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

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

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\(^1\) Doug E. Schulte, present owner of P-591 provided this information.

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:


\(^{4}\) 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.  

In the LFUREs of 1990 the wording of number 8 is changed to “This house must be owner-occupied.” 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.

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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.

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\(^9\) Source: Present owner Doug E. Schulte.
\(^10\) This was related to me by the current owner in an email stating that is 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:

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:


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
Pre-Sale Inspection of Portable Housing No. 591, 1994, PDF copy (side 1)
An Pre Sale Inspection of Portable House P591 (SHA) was conducted on 9 April 94, for the purpose of sale. In accordance with 17th
AGS 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, facia 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.

Pre-Sale Inspection of Portable Housing No. 591, 1994, PDF copy (side 2)
CHECKLIST FOR P-HOUSE INSPECTION

HOUSE NO: P-591 SHA

Mr. L. Rezack

1. HEATING SYSTEM: VENTED [ ] NONVENTED [ ]
   TYPE: HOT WATER: [ ] PORABLE KEROSENE: [X]
   (1) OIL DRUMS: CONSTRUCTED OF METAL: [ ]
       YES [ ] NO [x]
   (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 [ ]
   FUEL STORAGE CAP: 0gal

5. ELECTRICAL SWITCH BOX, TYPE: METAL [x] CIRCUIT: [ ]
   (a) OUTLETS: SERVICEABLE [x] DEFECTIVE [ ] LOCATION:
   (b) WIRING: SERVICEABLE [ ] DETERIORATED [ ] LOCATION: FRONT DOOR
       EXPOSED LIGHTING FIXTURES: [ ] RATIO.

6. KITCHEN EXHAUST FAN: YES [ ] NO [ ] REQUIRES CLEANING: YES [x] NO [ ]

7. FLAMMABLES STORED OUTSIDE THE HOUSE IN A SAFE AREA: [ ]
   YES [ ] NO [ ]

8. EXITS: CLEAR [ ]
   TWO EACH BEDROOM: DOOR [ ] WINDOW [x]

9. SMOKE DETECTORS INSTALLED ON THE CEILING IN HALLWAY NEXT TO BEDROOMS: [ ]
   YES [x] NO [ ]

10. INTERIOR FINISH:

<table>
<thead>
<tr>
<th>PLACE/TYPE</th>
<th>FLOOR</th>
<th>WALLS</th>
<th>CEILING</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) LIVING ROOM</td>
<td>TILE</td>
<td>Plywood</td>
<td>Plywood</td>
</tr>
<tr>
<td>(b) KITCHEN</td>
<td>TILE</td>
<td>GYPSUM BOARD</td>
<td>Plywood</td>
</tr>
<tr>
<td>(c) PORCH/ATTACHED SHED</td>
<td>CONCRETE</td>
<td>PLASTIC</td>
<td>PLASTIC</td>
</tr>
</tbody>
</table>

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

Pre-Sale Inspection of Portable Housing No. 591, 1994, PDF copy (side 3)
HAZARD/DEFICIENCY INSPECTION RECORD

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:
All living areas, walls & ceilings are constructed of plywood.

CORRECTIVE ACTION TAKEN (Return to Fire Chief):
All plywood finishings must be covered with 1/2" gypsum board or class "A" equivalent.

REF: AR420-90

DATE REPORT DONE BY:
08 APR 1994

DATE INSTALLATION FIRE CHIEF SIGNATURE:
08 APR 1994

DATE INSTALLATION FIRE MARSHALL SIGNATURE:
08 APR 1994

DATE ORGANIZATION OR ACTIVITY FIRE MARSHALL SIGNATURE:

FOLLOW UP INSPECTION
☐ SATISFACTORY
☐ UNSATISFACTORY

DATE INSPECTED BY:

DA FORM 5382-R, SEP 92 EDITION OF JAN 85 IS OBSOLETE

Pre-Sale Inspection of Portable Housing No. 591, 1994, PDF copy (side 4)
### Table A

<table>
<thead>
<tr>
<th>Building Material</th>
<th>Flame Spread Index</th>
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<tbody>
<tr>
<td><strong>Ceilings</strong></td>
<td></td>
</tr>
<tr>
<td>Glass-fiber sound-absorbing blankets</td>
<td>15 to 30</td>
</tr>
<tr>
<td>Mineral-fiber sound-absorbing panels</td>
<td>10 to 25</td>
</tr>
<tr>
<td>Shredded wood fiberboard (treated)</td>
<td>20 to 25</td>
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<tr>
<td>Sprayed cellulose fibers (treated)</td>
<td>20</td>
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<tr>
<td><strong>Walls</strong></td>
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<tr>
<td>Aluminum (with baked enamel finish on one side)</td>
<td>5 to 10</td>
</tr>
<tr>
<td>Brick or concrete block</td>
<td>0</td>
</tr>
<tr>
<td>Cork</td>
<td>0</td>
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<tr>
<td>Gypsum board (with paper surface on both sides)</td>
<td>10 to 25</td>
</tr>
<tr>
<td>Northern Pine (treated)</td>
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<td>Southern Pine (untreated)</td>
<td>130 to 190</td>
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<tr>
<td>Plywood paneling (treated)</td>
<td>10 to 25</td>
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<tr>
<td>Red Oak (untreated)</td>
<td>100</td>
</tr>
<tr>
<td>Red Oak (treated)</td>
<td>35 to 50</td>
</tr>
</tbody>
</table>

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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 Coatings**

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<th>Class</th>
<th>Description</th>
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<tr>
<td>A</td>
<td>Coating</td>
<td>0 to 25</td>
</tr>
<tr>
<td>B</td>
<td>Coating</td>
<td>26 to 75</td>
</tr>
</tbody>
</table>

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.

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Pre-Sale Inspection of Portable Housing No. 591, 1994, PDF copy (side 6)
Tab B
Approved Exterior Colors and Trim for Portable Houses

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<td>Beige (#10531)</td>
</tr>
<tr>
<td>Blue (#5526)</td>
<td>Dark Blue (#15177)</td>
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<td>White (#17075)</td>
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<tr>
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<td>Dark Gray (#25237)</td>
</tr>
<tr>
<td>Gray (#26622)</td>
<td>White (#17075)</td>
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<tr>
<td>Gray (#26022)</td>
<td>Dark Blue (#15177)</td>
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</tbody>
</table>

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.

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, 9 June 1994, PDF copy
APPENDIX 4

PORTABLE HOUSE SALES AND DEPRECIATION REGISTER
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<th>COST</th>
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<th>MORT DATE</th>
<th>VIV VALUE</th>
<th>DATE COMPUTED</th>
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<td>22 SEP 94</td>
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TOTAL:

Portable House Sales and Depreciation Register, 22 August 1994, PDF copy
APPENDIX 5

MEMORANDUM:

PORTABLE HOUSE LICENSES AND UPGRADES
MEMORANDUM FOR SRE 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 supersedes the policies stated in 17th ASG Supplement 1 to USAJ Reg 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 USAJ Reg 210-13.

4. Termination of a portable house site license will be recommended to the Commander, USAJ/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
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.

Encl

JOHN M. CAMPBELL
COL, QM
Commanding

DISTRIBUTION:
A, B, C
All Portable House Owners

Memorandum: Portable House Licenses and Upgrades, 3 December 1991, PDF copy (side 2)
APPENDIX 6

PORTABLE HOUSE MAINTENANCE AND APPEARANCE STANDARDS
PORTABLE HOUSE MAINTENANCE AND APPEARANCE STANDARDS, 1990, PDF COPY (SIDE 1)
PORTABLE HOUSE INSPECTION CRITERIA AND STANDARDS

1. Means of Escape

Any dwelling or living unit of two rooms or more, every
bedroom, and living area shall have at least two means of
escape.

The primary means of escape shall be a door of unob-
structed travel to the outside.

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 6.7 square feet in area. The bottom
of the opening shall not be more than 44 inches off the
floor.

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 disen-
gaged shall be prohibited.

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.

All fuel burning appliances shall be installed and operat-
ed in accordance with the manufacturer’s recommendations.

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.

Extension cords shall not be used for fixed wiring, nor
shall they be spliced, tacked, stapled or fastened to
woodwork or walls.

Wires shall be spliced in approved junction boxes.

Branch circuits shall be protected by approved overcurrent
protection devices (circuit breakers or fuses).

The design, installation, or repair of electric wiring
shall be accomplished by qualified personnel and inspected
by the DHI.

REFERENCE

NFPA-101, Life Safety
Code, Chapter 22, Sec-
tion 22.2.3.4

NFPA-101, Life Safety
Code, Chapter 22, Sec-
tion 22.2.3.1

NFPA-101, Life Safety
Code, Chapter 22, Sec-
tion 22.2.3.1

NFPA-31, Oil Burning
Eq Code, Chapter 2-5

NFPA-30, Flammable and
Combustible Liquid
Code, Chapter 2.6.1

NFPA-70, National
Electric Code

Portable House Maintenance and Appearance Standards, 1990, PDF copy (side 2)
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 road side 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.

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.

17. Mailboxes

Portable House Maintenance and Appearance Standards, 1990, PDF copy (side 3)
### Table A

<table>
<thead>
<tr>
<th>Acceptable Building Materials for Ceilings and Walls</th>
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<tbody>
<tr>
<td><strong>MATERIAL</strong></td>
</tr>
<tr>
<td><strong>Ceilings</strong></td>
</tr>
<tr>
<td>Glass-fiber sound-absorbing blankets</td>
</tr>
<tr>
<td>Mineral-fiber sound-absorbing panels</td>
</tr>
<tr>
<td>Shredded wood fiberboard (treated)</td>
</tr>
<tr>
<td>Sprayed cellulose fibers (treated)</td>
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<tr>
<td><strong>Walls</strong></td>
</tr>
<tr>
<td>Aluminum (with baked enamel finish on one side)</td>
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<tr>
<td>Brick or concrete block</td>
</tr>
<tr>
<td>Cork</td>
</tr>
<tr>
<td>Gypsum board (with paper surface on both sides)</td>
</tr>
<tr>
<td>Northern Pine (treated)</td>
</tr>
<tr>
<td>Southern Pine (untreated)</td>
</tr>
<tr>
<td>Plywood paneling (treated)</td>
</tr>
<tr>
<td>Red Oak (untreated)</td>
</tr>
<tr>
<td>Red Oak (treated)</td>
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</tbody>
</table>

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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.

Portable House Maintenance and Appearance Standards, 1990, PDF copy (side 4)
<table>
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</table>

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-houses 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.

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B-1
APPENDIX 5

HISTORIC VIEW

PHOTOGRAPH P-354
PHOTOGRAPH P-436
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.