading to one-hour rated construction and corridors is not required if an automatic fire sprinkler system is provided throughout, or other alternative measures are approved by the

³² Guidelines for the Rehabilitation of Existing Buildings (Whittier, California, ICBO, 2000).

³³ <http://www.californiapreservation.org>

SECTION	DESCRIPTION
	enforcing agency.
8-603.1	Accessible entrances may be established at other than the “main entry.” Alternatives allowed include any entrance within 200 feet of the primary entrance.
8-603.2	Doors with a 29 ½ inch wide clear opening are allowed along an accessible path.
8-603.3	Power-assisted doors may be considered as an alternative to level landings, strikeside clearance and door-opening forces.
8-603.4	A separate accessible unisex toilet may be provided in lieu of separate-gender accessible toilets.
8-603.5	Alternatives to exterior and interior ramps and lifts include a ramp of 1:10 for horizontal distances not to exceed 12 feet; ramps of up to 1:6 slope for horizontal distances not to exceed 13 inches, and access by experiences, services, functions, materials and resources through methods, including, but not limited to maps, plans, videos, virtual reality, and related equipment, at accessible levels.
8-7	Alternative structural regulations: alternative lateral load standards may be applied; confer with a licensed structural engineer.
Table 8-8-A	Allowable values for existing materials: provides structural values for materials and systems that may be archaic or not listed in current normal codes.
8-901.5	The building is exempted from compliance with energy conservation standards (e.g., building envelope standards for walls, windows, ceilings, roof, and floors), but not conservation standards for new appliances or equipment.
8-1001.1	<p>Sites and open spaces:</p> <p>The code permits alternative regulations and criteria to govern the impact of development or redevelopment on sites, open space, accessway, artifacts and landscaped areas coinciding with the rehabilitation, preservation, restoration, relocation or reconstruction of designated qualified historical buildings or properties.</p>
8-1001.2	The range of site and open space features to which alternative standards apply includes open space, earth, rock, water, vegetation, landscaping, gardens, plant materials, landscape features, walls, fences, trellises, yard lights, pools, lawn and garden ornamentations, patios, courts, malls, play areas, shelters, pedestrian and vehicular access, paths, sidewalks, driveways, parking spaces, service delivery, trash and garbage disposal areas, grading, topography and erosion control, and public utilities.

Americans with Disabilities Act

Title II (Public Entities), Section 35.151 (New Construction and Alterations), see 28 C.F.R., Part 35, both from the Americans with Disabilities Act of 1990

Introduction

“Title 24”, [The California Building Code, Volume I-Title 24-Part 2], and “ADA”, [Title II (Public Entities), Section 35.151 (New Construction and Alterations), see 28 C.F.R., Part 35, both from the Americans with Disabilities Act of 1990] provide specific guidelines for physical accessibility which are relevant to identifying barriers at the site. It is important to review the application of these two public laws to determine which parts of a facility must be accessible, and what are the specific guidelines for that facility. Both laws are applicable, and where there are inconsistencies, the most stringent guideline should be applied.

Prior to proceeding with a design for barrier removal, consult with the City’s building official (who administers the California Building Code), the City’s legal advisor (ADA is a civil rights statute enforced by the United States Department of Justice), and individuals or organizations who are interested in accessibility at Long Beach City Hall.

Existing Facilities

A public entity shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities. However, this regulation does not require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities, rather, in general, that the programs and services be available to people with disabilities. The removal of barriers should not be required if it creates undue financial and administrative burdens; however, the “undue burden” standard is intended to be a much higher obligation than the “readily achievable” standard for public accommodations in commercial facilities.

New Construction and Alterations

Each facility or part of a facility altered by, on behalf of, or for the use of a public entity in a manner that affects or could affect the usability of the facility or part of the facility shall, to the maximum extent feasible, be altered in such manner that the altered portion of the facility is ready accessible to and usable by individuals with disabilities, if the alteration was commenced after January 26, 1992.

Publicly Funded Buildings

Publicly funded buildings, structures, sidewalks, curbs, and related facilities shall be accessible to persons with disabilities as follows:

1. All buildings, structures, sidewalks, curbs, and related facilities constructed by the use of state, county, or municipal funds, or the funds of any political subdivision of the state.

2. All existing publicly funded buildings and facilities when alterations, structural repairs, or additions are made to such buildings or facilities.

Accessibility for Existing Buildings

4. Provisions that apply to renovation, structural repair, alteration, change in primary function, or addition to existing buildings, including those identified as historic buildings; minimum standards for removing architectural barriers, and providing and maintaining accessibility to existing buildings and their related facilities.
5. All existing buildings and facilities, when alterations, structural repairs, or additions are made to such buildings or facilities, shall comply with all provisions except where otherwise modified by the regulations.
6. These requirements shall apply only to the area of specific alteration, structural repair, or addition and shall include the following additional and facilities: a primary entrance to the building or facility; the primary path of travel to the specific area of alteration, structural repair, or addition; sanitary facilities, drinking fountains, and public telephones serving the area.

Priorities, Hardships, and Equivalent Facilitation

The following provisions appear to be primarily applicable to commercial facilities rather than publicly owned facilities and programs.

In choosing which accessible elements to provide, priority should be given to those elements that will provide the greatest access, by providing code compliance in the following order:

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2. An accessible route to the altered area
3. At least one accessible restroom for each sex
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5. Accessible drinking fountains
6. When possible, additional accessible elements such as storage and alarms

EQUIVALENT FACILITATION is an alternate means of complying with the literal requirements of these standards and specifications that provides access in terms of the purpose of these standards and specifications.

The purpose of this code is to ensure that barrier-free design is incorporated in all buildings, facilities, site work, and other developments to which this code applies and to ensure that they are accessible to and usable by persons with disabilities.

EXCEPTIONS:

An unreasonable hardship exists when the enforcing agency finds that compliance with the building standard would make the specific work of the project affected by the building standard unfeasible, based on an overall evaluation of the following factors:

6. The cost of providing access.
7. The cost of all construction contemplated.
8. The impact of proposed improvements on financial feasibility of the project.
9. The nature of the accessibility which would be gained or lost.
10. The nature of the use of the facility under construction and its availability to persons with disabilities.

In existing buildings, these regulations shall not apply when legal or physical constraints would not allow compliance with these regulations or equivalent facilitation without creating an unreasonable hardship as determined by an appeals process.

NFPA 914
CODE FOR FIRE PROTECTION OF HISTORIC STRUCTURES, 2000
EDITION (National Fire Protection Association)

Chapter 1 Introduction

1-1 Scope

This document describes principles and practices of fire safety for historic structures and for those who operate, use, or visit them. It covers ongoing operation and rehabilitation and acknowledges the need to preserve historic integrity.

Chapter 3 Identification and Evaluation of Existing Conditions

3-4 Fire Hazards

Ignition Sources

- Electricity
- Arson
- Smoking
- Overheated materials
- Open flames
- Exposures
- Spontaneous ignition and chemical reactions
- Lightning

Combustibility of Materials

- Material properties
- Flame spread
- Environmental factors
- Structural fire hazards
- Fire spread
- Horizontal
- Vertical
- Structural integrity

3-5 Means of Egress

- Occupant evacuation
- Egress codes
- Number of exits
- Exit capacities
- Exit arrangement
- Remoteness
- Travel distance
- Dead-end travel
- Egress route identification
- Construction details

Chapter 4 Code Enforcement

4-1.2 Administrative and Review Requirements

4-1.2.2 Code Enforcement

Proposed rehabilitation projects should be discussed with the appropriate building and fire code officials as early as possible in the planning stages to determine if code or safety conflicts exist. Many codes have special provisions for historic buildings and for the consideration of alternative methods or systems that will provide levels of safety equivalent to those required for new construction. In some cases, special appeal or variance boards exist and should be requested to address those situations where fire safety and protection concerns and historic preservation goals cannot be resolved acceptably by the standard review process. Most building code officials are willing to work with owners, architects, and engineers and will consider alternative construction methods, provided a reasonable or equivalent level of life and property protection is proposed.

4-2 Concepts of Fire Safety Planning

4-2.1 Management Responsibility

Fire safety is an essential and permanent part of historic structure operations and should be a key consideration when that structure is scheduled for rehabilitation. Owners and others entrusted with the management or operation of buildings having historic significance have prime responsibility for ensuring that the historic structure is protected against the disastrous effects of fire.

Using advice from qualified fire safety professionals, the management team should develop fire safety objectives and a fire safety plan for the complete facility. As part of this plan, the management should decide how the building, its contents, and the occupants are to be protected during the rehabilitation process as well as when it is completed.

4-3.6 Detection and Alarm

Significant improvement in protection from fire can be achieved by installation of a detection and alarm system connected to an alarm monitoring service or a fire department.

4-3.7 Fire Extinguishment

4-3.7.1 General

Management must make critical decisions as to the type of fire suppression capability that will be provided in the building.

4-4.1.3 Elements of a Fire Safety Plan

- Prevention
- Limiting combustibility
- Coating
- Compartmentation
- Structural protection

- Detection and alarm
- Suppressions systems

Chapter 5 Fire Protection and Safe Practice in the Construction Phase

5-4 Fire Protection

5-4.3 Fire Fighting

5-4.3.1 Access

A suitable location at the site should be designated as a command post and provided with plans, emergency information, keys, communications, and fire-fighting, salvage and medical equipment, as needed. The person in charge of fire protection shall return to the location immediately if a fire occurs.

Pre-fire planning should be updated periodically with local authorities. For large projects, a fire safety coordinator for the site should be provided. The duty of this coordinator should be to ensure that all procedures, precautionary measures, and safety standards are laid down, understood, and complied with by all personnel on the construction site.

Chapter 6 Operations and Maintenance

6-1 General

Management has the primary responsibility to periodically review fire hazards within their respective facilities and implement appropriate maintenance and protection programs.

6-2 Operations

- Heating plants
- Electrical systems
- Structure
- Fireplaces and wood stoves
- Lightning protection
- Cooking and beverage systems
- Fire protection systems
- Fire life safety

6-3 Maintenance

- Heating plant
- Electrical plant
- Electrical systems
- Structure
- Fireplaces and wood stoves
- Lightning protection
- Clothes dryers
- Cooking and beverage systems
- Fire protection systems
- Life safety systems

Appendix D Guidelines on Fire Ratings of Archaic Materials and Assemblies

Appendix D is not part of the recommendation of this NFPA document, but is included for informational purposes. Nevertheless, Appendix D is a potentially very useful part of NFPA 914, as it offers data and a methodology for the alternative analysis of fire safety issues in historic structures.

Figure 1, "Preliminary Evaluation Field Notes," is a blank form for organizing information about building elements and materials. Figure 2, "Preliminary Evaluation Worksheet," is a blank form for organizing information about the required and estimated fire resistance of existing elements, as well as proposing upgrades.

"Harmathy's Ten Rules" (T.Z. Harmathy, "Ten Rules of Fire Endurance Ratings," Fire Technology, May 1965) are included as one theoretical method to provide a foundation for extending the data with the Appendix Tables to analyze or upgrade current as well as archaic building materials or assemblies.

Most important for the practicing architect or fire protection engineer are extensive tables of data on the fire resistance of materials and assemblies (walls, ceilings, floors) of materials. Characteristics of archaic materials and assemblies are usually not published in current model codes and fire protection manuals since those materials and assemblies may no longer be allowed.

NFPA 909

CODE FOR THE PROTECTION OF CULTURAL RESOURCES, 2001 EDITION (National Fire Protection Association)

NFPA 909 provides model outlines for inspections, management, and fire safety plans.

Chapter 1 General

1-1 Scope

This standard shall apply to culturally significant structures and their contents. Such structures include, but are not limited to, buildings that store or display museum or library collections, historic buildings, and places of worship. It also includes spaces within other buildings used for such culturally significant purposes.

Chapter 2 Fire Emergency Planning

2-1 Fundamental Requirements

2-1.1 Responsibility

2-1.1.1 Fire emergency planning responsibilities include the following:

1. The facility's governing body or those responsible for the institution shall establish and maintain plans and programs to protect against the disastrous effects of fire.
2. In carrying out this responsibility, a fire risk assessment shall be conducted.

2-1.1.2 The facility's governing body or those responsible for the institution shall appoint a fire safety manager who is responsible for the protection of the site from fire. The fire safety manager's duties include (but are not limited to) the following: life safety systems, fire prevention, fire inspections, periodic property surveys, proper operation of fire protection equipment such as fire detection and fire suppression equipment, and portable fire extinguishers. Other duties shall include plans review for fire safety of new construction, renovations, or installation of displays or exhibits.

2-2 Planning for Fire Protection

2-2.2 Fire Hazard Analysis

1. A thorough survey shall be made to determine existing and potential fire hazards.
2. Fire hazards shall be evaluated and classified for their severity and the difficulty and cost of abating them.

The survey shall include the following:

- Identification of cultural properties, special hazards, and action plan against hazards
- Identification of fire risks and means-of-egress problems that can be created by special events and action plan for each event
- Recognition that public visitation can increase during special events, etc. and that creation of provisions for identifying and taking action to prevent problems and corrective actions if problems arise

2-2.3

Fire Protection Plan

1. Format of Plan

A fire protection plan shall be developed for systematic achievement of fire safety goals and updated annually. This shall include a yearly comprehensive facility inspection procedure with a documentation and corrective action process to ensure that all problems and hazards identified during the inspection are documented and corrected as soon as possible.

2. Fire Safety Log

The fire safety manager shall be responsible for maintaining a permanent, current file of the cultural resource facility's or institution's fire protection program. As a minimum, permanent records documenting the following shall be kept:

- Training of staff and volunteers, including fire evacuation drills and use of portable fire extinguishers
- Testing, inspection, and maintenance reports for all fire safety equipment and systems
- "As-built" plans, specifications, wiring, and layout diagrams
- Fire protection plan
- Emergency plan
- Inspection reports by local code enforcement officials
- Fire alarm reports
- Full reports of all fire incidents

3. Arson

Implement precautions to prevent arson.

4. Locking Devices

Provisions for use of delayed exit locking systems.

2-3

Planning for Response

2-3.1

The governing body and the fire safety manager shall develop and implement an emergency management plan. There shall

be an annual exercise to ensure that management and staff can implement and work with the plan and incorporate lessons learned from the exercise into an updated plan.

2-3.2 An emergency evacuation plan shall be prepared in cooperation with the local fire department and other applicable authorities and updated annually.

2-3.3 Fire exit drills required by NFPA 101, Life Safety Code, shall be conducted at regular intervals, but no less than twice per year.

2-4 Salvage Plan

A salvage plan shall be prepared in cooperation with the fire department, appropriate building staff, police, and insurance representatives. This plan shall be updated annually and shall include the following:

1. Procedures to identify and prioritize collections and other valuable materials in accordance with the facility's policy
2. A list of salvage equipment suppliers (e.g., pumps, freezing equipment, storage facilities, and so forth) and tradespeople
3. A current list of disaster recovery specialists
4. A list of people assigned to assist with salvage operations
5. Measures to maintain up-to-date copies of important documents in a secure, off-site location
6. Procedures to identify and handle hazardous materials

2-5 Training

2-5.1 The facility's governing board and its fire safety manager shall ensure that all staff, including volunteers and interns, receive periodic and regular training pertinent to their assigned responsibilities, reinforced by annual drills.

2-5.2 Training shall include emergency evacuation of mobility-impaired individuals.

Chapter 3 Fire Prevention

3-2 Decorations

3-2.1 Decorative materials used for special events, occasions, and holidays shall be noncombustible or shall be treated with an approved fire-retardant coating.

3-3 Fire Spread Control

Interior doors shall be kept closed with the building is not occupied.

EXCEPTION: Where doors are required to remain open for interior ventilation and air movement concerns are critical to the conservation of historic building fabric, collections, or

both, and where the interior doors are themselves part of the historic fabric, careful and professional analysis shall be performed and documented and alternative methods to control fire spread shall be implemented.

3-4 Housekeeping

3-4.1 Stairwells, corridors, doorways, and any other portions of the means of egress for a building shall be free of combustibles, trash containers, and other materials.

3-5 Smoking

3-5.1 Smoking shall be prohibited inside buildings except in designated areas that meet the following requirements: publicly identified, provided with suitable ashtrays, separated by minimum one-hour fire resistance, and provision of fire extinguishers.

3-7 Open Flames

3-7.1 Approval

Use of open flames and flame-producing devices, such as candles, oil lamps, fireplaces, forges, kilns, glassblowers, cook stoves, and so forth, shall be approved by the authority having jurisdiction.

3-7.2 Precautions

The following precautions shall be taken to control open flame and flame-producing devices:

- Train employees in proper use and emergency response
- Constant monitoring by a trained person
- A fire extinguisher located nearby
- Candles kept minimum four feet from combustible window treatments and wall or ceiling hangings
- Fireplaces shall be covered with a fire screen when not used for cooking or similar demonstrations
- Open flames within 100 feet of the building shall not be left unattended
- Open flames shall be extinguished prior to shut-down of the facility

3-7.3 Chimneys

1. Comply with NFPA 211, Standard Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances
2. Chimneys shall be lined, provided with a spark arrestor, and maintained
3. Chimneys serving active fireplaces or stoves shall be inspected and cleaned annually

Chapter 6 Inspection, Testing, and Maintenance

- 6-4 Heating and Cooking Equipment
1. Heating and air conditioning systems and cooking appliances shall be maintained in accordance with the manufacturer's specifications and the applicable NFPA standards.
 2. Heaters and ductwork, including hoods and ducts for ranges, shall be kept free of flammable and combustible deposits.

Chapter 7 Historic Structures and Sites

7-1 Introduction

Two important goals of historic preservation shall be to provide adequate fire protection to all historic buildings while protecting those elements, spaces, and features that make them historically or architecturally significant.

A building survey shall be conducted to identify significant historic elements, spaces, and features; code deficiencies; and existing fire and life safety hazards and to establish restoration and preservation objectives. The building survey shall provide the basis for all fire protection and preservation planning decisions. It shall be conducted by a qualified professional experienced in fire protection and the preservation of architecturally significant structures.

7-3 Preservation and Renovation

7-3.2 Historic Preservation

Historic buildings shall be treated with the sensitivity prescribed by conventional historic preservation criteria and standards, such as the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*, or other nationally recognized documents.

7-3.3 Preservation Authority Review

Projects shall be discussed with the appropriate preservation authorities as early as possible in the planning stages.