

PORTABLE HOUSING UNIT SAGAMIHARA HOUSING AREA USAG
JAPAN, P-591
United States Army Garrison Sagamihara Housing Area
Aqua Drive
Sagamihara chuo Ward
Kanagawa Prefecture
Japan

HABS US-1
HABS US-1

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
U.S. Department of the Interior
1849 C Street NW
Washington, DC 20240-0001

HISTORIC AMERICAN BUILDINGS SURVEY

P-591
(Portable Housing Unit Sagamihara Housing Area USAG Japan)
HABS No. US-1

Location: The house is located on Aqua Drive, United States Army Garrison Sagamihara Housing Area, Sagamihara chuo Ward, Kanagawa Prefecture Japan. The house sits on the north side of the street; its main façade is oriented to the south.
It is located 35°31'33"N 139°25'5"E.

Present Owner: Doug E. Schulte

Present Use: A home for the present owner.

Significance: This is one of the last three remaining portable housing structures (P-houses) on Sagamihara Housing Area. In the 1970s there were over a 100 of these portable structures on United States Army Garrison Japan (USAG) Camp Zama's housing areas Camp Fuchinobe and Sagamihara Housing Area. The purpose was to provide units for purchase for USAG employees who were not entitled to government quarters at a time when host nation housing conditions were considered unacceptable.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection:

The construction of the house is dated to 26 August, 1968 from an examination of a floor plan from USAG Camp Zama Japan Department of Public Works.

2. Architect:

Not known

3. Original and subsequent owners, occupants, uses:

The original occupants of the house in 1968 were Mr. Deptula, his wife, and 4 children. The subsequent owner in 1985 was Mr. Larry Retzack. Mr. Doug E. Schulte purchased the home in 1994 and he has lived in the house to date with his wife.

4. Builder, contractor, suppliers:

The original home was built by civilian Japanese workers for the USAG Japan Housing Management Division.

5. Original plans and construction:

The original plan of the P-591 does not exist; there are only copies. Additionally, contracts, specifications, or early photographs have yet to be found. As originally constructed, P-591 was a simple one-story with a rectangular shape and an asymmetrical floor plan. A small entryway to the right of center divides the living room, dining area, and kitchen from the bedrooms. Four bedrooms and a bathroom are arranged around a small L-shaped hall. While the living room, dining room, and kitchen are open and span the width of the home.

6. Alterations and additions:

The entire patio area received a new transparent corrugated roof in 1998. The area was then completely enclosed using sliding Japanese doors. The outermost doors, called *amado*, and 50 percent of the inner doors were from a Japanese house built during the Meiji-era (1868-1912). Several of the inner doors date back to the Middle Showa period (1940s – 1950s) and are Shoji doors. In 2000 the rear door and steps were enclosed with Meiji-era glass doors and Plexiglas sheeting.

After 2000 some minor structural alterations were made in the bedroom next to the kitchen and patio. The window was replaced with 6'-wide Japanese Shoji doors (inside) and a pair of Edo Period Kura Doors (1688 – 1703), one slotted bamboo and other door was solid (enclosed porch side). Additionally, a 30" Meiji-era sliding Shoji door (glass and paper) was constructed from the adjacent bedroom into the kitchen area allowing for another access and thorough fair point.

The final alteration, a cedar deck with a 24' roof, was added to the main facade of the living room. The first section is approximately 16' x 12', including sidewalk and 6'-wide deck.¹

B. Historical Context:

In September 1945, one battalion of the 1st Cavalry Division of the U.S. Army entered what is now known as Camp Zama and occupied the Sobudai campus of the Imperial Japanese Army. Shortly after, a smaller unit replaced the 1st Cavalry and for a while, the post was named the 4th Replacement Regiment Depot. The mission of the base was to serve as a stopover for soldiers awaiting transport to and from the Far East. In 1953, U.S. Army headquarters was relocated from Yokohama to Camp Zama and remains there today.² With the large influx of military to the area, the families followed. According to the *1956 Guide to Camp Zama* there were 653 base family housing units that had a wait

¹ Doug E. Schulte, present owner of P-591 provided this information.

² *The Camp Zama Historical Monument Walking Tour*, 1, http://www.usagj.jp.pac.army.mil/links/doc/Camp%20Zama%20Historical%20Tour_English.pdf (accessed January 19, 2013).

list and the elementary school on Sagamihara Housing Area had approximately 750 students.³

From the start adequate numbers of on-base housing for the military in the Camp Zama area was a struggle. In 1956, there was a waitlist of sixteen to twenty-two months, but the possibility of P-houses as an alternative is mentioned in the *1956 Guide to Camp Zama*.

AFFE Circular 182, published in December 1953, authorizes construction of a portable type housing to be built on the post, with the post making available various utilities at a reasonable fee. These houses were constructed by private contract at prices varying from \$1600.00 to \$4000.00. There are currently 125 of these units in Sagamihara and Fuchinobe Dependent Housing Areas. Further construction is not contemplated, but many owners are in the market for buyers when they become eligible for public dependent quarters.⁴

Certainly atypical in appearance, P-houses were a striking contrast to the uniform structures found on bases. It appears from the three remaining structures on the Sagamihara Housing Area that they could be flamboyant and individual in character while maintaining the regular rectangular floor plan. P-591, P-354, and P-436 presents on the exterior the differences in appearance and materials used. Contributing to the restrained character of P-591 are large gray asbestos shingles. On P-354's vertical grey lightning bolt corrugated steel siding is utilized and horizontal yellow vinyl siding is the material found on P-436. While the gable and shed roofs on P—591 and P-436 consist of metal tin panels with batten clips, P-354's Japanese terra cotta curved tiles emulate the architecture found outside of the base.

Another unique dimension of the P-houses was that they were an occupant owned structure located on military bases. These structures could be rented to not only other civilians but also military members and local nationals who worked on the base. Additionally, the selling price of the house had to reflect depreciation of 10 percent per year and the present owner of P-591 purchased his home for \$82.61 in 1994.⁵ A License For Use of Real Estate (LFURE) was issued by United States Army Japan IX Corps and was re-issued every three years. In the LFUREs are listed provisions and conditions some of which are fairly standard exonerating the government of responsibility of personal harm while residing on the property and responsibilities are outlined in the event of damage to the real estate. One of the more detailed conditions in LFUREs is number 8:

³ “1956 Guide to Camp Zama,” <http://www.yohidevils.net/kanto/1956zama/56zama00.html> (accessed February 13, 2013).

⁴ Ibid.

⁵ Doug E. Schulte in a conversation dated 1 January 2013.

8. This house must be owner-occupied, unless approved for rental. When rented, the sale of the portable will automatically cancel the rental agreement in two weeks.⁶

In the LFUREs of 1990 the wording of number 8 is changed to “This house must be owner-occupied.”⁷ This preceded a Department of the Army Headquarters memorandum of 3 December 1991 with the subject line: Portable House Licenses and Upgrades. Outlined are the guidelines of how to terminate site licenses for portable houses because new portable house site licenses would be no longer issued and no portable house was to be sold after 1 January 1995.⁸

⁶ U.S. United States Army Japan/IX Corps, *License for the Use of Real Estate*, USARJ Reg 420-1 (Washington, DC, 20 August 1980).

⁷ U.S. United States Army Japan/IX Corps, *License for the Use of Real Estate*, USARJ Reg 405-1 (Washington, DC, 20 August 1990).

⁸ Col. John M. Campbell, “Portable House Licenses and Upgrades,” memorandum for 17th Area Support Group Policy #24-91, USAG Camp Zama, Japan, December 3, 1991.

PART II. ARCHITECTURAL INFORMATION

A. General statement:

1. Architectural character:

P-591 is a one story asymmetrical structure; the construction is basic and the plan utilitarian in nature. It is in its rich history the structure's value lies, as an example of architecture developed to meet the needs of the military, its value is found in its history.

2. Condition of fabric:

The condition of the house is from poor to moderate.

B. Description of Exterior:

1. Overall dimensions:

P-591 is a one story home with the main block of the house measuring 44' 5" x 33' 5" and a gross floor area of 1591'.

2. Foundations:

As a shallow foundation structure, P-591 has a thickened concrete slab (approximately 12") that appears to be supported by the ground.

3. Walls:

The exterior walls of the structure consist of long rectangular shingles. These asbestos shingles measure approximately 18" x 24" and have a thin metal trim on the outer exposed edge.

4. Structural system, framing:

This single floor structure is a wood-frame system. Alterations added in 1998 and later utilized local wood beams to support the shed roofs.

5. Porches, stoops, balconies, porticoes, bulkheads:

Two porches were added to the structure in 1998 and later. The rear enclosed patio, "Irori" spanned the entire rear façade 33' 5" with a depth of 11' 5". Access from the interior was gained through a door that was made in the bedroom adjacent to the kitchen. Building materials as previously mentioned in Section 6. Alterations and additions were derived from a variety of Japanese antiques collected by the owner.

The front porch spans the main facade from the entrance to the end of the facade corresponding with the living room interior. Measurement of the porch is 16' x 12', including sidewalk and 6'-wide deck.

6. Chimneys:

There is no chimney.

7. Openings:

a. Doorways and doors:

There are two single-wooden doors that were part of the original structure. One is located on the front elevation as the main entrance and the other is on the rear elevation providing an exit from the utility room to an outside covered area. Another doorway was built in 1998 in the bedroom adjacent to the kitchen to allow access to the rear enclosed patio. The door is a wooden Japanese *amodo*.

b. Windows and shutters:

There are nine metal double sliding windows in a variety of sizes and identical in type around the perimeter of the structure. Each room originally had a window until the bedroom adjacent to the kitchen was altered in 1998.

8. Roof:

a. Shape, covering:

The shallow tin gable roof with age-faded red paint is composed of metal panels with batten clips. The shed roof attached to the rear enclosed patio consists of corrugated sheet metal roofing panels with its original finish. Clear corrugated hard plastic sheets are used on the shed roof for the front porch.

b. Cornice, eaves:

There is no cornice. The eaves are roughly 1' wide on all façades.

c. Dormers, cupolas, towers:

There are no dormers, cupolas or towers.

C. Description of Interior:

1. Floor plans:

P-591 is a one story asymmetrical floor plan with ten rooms and four bedrooms. The open front room, dining room and connected kitchen extend the width of the house to the right of the entrance. A small narrow L-shaped hallway connects the two divisions and the four bedrooms similar in size form a square around the opposite side of the structure.

2. Stairways:

There are no stairways.

3. Flooring:

The flooring material of the foyer area is embellished with original stone flooring. It is a hand laid design and demonstrates high craftsmanship. Additionally, the wood flooring that spans the house is the original solid parquet 12” block classic pattern.⁹

4. Wall and ceiling finish:

The interior walls are dry wall; an efficient choice for the portable structure choice with the wood-frame.¹⁰ Additionally, the ceilings appear to utilize the same material. In the “Irori” room (enclosed back patio), the inside walls are board and batten (1/2” x 10”) Japanese cedar.¹¹

5. Openings:

a. Doorways and doors:

There are seven single wooden varnished doors in the structure. All doorways consist of wood varnished lintels, jambs and doorstop.

b. Windows:

The nine metal double sliding windows retain the same appearance that they have on the exterior.

6. Decorative features and trim:

There are no interior decorative features but there is wooden trim around the interior windows of the bedrooms and living room.

7. Hardware:

No original hardware remains in the structure.

8. Mechanical equipment:

a. Heating, air conditioning, ventilation:

There is a heating, air conditioning and ventilation system but it does not date back to the original construction.

b. Lighting:

There is no evidence of original light fixtures.

c. Plumbing:

The original plumbing is not evident in the present day structure.

⁹ Source: Present owner Doug E. Schulte.

¹⁰ This was related to me by the current owner in an email stating that it was a government requirement for safety in the P-houses.

¹¹ Doug Schulte, email message to author, January 31, 2012

9. Original furnishings:

There are no original furnishings.

D. Site:

1. Historic landscape design:

There is no historic landscape design

2. Outbuildings:

There are no outbuildings.

PART III. SOURCES OF INFORMATION

A. Architectural drawings:

There are no architectural drawings.

B. Early views:

“1956 Guide to Camp Zama.” <http://www.yohidevils.net/kanto/1956zama/56zama00.html>
(accessed February 13, 2013).

The only image available of a P-house near to its implementation date of December 1953 as part of USAG Japan’s housing structures.

C. Interviews:

Derr, Bruce, Interview conducted by Patricia Reilly in person on May 7, 2013 at Zama American High School USAG-J Camp Zama Japan.

Bruce Derr provided anecdotal information about the P-houses during the 1970s.

Dykstra, John, Interview conducted by Patricia Reilly in person on January 16, 2013 at the Legal Affairs Office USAG-J Camp Zama Japan.

John Dykstra confirmed historical context garnered from interviews. Additionally, he made available the files of the P-houses maintained by USAG-J Legal Affairs Office.

Magnuson, David A. Interview conducted by Patricia Reilly by telephone on January 25, 2013. David Magnuson of Public Works USAG-J Camp Zama provided historical context and was invaluable in directing the research to the correct Army unit.

Schulte, Doug, E. Interview conducted by Patricia Reilly in person on January 11, 31, February 11, 20 and 26, 2013 in Sagamihara Housing Area, Sagamihara Japan.

Doug E. Schulte is the present owner of the P-house-591.

D. Bibliography:

- “1956 Guide to Camp Zama.” <http://www.yohidevils.net/kanto/1956zama/56zama00.html>
(accessed February 13, 2013).
- Col. John M. Campbell, “Portable House Licenses and Upgrades,” memorandum for 17th Area Support Group Policy #24-91, USAG Camp Zama, Japan, December 3, 1991.
- Col. Thomas E. Bruns, “Portable House Maintenance and Appearance Standards,” memorandum from 17th ASG Policy 32-90, Camp Zama, Japan, 26 November 1990.
- Hartman, Chester, and Robin Drayer. “Military-Family Housing: The Other Public-Housing.” *Housing and Society* 17, no. 3 (1990): 67-78.
http://www.housingeducators.org/Journals/H&S_Vol_17_No_3_Military-Family_Housing_The_Other_Public-Housing_Program.pdf (accessed March 9, 2013).
- O’Leary, William P, “Pre-Sale Inspection of Portable House No. 591,” memorandum from APAJ-GH-EH-HM, Camp Zama Japan, 1 August 94.
- The Camp Zama Historical Monument Walking Tour.
http://www.usagj.jp.pac.army.mil/links/doc/Camp%20Zama%20Historical%20Tour_English.pdf (accessed January 19, 2013).
- U.S. Department of the Army. *Portable Sales and Depreciation Register*. Open-file report. Washington, DC, 1985
- United States Army Japan/IX Corps, License for the Use of Real Estate, USARJ Reg 420-1. Washington, DC, 20 August 1980.
- United States Army Japan/IX Corps. *License for the Use of Real Estate*. USARJ Reg 405-1. Washington, DC, 20 August 1990.
- Wallis, Allan D. *Wheel Estate the Rise and Decline of Mobile Homes*. Oxford: Oxford University Press, 1991.

E. Likely Sources Not Yet Investigated:

During the course of my interviews with the present owner Doug E. Schulte, he has indicated that he has a bill of sale and photographs of what P-591 looked like prior to his alterations of the structure and landscaping. These will likely give a clearer impression of the original structure. Additionally, a copy of “1956 Guide to Camp Zama” located through a web search identifies the document “AFFE Circular 182, published in December 1953 authorizes construction of portable type housing on the post,” needs to be located for research. As of 5 May 2013 the Department of Public Works on USAG J Camp Zama cannot locate this document.

F. Supplemental Material:

Photographs, historic view, floor plans, and historic documentation are located at the end of the report.

PART IV. PROJECT INFORMATION

This report was assembled by Patricia Ann Reilly. Ms. Reilly wrote all sections of the documentation and carried out field notes and research of the structure. Additionally, photographs of the P-house were taken by Ms. Reilly. Credits for the supplemental information are listed in the Part III. Sources of Information.

PHOTOGRAPHS

**P-591 Portable Housing Unit
Sagamihara Housing Area
USAG Japan**

These photographs are representative exterior and interior views of P-591. Photographs were taken by Patricia Reilly from February to May 2013.



Main entrance, front south facing façade



Side, east facing façade



Rear, north facing facade



Side, west facing facade



Tin gable roof detail



Roof eaves detail



Asbestos shingles detail



Front porch detail



Rear porch detail



Main entrance, doorway detail



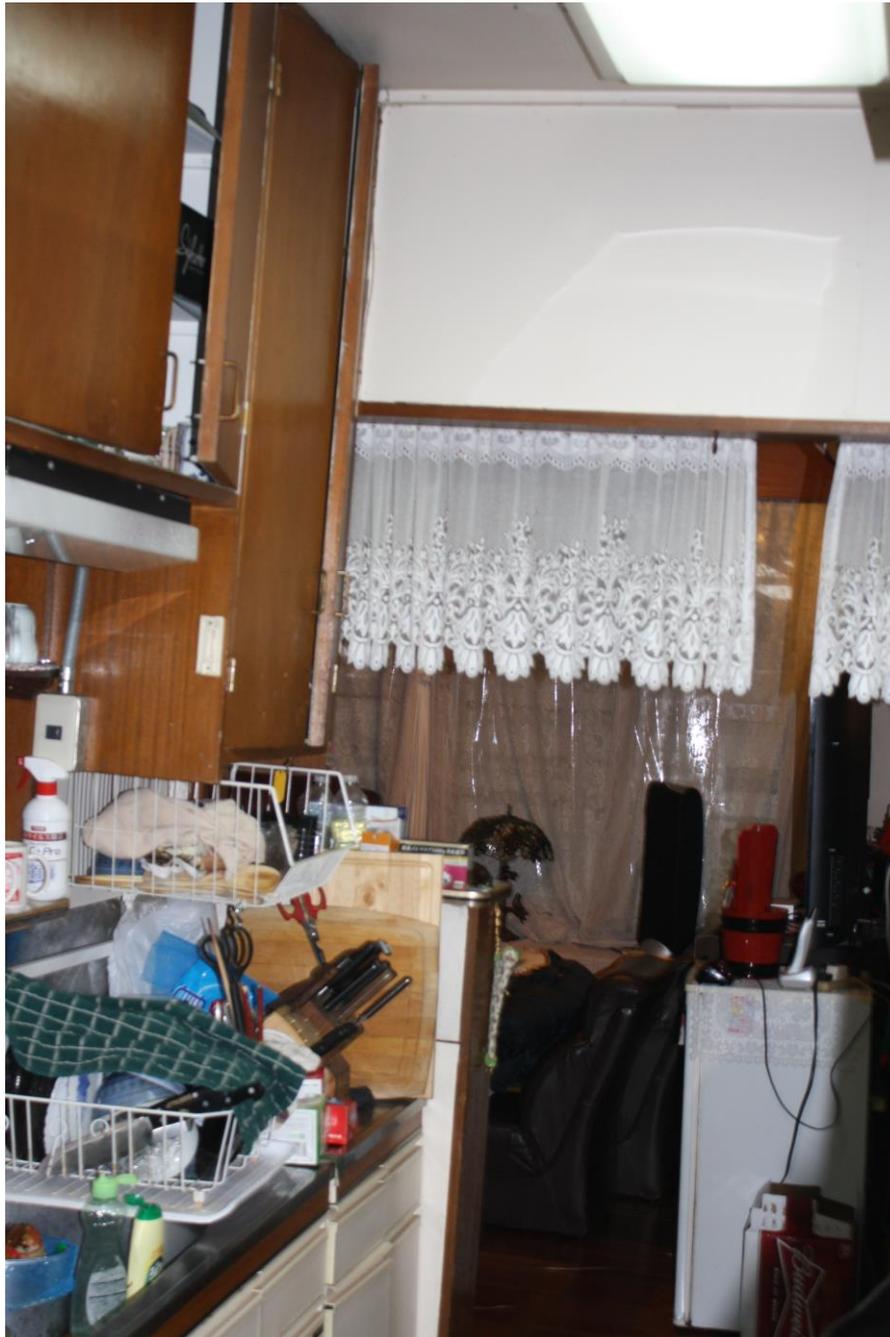
Window detail



Interior, foyer detail



Interior, wooden floor detail



Interior, view from kitchen into the living room



Interior, view of dining room from kitchen



Interior, view of a bedroom



Rear porch, *amodo* Japanese door detail



Rear porch, interior view

APPENDICES

Appendix 1: Pre-Sale Inspection of Portable House No. 591

Appendix 2: Portable Housing Floor Plan

Appendix 3: License for the Use of Real Estate

9 June 1994

Appendix 4: Portable House Sales and Depreciation Register

Appendix 5: Memorandum: Portable House Licenses and Upgrades

Appendix 6: Portable House Maintenance and Appearance Standards

Appendix 7: Historic view

Photograph P-354

Photograph P-436

APPENDIX 1

PRE-SALE INSPECTION OF PORTABLE HOUSE NO. 591



DEPARTMENT OF THE ARMY
HEADQUARTERS, 17TH AREA SUPPORT GROUP
UNIT 46008
APO AREA PACIFIC 96343-0084

REPLY TO
ATTENTION OF:

APAJ-GH-EH-HM

TO: Mr. RETZACK, Larry

FROM: APAJ-GH-EH-HM

SUBJECT: Pre-Sale INSPECTION OF PORTABLE HOUSE NO. P-591

1. In compliance with 17th ASG policy #32-90 dated 26 Nov 90; attached DA Form 5382. Rand USARJ Form 1628 deficiencies disclosed are to be corrected within specified time frame your Portable House will be reinspected upon notification to this office that deficiencies have been corrected and in all cases prior to issuance of license or sale.
2. Please notify the Family Housing Management Office in writing that deficiencies have been corrected NLT 1 Aug 94. Deficiencies not corrected within the Prescribed time may result in termination of occupancy in Portable House.
3. POC is Monroe R. PHIPPS, 263-7951.

WILLIAM P. O'LEARY
Fam Hsg Mgt Br

An Pre Sale Inspection of Portable House P591 (SHA) was conducted on 8 April 94, for the purpose of sale. In accordance with 17th ASB Policy Letters #32-90, #2491 P-House relicensing and up grades, the following discrepancies were noted:
(Included Fire Inspection Report attached).

Interior Building:

1. Repair/remove flaking paint and mildew from ceilings in both bathrooms and repaint.
2. Tighten passage lock on door master bath. Caulk around tub main bath.
3. Revarnish window casements throughout interior of house as needed.
4. Switch box in foyer need resecuring.
5. *MAJOR: Encapsulate walls, ceiling and inside closets with acceptable building materials or paint with fire-retardant paint (See attached paperwork for type of material)

Exterior:

1. Rear canopy lights need to be removed or installed properly.
2. *MAJOR: Paint exterior trim, fascia boards and soffit (Flaking).
- *3. *MAJOR: All metal framework for rear canopy and storage shed need sanding/scraping and repainting.

Note:

If fire-retardant paint is used, the occupant is responsible for providing evidence that the coating on the surface is fire retardant material. (ie; sales receipt clearly identifying the material, or a certificate from installing contractor).
*MAJOR. Cost of this requirement may be added to selling price. Occupant must provide receipts on labor and material cost.

CHECKLIST FOR P-HOUSE INSPECTION

HOUSE NO: P-591 SAA
 MR. L. RETZACK

1. HEATING SYSTEM: VENTED NONVENTED
 TYPE: HOT WATER & PORTABLE KEROSENE HEATER.
- (1) OIL DRUMS: CONSTRUCTED OF METAL: YES NO
 (2) SHUT OFF VALVES: LOCATED IN SERVICE LINE: YES NO
2. FUEL STORAGE TANK AT LEAST 5 FEET FROM BUILDING: YES NO DIKED
3. FUEL TANK STAND CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS: YES NO N/A

4. TYPE HEATING APPLIANCE:	KEROSENE	LP GAS	HOT WATER	INSTALLED	PORTABLE
FULE STORAGE CAP.	gal		<input checked="" type="checkbox"/>		

5. ELECTRICAL SWITCH BOX, TYPE: METAL ~~Box~~ Circuit Box
- (A) OUTLETS: SERVICEABLE DEFECTIVE LOCATION: _____
 (B) WIRING: SERVICEABLE DETERIORATED LOCATION: FRONT DOOR
EXPOSED LIGHTING FIXTURES - PATIO.
6. KITCHEN EXHAUST FAN: YES NO REQUIRES CLEANING: YES NO
7. FLAMMABLES STORIED OUTSIDE THE HOUSE IN A SAFE AREA: YES NO
8. EXITS: (CLEAR) TWO EACH BEDROOM: DOOR WINDOW
9. SMOKE DETECTORS INSTALLED ON THE CEILING IN HALLWAY NEXT TO BEDROOMS: YES NO
1 SD BY KITCHEN ALSO.

10. INTERIOR FINISH:

PLACE/ (TYPE)	FLOOR	WALLS	CEILING
(A) LIVING ROOM	<u>WOOD TILE</u>	<u>PLYWOOD</u>	<u>PLYWOOD</u>
(B) KITCHEN	<u>TILE</u>	<u>GYPHUM BOARD</u>	<u>PLYWOOD</u>
(C) PORCH/ATTACHED <u>SHED</u>	<u>CEMENT</u>	<u>PLASTIC</u>	<u>PLASTIC</u>

11. REMARKS: ALL LIVING AREAS WALLS & CEILINGS ARE CONSTRUCTED OF PLYWOOD. MUST BE COVERED W/ 1/2" GYPHUM BOARD OR CLASS "A" EQUIVALENT.

HAZARD/DEFICIENCY INSPECTION RECORD		SUSPENSE DATE
For use of this form, see AR 420-90, the proponent agency is USACE		
TO: Mr. L. Retzack Mr. M. Phipps	FROM: (Fire Chief) Fire Prevention	
LOCATION OF FIRE SAFETY VIOLATION P-591 (SHA)	DATE AND TIME OF VIOLATION 08 Apr. 94 0900 hrs	
HAZARDS/DEFICIENCIES NOTED	CORRECTIVE ACTION TAKEN (Return to Fire Chief)	
All living areas, walls & ceilings are constructed of plywood.	All plywood finishings must be covered with 1/2" gypsum board or class "A" equivalent. REF:AR420-90	
DATE 08 APR 1994	REPORT DONE BY: <i>Muri Macginnis</i>	
DATE 08 APR 1994	INSTALLATION FIRE CHIEF SIGNATURE: <i>Charles A. ...</i>	
DATE 8 Apr 1994	INSTALLATION FIRE MARSHALL SIGNATURE: <i>Joseph S. Smith</i>	
DATE	ORGANIZATION OR ACTIVITY FIRE MARSHALL SIGNATURE:	
FOLLOW UP INSPECTION	<input type="checkbox"/> SATISFACTORY	<input type="checkbox"/> UNSATISFACTORY
DATE	INSPECTED BY:	

REPRODUCED AT GOVERNMENT EXPENSE

Tab A
 Acceptable Building Materials for Ceilings and Walls²

<u>MATERIAL</u>	<u>FLAME SPREAD INDEX</u>
<u>Ceilings</u>	
Glass-fiber sound-absorbing blankets	15 to 30
Mineral-fiber sound-absorbing panels	10 to 25
Shredded wood fiberboard (treated)	20 to 25
Sprayed cellulose fibers (treated)	20
<u>Walls</u>	
Aluminum (with baked enamel finish on one side)	5 to 10
Brick or concrete block	0
Cork	0
Gypsum board (with paper surface on both sides)	10 to 25
Northern Pine (treated)	20
Southern Pine (untreated) ³	130 to 190
Plywood paneling (treated) ⁴	10 to 25
Red Oak (untreated)	100
Red Oak (treated)	35 to 50

² References: Fire Protection Handbook, 16th Edition, Table 9-6B: Flame Spread of Some Building Materials; and NFPA 703-1979, Standard for Fire Retardant Impregnated Wood and Fire Retardant Coatings for Building Materials.

³ Shall not be used for additions to the existing structure.

⁴ The owner is responsible for providing evidence that the plywood used in the construction is treated plywood. Such evidence may consist of a sales receipt clearly identifying the material or a certificate from the installing contractor. When such evidence is not provided, all plywood shall be considered to be untreated.

Flame Retardant Coatings⁵

Class A Coating	0 to 25
Class B Coating	26 to 75

⁵ The owner is responsible for providing evidence that the coating on the surface is fire retardant material. Such evidence may consist of a sales receipt clearly identifying the material or a certificate from the installing contractor. When such evidence is not provided, all paint coatings shall be considered to be non-fire retardant material.

One source of fire-retardant paint may be the following distributor:

Kansai Paint
5-24-15 Higashi-ohi
Shinagawa-ku, Tokyo
Telephone: 03-472-3121 (Mr. Kitano)

At the time this policy was written, the firm indicated the availability of fire retardant paint that met NFPA standards.

A second potential source is through the AAFES special order section.

A-2

REPRODUCED AT GOVERNMENT EXPENSE

Tab B
Approved Exterior Colors and Trim for Portable Houses⁶

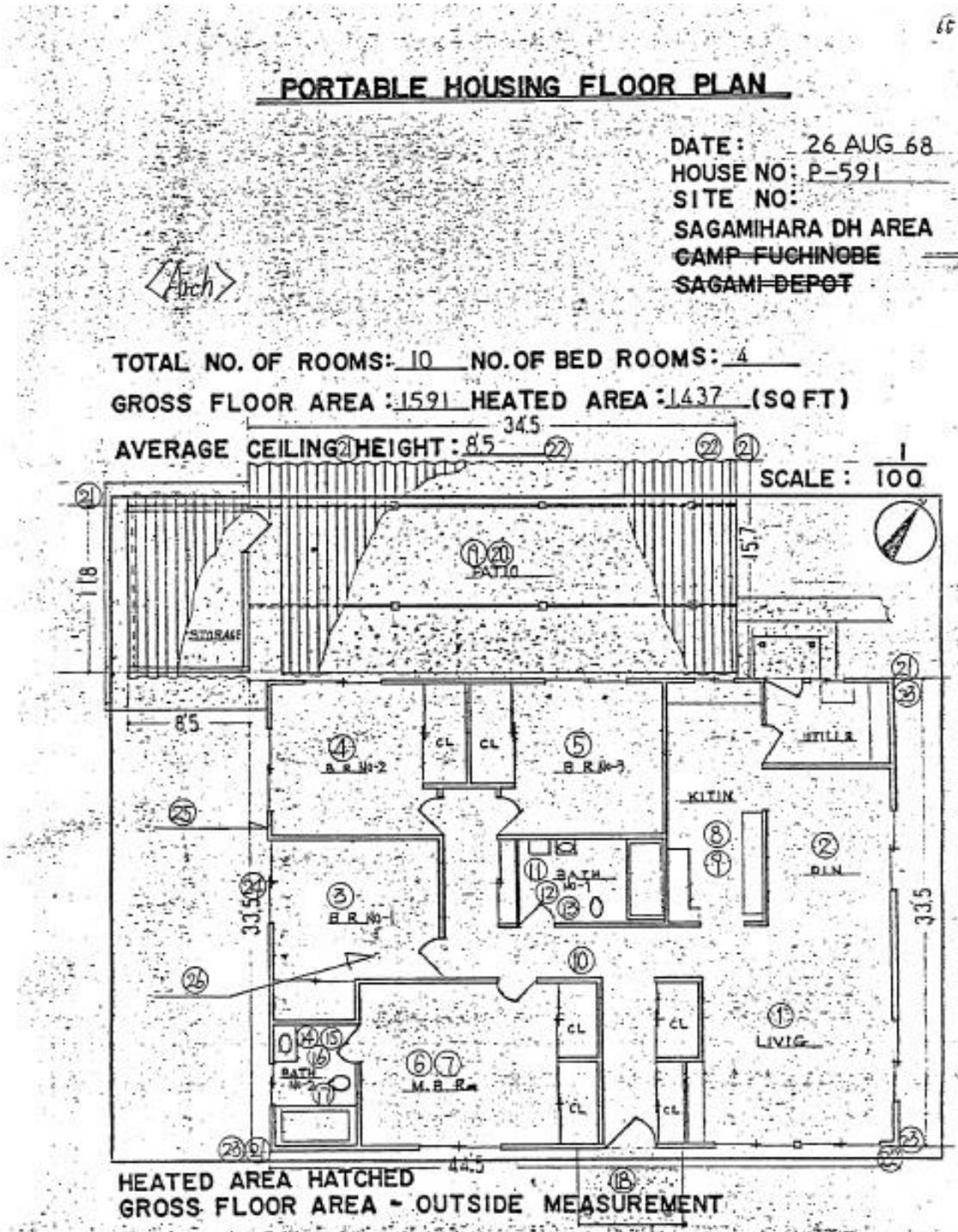
<u>SIDING</u>	<u>TRIM</u>
White (#17075)	Dark Blue (#15177)
White (#17075)	Dark Gray (#25237)
White (#17075)	Beige (#13531)
Blue (#15526)	Dark Blue (#15177)
Blue (#15526)	White (#17075)
Beige (#13531)	White (#17075)
Gray (#26622)	Dark Gray (#25237)
Gray (#26622)	White (#17075)
Gray (#26622)	Dark Blue (#15177)

Owners of P-houses whose exterior color conforms to one of the previous approved color schemes for Government-owned family housing units, need not repaint their P-house solely to match the current scheme until all Government quarters have been repainted to the current scheme. Should a P-house be repainted in the interim, however, it shall be repainted in accordance with the currently approved color schemes.

⁶ Reference: TM 5-807-7, *Color for Buildings*, and Federal Standard No. 595A, *Federal Standard Colors*

APPENDIX 2

PORTABLE HOUSING FLOOR PLAN



P-591, Portable Housing Floor Plan

APPENDIX 3

LICENSE FOR THE USE OF REAL ESTATE

LICENSE FOR THE USE OF REAL ESTATE (USARJ RPA 405-1)		APPROPRIATE HEADQUARTERS HEADING United States Army Japan/IX Corps APO San Francisco 96343-0054	
ISSUED TO (Name and Address of Licensee) Zama American High School, DODDS APO AP 96343		FOR PERIOD BEGINNING ENDING 22 AUG 94 21 AUG 97	
AS SHOWN IN "RED" ON EXHIBIT, ATTACHED HERETO AND MADE A PART HEREOF: (Describe to include Bldg No., sq footage, use and installation designation and No., if applicable)			
Site No. <u>p-591</u> , Portable Type Housing Area			
REVOCABLE AT WILL BY THE (Appropriate Major Commander) Commander, 17th Area Support Goup, APO AP 96343-0064			
THIS LICENSE IS GRANTED SUBJECT TO THE FOLLOWING PROVISIONS AND CONDITIONS:		ADDITIONAL PROVISIONS AND CONDITIONS (If applicable)	
1. ISSUED WITHOUT CHARGE EXCEPT AS MAY BE PROVIDED ELSEWHERE HEREIN. 2. THAT THE EXERCISE OF THE PRIVILEGES HEREBY GRANTED SHALL BE WITHOUT COST OR EXPENSE TO THE UNITED STATES; UNDER THE GENERAL SUPERVISION AND SUBJECT TO THE APPROVAL OF THE OFFICER HAVING IMMEDIATE JURISDICTION OVER THE PROPERTY, AND SUBJECT ALSO TO SUCH REGULATIONS AS MAY BE PRESCRIBED BY HIM/HER FROM TIME TO TIME. 3. THAT ANY PROPERTY OF THE UNITED STATES DAMAGED OR DESTROYED BY THE LICENSEE INCIDENT TO THE EXERCISE OF THE PRIVILEGES HEREIN GRANTED SHALL BE PROMPTLY REPAIRED OR REPLACED BY THE LICENSEE TO THE SATISFACTION OF THE SAID OFFICER, OR IN LIEU OF SUCH REPAIR OR REPLACEMENT THE LICENSEE SHALL, IF SO REQUIRED BY THE SAID OFFICER, PAY TO THE UNITED STATES MONEY IN AN AMOUNT SUFFICIENT TO COMPENSATE FOR THE LOSS SUSTAINED BY THE UNITED STATES BY REASON OF DAMAGE TO OR DESTRUCTION OF GOVERNMENT PROPERTY. 4. THAT THE UNITED STATES SHALL NOT BE RESPONSIBLE FOR DAMAGES TO PROPERTY OR INJURIES TO PERSONS WHICH MAY ARISE FROM OR BE INCIDENT TO THE EXERCISE OF THE PRIVILEGES HEREIN GRANTED, OR FOR DAMAGES TO THE PROPERTY OF THE LICENSEE, OR FOR INJURIES TO THE PERSON OF THE LICENSEE OR FOR DAMAGES TO THE PROPERTY OR INJURIES TO THE PERSON OF THE LICENSEE'S OFFICERS, AGENTS, SERVANTS, OR EMPLOYEES OR OTHERS WHO MAY BE ON SAID PREMISES AT THEIR INVITATION OR THE INVITATION OF ANY ONE OF THEM ARISING FROM UNITED STATES GOVERNMENTAL ACTIVITIES ON THE SAID PREMISES, AND THE LICENSEE SHALL HOLD THE UNITED STATES HARMLESS FROM ANY AND ALL SUCH CLAIMS. 5. THAT, ON OR BEFORE THE DATE OF EXPIRATION OF THIS LICENSE OR ITS RELINQUISHMENT BY THE LICENSEE, THE LICENSEE SHALL VACATE THE SAID GOVERNMENT PREMISES, REMOVE ALL PROPERTY OF THE LICENSEE THEREFROM, AND RESTORE THE PREMISES TO A CONDITION SATISFACTORY TO THE SAID OFFICER, DAMAGES BEYOND THE CONTROL OF THE LICENSEE AND DUE TO FAIR WEAR AND TEAR EXCEPTED. IF, HOWEVER, THIS LICENSE IS REVOKED, THE LICENSEE SHALL VACATE THE PREMISES, REMOVE SAID PROPERTY THEREFROM, AND RESTORE THE PREMISES AS AFORESAID WITHIN SUCH TIME AS THE ISSUING AUTHORITY MAY DESIGNATE. IN EITHER EVENT, IF THE LICENSEE SHALL FAIL OR NEGLECT TO REMOVE SAID PROPERTY AND SO RESTORE THE PREMISES, THEN, AT THE OPTION OF THE ISSUING AUTHORITY SAID PROPERTY SHALL EITHER BECOME THE PROPERTY OF THE UNITED STATES WITHOUT COMPENSATION THEREFOR, OR THE ISSUING AUTHORITY MAY CAUSE THE PROPERTY TO BE REMOVED AND THE PREMISES TO BE RESTORED AT THE EXPENSE OF THE LICENSEE, AND NO CLAIM FOR DAMAGES AGAINST THE UNITED STATES OR ITS OFFICERS OR AGENTS SHALL BE CREATED BY OR MADE ON ACCOUNT OF SUCH REMOVAL AND RESTORATION WORK.		6. This license is further subject to the provisions of USARJ Reg 210-13, R Nov 85. 7. All utilities services furnished will be on a reimbursable basis, at rates determined by the Deputy Chief of Staff, Engineer, USARJ. 8. This house must be owner-occupied. 9. All site improvements accomplished at the owner's expense i.e. exterior utilities, sidewalks, etc. will be picked up "Found on Post" as U.S. Government Property, unless otherwise recognized as an authorized improvement. Purchase Price: <u>\$ 82.61</u> Effective Date of Depreciation: <u>22 SEP 94</u>	
		IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND <u>Commander, 17th ASG</u> (Appropriate Commander) THIS <u>9th</u> DAY OF <u>June</u> , 19 <u>94</u> . <u>LARRY R. WAINWRIGHT, COL, OD, Commanding</u> (Signature)	
		THE ABOVE INSTRUMENT, TOGETHER WITH THE PROVISION AND CONDITIONS THEREOF, IS HEREBY ACCEPTED THIS <u>9th</u> DAY OF <u>June</u> , 19 <u>94</u> . <u>Douglas F. A. Kulltz</u> (Signature and/or Seal)	

AJ FORM 1 SEP 79 451

EDITION OF 1 JUN 78 MAY BE USED.

Overprint HQ AJ Form 33, 11 Sep 87

APPENDIX 4

PORTABLE HOUSE SALES AND DEPRECIATION REGISTER

PORTABLE HOUSE SALES AND DEPRECIATION REGISTER				OWNER ████████████████████	SITE NO. P-591	LOCATION Sagamihara				
		DEPRECIATION							COST AS OF	REMARKS
COST	DATE OF COMPLETION	EFF DATE	AMORT DATE	MIN VALUE	DATE COMPUTED	NO. MONTH	PER MONTH			
\$ 82.61	22 AUG 94	22 SEP 94	21 SEP 03	\$ 8.26			\$ 0.68	\$		
\$				\$			\$	\$		
\$				\$			\$	\$		
\$				\$			\$	\$		
\$				\$			\$	\$		
\$				\$			\$	\$		
\$				\$			\$	\$		
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\$				\$			\$	\$		
\$				\$			\$	\$		
\$				\$			\$	\$		
\$				\$			\$	\$		
\$				\$			\$	\$		
\$				\$			\$	\$		
\$				\$			\$	\$		
TOTAL :										

AJGH FORM 209
1 JAN 84

REPLACES GARN FORM 209, 1 FEB 76, WHICH WILL BE USED.

ID

Portable House Sales and Depreciation Register, 22 August 1994, PDF copy

APPENDIX 5

MEMORANDUM:

PORTABLE HOUSE LICENSES AND UPGRADES



DEPARTMENT OF THE ARMY
HEADQUARTERS, 17TH AREA SUPPORT GROUP
UNIT 45005
APO AREA PACIFIC 96343-0064

REPLY TO
ATTENTION OF:

APAJ-GH-EH (210-50s)

3 December 1991

17TH AREA SUPPORT GROUP POLICY #24-91

MEMORANDUM FOR SEE DISTRIBUTION

SUBJECT: Portable House Licenses and Upgrades

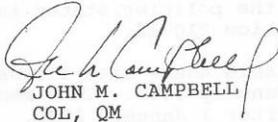
1. This policy establishes guidelines for the eventual termination of site licenses for portable houses located on 17th Area Support Group (ASG) installations. This policy supplements the policies stated in 17th ASG Supplement 1 to USARJ Regulation 210-13.
2. New portable house site licenses will not be entered into on or after 1 January 1995. This means that no portable house can be sold on or after 1 January 1995.
3. Portable house owners have the responsibility to properly dispose of their portable house in accordance with USARJ Reg 210-13.
4. Termination of a portable house site license will be recommended to the Commander, USARJ/IX Corps at such time as the Commander, 17th ASG determines that the site is required for the needs of the Army or other military necessity. The future siting of new facilities, family housing units, and utilities as part of the Facilities Improvement Program may well necessitate termination of portable house site licenses. Every effort will be made to give the portable house owner at least 12 months notice.
5. Effective 1 January 1992, prospective purchasers on the waiting list will be contacted in the order that their name appears on the list and offered the opportunity to purchase the next available portable house. The individual will be given three working days, not counting the date of notification, to elect to purchase the portable house. If a negative response is given or no response received, the next qualified individual on the list will be contacted and offered the portable house. The previous individual's name will be removed from the waiting list. It is the individual's responsibility to be available to receive an offer. During periods of unavailability, individuals on the waiting list must have an individual with a valid power of attorney empowered to act on their behalf. The name and phone

*Rec'd
12 Dec 91*

APAJ-GH-EH
SUBJECT: Portable House Licenses and Upgrades

number of this agent must be provided to the Family Housing Office. Once an individual is removed from the waiting list he/she must apply in writing, within 30 days, to the Commander, 17th ASG in order to be reinstated on the waiting list. Reinstatement will be at the bottom of the waiting list.

6. This memorandum does not change existing guidance regarding required upgrades to portable houses by the year 1993. A copy of that guidance (17th ASG Policy Letter #32-90, dated 26 November 1990, subject: Portable House Maintenance and Appearance Standards) is enclosed.


JOHN M. CAMPBELL
COL, QM
Commanding

Encl
as

DISTRIBUTION:
A, B, C
All Portable House Owners

APPENDIX 6

PORTABLE HOUSE MAINTENANCE AND APPEARANCE STATNDARDS

DEPARTMENT OF THE ARMY
Headquarters, 17th Area Support Group
APO San Francisco 96343-0084

26 November 1990

APAJ-GH-EH

17TH ASG POLICY # 32-90

MEMORANDUM FOR SEE DISTRIBUTION

SUBJECT: Portable House Maintenance and Appearance Standards

1. This policy establishes standards of appearance and maintenance for portable housing within the 17th ASG. Should this policy conflict with the requirements of USAGH Supplement 1 to USARJ Regulation 210-13, this policy shall govern.
2. Portable houses shall be maintained as safe habitats that conform to National Fire Protection Association codes. They shall be maintained in a structurally sound condition in accordance with generally accepted engineering standards, and kept in good repair to prevent unnecessary loss of energy and utility resources. As part of the installation's housing assets, they shall conform to the standards of exterior appearance and repair substantially the same as that required for Government-owned housing.
3. Interior appearance and functional repairs are left to the discretion of individual owners. Notwithstanding, owners are encouraged to maintain the interior of their homes to the same high standards set for Government-owned family housing units.
4. Sale of portable houses shall not be permitted nor shall portable house licenses be renewed if the house fails to meet all standards. A portable house license shall be revoked if any owner fails to correct variances from these standards within 60 days of notification.
5. The decision of the Director of Engineering and Housing is final. Owners who question the validity of the housing inspector's findings may provide such documentation and supporting documentation as they believe necessary and request a final decision from the director. The director shall independently evaluate the circumstances and will provide a final decision to the owner.
6. Inspection criteria and standards are attached.

Encl


THOMAS E. BRUNS
COL, AV
Commanding

DISTRIBUTION:
A, B, C and All Portable House Owners

PORTABLE HOUSE INSPECTION CRITERIA AND STANDARDS

<u>INSPECTION ITEM</u>	<u>REQUIREMENTS</u>	<u>REFERENCE</u>
1. Means of Escape	<p>Any dwelling or living unit of two rooms or more, every bedroom, and living area shall have at least two means of escape.</p> <p>The primary means of escape shall be a door of unobstructed travel to the outside.</p> <p>The secondary means may be a door or an outside window operable from the inside without the use of tools with a clear opening of not less than 20 inches in width, 24 inches in height, and 5.7 square feet in area. The bottom of the opening shall not be more than 44 inches off the floor.</p>	<p>NFPA-101, Life Safety Code, Chapter 22, Section 22.2.1.2</p>
2. Doors	<p>No door in the path of travel of a means of escape shall be less than 28 inches wide. All locking devices that impede or prohibit egress or that cannot be easily disengaged shall be prohibited.</p>	<p>NFPA-101, Life Safety Code, Chapter 22, Section 22.2.3.1</p>
3. Heating Equipment	<p>No stove or combustion heater shall be so located as to block escape in case of fire caused by a malfunction of the stove or heater.</p>	<p>NFPA-101, Life Safety Code, Chapter 22, Section 22.5.1</p>
a. Appliances	<p>All fuel burning appliances shall be installed and operated in accordance with the manufacturer's recommendations.</p>	
b. Fuel Storage Tanks and Stands	<p>Fuel storage tanks shall be located a minimum of five feet from the building and be supported on a non-combustible stand. Single wood timber supports laid horizontally may be used if not more than 12 inches high.</p>	<p>NFPA-31, Oil Burning Eq Code, Chapter 2-5; NFPA-30, Flammable and Combustible Liquid Code, Chapter 2.5.1</p>
4. Electrical Wiring	<p>Extension cords shall not be used for fixed wiring, nor shall they be spliced; tacked, stapled or fastened to woodwork or walls.</p> <p>Wires shall be spliced in approved junction boxes.</p> <p>Branch circuits shall be protected by approved overcurrent protection devices (circuit breakers or fuses).</p> <p>The design, installation, or repair of electric wiring shall be accomplished by qualified personnel and inspected by the DEH.</p>	<p>NFPA-70, National Electric Code</p>

REPRODUCED AT GOVERNMENT EXPENSE



REPRODUCED AT GOVERNMENT EXPENSE

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|------------------------------------|---|
| 10. TV and Other Antennas | All antenna installations shall be approved in advance by the DEH. Antennas shall be securely fastened so as to not endanger other property, and shall be properly grounded. |
| 11. Trash and Refuse | Trash receptacles shall be located away from roadside view. They shall be maintained in a sanitary condition to prevent insect and rodent infestation, and access by stray pets. Only household generated garbage shall be placed in containers.

Grass clippings shall be placed in plastic bags, tied, and placed at the collection point on collection days. Large and bulky items such as old television sets, bicycles, and bed frames, shall be placed at the collection point on designated pick-up days. |
| 12. Clothes Lines | Clotheslines and their supports shall not be located in front yards. When installed, they shall be maintained in good repair. |
| 13. Water and Sanitary Drain Lines | Drain and water lines within five feet of the building foundation shall be maintained in serviceable condition without leaks and cracks by the owner. Hose bibs and faucets shall be insulated and maintained in a leak-free condition. |
| 14. Fences | Fences may be constructed with prior approval from the DEH. When constructed, they shall conform to the requirements of Tab C. |
| 15. Gutters and Downspouts | Gutters and downspouts shall be maintained in good repair to prevent structural damage to foundations and erosion of property. Splash blocks shall be provided. |
| 16. Sheds | One storage shed per portable house may be constructed provided the owner has obtained prior approval from the DEH. The shed may be no larger than 10 feet square by 8 feet high; shall be a minimum of 10 feet from the portable house and any Government-owned structure; and shall not be furnished with electricity or water.

The foundation must be level stone or concrete of sufficient height to raise all portions of the shed above the surrounding ground level. The shed shall be securely fastened to the foundation by anchor bolts. All exterior walls of the shed shall be of non-combustible material, i.e., either metal or concrete, and properly braced in all directions. |
| 17. Mailboxes | When present, shall be maintained and repaired to present a neat appearance free of rust, holes, dents, and loose or missing paint. They shall be securely fastened to their supports. |



Tab A
 Acceptable Building Materials for Ceilings and Walls²

<u>MATERIAL</u>	<u>FLAME SPREAD INDEX</u>
<u>Ceilings</u>	
Glass-fiber sound-absorbing blankets	15 to 30
Mineral-fiber sound-absorbing panels	10 to 25
Shredded wood fiberboard (treated)	20 to 25
Sprayed cellulose fibers (treated)	20
<u>Walls</u>	
Aluminum (with baked enamel finish on one side)	5 to 10
Brick or concrete block	0
Cork	0
Gypsum board (with paper surface on both sides)	10 to 25
Northern Pine (treated)	20
Southern Pine (untreated) ³	130 to 190
Plywood paneling (treated) ⁴	10 to 25
Red Oak (untreated)	100
Red Oak (treated)	35 to 50

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 REPRODUCED AT GOVERNMENT EXPENSE

² References: Fire Protection Handbook, 16th Edition, Table 9-6B: Flame Spread of Some Building Materials; and NFPA 703-1979, Standard for Fire Retardant Impregnated Wood and Fire Retardant Coatings for Building Materials.

³ Shall not be used for additions to the existing structure.

⁴ The owner is responsible for providing evidence that the plywood used in the construction is treated plywood. Such evidence may consist of a sales receipt clearly identifying the material or a certificate from the installing contractor. When such evidence is not provided, all plywood shall be considered to be untreated.

Tab B
 Approved Exterior Colors and Trim for Portable Houses⁶

<u>SIDING</u>	<u>TRIM</u>
White (#17875)	Dark Blue (#15177)
White (#17875)	Dark Gray (#25237)
White (#17875)	Beige (#13531)
Blue (#15526)	Dark Blue (#15177)
Blue (#15526)	White (#17875)
Beige (#13531)	White (#17875)
Gray (#26822)	Dark Gray (#25237)
Gray (#26822)	White (#17875)
Gray (#26822)	Dark Blue (#15177)

REPRODUCED AT GOVERNMENT EXPENSE

Owners of P-houses whose exterior color conforms to one of the previous approved color schemes for Government-owned family housing units, need not repaint their P-house solely to match the current scheme until all Government quarters have been repainted to the current scheme. Should a P-house be repainted in the interim, however, it shall be repainted in accordance with the currently approved color schemes.

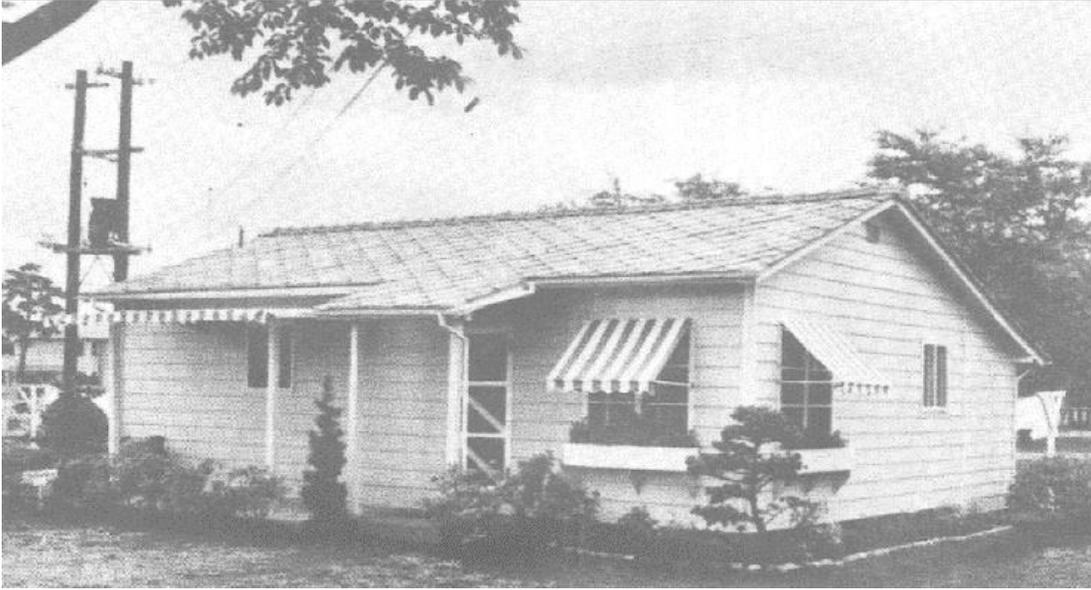
⁶ Reference: TM 5-807-7, *Color for Buildings*, and Federal Standard No. 595A, *Federal Standard Colors*

APPENDIX 5

HISTORIC VIEW

PHOTOGRAPH P-354

PHOTOGRAPH P-436



P-house Sagamihara Housing Area, USAG-Japan, published in the “1956 Guide to Camp Zama.”



P-354, front façade, one of three remaining portable housing units on Sagamihara Housing Area,
USAG- Japan



P-436, front façade, one of three remaining portable housing units on Sagamihara Housing Area, USAG- Japan, this structure is set for demolition.